



CHA

CHICAGO HOUSING
AUTHORITY™

**CHICAGO HOUSING AUTHORITY
FY2024 MTW ANNUAL PLAN**



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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 plan to HUD no later than 75 days prior to the start 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.

CHA Use of MTW Regulatory and Single Fund Flexibility

CHA uses its MTW regulatory and single fund flexibility to support its ongoing revitalization and development strategy; to design and implement locally-designed programs that provide innovative housing options for low-income families; and to implement MTW activities and resident services programs designed to promote resident self-sufficiency and enhance the quality of life for CHA residents.

CHA Revitalization and Development Strategy

CHA uses a variety of strategies to bring new units of affordable housing to diverse communities throughout Chicago:

- **Mixed-Income Development:** CHA plans to continue with new on- and off-site phases in mixed-income developments with an emphasis on the site of former CHA properties. HUD's Rental Assistance Demonstration program is an important tool used for this strategy.
- **Project-Based Voucher (PBV) Program:** CHA will continue to expand its use of project-based vouchers to create new units through long-term Housing Assistance Payment (HAP) contracts with for-profit and non-profit owners and developers.
- **Rental Assistance Demonstration (RAD) Program:** CHA continues to use the RAD program to preserve its existing housing stock as well as invest in new construction affordable housing developments. With recent projects, CHA has utilized the new Faircloth to RAD innovation to expand its portfolio. By the end of FY2024, CHA projects that it will administer



7,242 RAD PBV units, including 6,886 family and senior RAD PBV units, including units in mixed-income properties at CHA legacy sites, and 356 RAD2 supportive housing units.

Section II of the MTW Plan includes additional information about CHA development and revitalization plans for FY2024, including projects that will be in planning or under construction next year and will deliver units in future years. These development activities include ongoing work at CHA legacy sites such as Cabrini Green, Ickes, LeClaire, Madden Wells, Robert Taylor Homes and Stateway Gardens.

The table below provides additional detail regarding CHA’s anticipated FY2024 unit delivery, which includes 1,169 total housing units: 429 units for CHA families, 589 affordable units and 151 market rate units:

CHA ANTICIPATED UNIT DELIVERY FOR FY2024						
Subsidy	Target Population	Development	Total Units	CHA Units	Affordable Units	Market Rate Units
PBV	Family	1203 N California	64	31	33	0
	Supportive	Chicago Lighthouse Residence	45	19	26	0
	Supportive	Englewood Family Homes	13	7	6	0
	Supportive	Lawson House	409	100	309	0
	Family	Roosevelt NPHM Apts	15	5	10	0
	Supportive	Sarah's Lakeside	24	24	0	0
Faircloth to RAD	Family	Encuentro Square Phase 1	89	55	34	0
	Family	Oakwood Shores 3-1	51	19	15	17
	Family	Roosevelt Square 3B	207	75	40	92
	Family	Westhaven IID	96	38	25	33
RAD	Family	Grace Manor	64	19	45	0
	Family	Ogden Commons A1	92	37	46	9
TOTAL			1,169	429	589	151

CHA Local Programs

- **Homeownership:** CHA will continue to support the 364 existing units of housing under the Choose to Own Homeownership Program (CTO), in addition to 75 new units in FY2024 supported by both CTO and the new Down Payment Assistance program. Homes purchased using the Down Payment Assistance option are categorized as local, non-traditional housing units. Since program inception, more than 810 households have closed on a home through CTO.
- **Funding for City of Chicago Housing Programs:** CHA has implemented program-based assistance to help families access housing and remain stably housed, with social services linked to the housing assistance to ensure that families achieve stability. Through CHA’s funding assistance, 200 units of housing will continue to be made available to families in need through funding provided by CHA to the City of Chicago’s flexible housing pool and other initiatives. CHA has also committed to providing additional funds for City of Chicago housing programs if needed.



- **Support for People Experiencing Homelessness:** In addition to funding City of Chicago housing programs, CHA provides more than 5,300 project- and tenant-based vouchers to people experiencing homelessness or at-risk of becoming homeless, including more than 2,000 supportive housing PBVs, 1,300 Veterans Administration Supportive Housing (VASH) vouchers, 1,165 emergency housing vouchers and 850 Foster Youth to Independence and Family Unification Program vouchers.

CHA MTW Activities

New/Modified Activities

CHA is requesting approval for three new activities and a significant change to one previously-approved activity. Detailed information regarding these new and modified activities can be found in Section III.

- *Flexibility in New Construction Design (2024-01):* This activity would ensure that CHA has flexibility in constructing public housing family developments.
- *Income Calculation Stability for CHA Residents (2024-02):* Rather than adopt HUD's Housing Opportunities Through Modernization (HOTMA) changes, CHA proposes to use its with current income calculation procedures as outlined in the Admissions and Continued Occupancy Policy and HCV Administrative Plan to ensure stability for residents.
- *Guaranteed Income Pilot Program Income Disregard for CHA Residents (2024-03):* To promote resident self-sufficiency, CHA proposes to exclude guaranteed income pilot program payments from income calculations.
- *Providing a Flat Medical Deduction for all Elderly/Disabled Households (2021-3)*

Previously Approved MTW Activities

In FY2024, CHA will continue to administer 26 previously-approved MTW activities (including the previously-approved but modified activities outlined above) to expand housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and voucher program administration. Detailed information regarding these activities and their projected outcomes can be found in Section IV of the MTW Annual Plan.

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

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)

Activities on Hold

Four activities will be on hold in FY2024:

- PBV Contract Commitments with 21-30 Year initial Terms (2011-05)
- Uniform Physical Conditions Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program (2016-04)
- Increasing Digital Access (2022-02)
- 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 projected outcomes for FY2024 can be found in Section V of the MTW Annual Plan.



Section II: General Operating Information

This section contains operating information for CHA’s Public Housing (PH) and Housing Choice Voucher (HCV) programs, including housing stock, leasing, and waitlist information.

Section IIA: Housing Stock Information

i. Planned New Public Housing Units in FY2024

Planned New Public Housing Units to be Added During FY2024											
AMP Name and Number	Bedroom Size							Total Units	Population Type	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
Encuentro Square 1	0	10	26	6	0	0	0	42	Family	3	7
Oakwood Shores 3-1	0	8	8	3	0	0	0	19	Family	1	2
Roosevelt Square 3B	0	39	28	8	0	0	0	75	Family	4	11
Westhaven Park IID	0	33	5	0	0	0	0	38	Family	3	7
Total Public Housing Units to be Added								174		11	27

- **Overview of New Public Housing Units in FY2024**

Roosevelt Square 3B, Westhaven Park IID, Oakwood Shores 3-1 and Ogden Commons are being developed using Faircloth to RAD, which means that they are being developed as public housing units and will immediately be converted to RAD PBVs upon construction completion.

ii. Planned Public Housing Units to be Removed in FY2024

PLANNED PUBLIC HOUSING UNITS TO BE REMOVED*		
AMP Name and Number	Units to be Removed	Explanation for Removal
Encuentro Square 1	42	Encuentro Square 1 is being developed using Faircloth to RAD, which means that the units are being developed as public housing but will be immediately converted to RAD PBV upon construction completion. <i>No units will be lost from CHA’s portfolio as a result of this transaction.</i>
Oakwood Shores 3-1	19	Oakwood Shores 3-1 is being developed using Faircloth to RAD, which means that the units are being developed as public housing but will be immediately converted to RAD PBV upon construction completion. <i>No units will be lost from CHA’s portfolio as a result of this transaction.</i>
Roosevelt Square 3B	75	Roosevelt Square 3B is being developed using Faircloth to RAD, which means that the units are being developed as public housing but will be immediately converted from public housing to RAD PBV upon construction completion. <i>No units will be lost from CHA’s portfolio as a result of this transaction.</i>



Westhaven IID	38	Westhaven IID is being developed using Faircloth to RAD, which means that the units are being developed as public housing but will be immediately converted from public housing to RAD PBV upon construction completion. <i>No units will be lost from CHA's portfolio as a result of this transaction.</i>
Total Number of Units to be Removed		174

*Other demo/dispo/repositioning activity previously proposed in annual plans may be carried out in FY2024.

iii. Planned New Project-Based Vouchers in FY2024

CHA continues to expand the use of project-based vouchers (PBVs) through RAD and use of its HCV allocation to increase housing options for low-income families in the region. The following table provide an overview of the 278 new PBVs planned to be under AHAP or HAP in FY2024.

PROPERTY NAME	NUMBER OF NEW VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
PBV				
4715 N Western	10	Committed	No	Family housing in the Lincoln Square community.
Chinatown Multi-Family 250 W 22 nd	13	Committed	No	Family housing in the Chinatown community.
Prairie District / Mercy Housing 1801 S Wabash / 1801 S Michigan	30	Committed	No	Family housing in the Near South Side community.
UV 700 N Ashland	10	Committed	No	Family housing in the West Town community.
Subtotal	63			
RAD PBV				
Oak & Larrabee 1	30	Committed	Yes	Family housing in the Near North community.
Southbridge 1C	38	Committed	Yes	Family housing in the Near South community
Parkside 5	37	Committed	Yes	Family housing in the Near North community.
LeClaire 1 North	44	Committed	Yes	Family housing in the Garfield Ridge community.
LeClaire 1 South	42	Committed	Yes	Family housing in the Garfield Ridge community.
Legends South A3	24	Committed	Yes	Family housing in the Garfield Ridge community.
Subtotal	215			
TOTAL NEW PBVs	278			



iv. Existing Project-Based Vouchers

CHA plans to administer 11,977 existing PBVs in FY2024.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
PBV				
1203 N California	32	Leased	No	Family housing in the West Town community.
1237 N California	18	Committed	No	Family housing in the West Town community.
3714-16 W. Wrightwood Apartments	5	Leased	No	Family and individual housing in the Logan Square community.
5150 Northwest Highway	20	Leased	No	Family and individual housing in the Jefferson Park community.
5150 Northwest Highway	10	Leased	No	VASH PBV housing in the Jefferson Park community.
5751 S Michigan Inc (Harriet Tubman Apartments)	11	Leased	No	Family housing in the Washington Park community.
5801 S Michigan LLC (Sojourner Truth Apartments)	23	Leased	No	Family housing in the Washington Park community.
5840 S Dr Martin Luther King Jr Drive	4	Leased	No	Supportive housing for families and individuals experiencing homelessness in the Washington Park community.
600 S Wabash LP	71	Leased	No	Supportive housing for individuals experiencing homelessness in the Loop community.
65th Infantry Regiment Veterans Housing	12	Leased	No	Supportive housing for veteran families in the West Town community.
65 th Infantry Regiment Veterans Housing	36	Leased	No	Supportive housing for veteran families in the West Town community. (VASH)
9000 S Justine LLC	4	Leased	No	Family and individual housing in the Washington Heights community.
Access Housing Multiple Addresses	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	Leased	No	Family and individual housing in the Auburn Gresham community.
Archer Avenue Senior Residences 2928 S Archer Ave	12	Leased	No	Senior housing for seniors 62+ in the Bridgeport community.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Bettendorf Place 8425 S Saginaw	18	Leased	No	Supportive housing for individuals experiencing homelessness with HIV/AIDS in the South Chicago community.
BJ Wright Preservation	82	Leased	No	Supportive housing on the Near West side.
Boulevard Apartments Multiple Addresses	12	Leased	No	Family and individual housing in the West Town and Logan Square communities
Boxelder Court 6205-6215 S Langley	6	Leased	No	Family housing in the Woodlawn community.
Brainerd Park Apartments 8920 S Loomis	9	Leased	No	Family and individual housing in the Washington Heights community.
Branch of Hope 5628-5630 S Halsted	58	Leased	No	Family and individual housing in the Englewood community area for families & individuals.
Bryn Mawr 5550 N Kenmore	10	Leased	No	Family and individual housing in the Edgewater community.
Buffett Place 3208 N Sheffield	51	Leased	No	Supportive housing for disabled individuals in the Lakeview community.
Butler Lindon 6146 S Kenwood	18	Leased	No	Supportive housing for homeless individuals in the Woodlawn community.
Carling, LLC 1512 N LaSalle	39	Leased	No	Individual housing in the Near North community.
Casa Durango 1850 S Racine	9	Leased	No	Family housing in the Near West Side community.
Casa Veracruz 2014 S Racine	60	Leased	No	Family housing in the Lower West Side community.
Chicago Lighthouse 1800 W Roosevelt	19	Leased	No	Family and individual housing in the Near West Side community.
Clark Estes Apartments 7070 N Clark	15	Leased	No	Family and individual housing in the Rogers Park community.
Covent Apartments	30	Leased	No	Supportive housing in the Lincoln Park community for people experiencing homelessness.
Crestwood Apartments 5225 N Austin Blvd	57	Leased	No	Senior housing for seniors 55+ in the Austin community.
Crowder Place Apartments 3801 N Pine Grove	10	Leased	No	Senior housing for seniors 62+ in the Lakeview community.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Deborah's Place II 1530 N Sedgwick	39	Leased	No	Supportive housing for female individuals experiencing homelessness in the Near North community.
Devon Place 1950 W Devon	14	Leased	No	Family and individual housing in the West Ridge community.
Diversey Manor LLC 3213-3223 W Diversey	50	Leased	No	Family and individual housing in the Logan Square community.
Drex 8031 LLC 8031-8035 S Drexel	12	Leased	No	Supportive housing for veteran families and individuals in the Chatham community.
East Park Apartments 3300 W Maypole	150	Leased	No	Individual housing in the East Garfield Park community.
Englewood Family Homes	7	Leased	No	Supportive housing in the West Englewood community.
Englewood Permanent Supportive Housing 901 W 63rd St	50	Leased	No	Supportive housing for individuals experiencing homelessness in the Englewood community.
Evergreen Towers II 1343 N Cleveland	10	Leased	No	Senior housing for seniors 62+ in the Near North community
Focus Apartments 165 N Central	10	Leased	No	Supportive housing for ex-offenders in the Austin community.
G & A Senior Residence at Eastgate Village 300 E 26th St	35	Leased	No	Senior housing for seniors 62+ in the Near South community.
G & A Senior Residences at Ravenswood 1818 W Peterson	37	Leased	No	Senior housing for seniors 62+ in the Ravenswood community.
G & A Senior Residences of West Ridge 6142 N California	19	Leased	No	Senior housing for seniors 62+ in the West Ridge community.
Garden View, LLC. 1235 S Sawyer Ave	16	Leased	No	Supportive housing for families and individuals with HIV/AIDS in the North Lawndale community.
Greenwood Courts 4433-4437 S Greenwood	9	Leased	No	Family housing in the Kenwood community.
Hancock House Limited Partnership 12045 S Emerald	18	Leased	No	Senior housing for seniors 62+ in the West Pullman community.
Harvest Commons Apartments 1519 W Warren	89	Leased	No	Supportive housing for individuals experiencing homelessness in the Near West community.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Hilliard Homes II	73	Leased	No	Senior housing in the Near South community.
Hollywood House 5700 N Sheridan Rd	51	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
HOME (Nathalie Salmon/ Blackhawk Manor) Multiple Addresses	8	Leased	No	Senior housing for seniors 62+ in the Belmont Cragin and Rogers Park communities.
Hope Manor Apartments I 3053 W Franklin	30	Leased	No	Supportive housing for veterans in the Humboldt Park community.
Hope Manor Apartments I (VASH) 3053 W Franklin	10	Leased	No	Supportive housing for veterans in the Humboldt Park community.
Hope Manor Apartments II 815-823 W 60th St/6000- 6030 S Green/6002 S Halsted	72	Leased	No	Supportive housing for veteran families & individuals in the Englewood community.
Howard Apartments Limited Partnership 1567-1569 N Hoyne	12	Leased	No	Individual housing in the West Town community.
Humboldt House 1819 N Humboldt	31	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Logan Square community.
Humboldt Park Residence 1152 N Christiana	20	Leased	No	Individual housing in the Humboldt Park community.
Illinois Accessible Housing Initiative Multiple Addresses	46	Leased	No	Supportive housing for disabled families and individuals in the Lakeview, Bridgeport, Edgewater, Hyde Park, Lakeview, Near South Side and New City communities.
Independence Apartments 924 S Lawndale/ 925-935 S Independence	9	Leased	No	Family and individual housing in the North Lawndale community.
Ironwood Courts 6019-6029 S Indiana Ave	14	Leased	No	Family housing in the Washington Park community.
Jade Garden Limited Partnership 330-338 W Cermak Rd/2156-2162 S Tan Ct	31	Leased	No	Family housing in the Armour Square community.
Jarvis Apartments 2049-2051 W Jarvis	2	Leased	No	Family housing in the Rogers Park community.
Karibuni Place 8200 S Ellis Ave	11	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Kenmore Plaza 5225 N Kenmore	105	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 Ave	10	Leased	No	Family housing in the Lawndale community.
Lake Street Studios 727 W Lake St	61	Leased	No	Individual housing in the Near West community.
Lake Village East Apartments 4700 S Lake Park Ave/1350-1360 E 47th Pl	65	Leased	No	Family and individual housing in the Kenwood community.
Lawrence and Ravenswood Apartments 1825 W Lawrence	17	Leased	No	Family housing in the Uptown community.
Lawson House 30 W Chicago	100	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community. Mod Rehab conversion.
Leigh Johnson Courts 1034-1112 E 73rd St/7227-7239 S Dobson Ave	18	Leased	No	Family housing in the Greater Grand Crossing community.
Leland Apartments (VASH) 1207 W Leland Ave	14	Leased	No	Supportive housing for veteran families and individuals in the Uptown community.
Levy House 1221 W Sherwin	16	Leased	No	Senior housing in Rogers Park for seniors 62+.
Leontyne Apartments E 43rd St & S Vincennes Ave	14	Leased	No	Family and individual housing in the Grand Boulevard community.
Liberty Square Apartments S Central Park Blvd & W Harrison St	16	Leased	No	Family and individual housing in the East Garfield Park community.
Los Vecinos Apartments 4250 W North Ave	11	Leased	No	Supportive housing for individuals experiencing homelessness in the Humboldt Park community.
LPCS Permanent Supportive Housing 1521 N Sedgwick St	20	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Luxe Properties Multiple Addresses	6	Leased	No	Family and individual housing in the East Garfield Park, Hermosa, Logan Square, South Lawndale and West Town communities.
Lyndale Apartments 2569-2575 W Lyndale St/ 2207-2221 N Rockwell St	36	Leased	No	Family and individual housing in the Logan Square community.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Major Jenkins 5016 N Winthrop	64	Leased	No	Individual housing in the Uptown community.
Maple Pointe Apartments 150 W Maple	114	Leased	No	Family and individual housing in the Near North community.
Mark Twain Apartments 111 W Division	148	Leased	No	Individual housing in the Near North community.
Marshall 1232 LLC 1216 N La Salle St	90	Leased	No	Individual housing in the Near North community.
Midwest Apartments 6 N Hamlin Ave	32	Leased	No	Individual housing in the West Garfield Park community.
Milwaukee Avenue Apartments 3064 N Milwaukee	11	Leased	No	Supportive housing for disabled families in the Avondale community.
Montclare Senior Residences of Avalon Park 1210 E 78th St	38	Leased	No	Senior housing for seniors 55+ in the Avalon Park community.
Montclare Senior Residences of Calumet Heights 9401 S Stony Island	34	Leased	No	Senior housing for seniors 62+ in the Calumet Heights community.
Mulvey Place 416 W Barry Ave	13	Leased	No	Senior housing for seniors 62+ in the Lakeview community.
Near North Limited Partnership (aka Schiff Residence) 1244 N Clybourn	46	Leased	No	Individual housing in the Near North community.
New Mom's Transformation Project 5317 W Chicago Ave	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	Leased	No	Family and individual housing in the West Town community.
North Park Village 5801 N Pulaski	31	Leased	No	Senior housing for seniors 62+ in the North Park community.
OTR-Lakeview Lutheran 835 W Addison	37	Committed	No	Supportive housing in the Lakeview community.
Park Apartments 202-224 E Garfield Blvd/ 5447 S Indiana/5446-50 S Prairie/5732 S Calumet Ave	30	Leased	No	Family and individual housing in the Washington Park community.
Paseo Boricua Arts Building 2709-15 W Division	6	Leased	No	Family housing in the Humboldt Park community.
Phoenix House 1251 S Sawyer Ave	32	Leased	No	Supportive housing for individuals with HIV/AIDS in the North Lawndale community.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Pierce House 3527 W North Ave	25	Leased	No	Supportive housing for homeless aged 18-24 in the Logan Square community.
Pullman Artspace 11137 S Langley	6	Leased	No	Family housing in the Pullman community.
Reba Place Fellowship 1528 W Pratt/1545 W Pratt	7	Leased	No	Family and individual housing in the Rogers Park community.
Renaissance West Apts 2517 W Fullerton	86	Leased	No	Individual housing in the Logan Square community.
Roosevelt National Public Housing Museum	5	Leased	No	Family housing in the Near West community.
Roosevelt Road Veterans (VASH)	75	Leased	No	Supportive housing for veterans in the North Lawndale community.
Roosevelt Towers 3440 W Roosevelt	126	Leased	No	Senior housing for seniors 62+ in the North Lawndale community.
Rosa Parks Limited Partnership Central Park Ave & Chicago	26	Leased	No	Family housing in the Humboldt Park community.
Rosenwald Courts 4642 S Michigan	60	Leased	No	Senior housing for seniors 62+ in the Grand Boulevard community.
San Miguel 907 W Argyle St	11	Leased	No	Family and individual housing in the Uptown community.
Sankofa House 4041 W Roosevelt	26	Leased	No	Family and individual housing in the North Lawndale community.
Sarah's Lakeside 4747 N Sheridan	24	Leased	No	Supportive housing in the Uptown community.
Sarah's on Sheridan 1005 W Leland	27	Leased	No	Supportive housing for homeless women in the Uptown community.
Schiller Place 1433 N Halsted	24	Leased	No	Family housing in the Near North community.
Senior Suites Chicago, Auburn Gresham, LLC 1050 W 79th St	17	Leased	No	Senior housing for seniors 62+ in the Auburn Gresham community.
Sheffield Apartments 2700 N Sheffield	50	Leased	No	Family housing in the Lincoln Park community.
South Park Plaza LP S Dr Martin Luther King Jr Dr & E 26th	34	Leased	No	Family and individual housing in the Douglas community.
Spaulding & Trumbull Limited Partnership (Trumbull Apts) 1310-1314 S Spaulding Ave/1428 S Trumbull Ave	13	Leased	No	Supportive housing for homeless families in the North Lawndale community.
St. Andrews Court, 50 N Hoyne Ave	30	Leased	No	Supportive housing for ex-offender graduates of St.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
				Leonard's in the Near West community.
St. Edmund's Court, 5921-5937 S Wabash Ave	10	Leased	No	Family housing in the Washington Park community.
St. Leo Residence 7750 S Emerald Ave	50	Leased	No	Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.
St. Leo Residence (VASH) 7750 S Emerald Ave	40	Leased	No	Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.
Sunnyside Kenmore Apts 4130 N Kenmore Ave/847-849 W Sunnyside Ave	10	Leased	No	Family housing in the Uptown community.
Teachers Village 2620 W Hirsch	27	Committed	No	Family housing in the Humboldt Park community.
The Resurrection Home 1910 S Albany Ave & 2124 W 19th St	5	Leased	No	Family housing in the Lower West Side and North Lawndale communities.
The Suites of Autumn Green at Wright Campus 4255 N Oak Park	8	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	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	Leased	No	Supportive housing for individuals with a diagnosed mental illness in the Edgewater community.
Thresholds RAD LLC (Austin Apartments) 334 N Menard Ave	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in Austin.
Thresholds RAD LLC (Graiss Apartments) 6808 N Wayne Ave	4	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apartments) 500 W Englewood	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Tierra Linda Apartments Varies by Building	14	Leased	No	Family and individual housing in the Humboldt Park and Logan Square communities.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Town Hall Apartments 3600 N Halsted St	79	Leased	No	Senior housing for seniors 55+ and LGBT-friendly in the Lakeview community.
Veterans New Beginnings Limited Partnership 8140 S Racine Ave	48	Leased	No	Supportive housing for veteran individuals in the Auburn Gresham community.
Victory Centre of South Chicago SA 9233 S Burley Ave	18	Leased	No	Senior housing for seniors 62+ in the South Chicago community.
Wabash Apartments 23-31 E 61st St/6100-6108 S Wabash Ave	24	Leased	No	Family housing in the Washington Park community.
Warren Apartments 3-11 N Ashland	21	Leased	No	Family housing in the Near West community.
Washington Park Apartments 5000 S Indiana Ave	32	Leased	No	Individual housing in the Grand Boulevard community.
West Humboldt Place 3543 W Chicago Ave	4	Leased	No	Supportive housing for families with a child with HIV/AIDS in the Humboldt Park community.
Wilson Yards 1026 W Montrose	16	Leased	No	Family and individual housing in the Uptown community.
Wilson Yards Senior Apartments 1032 W Montrose	20	Leased	No	Senior housing for seniors 62+ in the Uptown community.
Winterberry Place 321-325 E 48th St/4802-4806 S Calumet Ave	6	Leased	No	Family and individual housing in the Grand Boulevard community.
Wrightwood Apartments 3821 W Wrightwood	3	Leased	No	Family housing in the Logan Square community.
Wrightwood Senior Apartments 2815 W 79th St	17	Leased	No	Senior housing for seniors 62+ in the Ashburn community.
Xavier Apartments 625 W Division St	24	Leased	No	Family and individual housing in the Near North community.
Zapata Apartments 3734 W Cortland/ 3503 W Armitage/ 1955 N St Louis/ 3230 W Armitage	18	Leased	No	Family housing in the Logan Square community.
Subtotal	4,379			
RAD PBV				
Albany Terrace Apartments 3030 W 21 st Place	350	Leased	Yes	Senior housing in the South Lawndale community. Former public housing units.
Aurea Martinez Apartments 3213-3223 W Diversey	45	Leased	Yes	Family and individual housing in the Belmont Cragin community. Lathrop Homes transfer of assistance.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Butler Lindon Apartments 6146 S Kenwood	5	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Caroline Hedger Apartments 6400 N Sheridan	450	Leased	Yes	Senior housing for seniors 62+ in the Rogers Park community. Former public housing units.
Concord at Sheridan 6438 N Sheridan	65	Leased	Yes	Family and individual housing in the Rogers Park community. Lathrop Homes transfer of assistance.
Daniel Hudson Burnham Apartments 1930 W Loyola	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	Leased	Yes	Supportive housing for female individuals experiencing homelessness in the East Garfield Park community.
Eddie Mae & Alex Johnson Apartments 6230 S Dorchester	29	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Edith Spurlock Sampson 2640/2720 N Sheffield	405	Leased	Yes	Senior housing in the Lincoln Park community. Former public housing units.
Elizabeth Davis Apartments 440 N Drake	148	Leased	Yes	Senior housing for seniors 62+ in the Humboldt Park community. Former public housing units.
Emmett Street Apartments 2602-2638 N Emmett	50	Leased	Yes	Family housing in the Logan Square community. Lathrop transfer of assistance.
Encuentro Square Phase 1 3745 W Cortland	55	Committed	Yes	Family housing in the Logan Square community. Faircloth to RAD
Fannie Emanuel Apartments 3916 W Washington	180	Leased	Yes	Senior housing for seniors 62+ in the West Garfield Park community. Former public housing units.
Grace Manor 3201-3423 W. Ogden	19	Committed	Yes	Family housing in the North Lawndale community.
Hattie Callner Apartments 855 W Aldine	146	Leased	Yes	Senior housing for seniors 62+ in Lakeview community. Former public housing units.
Southbridge Phase 1A	34	Leased	Yes	Family housing in the Near South community. Altgeld Gardens transfer of assistance.
Southbridge Phase 1B	34	Leased	Yes	Family housing in the Near South community. Altgeld



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
				Gardens transfer of assistance.
Independence Apartments 4022 N Elston	30	Leased	Yes	Senior housing for seniors 62+ in the Irving Park community. Lathrop Homes transfer of assistance.
Irene McCoy Gaines 3700 W Congress	149	Leased	Yes	Senior housing for seniors 55+ in the East Garfield Park community.
John Pennycuff Memorial Apartments 2031 N Milwaukee	47	Leased	Yes	Family and individual housing in the Logan Square community. Lathrop Homes transfer of assistance.
Judge Fisher Apartments 5821 N Broadway	199	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Judge Green Apartments 4030 S Lake Park	153	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
Judge Slater Apartments 4218 S Cottage Grove/740 E 43rd	402	Leased	Yes	Senior housing for seniors 55+ in the Grand Boulevard community. Former public housing units.
Dr. Mildred C. Harris Apartments 6360 S Minerva	165	Leased	Yes	Senior housing for seniors 62+ in the Woodlawn community. Former public housing units.
Las Americas Apartments 1611 S Racine	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	Leased	Yes	Family housing in the Lincoln Park and North Center community areas.
Lathrop 1B N Clybourn Ave & W Diversey Pkwy	28	Leased	Yes	Family housing in the Lincoln Park and North Center community areas.
Lincoln Perry Apartments and Annex 243 E 32nd St/ 3245 S Prairie Ave	442	Leased	Yes	Senior housing for seniors 62+ in the Douglas community. Former public housing units.
Long Life Apartments 344 W 28th Place	114	Leased	Yes	Senior housing for seniors 62+ in the Armour Square community. Former public housing units.
Lorraine Hansberry 5670 W Lake	168	Leased	Yes	Senior housing for seniors 62+ in the Austin community. Former public housing units.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Major Robert Lawrence Apartments 655 W 65th St	191	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Minnie Riperton Apartments 4250 S Princeton	335	Leased	Yes	Senior housing for seniors 55+ in the Fuller Park community. Former public housing units.
Northtown Apartments 2410 W Pratt	30	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Lathrop Homes transfer of assistance.
Oakwood Shores 3-1 616 E Pershing	19	Leased	Yes	Family housing in the Oakland community. Faircloth to RAD
Ogden Commons A1 1351 S Washtenaw	37	Committed	Yes	Family housing in the North Lawndale community. Faircloth to RAD
Oso Apartments 3435 W Montrose	32	Leased	Yes	Family and individual housing in the Irving Park community.
Park Boulevard 37th and State	36	Leased	Yes	Family housing in the Douglas community.
Parkside 4 Phase 2	54	Leased	Yes	Family housing in the Near North community. Lathrop Homes transfer of assistance
Patrick Sullivan Apartments 1633 W Madison	480	Leased	Yes	Senior housing for seniors 55+ in the Near West community. Former public housing units.
Ravenswood Senior Living 4501 N Winchester	74	Leased	Yes	Senior housing for seniors 62+ in the Lincoln Square community. Lathrop Homes transfer of assistance
Renaissance Partners 3757 S Wabash	100	Leased	Yes	Supportive housing for homeless individuals in the Douglass community.
Roosevelt Square 1 Roosevelt and Racine	125	Committed	Yes	Family housing in the Near West Side community.
Roosevelt Square 3B	75	Leased	Yes	Family housing in the Near West community.
Schneider Apartments 1750 W Peterson	174	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Thresholds RAD LLC 334 N Menard	52	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Austin community.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Thresholds RAD LLC (Graiss Apartments) 6808 N Wayne	41	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apartments) 500 W Englewood	39	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Villages of Westhaven N Damen Ave & W Madison St	95	Leased	Yes	Family and individual housing in the Near West community. Former public housing units.
Vivian Carter Apartments 6401 S Yale	221	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Vivian Gordon Harsh Apartments 4227 S Oakenwald	123	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
Westhaven IID 2059 W Lake	38	Leased	Yes	Family housing in the Near West community. Faircloth to RAD
William Jones Apartments 1447 S Ashland	114	Leased	Yes	Senior housing for seniors 62+ in the Near West community. Former public housing units.
Subtotal	7,027			
Mod-Rehab				
16 N Lorel	23	Leased	No	Family and individual housing in the Austin community.
4441-47 S Greenwood LP	32	Leased	No	Family and individual housing in the Kenwood community.
Austin Village 431-439 N Central Ave	28	Leased	No	Family and individual housing in the Austin community.
Belray Apartments 3150 N Racine Ave	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Lakeview community.
Holland House 240 W 107th Pl	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Roseland community.
Karibuni Place 8200 S Ellis Ave	60	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Los Vecinos Apartments 4250 W North Ave	50	Leased	No	Individual housing (SRO) located in the Humboldt Park community area for individuals experiencing homelessness.
Mae Suites 148 N Mayfield Ave	39	Leased	No	Individual housing (SRO) located in the Austin community area for individuals experiencing homelessness.
WGC743 LLC aka Pine Central 743-755 N Central	35	Leased	No	Family and individual housing in the Austin community.
Rebecca Walker 126 S Central Ave	22	Leased	No	Supportive housing for individuals experiencing homelessness in the Austin community.
Washington Park Apartments 5000 S Indiana Ave	31	Leased	No	Supportive housing for individuals experiencing homelessness in the Grand Boulevard community area
Subtotal	460			
RHI				
Casa Maravilla LP 2021 S Morgan St	15	Leased	No	Senior housing for seniors 62+ in the Lower West Side community.
Casa Morelos LP 2015 S Morgan St	9	Leased	No	Family and individual housing in the Lower West Side community.
G & A Residence at Spaulding 1750 N Spaulding	9	Leased	No	Family housing in the Humboldt Park community.
HOW Evanston 2215 Dempster St (Evanston, IL)	12	Leased	No	Supportive housing for disabled, homeless, HIV/AIDS positive, or mentally ill families & individuals in Evanston.
Leland Apartments 1207 W Leland Ave	14	Leased	No	Family and individual housing in Uptown.
New Mom's Oak Park 206-212 Chicago Ave (Oak Park, IL)	14	Leased	No	Supportive housing for homeless mothers (age 18-24) with children in Oak Park.
North Avenue Apartments 2654 W North Ave	16	Leased	No	Family and individual housing in the West Town community.
Nuestro Hogar 1314-1318 N Karlov Ave/4101-4103 W Kamerling Ave/3653-3657 W Wabansia	12	Leased	No	Family housing in the Humboldt Park community.
Wentworth Commons 11045 S Wentworth	10	Leased	No	Family housing in the Roseland community.



PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Subtotal	111			
TOTAL PBVS	11,977			

• **Overview of Planned and Existing Project-Based Vouchers in FY2024**

Through the PBV Program, CHA invests in privately-owned rental housing throughout Chicago to create affordable housing opportunities for families, seniors and people in need of supportive housing. CHA also utilizes HUD’s RAD program to preserve and create new housing opportunities in Chicago. By the end of FY2024, it is anticipated that a total of 12,255 PBVs will be under AHAP or HAP including 278 new PBVs under AHAP or HAP. The following is an overview of CHA’s PBV initiatives:

- *Project-Based Voucher (PBV) Program:* By the end of FY2024, through the PBV Program, CHA plans to subsidize 4,553 housing units through partnerships with developers/owners and service providers. This includes:
 - Family, Senior and Individual Housing (Non-Supportive): 3,020 high-quality affordable housing units for families, seniors and individuals in communities across Chicago, including 63 new units under AHAP or HAP.
 - Supportive Housing: 1,422 supportive housing units under AHAP or HAP, targeted to individuals and families in need of comprehensive supportive services, including those who are experiencing homelessness 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.
 - Regional Housing Initiative (RHI): CHA will subsidize 111 units through the RHI, a consortium of regional housing authorities that pooled PBVs to allocate to competitively selected developments in each housing authority’s jurisdiction. Through RHI, property-based rental assistance is awarded to developers committed to preserving and/or increasing the supply of affordable rental housing and expanding affordable housing options located near employment centers and/or public transportation providing easy access to employment opportunities. These units are located both in Chicago and throughout the Chicagoland area.
- *Rental Assistance Demonstration (RAD) PBVs:* By the end of FY2024, CHA projects that it will administer 7,242 RAD PBV units, including 6,886 family and senior RAD PBV units, 215 of which are new, and 356 RAD2 supportive housing units.
- *Moderate Rehabilitation:* Mod Rehab provides property-based rental assistance to low-income households but is governed by separate regulations. CHA continues to work with the properties benefitting from the Mod Rehab program and will continue to process applications to CHA’s PBV portfolio either through RAD conversions or the standard PBV selection process. During FY2024, Mod Rehab is projected to assist 460 units.

Project-Based Rental Assistance (PBRA)

CHA continues to administer 337 PBRA units across three City-State sites under HAP contracts with HUD: Harrison Courts, Loomis Courts, and Lathrop Elderly.



v. Planned Other Changes to the Housing Stock in FY2024

The following section describes other planned changes to CHA’s housing stock during FY2024 by category, including disposition activity, units offline pending redevelopment, planned development activity and planned capital maintenance activity.

Other Changes to the Housing Stock Planned in FY2024	
Planned Disposition Activity	
CHA proposes disposition of the following properties for mixed-income and homeownership housing development: W Oak and N Larrabee (Cabrini); Clybourn and Larrabee (Cabrini); 2300 S State and 2300 S Dearborn (Ickes); 4400-4500 S Cicero (LeClaire); 45 th and Cottage Grove (Washington Park); S Dearborn/W 44 th St/S State/W 45 th St (Robert Taylor); 35 th St/State Street/Pershing/Metra Railway Line (Stateway); and 4133-4141 S Lake Park/1114-1118 E Bowen (Lakefront Properties). CHA is also proposing disposition of vacant land at Altgeld Gardens for a proposed CTA station (included in FY2021 MTW Annual Plan), 61 st and Wabash and 62 nd and Michigan for redevelopment (included in FY2022 MTW Annual Plan), land under a vacant school at 901-909 E 132 nd St and a single CHA-owned unit in a townhome development (2426 W Pratt).	
Units Offline Pending Redevelopment	
A total of 764 units at Francis Cabrini Rowhouses and Lathrop Homes are offline due to pending redevelopment plans.	
Planned Development Activity	
Development activity will begin or continue at sites including Oak and Larrabee, Parkside 5, Clybourn and Larrabee and Cabrini Rowhomes (Cabrini); Southbridge 1C (Ickes); Lakefront Properties Phase 2; Ogden Commons A2; LeClaire A-North and A-South; Oakwood Shores 3-1 and Oakwood Shores For Sale (Madden-Wells); Legends South A3 and Legends South For Sale (Robert Taylor); 45 th and Evans (Washington Park); Park Boulevard 4B and Park Boulevard For Sale (Stateway)	
Planned Capital Maintenance Activity	
Capital maintenance activity will begin or continue at family sites including ABLA (Brooks Homes), Altgeld Murray, Dearborn, Horner Westhaven Annex, Lake Parc Place and Trumbull; various small, medium and large multi-family properties; and senior properties including Armour Square, Flannery, and Maria Diaz Martinez.	

Planned Disposition Activity

Planned Disposition Activity for FY2024*			
IL Number	Development/ Site	Location	Description of Activity
	Cabrini-Oak and Larrabee	W Oak and N Larrabee	Disposition for the development of mixed-income and homeownership housing.
	Cabrini-Clybourn and Larrabee	1450 N Larrabee	Disposition for the development of mixed-income and homeownership housing.
	Ickes-Southbridge 1C	2300 S State 2300 S Dearborn	Disposition for the development of mixed-income and homeownership housing.
	LeClaire-LeClaire Phases 1 and 2	4400-4500 S Cicero	Disposition for the development of mixed-income and homeownership housing.
	Robert Taylor-Legends	Area bounded by S Dearborn/W 44 th St/S State/W 45 th St	Disposition for the development of mixed-income and homeownership housing.
	Washington Park	45 th Street and Cottage Grove	Disposition for the development of mixed-income housing.
	Stateway Gardens-Park Boulevard 4B	35 th St/State Street/Pershing/Metra Railway Line	Disposition for the development of homeownership housing.



	Lakefront Properties-Phase II	4133-4141 S Lake Park/1114-1118 E Bowen	Disposition for the development of homeownership housing.
	Altgeld Gardens	Area bounded by east 130 th Place to the north/rail line to the east/E 132nd Street to the south/S Greenwood Ave to the west (approximate address is 969 E130th St)**	Disposition of up to 15 acres of land for a proposed public transit station, bus station and related development
	N/A	901-909 E 132 nd Street	Disposition of up to 5 acres of land beneath a vacant Chicago Public School building
	N/A	6151-6225 S Wabash/ 6240-6244 S Michigan***	Disposition of vacant land
IL002178000	Region 1 Single Units	2426 W Pratt	Disposition of single CHA-owned unit in group of townhomes.

*Other disposition activity previously included and approved in annual plans may also be carried out in FY2024.

**Included in FY2021 MTW Annual Plan

***Included in FY2022 MTW Annual Plan

Units Offline Pending Redevelopment

As of Q2 2023, 764 units at Frances Cabrini Rowhouses and Lathrop Homes are offline due to pending redevelopment plans. CHA is moving forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

Units Offline Pending Redevelopment		
Development/Site	Offline Units	Background/Status
Francis Cabrini Rowhouses IL0020890000	438	In FY2023, CHA began a comprehensive community planning project to re-envision the Cabrini-Green neighborhood. A new solicitation for the Rowhouses will be issued following this process.
Lathrop Homes IL002022000	326	CHA and its development partner-initiated construction on the redevelopment of in October 2017. To date, phases 1A and 1B have been completed, delivering 179 units for CHA residents. Work is ongoing on Phase 1C.

Planned Development Activity

The following housing development activity will begin and/or continue in FY2024, with housing scheduled to be delivered in FY2025 or later.

Planned Development Activity		
Development/Site	Phase/Project Name	Planned FY2024 Activity
Cabrini Green	Oak and Larrabee	Mixed-income housing construction
	Parkside 5	Mixed-income housing construction
	Clybourn and Larrabee	Mixed-income housing construction
	Rowhomes	Feasibility and planning
Harold Ickes Homes	Southbridge 1C	Mixed-income housing construction
Lathrop Homes	Lathrop 1C	Mixed-income housing construction
Lakefront Properties	Phase II	For-sale phase construction
Lawndale	Ogden Commons A2	Mixed-income housing construction
LeClaire	A-North	Mixed-income housing construction
	A-South	Mixed-income housing construction
Madden Wells	Oakwood Shores 1C for Sale	Disposition for homeownership housing
Robert Taylor Homes	Legends South A3	Mixed-income housing construction



	Legends South for Sale	Disposition for homeownership housing
Washington Park	45 th and Evans	Feasibility and planning
Stateway Gardens	Park Boulevard 4B	Feasibility and planning
	Park Boulevard 3A for Sale	Disposition for homeownership housing

Funding for Redevelopment Activities

In response to Choice Neighborhoods or other Federal Notices of Funding Availability (NOFAs) released in FY2024, CHA may submit application(s) for grant funding for redevelopment and/or planning activities.

Planned 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.

FY2024 Planned Capital Maintenance	
Property	Project Description
ABLA (Brooks Homes)	Building rehabilitation and civil infrastructure and site work
Altgeld Murray	Building system cycle replacements
Armour Square	Masonry restoration
Dearborn Homes	Exterior door replacement, roofing renovations
Horner Westhaven/Annex	Building rehabilitation, mechanical and electrical projects
Lake Parc Place	Plumbing riser replacement, masonry restoration
Maria Diaz Martinez	Plumbing riser replacement
Single/Small/Medium/Large Multi-Family Properties	Building rehabilitation and electrical projects
Trumbull	Roof replacement, masonry restoration and mechanical system upgrades
Various Sites	Physical needs assessments, building automation systems



vi. General Description of Planned Capital Expenditures in FY2024

General Description of Planned Capital Expenditures During FY2024
CHA anticipates a total of \$155 million in planned capital expenditures for FY2024 to account for capital maintenance, preservation, and new developments at various properties.
Capital maintenance work is planned at various buildings which may include family sites such as ABLA (Brooks Homes), Altgeld Murray, Dearborn, Horner Westhaven Annex, Lake Parc Place, Trumbull and Wentworth Gardens; various small, medium and large multi-family properties; and senior properties such as Armour Square, Flannery, Maria Diaz Martinez and Wicker Park.
Preservation work will continue at various sites which may include Albany Terrace and Irene McCoy Gaines.
Development is planned to continue or start at various sites which may include Oak and Larrabee, Cabrini Rowhomes, Parkside 5, Lathrop, Legends South A3, LeClaire, Oakwood Shores, Ogden Commons, Southbridge and Westhaven.

Section II-B: Leasing Information

i. Planned Number of MTW Households Served at the End of FY2024

By the end of FY2024, CHA anticipates serving a total of 58,045 MTW households across HCV, PH and Local Non-Traditional Programs.

Planned Number of Households Served			
Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased*	Planned number of Households to be Served**	
MTW Public Housing Units Leased	145,896	12,158	
MTW Housing Choice Voucher (HCV) Utilized	547,644	45,637	
Local, Non-Traditional: Tenant-Based***	2,400	200	
Local, Non-Traditional: Property-Based***	0	0	
Local, Non-Traditional: Homeownership***	600	50	
Planned Total Households Served		58,045	
<p>*Unit months occupied/leased is the total number of months the PHA has leased/occupied units according to unit category during the fiscal year.</p> <p>**Calculated by dividing the planned number of unit months occupied/leased by 12.</p> <p>***In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the agency should estimate the number of households to be served.</p>			
LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED / LEASED	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED
Tenant-Based	Funding for City of Chicago Housing Assistance Programs (2017-04)	2,400	200
Property-Based	N/A	0	0



Homeownership	Home Ownership Made Easy (fka Choose to Own Homeownership Program) (2011-01)	600	50
Total Local Non-Traditional Households		3,000	250

Planned Number of Non-MTW HCV Households Served at the End of FY2024

By the end of FY2024, CHA anticipates serving a total of 10,062 households through non-MTW voucher programs, including Veterans Affairs Supportive Housing (VASH), Moderate Rehab, Mainstream 5-Year, Emergency Housing and RAD programs

Non-MTW Households to be Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households Served
VASH	15,696	1,308
Mod Rehab	5,520	460
Mainstream 5-Year	3,792	316
Emergency Housing Vouchers	13,980	1,165
RAD	81,756	6,813
Total Non-MTW Households	120,744	10,062

ii. Description of Anticipated Issues Related to Leasing in FY2024

Include a Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions in FY2024	
Housing Program	Description of Leasing Issues and Solutions
MTW Public Housing Program	CHA will continue to expedite unit turns and leasing to ensure that units are available for occupancy as expeditiously as possible.
MTW Housing Choice Voucher Program	CHA continues to increase housing opportunities for HCV participants in mobility areas through the exception payment standards and modified landlord incentive payment program activities. A lack of affordable housing in Chicago continues to cause delays and difficulties in voucher leasing.



Section II-C: Waitlist Information

Overview of Waitlists

Public Housing Waitlists

- ***Family Housing Site-Based Waitlists:*** CHA administers 26 site-based waitlists for its family housing portfolio, including traditional family and mixed-income properties. CHA transitioned over two, staggered phases from a community-wide waitlist to site-based waitlists in FY2018. In FY2024, all family housing site-based waitlists are expected to remain open.
- ***Single Units, Small and Medium Multi-Family Properties (fka Scattered Sites)(Community Area) Waitlists:*** CHA's administers 65 community area waitlists for applicants who are interested in housing opportunities in CHA's portfolio of single units and small and medium apartment buildings located throughout Chicago. In FY2024, all single unit, small and medium multi-family property community area waitlists are expected to remain open.
- ***Senior Site-Based Waitlists:*** CHA administers 26 senior site-based waitlists 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 FY2024, all senior site-based waitlists are expected to remain open.

Voucher Waitlists

- ***HCV Housing Choice Voucher Waitlist (tenant-based vouchers):*** In FY2024, CHA plans to continue the screening of applicants on the HCV waitlist. The HCV waitlist opened in late 2014 and in early 2015, selected registered applicants by lottery. The HCV waitlist is partially open for the following categories of applicants: (1) families that are participating in CHA demonstration programs or special initiatives; (2) victims of federally declared natural disasters affecting the city of Chicago; (3) families that are active participants in Witness Protection or State Victim Assistance Programs; (4) families living in CHA public housing units that must be rehabilitated to meet ADA/504 requirements and for whom alternate CHA public housing units are not available; (5) over-housed or under-housed families living in Section 8 Moderate Rehabilitation projects administered by CHA for which no appropriate size units are available in the same projects that are already under HAP contracts; (6) families who qualify for targeted funding vouchers (e.g. VASH, NED, FUP, etc.); and (7) Public Housing residents covered under the Violence Against Women Act (VAWA) and for those whom the CHA has determined that it does not have a suitable unit in its portfolio to which the household can be relocated. In FY2024, CHA plans to explore options for reopening the HCV waitlist, including the appropriate timing.
- ***Project-Based Voucher Waitlists:*** In FY2014, CHA established a separate waitlist for the PBV program, conducted a random lottery in FY2015 and selected 16,000 applicants for the waitlist. In FY2018, CHA established site-based waitlists 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 waitlist contact and family information as well as select a PBV family, supportive housing or senior site-based waitlist. In FY2024, all PBV family, senior and supportive housing site-based waitlists are expected to remain open.



i. Waitlist Information Anticipated

Waitlist Information Projected for the Beginning of FY2024				
Waitlist Name	Description	Number of Households on Waitlist	Waitlist Open, Partially Open or Closed	Plans to Open the Waitlist During FY2024?
Federal MTW Public Housing Units	Site-Based Family Housing	55,780	Open	Yes
Federal MTW Public Housing Units	Community Area Scattered Sites	53,545	Open	Yes
Federal MTW Public Housing Units	Site-Based Senior	4,809	Open	Yes
Federal MTW Project-Based Voucher Program	Site-Based Project-Based Vouchers	75,750	Open	Yes
Federal MTW Housing Choice Voucher Program	Community-Wide Tenant-Based Vouchers	24,000	Partially Open	No

Please describe any duplication of applicants across waitlists:

CHA Waitlist applicants can be on a single PH Waitlist, PBV Waitlist and the HCV Waitlist at the same time. Senior Site-Based Waitlist includes applicants for PH properties slated for RAD conversion through FY2024 who may or may not have been captured in the HCV or PBV sections of the report.

Description of Partially Opened Waitlists

HCV and PBV Waitlists

In FY2024, the CHA HCV Waitlist 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 PH unit which must be rehabilitated to meet ADA/504 requirements and for whom an alternate CHA PH 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.).

Description of Local, Non-Traditional Program

N/A

Description of Other Waitlist Type

N/A

ii. Changes to CHA Waitlists in FY2024

Planned Changes to Waitlists in FY2024	
Waitlist Name	Description of Planned Changes to Waitlist
In FY2024, CHA plans to explore options for reopening the HCV waitlist, including the appropriate timing.	



Section III: Proposed MTW Activities: HUD Approval Requested

Flexibility in New Construction Design (2024-01)

Description and Impact: CHA is proposing an activity that will provide flexibility from the federal regulation that prohibits housing authorities from developing high-rises that will house families unless there is a specific determination from the Secretary of the Department of Housing and Urban Development that there is no practical alternative (See 42 USC 1437d(a)) Chicago. Over the past twenty years, CHA has prioritized new construction housing designs that are consistent with housing styles in the surrounding community while supporting the needs of our residents. A blanket prohibition on high rises for families is impractical and unduly rigid in a city the size of Chicago that has a wide variety of housing styles that differ on a community-by-community basis. In many communities, high rises (defined as exceeding 80 feet in the City of Chicago’s Municipal Code) are a standard option for families and should be an option for CHA families as well. CHA further notes that families who have members with mobility issues may prefer a high-rise building with an elevator to other options. Obtaining a specific determination from the HUD Secretary on a case-by-case basis is unduly burdensome given the scope and pace of CHA housing construction and can result in inconsistent application.

This activity requires an amendment to Attachment D of CHA’s Moving to Work Agreement with HUD and is on hold pending future submission of and approval of such an amendment by HUD.

Implementation Year: TBD

Statutory Objectives: MTW Statutory Objective I: Increase housing choices for low-income families.

Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2024 Benchmark
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of this activity.	0 new construction public housing units were delivered in buildings 80 feet or higher. 0 public housing units were under construction in buildings 80 feet or higher.	0 new construction public housing units will be delivered in buildings 80 feet or higher. 0 public housing units will be under construction in buildings 80 feet or higher.

Data Collection: CHA currently tracks the number of Public Housing units delivered and will identify units in buildings classified as high rises pursuant to the Municipal Code of Chicago (exceeding 80 feet).

Authorization: Attachment C, Section C (12), which allows PHAs to establish design guidelines that reflect local marketplace conditions for quality construction in their localities. This authorization waives certain provisions of Sections 4, 5 and 9 of the 1937 Act and 24 C.F.R. 941.202, 941.203, 941.401, and 941.403.

Income Calculation Stability for CHA Residents (2024-02)

Description and Impact: CHA is proposing to maintain its current policies regarding income calculations rather than implement those outlined in the Housing Opportunities Through Modernization Act (HOTMA). Specifically, Section 102 of HOTMA includes three provisions that would require changes to CHA’s current rent calculation policies: (1) HOTMA requires the



processing of interims when there is a 10% increase or decrease in income; (2) HOTMA requires PHAs to use income from the preceding 12-month period to calculate income and consider interims as need if projections do not match actual income; and (3) HOTMA requires PHAs to exclude the earned income from student financial assistance, including but not limited to Education Systems Savings Account and grant in aide and scholarships.

To ensure stability in rent calculations for CHA residents, CHA proposes to maintain the current rent calculation policies as outlined in the HCV Administrative Plan and Admissions and Continued Occupancy Policy (ACOP): (1) CHA will process any increases in income at the next regularly scheduled annual, biennial or triennial re-examination; (2) CHA will maintain its current methodology for calculating income by using current documentation to project income over the next 12 months; and (3) CHA will maintain its current policy regarding student financial assistance. These policies were designed to reduce the administrative burden on both residents and CHA and ensure that residents do not experience a higher rent burden as they achieve self-sufficiency. Residents can continue to request interim re-examinations as needed if their income decreases. By implementing this activity, CHA anticipates that the current schedule of annual, biennial and triennial re-examinations will remain stable and that CHA will continue to see the cost savings and staff time efficiency outlined in the Biennial (2014-02) and Triennial (2014-03) Re-Examination activities.

Implementation Year: FY2024

Statutory Objective: MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2024 Benchmark
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2022, CHA spent \$489,520 administering triennial re-exams (3,376 re-exams x \$145) In FY2022, CHA spent \$1,146,660 administering biennial re-exams (7,908 re-exams x \$145).	CHA will spend \$1,080,250 administering triennial re-exams (7,450 re-exams x \$145). CHA will spend \$2,415,700 administering biennial re-exams (16,660 re-exams x \$145).
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2022, CHA spent 21,944 staff hours administering triennial re-exams (3,376 re-exams x 6.5 hours). In FY2022, CHA spent 51,402 hours administering biennial re-exams (7,908 x 6.5 hours).	CHA will spend 48,425 staff hours administering triennial re-exams (7,450 re-exams x 6.5 hours). CHA will spend 108,290 staff hours administering biennial re-exams (16,660 re-exams x 6.5 hours).

Data Collection: CHA tracks the number of biennial and triennial re-examinations for activities and will continue to track those numbers.

Authorization: For Public Housing, Attachment C, Section C (4) which waives provisions of sections 3(a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R. 966.4 and 960.257; for HCV, Attachment C, Section D (3)(a), which waives provisions of Sections 16(b) and 8(o)(4) of the 1937



Act, Attachment C, Section C (11), Attachment D(1)(c), Attachment C D(3)(b) and 24 C.F.R. 5.603, 5.609, 5.611, 5.628, and 982.201. HOTMA modified the provisions of the 1937 Housing Act addressed in this waiver.

Guaranteed Income Pilot Program Income Disregard for CHA Residents (2024-03)

Description and Impact: CHA supports programs that focus on self-sufficiency, including guaranteed income through cash assistance. These programs are meant to supplement rather than replace public benefits including the subsidy received for housing. This cash assistance is limited in duration, but may be considered reoccurring income under the Housing Opportunities Through Modernization Act (HOTMA). This activity would allow CHA to exclude funds received when participation in any basic/guaranteed income program as income for rent determination.

Implementation Year: FY2024

Statutory Objective: MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

Standard Metrics

Standard Metric	FY2024 Benchmark
SS-5: Number of households receiving services aimed to increase self-sufficiency.	100 CHA households will participate in guaranteed income pilot programs with no impact on income calculation.

Data Collection: CHA obtains data in the aggregate data regarding households participating in guaranteed income pilot programs based on enrollment consent.

Authorization: For Public Housing, Attachment C, Section C (4) which waives provisions of sections 3(a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R. 966.4 and 960.257; for HCV, Attachment C, Section D (3)(a), which waives provisions of Sections 16(b) and 8(o)(4) of the 1937 Act and 24 C.F.R. 5.603, 5.609, 5.611, 5.628, and 982.201 and Attachment C C (11), which enables CHA to change what may qualify as income. HOTMA modified the provisions of the 1937 Housing Act addressed in this waiver.

CHA proposes to modify the following-previously approved activity:

Providing a Flat Medical Deduction for all Elderly/Disabled Households (2021-3)

Description and Impact: CHA proposes to rename this activity *Medical and Disability Expense Waiver* to address changes outlined in the Housing Opportunities through Modernization Act (HOTMA) that apply to both Public Housing and HCV. Specifically, Section 102 of HOTMA increased the allowance for unreimbursed health and medical care expenses from 3% to 10% of annual income, which could create a burden for residents, especially those on fixed-incomes. CHA instead proposes to maintain the following policies:

CHA instead proposes to maintain the following policies:

- 3% threshold for unreimbursed health and medical care expenses for PH and HCV residents;
- \$400 flat deduction for elderly/disabled HCV households (as outlined in the previously-approved activity). This activity removes the burden on participants in CHA’s largest portfolio to obtain and provide the appropriate documentation, as well as the burden on staff to calculate the correct amount.

Implementation Year: FY2021 for HCV, FY2024 for Public Housing

Statutory Objective: MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job



training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

Planned Non-Significant Changes: N/A

Planned Significant Changes: As noted above, CHA is changing the name of this activity and adding language that preserves the existing 3% threshold for unreimbursed health and medical care expenses. CHA has added a baseline and benchmark to measure the impact on public housing residents. Additional waivers are not required.

Planned Changes to Metrics/Data Collection: CHA has added a benchmark for PH and updated the FY2024 benchmark for HCV.

Standard Metric	Unit of Measurement	Baseline	FY2024 Benchmark
SS-2: Increase in Household Savings	# of HCV resident who received a medical deduction that will impact the tenant portion of the rent.	HCV: 4,066 HCV residents received a medical deduction that impacted tenant portion of the rent.	HCV: 1,400 HCV residents will receive a medical deduction that will impact their tenant portion of the rent.
	# of PH residents who receive this deduction.	PH: 926 residents received a medical deduction.	PH: 926 residents will continue to receive a medical deduction.

Data Collection: CHA will track the number of participants who receive a medical deduction from this activity.

Authorization: Attachment C C(11) and D(3)(a) of CHA's Amended and Restated MTW AgreementHOTMA modified the provisions of the 1937 Housing Act addressed in this waiver.



Section IV: Implemented Activities

MTW Activities Related to Housing/Development

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

Plan Year Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2014.

Description: 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 PH units that CHA was able to deliver at mixed-income development sites. The increased reasonable cost limits cover the full cost of PH units, as originally intended, and increase PH opportunities on an annual basis. The current impact of the increased reasonable cost limits is that CHA is able to finance the full cost of PH units in mixed-income developments which allows the tax equity and soft loan funds to be directed toward the construction of the accompanying affordable housing units at these mixed-income developments. Through a FY2014 MTW Annual Plan Amendment, CHA received approval to utilize this alternative reasonable cost formula for both redevelopment and rehabilitation projects. Based on parameters for rehabilitation in the Capital Fund regulations, CHA had determined it no longer needed separate alternative reasonable cost limitations for rehabilitation and redevelopment. CHA instead utilizes one alternative reasonable cost formula for all projects moving forward, and, in accordance with Capital Fund regulations, rehabilitation project cost levels will be no more than 90% of the alternate cost formula.

Update: In FY2024, CHA plans to use the alternate cost formula to deliver 18 units at a cost of \$6,216,101. CHA does not plan to use the alternate cost formula for rehabilitation of any units in FY2024.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmarks and removed metric CE-1: Agency Cost Savings as it is not relevant to the purpose of this activity.

Standard Metric	FY2024 Benchmark
HC-1: Additional Units of Housing Made Available	CHA will use the alternate TDC to deliver 4 additional units.
HC-2: Units of Housing Preserved	Zero units will be preserved using the alternate TDC.

Expedited Public Housing Unit Acquisition Process (2015-01)

Plan Year Approved, Implemented, Amended: Approved FY2015

Description: CHA is authorized to use MTW flexibility to support to expedite the acquisition of units and/or buildings as PH units in CHA- designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas. 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-PH 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.



Update: CHA continues to look for opportunities to acquire units as they become available.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: N/A.

Standard Metric	FY2024 Benchmark
HC-1: Additional Units of Housing Made Available	Zero additional PH units will be made available as a result of this activity.
HC-5: Increase in Resident Mobility	Zero households will be able to move to a Mobility/Opportunity Area as a result of this activity.

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: Through the approval of the FY2007 ACOP for PH and the approval of the FY2008 HCV Administrative Plan, CHA instituted an increase in the minimum rent from \$50 to \$75 for PH 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 allow PH and HCV households to pay a minimum rent of \$75, or less if they request a hardship to minimum rent.

Update:

- HCV: As of June 2023, the minimum rent population (those paying \$75 per month) includes 9,109 households (approximately 17%) of the total HCV population. There are 2,499 additional HCV households (approximately 5% of the total HCV population) in the hardship population, meaning they are paying less than \$75 per month.
- Public Housing: As of March 2023, the minimum rent population (those paying \$75 per month) includes 1,420 (11%) PH households. There are 414 (3%) additional PH households in the hardship population, meaning they are paying less than \$75 per month.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmark.

Standard Metric	FY2024 Benchmark
CE-5: Increase in Agency Rental Revenue	<u>HCV:</u> 9,100 residents will pay \$75 minimum rent for a total annual contribution of \$8,190,000. <u>Public Housing</u> 1,620 households will pay \$75 minimum rent for a total annual contribution of \$1,458,000.

*CHA tracks Total Tenant Payment (TTP) data to determine the number of residents who contribute \$75 towards rent and those granted hardships.

Home Ownership Made Easy (HOME) (2011-01)
(fka Choose to Own Homeownership Program)

Description and Impact: CHA proposes to rename this activity *Home Ownership Made Easy (HOME)* to reflect that the homeownership program now has two options:

- 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. Over time this program has been modified to include Public Housing residents (FY2011); to require a higher minimum income requirement for eligibility (FY2014); and to waive the calculation of equity assets to increase administrative efficiency (FY2022).

- 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.

The overall impact of the HOME programs is to increase self-sufficiency and expand housing options through opportunities for homeownership. Now in its 21st year, 817 families have purchased homes and 302 have assumed their own mortgage.

Planned Non-Significant Changes: As noted above, CHA is proposing to change the name of this activity to incorporate recent program changes. New significant changes to the Down Payment Assistance program include increasing the number of eligible participants from 10 to 100 to be selected without priority tiering. Maximum down payment assistance has been increased from \$15,000 to \$20,000. As necessary, CHA may make other changes during the implementation of this initiative. Additional waivers are not required for these programmatic changes.

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmarks.

Standard Metric	FY2024 Benchmark
SS-5: Households Assisted by Services that Increase Self-Sufficiency	200 families will receive pre-purchase counseling through CTO or DPA.
SS-8: Households Transitioned to Self-Sufficiency*	75 families will purchase homes.
HC-6: Increase in Homeownership Opportunities	75 families will purchase homes.
CE-4: Amount of funds leveraged in dollars	\$200,000 leveraged in funding for down payment assistance

*For the SS-8 standard metric tracking, CHA is establishing the purchase of a home through the homeownership programs as a definition of self-sufficiency.

LevelUp (2014-01) (fka Modified Family Self Sufficiency Program for HCV and Public

Plan Year Approved, Implemented, Amended: FY2014, FY2017, FY2018 and FY2019 updates

Description: Over the past few years, CHA has modified the Family Self-Sufficiency (FSS) program. These include (from oldest to most recent):

- In FY2014 a revision of the participation requirements included an opt-out of EID, the ability to terminate participants who were not engaged in the program, a 12-month employment requirement and annual requirement to participate in financial education and coaching.
- In FY2017, CHA received authorization for an exemption from the requirement that FSS Program enrollments must take place within 120-days of an annual or interim recertification of income process.
- In FY2018, CHA received authorization to move to a modified escrow calculation based on goal achievement rather than escrow based on an increase in earned income.
- In FY2019, CHA received approval to allow non-heads of household to enroll in the program and remove the interest earned from escrow to create a grant fund for participants.



- In FY2022, CHA began allowing FSS participants participating in the Choose to Own to keep their participation in the FSS program simultaneously.
- In FY2023, CHA completed its transition to bring FSS program administration in-house, supported by internal CHA staff who will serve as FSS coaches.

Update: Since the escrow calculation was changed in FY2018, there has been a 50% increase in the number of participants who have accrued escrow. In FY2022, 78% of participants accrued escrow and the average is 84% since the new calculation was implemented.

Planned Non-Significant Changes:

- In 2023, CHA changed the name of its Family Self-Sufficiency program to LevelUp.
- CHA is proposing to work with Compass Working Capital on a promising asset building model for HUD’s Family Self-Sufficiency program. The program would be to test an opt-out model for FSS, where eligible households would be automatically enrolled and have the option to unenroll in FSS. For this pilot, CHA would auto-enroll the approximately 1,165 households who received a voucher through the Emergency Housing Vouchers and Compass would provide the financial coaching for those who wanted to engage in services and CHA would provide the traditional escrow from the FSS program.

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated FY2024 benchmarks.

Standard Metric	FY2024 Benchmark
SS-1: Increase in Household Income	The average income from wages among FSS participants will remain stable at \$24,000.
SS-2: Increase in Household Savings	The average escrow per FSS participant will increase slightly to \$5,500.
SS-3: Positive Change in Employment Status	525 FSS participants will have income from wages. The percent of FSS participants with income from wages will remain stable at 50%.
SS-5: Households Assisted by Services that Increase Self-Sufficiency	1,100 total FSS participants (including 200 new FSS participants) will be enrolled.
SS-8: Households Transitioned to Self-Sufficiency	75 participants will graduate from the program.

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

Plan Year Approved, Implemented, Amended: Approved FY2014, Implemented FY2015

Description: CHA has implemented a streamlined triennial re-examination schedule for PH and HCV fixed income households consisting of only elderly and/or disabled participants. Given the infrequency of income changes for these households, the impact of this activity is decreased staff time and resources currently utilized for conducting re-examinations for this population. In addition, this activity has decreased the re-examination burden for fixed income elderly/disabled households.

Update: All eligible near elderly, elderly and disabled participants are current on triennial reexamination schedules.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmarks.

Standard Metric	FY2024 Benchmarks
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CE-1: Agency Cost Savings	<p><u>HCV:</u> CHA will spend \$870,000 (6,000 reexams x \$145) to administer reexams for fixed income near elderly/elderly/disabled households who are due for reexams based on the triennial schedule.</p> <p><u>Public Housing:</u> CHA will spend \$210,250 (1,450 exams x \$145) to administer reexams for fixed income elderly/disabled households who are due for reexams based on the triennial schedule.</p>
CE-2: Staff Time Savings	<p><u>HCV:</u> CHA will spend 39,000 CHA staff hours (6,000 reexams x 6.5 hours) to administer reexams for fixed income near elderly/elderly/disabled households who are due for reexams based on the triennial schedule.</p> <p><u>Public Housing:</u> CHA will spend 9,425 staff hours (1,450 reexams x 6.5 hours) to administer reexams for fixed income elderly/disabled households who are due for reexams based on the triennial schedule.</p>

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

Plan Year Approved, Implemented, Amended: Approved FY2014 (Public Housing), Implemented FY2016 (Public Housing), Implemented FY2006 (HCV)

Description: CHA has implemented biennial reexaminations to review family circumstances, income, assets, expenses, and family composition to establish continued program eligibility for PH and HCV residents. Biennial re-examinations are applicable for those PH residents who are not on annual or triennial re-examination schedules¹. The impact of this activity is a decrease in staff time and resources for conducting re-examinations for applicable families. In addition, this activity decreases the re-examination burden for participants who undergo re-examinations on a biennial basis instead of an annual basis.

Update: All eligible PH and HCV residents are currently on a biennial re-examination schedule.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmarks.

Standard Metric	FY2024 Benchmark
CE-1: Agency Cost Savings	<p><u>HCV:</u> CHA will spend \$2,175,000 (15,000 reexams x \$145) to administer reexams to households who are due for reexams based on the biennial schedule.</p> <p><u>Public Housing:</u> CHA will spend \$240,700 (1,660 reexams x \$145) to administer reexams to households who are due for reexams based on the biennial schedule.</p>

¹ CHA conducts annual re-examinations for PH and HCV households participating in the CTO program and households in Moderate Rehab properties. CHA conducts triennial re-examinations for fixed income households with only elderly and/or disabled participants.



CE-2: Staff Time Savings	<p><u>HCV:</u> CHA will spend 97,500 staff hours (15,000 reexams x 6.5 hours) on reexams for households due for reexams based on the biennial schedule.</p> <p><u>Public Housing:</u> CHA will spend 10,790 staff hours (1,660 reexams x 6.5 hours) on reexams for households due for reexams based on the biennial schedule.</p>
SS-8: Households Transitioned to Self-Sufficiency*	<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>Public Housing:</u> 400 PH households (out of 3,700 eligible for biennial reexams) will move up at least one AMI category.</p>

*For SS-8 tracking, CHA has established the movement up to a higher AMI category as a definition of self-sufficiency.

Safety Net Program (2022-1)

Plan Year Approved/Implement/Amended: Approved FY2022

Description: 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 is implementing 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 will 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.

Update: CHA continues to finalize implementation plans for this activity.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmarks.

Standard Metric	FY2024 Benchmark
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SS-5: Number of households receiving services aimed to increase self-sufficiency (increase)	10 graduates will receive self-sufficiency services after implementation of this activity.
HC-5: Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	10 graduates will request Safety Net funds allowing them to remain stably housed after implementation of this activity.
HC-7: Number of households receiving hardship services aimed to increase housing choice	10 households requesting funds will also receive hardship services through the Safety Net program.
	100% of households receiving funds will also receive hardship services through the Safety Net 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: 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:** In FY2009, CHA implemented a work requirement as a condition of occupancy across its PH portfolio that requires 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...²
- **RAD PBVs:** In the FY2016 MTW Annual Plan, 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, which was released for public comment in November 2014 and approved by CHA’s Board in January 2015. 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:

² 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).



- 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.

Update: CHA will continue to implement the work requirement in applicable households.

Planned Non-Significant Change: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmarks.

Standard Metric	FY2024 Benchmark
SS-1: Increase in Household Income*	The average income from wages for households with a work-able adult subject to the work requirement will be \$15,000 (4,739 households)
SS-3: Increase in Positive Outcomes in Employment Status*	3,000 work-able PH heads of household subject to the work requirement are expected to have income from wages.
	63% of work-able PH heads of household subject to the work requirement are expected to have income from wages.
SS-5: Households Assisted by Services that Increase Self Sufficiency	3,000 PH households with a work-able adult subject to the work requirement are expected to engage with service providers through FamilyWorks.



SS-8: Households Transitioned to Self-Sufficiency**	68.4% of households subject to the work requirement in a workable household will have all adults in compliance. Compliance is achieved by either meeting the work requirement or obtaining the exemption from the work requirement.
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Additional Metrics:

Additional Metric	FY2024 Benchmark
Work Requirement Compliance Status	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%: 51.1% compliance 17.3% exempt 11.3% Safe Harbor 20.3% non-compliant 0% under legal

Compliant: Residents who are meeting the work requirement through authorized activities, including employment or other work experience opportunities, school/training participation or volunteer/community service opportunities.

Exempt: Residents age 55 or older or those who meet disability/caretaker or other requirements for an exemption.

Safe Harbor: Residents who are unable to comply with the work requirement may be eligible for Safe Harbor under certain circumstances, including but not limited to reasonable accommodation, temporary medical conditions, recent employment separation, and other circumstances that present barriers to finding/maintaining employment.

Non-Compliant: Non-exempt residents who are not meeting the requirement and are not approved for Safe Harbor.

Under Legal: Non-exempt residents who are undergoing eviction proceedings, whether for non-compliance with the work requirement or for any other reason.

Office of the Ombudsman (2008-01)

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

Description: CHA established the Office of the Ombudsman in FY2008 to address the concerns of PH 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 PH residents renting in mixed-income developments as well as all other interested stakeholders in a virtual-friendly format, allowing for both in-person and at-home attendance. Update: N/A

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2024.

Standard Metric	FY2024 Benchmark
SS-5: Households Assisted by Services that Increase Self-Sufficiency	700 residents will engage through the Office of the Ombudsman.

Additional Metric:

Additional Metric	FY2024 Benchmark
Regional meetings to engage residents	A minimum of four in-person meetings will be held for residents of mixed-income communities.

MTW Activities Related to HCV Program

Exception Payment Standards (2010-02)



Plan Year Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2018, Amended FY2019.

Description: In FY2010, CHA received HUD approval to implement Exception Payment Standards (EPS) that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the City of Chicago in the following circumstances:

(1) 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 received approval to include the location of the unit as a factor in determining whether an EPS up to 250% is appropriate; however, this option was discontinued in FY2022 to streamline the process.

CHA continues to review all reasonable accommodation requests for the 250% EPS by completing the following process: (1) Verification through a third-party knowledgeable professional that the participant is disabled and requires the unit features; (2) Confirmation that the unit has the features needed by the disabled participant; (3) Verification that the participant was unable to locate a unit that meets the needs of their disability within CHA's payment standard. All information received from the participant and third parties is verified by the fair housing department.

(2) 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 provides access to previously unavailable communities. 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 EPS might apply, are subject to a review for rent reasonableness.

Update: CHA continues to monitor the impact of this activity.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2024.

Standard Metric	FY2024 Benchmark
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HC-5: Increase in Resident Mobility	7,900 households will lease in Mobility Areas with an exception payment, including new and existing leases.
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HCV Vacancy Payments (2011-03)

Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012

Description: CHA is authorized to provide a modest vacancy payment to participating owners who re-lease a unit to another HCV participant. Units are eligible to receive these payments if they pass two consecutive inspections on the first attempt. CHA will provide vacancy payments to eligible owners/units upon the execution of a new HAP contract for a re-leased unit. One hundred percent of the previous family’s HAP amount will be paid to participating owners for the vacant period not to exceed 60 days. The purpose of this activity is to provide incentives to retain high quality owners and units in the program, and to continue to provide viable housing options for families.

Update: The evaluation of this activity is ongoing and CHA will continue to monitor vacancy payment data to ensure the financial sustainability of this activity.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmark

Standard Metric	FY2024 Benchmark
HC-2: Units of Housing Preserved	27 units will be preserved through a vacancy payment.

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: CHA has reinstated this activity, which was previously closed out in FY2014. This activity drastically improves program efficiency and limits the burden on program participants by decreasing the amount of documentation needed. Upon implementation, the calculation of assets will only be done at intake and is no longer necessary at re-examination. Currently, asset calculations have minimal impact on overall rent calculation and tenant portion. The impact of this activity is a reduction in staff resources and costs associated with verifying assets after initial admission. In FY2019, CHA received approval to disregard any assets below \$50,000 at initial eligibility, and to only include those that exceed this amount. When calculating income from assets, CHA now uses the actual income received using the current interest rate.

Update: CHA continues to improve program efficiency by eliminating the majority of asset calculations needed.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmarks.

Standard Metric	FY2024 Benchmark
CE-1 Agency Cost Savings	CHA will spend \$2,900 calculating assets (192 exams x \$15).
CE-2: Staff Time Savings	CHA will spend 60 staff hours on asset calculations for all re-examination types (192 exams x .34 hours).

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

Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2017

Description: CHA received approval to provide a one-time incentive payment in the amount of the contract rent to landlords when an HCV participant enters into a new lease for a unit located in a Mobility Area. The tight rental market in Chicago, especially in Mobility Areas, coupled with the



additional processing time to lease-up an HCV tenant compared to a market rate tenant, may provide a disincentive for Mobility Area landlords to participate in the HCV Program. CHA believes this payment incentivizes more landlords in Mobility Areas to participate in the HCV Program. In FY2020, CHA began limiting the Landlord Incentive Payment (LIP) to only those new owners to the HCV program who lease new units in Mobility Areas. 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.

Update: CHA continues to monitor costs associated with this activity as well as the number of new landlords who join the program due to this activity.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmark.

Standard Metric	FY2024 Benchmark
HC-5: Increase in Resident Mobility	CHA anticipates that 351 households will move into Mobility Areas as a result of this activity.

Increased Payment Standards at Interims (2018-01)

Plan Year Approved, Implemented, Amended: Approved FY2018, Implemented FY2018

Description: 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 FMR used to determine their subsidy amount is outdated and does not reflect the current costs of housing in Chicago. Because there is no affordability constraint to the amount an owner can charge after the initial lease term, when an owner requests a rent increase between scheduled reexaminations, the participant is forced to make a decision between increasing their monthly rent burden or incurring expensive moving costs. This activity has enabled CHA to use the current payment standard in effect for a given unit at an interim examination, rather than the payment standard that was in effect at the time of the participant's last regular examination. The goal of this activity is to decrease the financial burden on these households by allowing the CHA subsidy to keep pace with the market, which will decrease the number of voucher holders whose rent burden exceeds 30% of their adjusted monthly income.

Update: Due to this activity, the percentage of tenant-based voucher holders who pay over 40% of their adjusted monthly income on rent has decreased approximately to 10.6% of the population from 15% when the program was implemented.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2024.

Standard Metric	FY2024 Benchmark
SS-2 Increase in Household Savings	CHA anticipates that 3,800 participants will receive an increase in their payment standard at their interim.

Income Calculation Hardship Exemption (2018-02)

Plan Year Approved, Implemented, Amended: Approved FY2018, Implemented FY2018, Amended FY2019

Description: In FY2018, CHA implemented a hardship exemption for working heads of households making required child support payments that hinder their ability to pay their monthly rent portion. Prior to the implementation of this activity, these payments were not deducted from income calculations that determine the portion of rent paid by the participant, which put participants at risk of falling behind on their rent and eventually being evicted. This activity allows



working heads of household who request this hardship exemption to receive a 100% deduction of their total child support payments. In the FY2019 MTW Annual Plan, CHA received approval to expand the hardship exemption to all working adults in the household who are making required child support payments rather than just heads of household. Participants are informed of this hardship exemption via language on the application completed at intake, and during re-examinations.

Update: As of June 2022, 9 participants are receiving this deduction.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A.

Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2024.

Standard Metric	FY2024 Benchmark
HC-4: Displacement Prevention	CHA anticipates that five new participants will receive this income deduction.

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

Plan Year Approved, Implemented, Amended: Approved FY2021, Implemented FY2021

Description: This activity enables CHA to determine 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 will benefit families who move into units smaller than their voucher size (a.k.a. shopping down). The previous policy penalized voucher holders who decided to move into a unit smaller than their voucher and resulted in additional rent burden.

Update: N/A

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A.

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmark

Standard Metric	FY2024 Benchmark
SS-2 Increase in Household Savings	288 residents will receive an increase in payment standard due to this activity.

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, Implemented FY2021

Description: 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.

Update: N/A

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A.

Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2024.

Standard Metric	FY2024 Benchmark
CE-1 Agency Cost Savings	CHA will decrease inspections costs by \$71,616 (746 inspections x \$96).
CE-2: Staff Time Savings	CHA will save 686 staff hours on inspections (746 inspections x .92 hours).

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 provides financial assistance to cover moving costs for participants who are required to move because property owners are not meeting safety requirements. This activity helps ensure that HCV participants continue to have a range of quality housing options and increase self-sufficiency by reducing unexpected financial expenditures.

Update: CHA implemented this activity in Q3 2023.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2024 benchmark.

Standard Metric	FY2024 Benchmark
HC-7: Households Assisted by Services that Increase Housing Choice.	1,500 residents will receive moving cost assistance.

MTW Activities Related to Project-Based Vouchers

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

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

Description: 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 and enhance its Project Based Voucher (PBV) Program, increasing the availability of quality housing options throughout Chicago.

Update: FY2024 projections include 31 units at 1203 N. California and 5 units at the Roosevelt Square National Public Housing Museum.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2024.

Standard Metric	FY2024 Benchmark
HC-1: Additional Units of Housing Made Available	36 additional PBV units will be made available by exceeding 25% in family PBV properties.
HC-2: Units of Housing Preserved	Zero housing units for low-income households will be preserved by exceeding 25% in family PBV properties.

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

Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2011

Description: For PBV developments that are new construction or substantial rehabilitation, CHA considers the Certificate of Occupancy issued by the City of Chicago as evidence of the property's compliance with Housing Quality Standards (HQS), reducing time and costs spent on 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.

Update: CHA will use City of Chicago Certificates of Occupancy as evidence of HQS compliance at 162 units at five PBV developments: Lawson House (100 units), Chicago Lighthouse (19 units), Englewood Family Housing (7 units), 1203 N. California (32 units) and Roosevelt Square National Public Housing Museum (5 units).

Planned Non-Significant Changes: N/A



Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for 2024.

Standard Metric	FY2024 Benchmark
CE-1: Agency Cost Savings	CHA will save \$4,698 on initial PBV inspections. (162 units x \$29 per inspection) for new construction and substantial rehab units.
CE-2: Staff Time Savings	CHA will save 149.04 staff hours due to utilization of Certificate of Occupancy for initial PBV inspections for new construction and substantially rehabbed units (162 units x .92 staff hours).

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

Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012

Description: To provide an incentive for participation in CHA's PBV Program and to ensure the long-term viability of newly-constructed and substantially-rehabilitated properties, CHA provides vacancy payments during the initial operating lease-up period, allowing 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.

Update: CHA will make vacancy payments available during the initial leasing period at the following PBV developments: Chicago Lighthouse (19 units), Englewood Family Homes (7 units), 1203 N. California (32 units) and Roosevelt Square National Public Housing Museum (5 units).

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2024.

Standard Metric	FY2024 Benchmark
HC-1: Additional Units of Housing Made Available	62 PBV units will be made available through vacancy payments during initial leasing periods.

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

Plan Year Approved, Implemented, Amended:

Description: This activity allows CHA to use a single HAP contract for PBV units under the same ownership entity and located in buildings of four or more units that are not contiguous. Each site within the defined project will continue to meet all HUD requirements, including environmental clearance and subsidy layering review. This activity reduces the administrative burden on CHA to create and manage multiple HAPs for projects with the same owner in which the units are spread across separate properties and enhances CHA's ability to facilitate housing in communities that have traditionally been underserved, many of which are residential communities containing two to four-unit buildings.

Update: This activity is being used to manage HAPs at the following PBV developments that encompass multiple non-contiguous addresses: Illinois Accessible Housing (41 units), Natalie Salmon House (8 units), Boulevard Apartments (9 units), Access Housing (38 units), Liberty Square (16 units), Luxe Properties (6 units), Rosa Parks (23 units), Zapata (12 units), Tierra Linda (14 units) and Casa VeraCruz (60 units).

Planned Non-Significant Changes: N/A



Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: N/A.

Standard Metric	FY2024 Benchmark
CE-1: Agency Cost Savings	CHA will save \$10,000 by managing 10 HAPs with non-contiguous PBV properties under a single owner (10 HAPs x \$1,000 per HAP).
CE-2: Staff Time Savings	CHA will save 100 staff hours managing 10 HAPs in non-contiguous PBV properties with a single owner (10 HAPs x 10 hours).

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

Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017

Description: CHA is participating in the Rental Assistance Demonstration (RAD) Program and is working to transition more than 10,000 PH units to PBVs 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 HCV Program. For PH 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.

Update:

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2024.

Standard Metric	FY2024 Benchmark
SS-1: Increase in Household Income*	The average income from wages for households at former PH sites converted to RAD PBV properties with a work-able adult will be \$15,180 (215 households).
SS-3: Increase in Positive Outcomes in Employment Status*	85 work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages. 61% of work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages.

*For SS-1 and SS-3 tracking, CHA defines "work-able residents" as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.

**RAD conversions are currently take place at primarily senior properties.

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

Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017

Description: In an effort to retain consistent housing quality and services across the PBV RAD portfolio of RAD properties, CHA will exceed the FMR cap of 110% for RAD PBV properties (under current standard PBV rules) as needed to retain the subsidy level CHA currently receives for properties. CHA has made a commitment to, at minimum, retain existing services and property maintenance at the level residents experience today.

Update: N/A

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: N/A

Standard Metric	FY2024 Benchmark
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HC-2: Units of Housing Preserve	4,252 dwelling units at 15 impacted properties transitioning to RAD will require an increased FMR threshold to maintain current standards for property operations.
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Local Programs

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

Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2018

Description: To further coordinate with the City of Chicago, Chicago’s Continuum of Care and Coordinated Entry System, CHA is participating in what has been named the Flexible Housing Subsidy program, which will provide collective impact to individuals and families who experience homelessness and are in critical need of immediate housing. CHA is utilizing its single fund flexibility to contribute to the fund in order to increase housing options for those in need to access and remain stably-housed. This program will be coordinated with the City of Chicago where CHA would contribute a specified amount of money to be pooled with other sources (e.g. hospitals, ESG, etc) to create a collective solution to housing persons experiencing homelessness. Examples of target populations would include families who experience homelessness or who are at risk of becoming homeless, transitional-aged youth, survivors of domestic violence, homeless veterans and other vulnerable populations that are a priority for the City of Chicago. Funds would be used for bridge rental assistance, rent arrearages with a current landlord, move-in fees and deposits, and subsidized housing.

Update: In FY2024, CHA proposes to provide \$500,000 to again support the Flexible Housing Pool and may provide additional funds to support the City of Chicago’s Housing Initiatives which will be determined at a later date.

Planned Non-Significant Changes: CHA proposes to provide additional funding for the City of Chicago’s Housing Initiatives.

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2024.

Standard Metric	FY2024 Benchmark
CE-4: Increase in Resources Leveraged	\$1 million in funds will be leveraged by the City’s Department of Family and Support Services and Department of Housing and other resources (e.g. hospitals).
SS-5: Households Assisted by Services that Increase Self Sufficiency	200 households will receive services.
SS-8: Households Transitioned to Self Sufficiency	125 participants will be transitioned to self-sufficiency by receiving stable housing.

Approved and Implemented MTW Activities in FY2024

Housing and Development

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2010-01	Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation	HUD approved the reasonable cost formula for redevelopment in FY2010. CHA utilizes the reasonable cost formula for both redevelopment and rehabilitation projects.	Increase Housing Options	Attachment C, Section C (16)



Approved and Implemented MTW Activities in FY2024

2015-01	Expedited Public Housing Unit Acquisition	CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and to expedite the acquisition of units and/or buildings as PH units in CHA- designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas.	Increase Housing Options	Attachment C, Section C (13); Attachment C, Section B2
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Public Housing and HCV

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2009-01	\$75 Minimum Rent for Public Housing and HCV Programs	CHA increased the minimum rent from \$50 to \$75 in FY2009.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section C (11) and Attachment C, Section D(2)
2011-01	Choose to Own Homeownership Program for Public Housing and HCV	CHA expanded the Choose to Own Homeownership Program beyond HCV participants to current CHA PH residents.	Increase Housing Options Self- Sufficiency	Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b)
2014-01	Modified Family Self-Sufficiency Program for HCV and Public Housing Participants	The modified program encourages participants to remain engaged, obtain escrow, and achieve consistent employment so they are better prepared for economic self-sufficiency upon graduation.	Self -Sufficiency	Attachment C, Section E
2014-02	Triennial Re-examinations for Households with only Elderly/Disabled Participants and Fixed Income	CHA implemented a streamlined triennial re-examination schedule for PH and HCV fixed income households consisting of only elderly and/or disabled participants.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section C (4) and Attachment C, Section D (1)(c)
2006-01, 2014-03	Biennial Re-examinations	CHA plans to implement biennial re-examinations for PH residents and will continue to implement biennial re-examinations for HCV program participants.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D (1) (c), and Section C (4)

Public Housing

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2009-02	Public Housing Work Requirement	CHA implemented a work requirement across CHA's PH portfolio. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.	Self-Sufficiency	Attachment D, Paragraph 21
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
2022-1	Safety Net Program	CHA is implementing a local, non-traditional supportive services programs to provide assistance to families who are ready to leave assisted housing but fear losing a safety net.	Self-Sufficiency	Amendment 6 to CHA's Amended and Restated MTW Agreement, Attachment C, Notice PIH 2011-45.



Approved and Implemented MTW Activities in FY2024

HCV

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2010-02	Exception Payment Standards	CHA is authorized to apply EPS that may be up to 150% of HUD's published FMRs for the city of Chicago to increase housing options in mobility areas throughout Chicago.	Increase Housing Options	Attachment C, Section D (2)
2011-03	HCV Vacancy Payments	As part of the HCV Owner Excellence Program, CHA may provide a modest vacancy payment to eligible owners participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.	Increase Housing Options	Attachment C, Section D(1)(d)
2017-01	Elimination of Assets in Income Calculation after Initial Eligibility	The calculation of assets will only be done at intake and is no longer necessary at re-examination.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D(1)(c) and Attachment C, Section D (3)(b)
2017-02	Incentive Payments for Landlords	CHA will provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in a mobility area.	Increase Housing Options	Amendment 6
2018-01	Increased Payment Standards at Interims	CHA has implemented an activity to increase payment standards at interims for elderly/disabled households and others who receive a rent increase.	Increase Housing Options	Attachment C, Section D (2)(a)
2018-02	Income Calculation Hardship Exemption	CHA has implemented a hardship exemption for household members who are making required child support payments that hinder their ability to pay their monthly rent portion.	Increase Housing Options	Attachment C, Section D (2)(a)
2021-01	Using Voucher Size to Determine Payment Standard	This activity enables CHA to 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	CHA can inspect 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.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D (5)
2021-03	Providing a Flat Medical Deduction for All Elderly/Disabled Households	CHA can provide a flat medical deduction of \$400 to all elderly/disabled households, which will ensure 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.	Increase Housing Options	Attachment C, Section D (2)(a)

PBV

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
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Approved and Implemented MTW Activities in FY2024

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
2011-06	Acceptance of City Certificates of Occupancy for Initial PBV Inspections	CHA is authorized to accept the issuance of Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with HQS for initial PBV inspections.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D(7)(d)
2011-08	Payments During Initial Occupancy/Leasing - New Construction and Substantially Rehabilitated Properties	CHA provides vacancy payments, as determined necessary on a project-by-project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.	Increase Housing Options	MTW Agreement, Amendment 6
2016-03	Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Programs within the RAD Program	CHA will retain the PH EID policy for residents in properties transitioning to RAD PBV.	Self-Sufficiency	Attachment C, Section D(2)(a)
2016-06	Adjusting 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)
2019-01	Single HAP for Non-Contiguous PBV Properties with Same Owner	CHA uses a single Housing Assistance Payment (HAP) contract for PBV units under the same ownership entity and located in buildings of four or more units that are not contiguous.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D(2)(a)
Local Programs				
2017-04	Funding for City of Chicago Housing Assistance Programs	CHA will implement program-based assistance using its single fund flexibility to help families access and remain stably housed.	Increase Housing Options	Amendment 6

Section IVB. Not Yet Implemented Activities

N/A

Section IVC. Activities on Hold

CHA will place the following activities on hold in FY2024:

- **Increasing Digital Access (2022-3)**: In FY2022, CHA proposed using its single-fund flexibility to implement a local, non-traditional supportive services program to offset the cost of broadband internet access for CHA residents. In FY2023, CHA received a grant funding that will be used to achieve the goals of this activity.
- **PBV Contract Commitments with 21-30 Year Initial Terms (2011-05)**: To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA used MTW



authority to enter into HAP contracts for initial terms between 21-30 years. This activity is no longer needed as HOTMA allows for contracts up to 40 years.

- UPCS Inspection Standards for PBV Properties in the RAD program (2016-04): CHA implemented an activity to continue utilizing UPCS for inspections in properties transitioning to RAD PBV. However, this activity will be replaced by a new FY2024 activity, Streamlined Inspection Process for HCV Program (2024-04), which will include RAD properties.

In a prior plan year, CHA put the following activity on hold:

- CHA Re-Entry Pilot Program (2014-04): This activity will remain on hold in FY2024.

Section IVD.Closed Out Activities

- Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03), Closed in FY2018
- Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date (2011-02), Implemented FY2012, Closed FY2019
- Mobility Counseling Demonstration Program Work Requirement (2016-01), Closed FY2020
- 25,000 Unit Delivery (2000-01), Closed in FY2022



Section V: MTW Sources and Uses of Funds

This section contains information on CHA’s anticipated sources and uses of funding in FY2024.

Section VA: Planned Application of MTW Funds

i. Estimated Sources of MTW Funds for FY2024

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$47,616,883
70600	HUD PHA Operating Grants	\$900,938,333
70610	Capital Grants	\$58,724,021
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$9,915,464
71100+72000	Interest Income	\$10,432,000
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$3,152,280
70000	Total Revenue	\$1,030,778,981

Explanations of CHA FY2024 MTW Sources:

- FY2024 estimates for operating subsidies are based on units in PIC at projected per unit rates and HCV Program sources are based on projected FY2024 voucher counts.

ii. Estimated Application of MTW Funds for FY2024

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$90,056,104
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$65,690,910
92500 (92100+92200+92300+92400)	Total Tenant Services	\$ 32,824,987
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$ 23,115,328
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$ 112,686,931
95000 (95100+95200+95300+95500)	Total Protective Services	\$ 36,185,472
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$ 6,629,389
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$ 6,017,864



96700 (96710+96720+96730)*	Total Interest Expense and Amortization Cost	\$ 28,504,110
97100+97200	Total Extraordinary Maintenance	\$ 2,300,905
97300+97350	Housing Assistance Payments + HAP Portability-In	\$ 587,992,960
97400	Depreciation Expense	\$ 68,688,460
97500+97600+97700+97800	All Other Expenses	\$0
90000	Total Expenses	\$1,060,693,420

*This includes estimated interest expense on general obligation bonds issued by CHA in FY2018.

Explanations of CHA FY2024 MTW Uses

- The estimated Housing Assistance Payments expense is based on 98.7% voucher utilization in FY2024.
- Interest income is derived from the Cash and Cash Equivalents and the Investments at Fair Value as presented on the Statement of Net Position in CHA’s Comprehensive Annual Financial Report.
- Uses do not reflect planned capital expenditures described in Section II. These are not reported as FDS line items.
- Depreciation is included in Uses based on the FDS line item. CHA reports depreciation as an expense (rather than a use) per standard accounting practices.
- CHA plans to fill the projected gap between Estimated Total Revenue and Estimated Total Expenses by using prior year Block Grant available monies.

iii. Description of Planned Application of MTW Funding Flexibility

Planned Application of MTW Funding Flexibility
CHA continues to use single fund flexibility by designing and/or continuing to implement local activities, including new initiatives described in Section I.
CHA uses capital dollars as well as Section 8 MTW Block Vouchers from the single fund to support ongoing revitalization activities, in an effort to further advance the progress of the original Plan and implement applicable new initiatives. Section II describes capital expenditures and specific development and capital activities planned for FY2024.
Through the use of MTW funds, CHA also continues to implement numerous resident services initiatives including Support to Families Being Relocated, Self-Sufficiency Services, Youth Empowerment Services and Quality of Life Services (More detail on resident services initiatives is provided in the section below).



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 (RRC), CHA provides relocation notices to families impacted by building closures or consolidation and makes move-related payments. Additionally, as applicable, 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 households and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating. CHA will continue to provide relocation assistance to all residents requesting it under the RRC.

Support Services for Families

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. A summary of the services planned for FY2024 is listed in the table below.

SUPPORT SERVICES FOR FAMILIES PLANNED FOR FY2024		
GOALS	PROGRAMS	PROJECTED FY2024 ACHIEVEMENTS
Economic Independence	<p><i>Transition Counseling:</i> Assistance for families to overcome social and emotional barriers to leaving subsidized housing.</p> <p><i>Housing Locator Assistance:</i> Help finding appropriate, affordable housing in the private or affordable market for families transitioning off subsidy or moving to a Mobility Area.</p> <p><i>Homeownership Programs:</i> 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.</p> <p><i>Family Self-Sufficiency Program:</i> Focused assistance in reaching self-sufficiency goals, including escrow accumulation.</p>	<p>90% of residents in the alumni pipeline will learn about transition services.</p> <p>300 families will sign leases for apartments in Mobility Areas.</p> <p>75 families will purchase a home through the CHA homeownership programs.</p> <p>85% of participants in the Family Self-Sufficiency program will accumulate escrow.</p>
Earning Power	<p><i>Employment Placements:</i> Job readiness training to prepare residents for work; assistance finding a job; follow-up to foster, promote, and enhance job retention.</p>	<p>400 residents will be connected to new and better jobs</p>



	<p><i>Employment Readiness and Placement for Youth:</i> Starting in elementary school, career exploration programming. For older youth, job readiness training and summer placements with ongoing support.</p>	<p>2,000 youth will be engaged in paid summer opportunities</p>
<p>Academic Achievement</p>	<p><i>Connections to Education:</i> 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.</p> <p><i>Scholarships:</i> CHA offers scholarships in the amount of \$2,000 for youth and adults attending college.</p> <p><i>Academic Enrichment for Youth:</i> 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.</p>	<p>More than 350 residents will attend City Colleges of Chicago.</p> <p>At least 175 youth and adults will receive CHA college scholarships.</p> <p>500 participants will enroll in Career Connections—a summer program designed to mitigate learning loss during the summer months.</p>
<p>Stability and Quality of Life</p>	<p><i>Recreational Programming for Youth:</i> 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.</p> <p><i>Enrichment and Out-of-School-Time Opportunities</i> Enrichment and OST opportunities will be provided to youth through other service providers.</p> <p><i>Lease Violation Referrals:</i> Assistance for families referred by their property manager to help them address lease violation issues.</p> <p><i>Victim Assistance:</i> 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.</p> <p><i>Health Initiatives:</i> Opportunities with CHA partners to address specific health issues such as asthma and cardiovascular health. For seniors, exercise and dance classes, health</p>	<p>1,000 youth will be engaged in Chicago Park District programming through CHA's Intergovernmental Agreement with the Chicago Park District.</p> <p>1,400 youth will engage in OST programming with the Chicago Department of Family and Support Services.</p> <p>65% of lease compliance referrals will be resolved.</p> <p>200 victim assistance cases will be opened and assistance provided.</p> <p>20 health partners will be approved to provide free health and wellness information and resources to CHA residents.</p>



	<p>seminars, frail and emergency well-being checks, and crisis intervention.</p> <p><i>Social Events for Seniors:</i> On-site, regional and city-wide activities such as clubs, classes, field trips and music events.</p> <p><i>Assessments and Outreach for Seniors:</i> Ongoing one-on-one contact with seniors to identify and address issues and engage them in activities.</p> <p><i>Senior Referrals:</i> 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).</p>	<p>4,000 seniors will participate in senior events.</p> <p>200,000 Golden Diner and 50,000 Summer Food meals will be served to seniors and youth.</p> <p>50% of residents in senior-designated housing will receive an assessment from a resident services coordinator.</p> <p>1,200 seniors will receive referrals to outside resources.</p>
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iv. Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY - Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP	\$ 5,062,462	\$0
HCV Admin Fee	\$ 12,133,269	\$0
PH Operating Subsidy	\$ 0	\$0
TOTAL:	\$17, 195, 731	\$0

Description of Planned Application of PHA Unspent Operating Fund and HCV Funding
N/A

v. 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
<p>If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. It shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.</p>	
Has the PHA provided a LAMP in the appendix?	Yes
<p>CHA implemented a Local Asset Management Plan (LAMP) in FY2008 and, though the basic components of the plan have not changed materially, CHA continually looks to ensure that the activities, accounting, and financial reporting are in keeping with the LAMP. Examples of CHA activities taken to ensure our</p>	



LAMP is operating as designed include:

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

CHA makes every effort to ensure that program costs are reasonable and consistently applied in accordance with the Moving to Work Agreement by recording accounting activity at the grant and property levels. As identified in the LAMP, CHA utilizes property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC). Internal control considerations are a priority for the CHA and are evident in the manner in which expenditures are budgeted, authorized and reported on. Reviews are routinely performed to make certain that the appropriate segregation of duties and approval authority are in place for CHA staff and management. Further, CHA makes certain that Generally Accepted Accounting Principles are followed by having external firms perform the required annual financial and A-133 audits. These annual audits, in addition to the quarterly reviews performed by the external firm, require significant consideration be given to program reporting as well as up-to-date accounting treatment of Governmental Accounting Standards Board (GASB) pronouncements.

vi. Rental Assistance Demonstration (RAD) Participation

Rental Assistance Demonstration (RAD) Participation

CHA is a participating PHA in the RAD program. In June of 2015, CHA received a portfolio award for 10,937 units under Component 1 of the RAD program. All of CHA's units included in the June 2015 award (as subsequently amended) will be converted as PBV units. As of June 30, 2023, more than 5,600 units have been converted to PBV funding under the RAD program. The remaining 5,300 units are currently scheduled to be converted by FY2025. A significant amendment of the Annual Plan to participate in RAD was submitted in 2014 and approved in March of 2015.

Has the agency submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version of that requires HUD approval.

No



Section VI: Administrative

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

Description of Planned or Ongoing PHA-Directed Evaluations of the Demonstration

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



Documentation of Public Process

Prior to submission of the Proposed FY2024 MTW Annual Plan to CHA’s Board of Commissioners for approval, a 30-day public comment period was conducted from July 24th—August 23rd. CHA held three public comment hearings during the comment period: (1) livestream hearing on July 25th at 2pm; (2) in-person hearing on August 8th at 6 pm at the Family Investment Center, 4859 S Wabash; and (3) livestream hearing on August 14th at 11 am. A total of 10 people attended the in-person hearing and 271 people participated and/or viewed the livestream hearings. The comments received during the comment period and CHA’s responses are listed in the table below.

Proposed FY2024 MTW Annual Plan Public Comment Period: July 24 - August 23 Public Comment Hearings: Live Stream July 25 & Aug 14, In-person Aug 8, 2023			
	Individual/ Organization	Comment	CHA Response
1	David Gleich	The Boston Housing Authority (“BHA”) strongly encourages and supports testing the opt-out model for the FSS program as well as the work with Compass Working Capital. The BHA has built a successful partnership with Compass Working Capital that has allowed BHA to grow its FSS program from approximately 200 participants up to nearly 1,500, with almost \$5 million dollars in shared escrow. The BHA had some limited experience testing an opt-out model and saw significant increases in enrollment rates leading to more households building assets and engaging in financial counseling. We noted that traditional enrollment into the FSS program is technical and the program can be difficult to understand. The opt-out model offers a streamlined way for families to access the power of asset building through the FSS program. If the BHA can be helpful to moving this work forward, please let us know.	Thank you for your comment.
2	Haiat Naem	I would like information on the Choose To Own Program.	CHA’s HOME (Home Ownership Made Easy) is the best place to start for information regarding home ownership programs. Please visit CHA’s homeownership webpage at https://www.thecha.org/residents/services/home-ownership-made-easy . We look forward to working with you.
3	Brenda Warren	I would like information on the CTO program.	CHA’s HOME (Home Ownership Made Easy) is the best place to start for information regarding home ownership programs. Please visit CHA’s homeownership webpage at



			https://www.thecha.org/residents/services/home-ownership-made-easy . We look forward to working with you.
4	Zach Gordon Cambridge Housing Authority	<p>Cambridge Housing Authority (CHA) would like to submit public comments supporting the proposal to test an opt-out model for FSS for approximately 1,165 households in partnership with Compass Working Capital ("Compass") as referenced on p. 39 of the proposed FY2024 MTW Annual Plan for the Chicago Housing Authority. Since 2012, CHA has partnered with Compass to launch and deliver an asset-building model of the Family Self-Sufficiency (FSS) program under our MTW designation, and together we have served over 500 families who have built savings of over \$2m in the program. To expand access to FSS, we support a pilot to test an opt-out approach, as we believe it has high potential to transform the delivery of asset-building services in subsidized housing at scale, particularly in important communities like Chicago. From 2016-2019, Cambridge Housing Authority ran an opt-out savings program with Compass called the Rent-to-Save Program in which 323 households at two properties built savings of over \$300k. We are excited to see the Chicago Housing Authority take on the continuation of this important work and build on the learnings from the Rent-to-Save pilot to expand opt-out design in asset-building programs. We believe Compass' resident-centered innovation approach and resources on marketing, financial coaching, and program delivery will also be an invaluable contribution to the work.</p>	Thank you for your comment.



5	Ann Lentell Compass Working Capital	<p>Compass Working Capital would like to submit public comments supporting the proposal to test an opt-out model for FSS for approximately 1,165 households through the Emergency Housing Vouchers as referenced on p. 39 of the proposed FY2024 MTW Annual Plan for the Chicago Housing Authority. Compass is working to expand the scope and impact of one particularly promising approach—an asset-building model for HUD’s Family Self-Sufficiency (FSS) program. For the last 12 years, we have partnered with housing providers to deliver the FSS program; currently, we directly serve over 3,000 families across the country who in total have accumulated over \$12m in savings through the FSS account.</p> <p>Our vision is to test and iterate on an opt-out model for FSS, where eligible households would be automatically enrolled and have the option to unenroll. Our hypothesis is that an opt-out approach to FSS would be most effective at scale if it were an account-centric model with financial coaching and other services layered on top as an opt-in offering. We plan to prioritize this approach for further testing. Compass tested an opt-out asset-building pilot from 2016-2019 with the Cambridge Housing Authority, called the Rent-to-Save Program. We hope to draw on these experiences to continue to refine and learn from this program design as a pathway to scaling the FSS opportunity for all eligible families. Additionally, Compass has a strong record of leveraging philanthropic support to expand FSS and seed innovation, and we are positioned to bring philanthropy to the table to fully test an opt-out approach. In addition to Compass’ depth of</p>	Thank you for your comment.
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		<p>experience running FSS programs and opt-out pilots, Compass also currently runs FSS programs at four multifamily properties in Chicago with plans to launch the program at two additional properties in the coming year through our partnership with Preservation of Affordable Housing (POAH). To successfully execute this proposed opt-out pilot, Compass will partner with CHA and bring resources and services to leverage the partnership.</p> <p>If approved in the MTW Plan, Compass will establish a formal partnership with CHA to implement the opt-out pilot. Our services, which would be funded through philanthropy, would broadly include planning, delivering, and learning. Some examples include establishing a dedicated program management and financial coaching team, soliciting resident input in the program design, and bringing in outside resources like accounting consultants, marketing design firms, and external evaluators. Compass would work collaboratively with CHA to establish roles, responsibilities, and deliverables for the pilot. We applaud CHA for using its MTW flexibility in an innovative, resident-centered way to test scalable antipoverty solutions. We fully support this proposed activity and hope to be included in a partnership with CHA to bring an opt-out asset-building model for residents with CHA.</p>	
6	ettadavis54@yahoo.com	<p>I'm writing in regard to the Chicago Housing Authority continuing to sell off valuable land when we have a housing crisis, one that we already had and had since grown with the influx of the migrants who have come this city. I am appalled that you have not reached the limit of the 19,000 units that can be built but continue to put</p>	<p>Thank you for your comment. CHA serves more than 63,000 families, the majority of whom are extremely to very low-income—85% of CHA residents are between 0 and 30% Area Median Income (AMI) and 96% are at 50% or below AMI.</p> <p>CHA continues to prioritize housing options for low-income families. Children who grow up in communities with more economic connectedness have better outcomes. That is</p>



		<p>low-income housing on the back burner while talking about building affordable housing that's not affordable to poor. I think that all of this should have been taken into consideration but evidently was not and that the land disposition and other parts of this plan should be squashed and redone.</p>	<p>why CHA partners to create sustainable mixed-use, mixed-income communities that offer housing for low-income residents alongside the resources and amenities that are needed for everyone to feel welcome and to thrive.</p> <p>CHA has invested in 15 housing developments currently under construction around the city that will deliver nearly 1,700 new apartments including 536 apartments for families from CHA's waitlist and 798 affordable apartments. Six additional housing developments with more than 380 total units, including 155 CHA units, are expected to close by the end of this year. Since the beginning of 2023, six developments have already delivered nearly 200 units for CHA residents</p> <p>The FY2024 Annual Plan lists rental and homeownership developments are subject to HUD's disposition process that will deliver affordable housing for CHA residents in the future or provide needed amenities for CHA residents, such as the Red Line extension at Altgeld Gardens.</p>
7	Julie Brown Impact for Equity	<p>P. 31, Waiver for high-rise public housing – CHA seeks a waiver from HUD of the regulation that prohibits it from developing high-rise buildings that will house CHA families unless HUD determines, on a case-by-case basis, that there is no practical alternative. Impact for Equity generally supports the concept of the waiver for many of the reasons CHA states in its draft plan. However, we urge HUD and CHA to consider and incorporate some limiting criteria for such a waiver, rather than a blanket waiver for all situations. In particular, HUD and CHA should provide some guardrails that would ensure that high-rise development does not perpetuate segregation or create isolation for CHA families.</p>	<p>Thank you for your comment.</p>



8	Julie Brown Impact for Equity	<p>P. 46, HCV lease-up process – In 2020 CHA began to limit its HCV Landlord Incentive Payment program to only new owners to the program who lease units in CHA Mobility Areas. The draft Plan says that “[I]n 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.” CHA’s update on this activity, however, only addresses its efforts to monitor the costs of the program and number of landlord participants. CHA’s update should also cover the efforts it has made, if any, to streamline its lease-up activity. CHA’s HCV lease-up timeline continues to be a concern to participants and landlords. In the Draft Plan, CHA attributes delays and difficulties in voucher leasing activity to a lack of affordable housing in Chicago (p. 28.) However, having committed to “study ways to streamline” the process, CHA should implement improvements and report on them over the next 12 months.</p>	<p>Thank you for your comment. Over the last three years, CHA has engaged in several initiatives designed to reduce the timeline of lease ups, including conducting virtual inspections, accepting self-certification for non-life-threatening inspection fail items and allowing property owners to provide their own unit comps at the time of RTA packet submission. In addition, CHA has increased the amount of HCV educational opportunities for both property owners and participants, including ongoing Moving 101 sessions and HCV paperwork bootcamps (virtual and in person), to reduce the need for corrections, resubmissions, or additional supporting documentation. In early 2022, CHA also implemented an activity that would allow a participant to move into a unit without the unit passing as long as there were no life-threatening fail items. CHA will continue to look for ways to streamline this process.</p>
9	Julie Brown Impact for Equity	<p>Pp. 58-61, Absence of Early Learning Initiatives – Impact for Equity is concerned that CHA’s description of its use of MTW flexible funding for Support Services for Families does not include any Early Learning Initiatives, such as those required in the Gautreaux Settlement Agreement. The draft plan lists laudable programs for middle school- and high school- aged youth, employment related education and training for elementary and older youth, recreational programming for youth starting at age six, and other activities, but there is no mention of any services for children younger than school age.</p>	<p>Thank you for your comment. The MTW Plan is not meant to be an exhaustive list of all CHA programs so Section IV only includes highlights and outcomes for certain programs. CHA recognizes the importance of high-quality early learning programming to close the socioeconomic achievement gap at kindergarten entry. CHA will be implementing early learning initiatives, modeled after the Altgeld Early Learning Initiative, at several public housing sites and has made substantial progress this year at Dearborn Homes, where a need for increased access to early learning was identified. Since March, CHA staff have met with Dearborn parents and community members to better understand barriers to early learning access. We laid the foundation for our early learning initiative by working closely with partners to promote literacy events, activities, and programs, including: *With CPS, supporting pre-K enrollment at Drake Elementary through robotexts and e-blasts to families with eligible children. *With the Behavioral Insights and Parenting Lab at UChicago, connecting CHA families to the</p>



			<p>Learning Curiosity Platform and the CHAT2Learn program.</p> <p>*With Chicago Public Library and Williams Park, co-hosting literacy-focused events and book giveaways.</p> <p>While we have made strides in our outreach to Dearborn Homes, the key to our early learning initiative is a Dearborn Parent Council comprised of parents and community members who can lead community-driven efforts. In partnership with Northeastern Illinois University and the pre-existing Williams Park Parent Council, our JobsPlus team will recruit and support a parent council of 10 to 15 members. Beginning in late fall, the parent council will meet to hold conversations about literacy and parent education and identify the needs of the parents at Dearborn. In the fall, we will begin this process anew with both Wentworth Homes and Lake Parc Homes, starting with learning through attending meetings and building partnerships to increase access to literacy-focused programming. CHA staff are also working to increase their knowledge of effective community outreach by attending trainings with the Illinois Action for Children, among other organizations.</p>
10	Julie Brown Impact for Equity	P. 19/p 79, Lathrop Transfer of Assistance – On p. 19 CHA identifies the 68 units of CHA housing at Southbridge Phases 1A and 1B as receiving Lathrop Transfer of Assistance. On p. 79 CHA identifies the 68 CHA units at Ickes Phases 1A and 1B (where Southbridge is located) as receiving Altgeld Transfer of Assistance. Please explain if this is an error.	Thank you for your comment. Southbridge Phases 1A and 1B are Altgeld Transfer Assistance, not Lathrop. The plan has been corrected to reflect this.
11	David Huber	I was told by good source that Dr. Ben Carson said CHA was 4 and a half million dollars -- he was head of HUD. And so he told them to spend the money, 500 million of that, and shorter pensions paid off debt. From what -- from what I can tell, in this very reliable source, that there's still hundreds of millions of dollars after 500 million was spent on a billion to short pensions and that. I have two questions. One, what is the future of Zelda Ormes? I've been hearing disturbing reports that how they're going to take the building down, tear it down, replace it. Is it a long-term commitment on the part of the CHA to upgrade that building	There are no plans to demolish or dispose of Zelda Ormes, and the building will remain a CHA building with housing for seniors.



		and keep it operative for seniors?	
12	David Huber	<p>And then a more short-term plan at issue is, given the hundreds of millions of dollars I was told was left over of a billion initially, why is it taking so long to get new washers and dryers, or fix the washers and dryers in our building? I've been told that some buildings don't have any washers or dryers at all. But with hundreds of billions of dollars, why can't you do multiple buildings at once? I have to traipse all over the weekend for looking for a washer and dryer on the same floor in my building. Tracy Scott -- issues never put up with that inconvenience. They wouldn't let their parents -- it's an important function on the management of CHA to have all these washers and dryers out of commission when we know I think we need an explanation for this. I've been told maybe its -- in September that will finally happen. But the machines on my floor, and on the floor above me, they've been out since February. Six months. And I'm doing my washing on the weekend at 2:00 a.m. in the morning, and there are people coming in to use the washers and dryers. Because they figure at that time of night who's going to be using it? And we're running -- and we're all -- it's just really disrespectful. And in the senior building. I have been in touch - I spoke to Tracy Scott about this in March. Spoke to her chief of staff. I have spoken to the lady who's supposed to be scheduling the washers and dryers. I'm not sure what -- I talked to Mr. Garrett's associate. And most recently I talked to Tracey's executive assistant. I'm just flabbergasted. With all the funds available, according to my source, why it's -- the commissioners and Tracy -- never, ever put up with this.</p>	<p>Thank you for your comment. Renovation work on the laundry rooms at Zelda Ormes started in late August. Each laundry room will take approximately one week to complete. This renovation work includes the installation of new washers and dryers. In addition, CHA has issued an RFP for comprehensive laundry services including machine replacement in the family and senior portfolios. CHA is currently reviewing the proposals submitted and we anticipate an award in fourth quarter 2023.</p>



		It's a governance issue. I know it's going to get fixed, but it's a governance issue. It's poorly -- reflects poorly on the CHA management and maybe on HUD. That's all I have to say.	
13	David Huber	The property management in Eastlake really made improvements; I have no complaints. General Skinner and her team, and Ron is basically the building engineer. They call him -- they've really done a lot to improve -- no complaints there. But the governance disconnect between CHA, maybe HUD, and what these people on the front lines have to deal with. I want to make that's clear.	Thank you for your comment.
14	Arnell Givens	Yes. I want to piggyback off of the gentleman said. I'm a home care person. And most of the buildings that I work in, they only have a washer, a washer, a dryer on each floor. And then a home care person coming in, and you got to use -- you know, it's 10 apartments in most of the buildings. And it's like sometimes you get backed up on the person's laundry because it's only one. CHA senior properties, 32nd and Gregory. And working on the other -- seniors on 14. And Indiana. And it's really hard for the seniors with one washer. And a lot of times they need to wash every day.	Thank you for your comment. CHA has issued an RFP for comprehensive laundry services including machine replacement in the family and senior portfolios. CHA is currently reviewing the proposals submitted and we anticipate an award in fourth quarter 2023.
15	Francine Washington	It's taking too long. You have to go one floor to wash, down to another floor or bring yours to dry. You have to drag your wet clothes to the 4th floor. Most the seniors do not work. And it's taking too long. We also got like Lake Parc Place, we got all -- Altgeld you got a different one. No washer, no dryer before the pandemic. And by the time -- pandemic is over. I don't care what we're working on. Ain't nothing more important to the residents. We have --residents, we have to be responding to the residents. Most important thing now is get the washer and dryer set.	Thank you for your comment. CHA has issued an RFP for comprehensive laundry services including machine replacement in the family and senior portfolios. CHA is currently reviewing the proposals submitted and we anticipate an award in fourth quarter 2023.



16	Janice Wilson	<p>I'm from Jackson Square West End. And in '21 I got burned out of my place at 2652 West Monroe. I went to CHA, I've called them, sent emails. They told me all because I had my own renter's insurance, CHA was not supposed to help me or -- help provide me get back on my feet to do anything. I had to do it all by myself. The unit that I moved in, the window didn't lock, there was no screens in the windows. The windows lock now, but it's still no screens in the windows. Then you talk to property management, they have new property manage, six, seven times. So every property manager come in, they want to tell you about your ledger, but they can't -- they can't print a ledger for you, but they want you to pay back rent. How you supposed to pay back rent if you can't give me your ledger showing me what months I'm missing? So I feel like that's harassment. If you can't give me the information I need, that's harassment. So everyone they're asking for a utility bill, bring in your utility bills in. Bring your utility bills in, they call for next month. Bring your utility -- why am I bringing my utilities in every month to you and nobody's paying my utilities but me? Eastlake is the property management firm.</p>	<p>Thank you for your comment. CHA relies on private property management firms to oversee its public housing units on our behalf. We monitor these property managers closely and take all reports of unprofessionalism seriously. CHA staff from the Property and Asset Management Department's Mixed-Income Portfolio management team will reach out to you directly to resolve these issues.</p>
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17	Melody Harold	<p>I want to bring to the attention of an experience that I had for 16 years. And kind of a hidden experience. I don't know what could be done about it, I'm just here to share that it exists and it may be lots of people that are victims of this but don't know how to identify it. For 16 years I have been abused by landlords, two different landlords. And they both display the same behavior. This behavior prompt me to do two years of research to find out what was going on with me and where this bizarre behavior was coming from. And I discovered it's called malignant narcissism. These type people are -- have like a mental disorder where they're -- their brain don't work like normal people. And in order for them to survive, they must create chaos to stabilize their internal mechanism. So when they don't have -- it's called narcissism supply, like an app or dopamine or whatever. They have to create their supply if they don't have it. So usually they pick strong people, the higher -- the stronger they are, it's like they score points. And I have been a victim -- the first landlord I went through this with, I did some research on him, and so he was in jail for six months for abusing 75 horses. I went to his website, looked at his yelp review. People were saying the same thing that I was saying, and they were experiencing the same thing. So what they do is they also try to make tenants lose their vouchers.</p>	<p>Thank you for your comment regarding your experience with landlords in the HCV program. Staff from CHA's Housing Choice Voucher Program will reach out to you directly to address your concerns and discuss your options.</p>
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18	Wes	<p>A Humboldt Park resident. And the encampment is rapidly growing all the time. There are a series of encampments in Humboldt Park, full of residents who used to be in CHA housing but are no longer because of eviction. And every day really. Eviction behind it. And so I just wanted to ask on the basis of the vacant properties that are in the area, how much does it cost to reinforce a building with the use of metal doors and DAWGS Technology -- D-A-W-G-S -- that is what nearly all of the vacant properties in our area are secured by. And is that decision to reinforce those homes coming from the CHA level, or is that coming from the property management level? I'm talking about the contract that CHA has with the DAWGS company to reinforce vacant buildings, as opposed to housing residents as opposed to spending the bare minimum amount of money to get a near-working house to place someone to live in it.</p>	<p>Thank you for your comment. CHA is currently engaged in a variety of initiatives to increase the existing affordable housing stock in Chicago, provide options for individuals and families experiencing homelessness or at risk of becoming homeless, and ensure that CHA's existing housing is in safe and livable condition. Like all property owners in the City of Chicago, CHA has an obligation to ensure that its vacant properties are appropriately secured while work is planned or underway. Vacant properties generally require repair, renovation, or redevelopment before they can be safely offered as housing. Individuals seeking CHA housing resources must apply to CHA's waitlists, which include a homeless preference.</p>
19	Wes	<p>I guess how do you feel or in what ways do you personally feel like CHA is responsible for the rapidly accelerating homelessness in Chicago; and how do you personally feel responsible as someone working within CHA administration for that trend? What has been your experience in public housing up to this point? Have you not had the chance to figure out what your values are before taking this job, or -- When does it take precedence to have conversations about the kinds of violence that is being inflicted on residents through eviction, through physical abuse, through transphobia? Through all of these means. All of these means that are being reported on commonly, that CHA in fact publicly condemning the property managers for doing, and then continuing to rehire those same</p>	<p>Thank you for your comment. On the topic of homelessness, unhoused individuals needing immediate emergency shelter should work with Chicago's Continuum of Care providers, which they can reach through the City's 311 line. We encourage these individuals to also apply to CHA waitlists. CHA's housing waitlists include a homeless preference, which means people experiencing homelessness may have a higher ranking on the waitlist. CHA coordinates with City agencies, non-profit partners, including Continuum of Care providers, and developers to provide housing services to those in need.</p>



		property management companies.	
20	Basil	<p>And my concern is we're hearing from people who live in senior housing, who are talking about, you know, issues that they have with their housing. Our elders -- are having to carry laundry up multiple floors; and they're talking about how they've been pointing this out for years. And they're coming and they're spending their time to make comment on it. But as a -- if this something that's been going on for years, and it's always been someone from CHA saying thank you for your comment, we'll get back to you. Thank you for your comment we'll get back to you. So doesn't really inspire confidence if we're hearing from the people in this room that they're being ignored, that their concerns are being ignored. And we're coming to you with our concerns in a public forum, and you're saying you're going to get back to us. There's not really a history of trust, of any form of relationship that inspires confidence or actually getting questions answered.</p>	<p>Please note, anyone who submits a comment regarding the annual plan during the public comment process receives a response. Residents who have questions or concerns regarding their units, subsidies, or any other issue specific to their participation in CHA housing programs are contacted directly by CHA staff. For privacy reasons, CHA does not discuss matters regarding specific residents in any public forum or address those matters with specificity in the comment grid.</p>
21	Basil	<p>And I understand you want to stay on topic of the fiscal year 2024 plan, but this is on topic, because from what we saw in the -- it seems like amending the fund, quite frankly, to -- our elders that are struggling to do the basic day-to-day care of just keeping their clothes clean without, you know, hurting their jobs, hurting their arms, or anything like that. And there's no one being -- and there's no money that's being spent on repairing washing and drying. There's no money being spent on putting in more washers onto just a floor with ten units. There's none of that money going -- seems like they're putting money into putting up the -- expensive board-up situations. You know, the DAWG, the DAWGS that we were speaking about before.</p>	<p>Thank you for your comment. CHA is currently engaged in a variety of initiatives to increase the existing affordable housing stock throughout Chicago and to make investments in our current portfolio of buildings. Regarding laundry rooms, CHA has issued an RFP for comprehensive laundry services including machine replacement in the family and senior portfolios. CHA is currently reviewing the proposals submitted and we anticipate an award in fourth quarter 2023.</p>

		<p>That costs money. That costs a lot more money than just putting up plywood. So CHA is putting money towards jobs, putting money towards new development, but they're not putting money towards, you know, rehabbing perfectly good homes that are already standing in places where people already are in community, where they're already wanting to live, and where they continue to live; you know, is showing the tenants in the same place. This is in -- so I'm just struggling to really kind of wrap my head around all of this. Because, like, we're seeing all this money being put towards, you know, mixed-income housing developments. I don't -- like and all of -- when the money should be spent towards taking care of the housing that's already here. It should be spent fixing up the vacant properties that are just standing left to rot. Left to rot. You know? While people are having to struggle to stay warm in the winter and stay cool in the summer. In their own neighborhood. A lot of people are struggling to take care of themselves. So this is -- our comments here are in fact related to this -- this fiscal plan. And that's just my comment. And also wanting to say exactly why -- that somebody in your office is going to get back to us. It's going to -- get back to anybody here that spoke at the meeting. I do not trust that. I -- I think -- I don't know who trusts that. I don't know who else in the room trusts that. But what are you showing? What are you going to do for the people in this room to actually build that trust?</p>	
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22	Central Advisory Council	The proposed "Income Stability Calculation Activity" activity contradicts changes CHA is proposing in the ACOP. If the ACOP takes effect January 1 st , is CHA going to enforce it and then stop when the MTW plan is approved? How will that work?	A new federal law called the Housing Opportunities Through Modernization Act (HOTMA) requires changes to CHA's current rent calculation policies, including changes for which CHA is seeking MTW waivers. These changes have been added to the ACOP as required by HOTMA but will not be implemented immediately while CHA awaits HUD approval of its FY2024 MTW Annual Plan.
23	Central Advisory Council	CHA is keeping its current policy regarding income calculation for student financial assistance, but it seems like HOTMA excludes more types of financial assistance and would be better for residents.	Thank you for your comment. The changes proposed in HOTMA are more extensive, but they are also administratively burdensome both for CHA and for residents. For that reason, CHA is proposing to maintain the current methodology.
24	Central Advisory Council	Changing the CTO participation time for seniors from 30 to 15 years will limit the ability of seniors to participate in the program.	Thank you for your comment. The participation timeline is designed to ensure that everyone has the opportunity to put a plan into place for wealth building and wealth management. One goal of the Choose to Own Program is to support residents in creating generational wealth for their families. After reviewing the program, CHA concluded that seniors would be better served if we worked with them on a 15-year timeline for homeownership that will allow them to create financial equity and provide meaningful long-term financial benefits for seniors and their families.



Certification of Compliance

CERTIFICATIONS OF COMPLIANCE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING
Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan
Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning 01/01/2024, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:
<ol style="list-style-type: none">(1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).(4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.(5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.(6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan.(7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice(AI),Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.(9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.



- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

Chicago Housing Authority

IL 002

MTW PHA NAME

MTW PHA NUMBER/HA CODE

*I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.
 WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).*

Angela Hurlock

Chair, CHA Board of Commissioners

NAME OF AUTHORIZED OFFICIAL

TITLE

9/19/23

SIGNATURE

DATE

** Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*



Board Resolution



Chicago Housing Authority

60 E Van Buren St
Chicago, IL 60605

Board Letter

Agenda Date: September 19, 2023

Agenda #: 5

Recommendation to approve the FY2024 Moving To Work (MTW) Annual Plan and authorization to submit the FY2024 MTW Annual Plan 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 FY2024 MTW Annual Plan and authorize CHA to submit the FY2024 MTW Annual Plan 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 Plan to HUD, due 75 days prior to the start of CHA’s fiscal year. The MTW Annual Plan provides required information regarding planned operations and activities for the fiscal year, including proposed new MTW activities that require HUD approval.

A 30-day public comment period was conducted from July 24th-August 23rd, 2023. CHA held two public comment hearings via livestream on July 25th and August 14th and one in-person hearing on August 8th. Notices regarding the public comment process appeared on CHA’s website in the Chicago Sun Times and the Reader. CHA also distributed notices across public housing properties and sent an email notification.

In 2021, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans and reports and for tracking the impact of MTW activities. 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 plans.

Respectfully Submitted:


Tracey Scott
Chief Executive Officer



Agenda #: 5

RESOLUTION NO. 2023-CHA-30

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 19, 2023 requesting approval of the Proposed FY2024 Moving To Work (MTW) Annual Plan and authorization to submit the Proposed FY2024 MTW Annual Plan 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 Proposed FY2024 Moving to Work Annual Plan and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, This approval of the Proposed FY2024 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the Proposed FY2024 MTW Annual Plan 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.





Angela Hurlock
Chairperson
Chicago Housing Authority



Lobbying Disclosure

OMB Approval No. 2577-0157 (Exp. 11/30/2023)

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/Housing Choice Voucher Programs

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-L.L.L., Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Tracey Scott

Title

Chief Executive Officer

Signature

Date (mm/dd/yyyy)

9/27/23

Previous edition is obsolete

form HUD 50071 (01/14)



Appendices

List of CHA Public Housing Properties

Property Name	Address	Development Type	Total Units
4400 Grove	4434 S Cottage Grove	Mixed-Income	21
Ada S. Dennison-McKinley Apts	661 E 69th St	Senior	125
Alfreda Barnett Duster Apts	150 S Campbell Ave	Senior	131
Altgeld-Murray Homes	901-923 E 130th Pl	Family	1541
Armour Square Apts & Annex	3120 S Wentworth Ave	Senior	392
Bridgeport Homes & Elderly	841-857 W 31st St	Family	129
Britton Budd Apts	501 W Surf St	Senior	173
Brooks Homes	1244-60 W 14th St	Family	330
Cabrini Rowhouses	900-914 N Cambridge Ave	Family	585
Casa Queretaro	2012 W 17th St	Mixed-Income	15
Ella Flagg Young Apts	4645 N Sheridan	Senior	235
Castleman Apts	4945 N Sheridan Rd	Senior	201
City Gardens	316-32 S Maplewood Ct	Mixed-Income	25
Clybourn 1200	454 W Division	Mixed-Income	26
Crowder Place Apartments	3801 N Pine Grove Ave	Family	60
Dearborn Homes	2701 S Dearborn Sts	Family	668
Domain Lofts	900 N Kingsbury St	Mixed-Income	16
Elizabeth Wood Apts	1845 N Larrabee St	Senior	83
Margaret Day Blake Apts	2140 N Clark	Senior	100
Maria Diaz Martinez Apts	2111 N Halsted	Senior	134
Flannery Apts	1507 N Clybourn Ave	Senior	252
Fountain View	1335-1343 S Independence	Mixed-Income	14
Hilliard Towers Apts	2031 S Clark St	Mixed-Income	59
Hilliard Towers Apts	30 W Cermak Rd	Senior	94
Hilliard Towers Apts	2030 S State St	Mixed-Income	58
Hilliard Towers Apts	2111 S Clark St	Senior	94
Horner-Westhaven	1815 W Monroe St	Family	353
Jazz On the Boulevard	4162-4178 S Drexel Blvd	Mixed-Income	30
Keystone Place	6336 S Ingleside Ave	Mixed-Income	38
Lake Parc Place	3939 S Lake Park Ave	Family	290
Langston	722-746 E Bowen Ave	Mixed-Income	29
Lathrop Homes	2600-2604 N Hoyne Ave	Family	326
Lawndale Gardens	2733-2763 W 25th St	Family	121
Mahalia Place	4233 S Indiana Ave	Mixed-Income	54
Hansberry Square	4020-4030 S Dearborn St	Mixed-Income	83



Coleman Place	123-125 E Pershing Rd	Mixed-Income	52
Savoy Square	4432-4434 S State St	Mixed-Income	60
Gwendolyn Place	4325 S Michigan Ave	Mixed-Income	30
Lidia Pucinska Apts	847 N Greenview Ave	Senior	379
Lowden Homes	222-226A W 95th St	Family	127
Mahalia Jackson Apts	9141 S South Chicago Ave	Senior	282
Mary Hartwell Catherwood Apts	3920 N Clark St	Senior	358
Mary Jane Richardson-Jones Apts	4930 S Langley Ave	Senior	267
Mohawk North	1441 N Larrabee St	Mixed-Income	16
North Town Village I	1311 N Halsted St	Mixed-Income	39
North Town Village II	706-724 W Evergreen Ave	Mixed-Income	40
Oakwood Shores Phase 1A	3845 S Ellis Ave	Mixed-Income	63
Oakwood Shores 2D	636 E 38th St	Mixed-Income	22
Oakwood Shores Phase 1B	860 E Pershing Rd	Mixed-Income	63
Oakwood Shores 2A	649-661 E 37th St	Mixed-Income	81
Oakwood Shores 2B	3754-3758 S Vincennes Ave	Mixed-Income	29
Oakwood Shores 2C	3753-55 S Cottage Grove Ave	Mixed-Income	19
Oakwood Shores	508 E Pershing Rd	Mixed-Income	20
Old Town Square	301 W Goethe St-300 W Scott	Mixed-Income	16
Old Town Village West	1205-1255 N Orleans St	Mixed-Income	66
Orchard Park	1037 N Kingsbury St	Mixed-Income	81
The Pershing	3845 S State St	Mixed-Income	27
Park Boulevard Phase 1	3506 S State St	Mixed-Income	54
Park Boulevard Phase 2A	3622 S State S	Mixed-Income	46
Park Boulevard Phase 2B	3720 S Dearborn St	Mixed-Income	37
Park Douglas	2639-2651 W 12th Pl	Mixed-Income	60
Parkside Condo	437 W Division St	Mixed-Income	72
Parkside Condo Phase 1B	545 W Division St	Mixed-Income	35
Parkside of Old Town Phase 2A	544 W Oak St	Mixed-Income	39
Parkside of Old Town Phase 2B	459 W Division St	Mixed-Income	36
Quincy	600-602 E 41st St	Mixed-Income	27
Region 1 Large (50+) Units	925 N California Ave	Family	51
Region 1 Medium(7-49) Unit	Varies by Property	Family	190
Region 1 Single Units	Varies by Property	Family	66
Region 1 Small (2-6) Units	Varies by Property	Family	1,133
Region 2 Medium(7-49) Unit	Varies by Property	Family	169
Region 2 Single Units	Varies by Property	Family	32
Region 2 Small (2-6) Units	Varies by Property	Family	426
Region 3 Large (50+) Units	7120 S Merrill	Family	51
Region 3 Medium(7-49) Unit	Varies by Property	Family	31



Region 3 Single Units	Varies by Property	Family	21
Region 3 Small (2-6) Units	Varies by Property	Family	260
Region 4 Medium(7-49) Unit	Varies by Property	Family	45
Region 4 Single Units	Varies by Property	Family	89
Region 4 Small (2-6) Units	Varies by Property	Family	290
Renaissance North	551 W North Ave	Mixed-Income	18
Roosevelt Square	S Racine & W Roosevelt	Mixed-Income	125
Roosevelt Square Phase 2	S Racine & W Roosevelt	Mixed-Income	120
Rosenwald Courts Apts	4642 S Michigan Ave	Senior	60
Shops and Lofts at 47th	747 E 47th St	Mixed-Income	28
St. Edmunds Meadows	6145-6147 S Wabash Ave	Mixed-Income	14
St. Edmund's Oasis	6106-6124 S Prairie Ave	Mixed-Income	19
Lofts on Arthington	3301 W Arthington St	Mixed-Income	66
Sullivan Station	4131 S Lake Park Ave	Mixed-Income	47
Taylor Street Library and Apts	1342 W Taylor St	Mixed-Income	37
The Dorchester	6949-6959 S Dante St	Mixed-Income	12
The Kenmore	5040 N Kenmore	Senior	100
The Pomeroy	5650 N Kenmore	Senior	105
Trumbull Park Homes/ Ida Platt Senior Apts	2418-2432 E 107th St	Family	465
Washington Park Low Rises & Elderly	601-611 E 40th St	Family	252
Wentworth Gardens	236-258 W 37th Pl	Family	343
West End Phase 1	2638 W Monroe St	Mixed-Income	14
Jackson Square at West End	2652 W Monroe St	Mixed-Income	57
West End Phase 2	340-342 S Artesian Ave	Mixed-Income	65
Westhaven Park Phase 1	2207-2223 W Maypole Ave	Mixed-Income	87
Westhaven Park Tower	100 N Hermitage Ave	Mixed-Income	34
Westhaven Park Phase 2B	1804 W Washington Ave	Mixed-Income	70
Westhaven Park Phase 2C	117-123 N Damen Ave	Mixed-Income	46
Wicker Park Apts & Annex	1414 N Damen Ave	Senior	230
Zelda Ormes Apts	116 W Elm St	Senior	269



List CHA-Owned Vacant Parcels

The following vacant parcels may be considered for disposition, repositioning or redevelopment.

Address	Address	Address	Address
100 S Campbell Ave	1110 S Lytle St	120 S Campbell Ave	1237 W Grenshaw St
1000 S Racine Ave	1111 E Bowen Ave	120 S Maplewood Ave	1237 W Roosevelt Rd
101 S Maplewood Ave	1111 N Cambridge Ave	1203 N Orchard St	1238 W Grenshaw St
1010 N Cleveland Ave	1112 N Cleveland Ave	1209 W 59th St	1239 W 14th Pl
1010 N Keystone Ave	1113 N Cambridge Ave	121 S Maplewood Ave	1239 W Fillmore St
1011 N Cambridge Ave	1114 E Bowen Ave	1211 N Orchard St	1239 W Grenshaw St
1012 N Cleveland Ave	1114 N Cleveland Ave	1212 N Orchard St	1239 W Roosevelt Rd
1013 N Cambridge Ave	1115 E Bowen Ave	1213 N Orchard St	1240 S Tripp Ave
1014 N Cleveland Ave	1115 N Cambridge Ave	1214 N Orchard St	1240 W 15Th St
1015 N Cambridge Ave	1116 E Bowen Ave	1214 S Kolin Ave	1240 W Grenshaw St
1016 N Cleveland Ave	1116 N Cleveland Ave	1220 W 74th Pl	1241 W 14Th Pl
1017 N Cambridge Ave	1117 E Bowen Ave	1221 W Roosevelt Rd	1241 W Fillmore St
1018 N Cleveland Ave	1117 N Cambridge Ave	1223 W Roosevelt Rd	1241 W Grenshaw St
1019 N Cambridge Ave	1118 E Bowen Ave	1225 W Roosevelt Rd	1241 W Roosevelt Rd
1020 N Cambridge Ave	1119 E Bowen Ave	1226 W Grenshaw St	1242 W Grenshaw St
1020 N Cleveland Ave	1119 N Cambridge Ave	1227 N Orchard St	1243 S California Ave
1020 S Lytle St	1120 N Cleveland Ave	1227 W 14Th Pl	1243 W 14Th Pl
1021 N Cambridge Ave	1121 E Bowen Ave	1229 W Grenshaw St	1243 W Fillmore St
1022 N Cambridge Ave	1121 N Cambridge Ave	1230 N Orchard St	1243 W Grenshaw St
1022 N Cleveland Ave	1122 E Bowen Ave	1230 W Grenshaw St	1243 W Roosevelt Rd
1023 N Cambridge Ave	1122 N Cleveland Ave	1231 S Throop St	1244 W Grenshaw St
1024 N Cambridge Ave	1123 E Bowen Ave	1231 W 14Th Pl	1245 W Fillmore St
1024 N Cleveland Ave	1123 N Cambridge Ave	1231 W Grenshaw St	1245 W Grenshaw St
1025 N Cambridge Ave	1124 E Bowen Ave	1231 W Roosevelt Rd	1246 W Fillmore St
1026 N Cleveland Ave	1124 N Cleveland Ave	1232 W Grenshaw St	1246 W Grenshaw St
1027 N Cambridge Ave	1125 N Cambridge Ave	1233 W 14Th Pl	1247 W Fillmore St
1028 N Cleveland Ave	1126 N Cleveland Ave	1233 W Grenshaw St	1247 W Grenshaw St
1030 N Cambridge Ave	1127 N Cambridge Ave	1233 W Roosevelt Rd	1247 W Roosevelt Rd
10533 S Avenue M	1128 N Cleveland Ave	1234 W Grenshaw St	1248 S Fairfield Ave
110 S Campbell Ave	1129 N Cambridge Ave	1235 N Orchard St	1248 S Washtenaw Ave
1100 E Bowen Ave	1130 E 42nd Pl	1235 W 14Th Pl	1248 W Fillmore St
1102 S Lytle St	1130 N Cleveland Ave	1235 W Fillmore St	1248 W Grenshaw St
1105 S Throop St	1131 N Cambridge Ave	1235 W Grenshaw St	1249 S Lafin St
1106 S Lytle St	1132 N Cleveland Ave	1236 W Grenshaw St	1249 S Washtenaw Ave
1109 S Throop St	1133 N Cambridge Ave	1237 N Orchard St	1249 W Fillmore St
111 S Maplewood Ave	1138 E Bowen Ave	1237 S Fairfield Ave	1249 W Grenshaw St
1110 N Cleveland Ave	11819 S Union Ave	1237 W Fillmore St	1249 W Roosevelt Rd



Address	Address	Address	Address
1250 W Fillmore St	1328 N Larrabee St	140 S Maplewood Ave	1433 W 13th St
1250 W Roosevelt Rd	1328 S Washtenaw Ave	1404-1414 S HOMAN AVE	1433 W Hastings St
1251 S Laflin St	1329 S Washtenaw Ave	1407 W Hastings St	1434 N Clybourn Ave
1251 W Fillmore St	1329 W Grenshaw St	1409 N Clybourn Ave	1434 W 13th St
1252 W Fillmore St	1330 N Larrabee St	1409 N Larrabee St	1434 W Hastings St
1253 S Laflin St	1330 S Keeler Ave	1409 W Hastings St	1435 N Larrabee St
1253 W Fillmore St	1330 S Talman Ave	1411 N Clybourn Ave	1435 W 13th St
1253 W Roosevelt Rd	1330 W Roosevelt Rd	1411 W Hastings St	1436 S Blue Island Ave
1254 W Fillmore St	1331 W Grenshaw St	1413 N Clybourn Ave	1436 W 13th St
1255 S Laflin St	13325 S Dobson Ave	1415 W Hastings St	1436 W Hastings St
1255 W Fillmore St	1334 N Larrabee St	1417 N Clybourn Ave	1437 N Larrabee St
1255 W Roosevelt Rd	1334 N Mohawk St	1417 W Hastings St	1437 W 13th St
1256 W Fillmore St	1335 S Washtenaw Ave	1419 N Clybourn Ave	1438 N Clybourn Ave
1257 S Laflin St	1335 W Grenshaw St	1419 N Larrabee St	1438 S Blue Island Ave
1257 W Fillmore St	13350 S Langley Ave	1419 W Hastings St	1438 W 13th St
1257 W Roosevelt Rd	1336 N Larrabee St	1420 S Blue Island Ave	1438 W Hastings St
1258 W Fillmore St	1337 W Grenshaw St	1421 N Larrabee St	1439 W 13th St
1259 W Fillmore St	1338 N Ridgeway Ave	1421 S Throop St	1439 W Hastings St
127 N Seeley Ave	1338 S Talman Ave	1421 W Hastings St	1440 S Blue Island Ave
12941 S Halsted St	1339 S Fairfield Ave	1423 N Clybourn Ave	1440 W 13th St
12943 S Halsted St	1340 N Ridgeway Ave	1423 N Larrabee St	1440 W Hastings St
130 S Campbell Ave	1340 S Fairfield Ave	1423 W Hastings St	1441 W 13th St
130 S Maplewood Ave	1342 N Larrabee St	1424 S Blue Island Ave	1441 W Hastings St
1300 N Clybourn Ave	13420 S Drexel Ave	1425 N Clybourn Ave	1442 S Blue Island Ave
1300 N Larrabee St	1343 W ROOSEVELT RD	1425 N Larrabee St	1442 W 13th St
1301 W Grenshaw St	1344 S Talman Ave	1425 W Hastings St	1442 W Hastings St
1302 N Clybourn Ave	1345 S Washtenaw Ave	1427 N Larrabee St	1443 W 13th St
1304 N Clybourn Ave	1348 W Roosevelt Rd	1429 W 13th St	1443 W Hastings St
1306 N Clybourn Ave	1349 W Grenshaw St	1430 N Clybourn Ave	1443 W Washburne Ave
131 S Maplewood Ave	1352 N Mohawk St	1430 S Blue Island Ave	1444 N CLYBOURN AVE
1318 N Larrabee St	1353 W Grenshaw St	1430 W 14Th St	1444 S Blue Island Ave
1319 W Grenshaw St	1356 N Mohawk St	1430 W Hastings St	1444 W 13th St
1320 N Larrabee St	1357 W Grenshaw St	1430 W Washburne	1444 W Hastings St
1320 W Roosevelt Rd	1358 N Mohawk St	1431 N Larrabee St	1445 W 13th St
1323 W Grenshaw St	1360 N Mohawk St	1431 W 13th St	1445 W Hastings St
1325 W Grenshaw St	1362 N Mohawk St	1431 W Roosevelt Rd	1446 N Clybourn Ave
1327 W Grenshaw St	1386 N Clybourn Ave	1432 W Hastings St	1446 W 13th St
1327 W Roosevelt Rd	14 W 45th Pl	1433 N Larrabee St	1446 W Hastings St



Address	Address	Address	Address
1447 W 13th St	1520 S Millard Ave	1830 N Sawyer Ave	2415 S Dearborn St
1447 W Hastings St	1521 W Roosevelt Rd	1831 W Lake St	2416 S State St
1448 W 13th St	1523 W Roosevelt Rd	1831 W Maypole Ave	2416 W Gladys Ave
1448 W Hastings St	1524 S Millard Ave	1833 W Lake St	2418 W Gladys Ave
1449 W 13th St	1524 W 15Th St	1833 W Maypole Ave	2420 W Monroe St
1449 W Hastings St	1525 W 13th St/ 1525 W Washburne Ave	1835 W Lake St	2422 W Gladys Ave
1449 W Roosevelt Rd	1525 W 14Th Pl	1837 W Lake St	2422 W Van Buren St
1450 N Larrabee St	1525 W 14th St	1839 W Lake St	2424 W Monroe St
1450 S Blue Island Ave	1526 W 13th St	1841 W Lake St	2425 W Gladys Ave
1450 W 13th St	1526 W 14th Pl	1848 W Maypole Ave	2428 W Gladys Ave
1450 W Hastings St	1526 W 14th St	1848 W Washington Blvd	2430 W Gladys Ave
1451 W 13th St	1526 W Hastings St	1854 W Maypole Ave	2430 W Monroe St
1451 W Hastings St	1527 W Roosevelt Rd	1931 W Maypole Ave	2432 W Madison St
1452 W Hastings St	1528 W Washburne Ave	1935 W Lake St	2435 S Dearborn St
1453 W 13th St	1529 W Roosevelt Rd	1940 W Washington Blvd	2435 W Monroe St
1453 W Hastings St	1530 W 15Th St	1963 W Lake St	2437 W Adams St
1454 W Hastings St	1531 S Millard Ave	20 W 44Th St	2440 W Monroe St
1455 W 13th St	1531 W Roosevelt Rd	20 W 45Th Pl	2450 S State St
1455 W Hastings St	1532 S Millard Ave	200 S Western Ave	2522 W Monroe St
1456 W Hastings St	1535 W Roosevelt Rd	205 S Maplewood Ave	2524 W Monroe St
1457 W Hastings St	1537 S Kildare Ave	206 S Campbell Ave	2530 W Monroe St
1457 W Roosevelt Rd	1544 W 13th St	207 S Maplewood Ave	2532 W Monroe St
1458 W Hastings St	1614 N Rockwell St	209 S Maplewood Ave	2533 W Madison St
150 S Maplewood Ave	1615 N Talman Ave	2102 W Washington Blvd	2534 W Monroe St
150 S Western Ave	1618 N ALBANY AVE	213 S Maplewood Ave	2536 Wt Monroe St
150 W 51St St	170 S Western Ave	215 S Maplewood Ave	2537 W Madison St
1500 W Ogden Ave	1721 N Talman Ave	217 S Maplewood Ave	2540 W Monroe St
1501 S Millard Ave	18 W 44Th St	22 W 44Th St	2540 W Wilcox St
1505 W Hastings St	1800 W Maypole Ave	221 S Maplewood Ave	2541 W Wilcox St
1507 W Roosevelt Rd	1810 W Maypole Ave	2210 S State St	2542 W Wilcox St
1509 S Millard Ave	1815 W Lake St	2222 S State St	2543 W Monroe St
1509 W Roosevelt Rd	1817 W Lake St	2256 W WARREN BL	2543 W Wilcox St
1510 W 15Th St	1821 W Lake St	2301 S Dearborn St	2544 W Wilcox St
1510 W Washburne Ave	1825 W Lake St	24 W 44Th St	2545 W Wilcox St
1511 S Millard Ave	1825 W Maypole Ave	2400 S State St	2546 W Monroe St
1511 W Roosevelt Rd	1827 W Lake St	2401 S Dearborn St	2546 W Wilcox St
1515 W Roosevelt Rd	1829 W Lake St	2411 S Dearborn St	2547 W Monroe St
1519 W Roosevelt Rd	1829 W Maypole Ave	2414 W Monroe St	2547 W Wilcox St



Address	Address	Address	Address
2548 W Wilcox St	2813 S Prairie Ave	3514 S Dearborn St	361 W Walton St
2549 W Madison St	2815 S Prairie Ave	3516 S Dearborn St	3610 S Vincennes Ave
2549 W Wilcox St	2822 S Calumet Ave	3518 S Dearborn St	3611 S Dearborn St
2550 W Wilcox St	2904 W Walnut St	3520 S Dearborn St	3612 S Federal St
2552 W Monroe St	2933 W Madison St	3520 S Federal St	3613 S Dearborn St
2552 W Wilcox St	300 S Western Ave	3522 South Dearborn	3615 S Dearborn St
2553 W Madison St	3017 W Washington Blvd	3524 S Dearborn St	3617 S Dearborn St
2554 W Monroe St	303/309/311/321 W 42nd	3525 S Rhodes Ave	3619 S Dearborn St
2554 W Wilcox St	304 S Campbell Ave	3526 S Dearborn St	3620 S Dearborn St
2555 W Madison St	309 S Maplewood Ave	3526 S Vincennes Ave	3620 S Vincennes Ave
2557 W Madison St	31 W 54th St	3528 S Vincennes Ave	3621 S Dearborn St
2565 W Madison St	311 S Maplewood Ave	3530 S Vincennes Ave	3623 S Dearborn St
2570 W Madison St	3137 W Washington Blvd	3532 S Vincennes Ave	3625 S Dearborn St
2620 W Potomac Ave	315 S Maplewood Ave	3535 S Rhodes Ave	3627 S Dearborn St
2634 W Maypole Ave	316 S Campbell Ave	3536 S Vincennes Ave	3629 S Dearborn St
2638 W Maypole Ave	318 S Campbell Ave	3539 S Rhodes Ave	3630 S Federal St
2642 W Maypole Ave	319 S Campbell Ave	3540 S Vincennes Ave	3631 S Dearborn St
2651 S Prairie Ave	32 W 44Th St	3542 S Vincennes Ave	3633 S Dearborn St
2663 W Lake St	321 S Campbell Ave	3543 S Rhodes Ave	364 W Locust St
2710 S Calumet Ave	323 S Campbell Ave	3544 S Vincennes Ave	364 W Oak St
2711 S Prairie Ave	325 S Campbell Ave	3544 W 38th Pl	365 W Oak St
2719 S Prairie Ave	325 S Maplewood Ave	3546 S Vincennes Ave	3650 S Vincennes Ave
2722 S Calumet Ave	331 S Campbell Ave	3548 S Vincennes Ave	37 W 47th St
2724 S Calumet Ave	3313 W Crystal St	3550 S Vincennes Ave	3700 S Vernon Ave
2725 S Prairie Ave	332 S Campbell Ave	3552 S Vincennes Ave	3701 S Rhodes Ave
2726 S Calumet Ave	333 S Campbell Ave	3553 S Rhodes Ave	3702 S Vincennes Ave
2728 S Calumet Ave	334/342/350 W 42nd St	3554 S Vincennes Ave	3711 S Rhodes Ave
2730 S Calumet Ave	335 S Campbell Ave	36 W 44Th St	3716 S Langley Ave
2732 S Calumet Ave	335 W 69th St	360 W Oak St	3717 S Langley Ave
2800 S Calumet Ave	337 S Campbell Ave	3603 S Federal St	3719 S Langley Ave
2801 S Prairie Ave	339 W 69th St	3604 S Federal St	3720 S Cottage Grove Ave
2802 S Calumet Ave	34 W 44Th St	3605 S Dearborn St	3720 S Lake Park Ave
2803 S Prairie Ave	35 W 37th St	3605 W Douglas Bl	3720 S Langley Ave
2804 S Calumet Ave	3501 S Federal St	3607 S Dearborn St	3720 S Vernon Ave
2805 S Prairie Ave	3506 S Dearborn St	3607 S Federal St	3722 S Langley Ave
2807 S Prairie Ave	3508 S Dearborn St	3608 S Federal St	3723 S Langley Ave
2809 S Prairie Ave	3510 S Dearborn St	3609 S Dearborn St	3724 S Langley Ave
2811 S Prairie Ave	3512 S Dearborn St	361 W Oak St	3725 S Federal St



Address	Address	Address	Address
3727 S Langley Ave	3806 S Dearborn St	4013 S Dearborn St	415 W Oak St
3728 S Vincennes Ave	3806 S Vincennes Ave	4015 S Federal St	4154 S Lake Park Ave
3730 S Lake Park Ave	3808 S Lake Park Ave	4016 S Dearborn St	42 W 44th St
3731 S Rhodes Ave	3808 S Vincennes Ave	4019 S Federal St	420 W Locust St
3737 S Langley Ave	3809 S Rhodes Ave	4021 S Federal St	4200 S Michigan Ave
3738 S Vincennes Ave	3810 S Langley Ave	4028 S State St	4201 S Lake Park Ave
3740 S Dearborn St	3810 S Vincennes Ave	4031 S State St	4204 S Keating Ave
3740 S Lake Park Ave	3812 S Vincennes Ave	405 N Avers Ave	4208 S Oakenwald Ave
3740 S Vincennes Ave	3813 S Rhodes Ave	4054 S Federal St	4210 S Oakenwald Ave
3741 S Langley Ave	3814 S Vincennes Ave	4100 S Dearborn St	4212 S Keating Ave
3741 S Rhodes Ave	3815 S Ellis Ave	4100 S Ellis Ave	4212 S Oakenwald Ave
3742 S Vincennes Ave	3818 S Lake Park Ave	4104 S Dearborn St	4213 S Cicero Ave
3744 S Vincennes Ave	3819 S Rhodes Ave	4106 S Federal St	4214 S Oakenwald Ave
3745 S Langley Ave	3820 S Dearborn St	4108 S Dearborn St	4216 S Oakenwald Ave
3746 S Vincennes Ave	3823 S Rhodes Ave	4110 S Oakenwald Ave	4217 W Adams St
3747 S Vincennes Ave	3825 S Federal St	4112 S Dearborn St	4218 S Oakenwald Ave
3748 S Langley Ave	3827 S Rhodes Ave	4112 S Federal St	4220 S Keating Ave
3749 S Rhodes Ave	3829 S State St	4114 S Oakenwald Ave	4220 S Oakenwald Ave
3749 S Vincennes Ave	3830 S Evans Ave	4116 S Dearborn St	4225 S Cicero Ave
3750 S Vincennes Ave	3830 S Lake Park Ave	4116 S Federal St	4226 W Van Buren St
3751 S Rhodes Ave	3834 S Lake Park Ave	4118 S Federal St	4230 S Keating Ave
3751 S Vincennes Ave	3838 S Lake Park Ave	4118 S Oakenwald Ave	4235 S Cicero Ave
3752 S Langley Ave	3840 S Langley Ave	4120 S Oakenwald Ave	4244 S Keating Ave
3753 S Rhodes Ave	3841 S Evans Ave	4122 S Oakenwald Ave	4247 S Cicero Ave
3753 S Vincennes Ave	3911 S Indiana Ave	4124 S Federal St	4247 S Wabash Ave
3754 S Langley Ave	3934 S Calumet Ave	4124 S Oakenwald Ave	4249 S Wabash Ave
3755 S Rhodes Ave	3956 S Calumet Ave	4126 S Oakenwald Ave	4258 S Keating Ave
3755 S Vincennes Ave	40 W 23rd St	4128 S Oakenwald Ave	43 W 36th St
3756 S Langley Ave	40 W 44Th St	4130 S Federal St	430 N Harding Ave
3757 S Rhodes Ave	4000 S State St	4133 S Lake Park Ave	430 W Locust St
3757 S Vincennes Ave	4004 S State St	4135 S Lake Park Ave	4303 S La Crosse Ave
3759 S Rhodes Ave	4005 S Dearborn St	4136 S Federal St	4303 S Lamon Ave
38 W 44th St	4006 S State St	4137 S Lake Park Ave	4303 S Laporte Ave
3800 S Dearborn St	4007 S Dearborn St	4139 S Lake Park Ave	4310 S Federal St
3801 S Rhodes Ave	4008 S State St	4140 S Ellis Ave	4330 S Federal St
3802 S Vincennes Ave	4009 S Federal St	4141 S Lake Park Ave	4331 S Federal St
3804 S Dearborn St	4010 S State St	4141 S Langley Ave	4333 S Federal St
3805 S Rhodes Ave	4011 S Federal St	415 E Pershing Rd	4334 S Dearborn St



Address	Address	Address	Address
4335 S Federal St	4514 S Champlain Ave	4830 S Federal St	5020 S Federal St
4336 S Dearborn St	4516 S Champlain Ave	4830 S State St	5022 S Dearborn St
4337 S Federal St	4516 S Federal St	4831 S Dearborn St	5026 S Federal St
4338 S Dearborn St	4518 S Champlain Ave	4831 S Federal St	503 E Browning Ave
4339 S Federal St	4520 S State St	4835 S Federal St	5030 S Federal St
4340 S Dearborn St	4521 S Federal St	4836 S Federal St	5033 S Hermitage Ave
4341 S Federal St	4522 S Champlain Ave	4836 S State St	5035 S Federal St
4342 S Dearborn St	4524 S Champlain Ave	4847 S Federal St	5036 S Federal St
4343 S Cicero Ave	4526 S Champlain Ave	4850 S Federal St	504 E 36th St
4344 S Dearborn St	4528 S Champlain Ave	4850 W 43rd St	504 W Hobbie St
4349 S Cicero Ave	4530 S Champlain Ave	4857 S Marshfield Ave	504 W Oak St
4351 S Cicero Ave	4530 S Federal St	4900 S Federal St	5040 S Dearborn St
4355 S Cicero Ave	4530 S State St	4904 S Federal St	5040 S Federal St
4359 S Cicero Ave	4531 S Federal St	4906 S Federal St	5042 S Federal St
436 N Springfield Ave	4532 S Champlain Ave	4908 S Federal St	5048 S Federal St
44 W 44Th St	4534 S Champlain Ave	4909 S Federal St	505 E 36th St
4400 S Federal St	4538 S Champlain Ave	4910 S Federal St	505 E Browning Ave
4403 S La Crosse Ave	4544 S Champlain Ave	4910 S State St	505 W Hobbie St
4403 S Lamon Ave	4556 S Woodlawn Ave	4914 S Federal St	5050 S Federal St
4403 S Laporte Ave	4593 S Oakenwald Ave	4916 S Federal St	5054 S Federal St
4403 S Lavergne Ave	4595 S Oakenwald Ave	4921 S Dearborn St	506 E 36th St
4404 S St Lawrence	4599 S Oakenwald Ave	4925 S Federal St	506 W Hobbie St
4412 S Federal St	46 W 35th Pl	4926 S Federal St	506 W Oak St
4415 S Evans Ave	46 W 44Th St	4926 S State St	507 E Browning Ave
4416 W 28Th St	4609 S Federal St	4929 S Dearborn St	507 W Hobbie St
4418 S Federal St	4610 S Federal St	4929 S Federal St	508 E 36th St
4419 S Evans Ave	4618 S Ashland Ave	4930 S Federal St	508 W Hobbie St
4425 S Evans Ave	4619 S Federal St	4930 S State St	508 W Oak St
4430 S Federal St	4620 S Federal St	4935 S Dearborn St	509 E Browning Ave
4435 S Evans Ave	4630 S Dearborn St	4936 S State St	509 W Hobbie St
4439 W Congress Pky	4639 S Federal St	4941 S Federal St	51 W 40th Pl
4444 W Jackson Blvd	4640 S Federal St	4942 S Federal St	510 E 36th St
45 W 37th St	47 W 40th Pl	5000 S State St	510 E 37Th Pl
45 W Cermak Rd	48 W 40th Pl	501 E 36th Pl	510 W Hobbie St
4500 S Federal St	4800 S Bishop St	501 E 36th St	510 W Oak St
4510 S State St	4800 W 43rd St	5016 S Federal St	5100 W 47th St
4511 S Federal St	4815 & 4826 S Federal St	5019 S Federal St	5106 W 47th St
4511 W Adams St	4830 S Dearborn St	502 E 36th St	5108 W 47th St



Address	Address	Address	Address
511 E 37Th Pl	519 E 37Th Pl	527 E 38Th Pl	5402 S Dearborn St
511 E 37th St	519 E Browning Ave	527 E Browning Ave	541 E Browning Ave
511 E 38Th Pl	519 W Elm St	528 E 36th St	541 W Hobbie St
511 E Browning Ave	519 W Hobbie St	528 E 38Th St	541 W Oak St
511 W Hobbie St	52 W 40th Pl	529 E 38Th Pl	542 E 36th St
5110 S Federal St	520 E 36th St	529 E Browning Ave	542 E 37Th St
5110 S State St	520 E 37Th Pl	530 E 36th St	543 E Browning Ave
5111 S Dearborn St	520 W Hobbie St	530 E 37Th Pl	543 W Hobbie St
5111 S Federal St	520 W Oak St	530 E 37Th St	544 E 36th St
5112 W 47th St	5200-5204 W Oakdale	530 E 38Th St	545 E 36Th Pl
5114 W 47th St	521 E 37Th Pl	530 E Pershing Rd	545 E Browning Ave
512 E 36th St	521 E 37th St	530 N Hartland Ct	545 W Hobbie St
512 E 63rd St	521 E 38Th Pl	531 E 36th Pl	545 W Oak St
512 W Hobbie St	521 E Browning Ave	531 E 37Th Pl	546 E 36th St
512 W Oak St	521 W Hobbie St	531 E 37th St	547 E Browning Ave
513 E 37Th Pl	522 E 36th St	531 E 38Th Pl	547 W Hobbie St
513 E Browning Ave	522 E 38Th St	531 E Browning Ave	547 W Oak St
513 W Hobbie St	5225 S Federal St	531 W Oak St	549 E Browning Ave
5130 S Federal St	5226 S Federal St	532 E 38Th St	549 W Hobbie St
5130 S State St	523 E 37Th Pl	533 E Browning Ave	551 E 36Th Pl
5131 S Federal St	523 E 38Th Pl	5330 S Campbell Ave	551 E Browning Ave
514 E 36th St	523 E Browning Ave	5334 S Campbell Ave	551 W Hobbie St
514 W Hobbie St	523 W Oak St	534 E 36th St	5519 S Elizabeth St
514 W Oak St	524 E 36th St	534 E 38Th St	552 E 37Th St
515 E 36th Pl	524 E 38Th St	535 E 37th St	553 E Browning Ave
515 E 37Th Pl	5242 S Federal St	535 E Browning Ave	5548 S Emerald Ave
515 E Browning Ave	5246 S Federal St	535 W Hobbie St	5557 W Congress Pky
515 W Hobbie St	5247 S Federal St	535 W Oak St	560 E 40th St
515 W Oak St	525 E 36th St	537 E Browning Ave	5600 S Marshfield Ave
516 E 36th St	525 E 37Th Pl	537 W Hobbie St	5626 S Ada St
516 W Hobbie St	525 E 38Th Pl	537 W Oak St	5626 S Paulina Ave
516 W Oak St	525 E Browning Ave	5374 S Maplewood Ave	5643 S Marshfield Ave
517 E 37Th Pl	5250 S Federal St	538 E 36th St	5652 S Prairie Ave
517 E Browning Ave	5259 S Emerald Ave	539 E Browning Ave	5719 S Carpenter St
517 W Hobbie St	526 E 36th St	539 W Hobbie St	5732 S Bishop St
518 E 36th St	526 E 37Th Pl	540 E 36th St	5823 S Damen Ave
518 W Hobbie St	526 E 38Th St	540 E 37Th St	600 W Evergreen Ave
518 W Oak St	527 E 37th St	540 E Bowen Ave	601 W 62nd St



Address	Address	Address
601 W Scott St	6244 S Michigan Ave	725 E 44th St
608 E 40th St	6246 S Prairie Ave	725 W Scott St
610 W 61st St	6251 S Indiana Ave	726 E 38th Pl
610 W Evergreen Ave	626 E Pershing Rd	726 W Division St
610 W Scott St	628 E Pershing Rd	727 E 44th St
6131 S Calumet Ave	630 E Pershing Rd	734 E 45th St
614 W Scott St	630 W Evergreen Ave	736 E 38th Pl
6145 S Calumet Ave	6314 S Ellis Ave	736 E Pershing Rd
6151 S Wabash Ave	632 E 43rd St	736 N Throop St
6153 S Wabash Ave	633 E 37th Pl	740 E 37th St
6155 S Wabash Ave	6349 S Ellis Ave	740 E Pershing Rd
616 E 40th St	636 W Evergreen Ave	7429 S Peoria St
616 E Pershing Rd	637 E 37th Pl	7438 S Peoria St
618 E Pershing Rd	637 E Pershing Rd	7440 S Green St
620 E 40th St	639 E Pershing Rd	759 E 37th St
620 E Pershing Rd	6405 S Ellis Ave	809 E 38th St
620 W Evergreen Ave	6426 S Justine St	813 N Cleveland Ave
6201 S Wabash Ave	650 W Division St	820 S Racine Ave
6205 S Calumet Ave	6508 S Greenwood Ave	823 E 42nd Pl
6205 S Wabash Ave	651 W Scott St	825 S Ada St
6209 S Wabash Ave	6531 S University Ave	826 N Sedgwick St
621 S Independence Blvd	6551 S Ellis Ave	872 N Orleans St
6211 S Wabash Ave	658 W Division St	874 N Orleans St
6213 S Wabash Ave	659 E Bowen Ave	929 N Larrabee St
6215 S Calumet Ave	661 W 129th Pl	931 N Larrabee St
6217 S Wabash Ave	663 W Scott St	935 N Larrabee St
6219 S Calumet Ave	6732 S Elizabeth St	937 N Larrabee St
622 E 40th St	6803 S Racine Ave	939 N Larrabee St
622 E Pershing Rd	6936 S Wallace St	943 N Larrabee St
6221 S Wabash Ave	700 W Division St	945 N Larrabee St
6223 S Wabash Ave	706 W Division St	949 N Larrabee St
6225 S Wabash Ave	708 W Division St	976 N Cambridge Ave
6231 S Calumet Ave	711 E 41st St	979 N Cambridge Ave
6238 S Hermitage Ave	715 W Scott St	
624 E Pershing Rd	716 W Division St	
6240 S Michigan Ave	718 E 37th St	
6241 S May St	724 E 37th St	
6243 S Indiana Ave	724 E 45th St	



Local Asset Management Plan

CHA's Amended and Restated MTW Agreement 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.

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), as codified in 2 CFR. 200.400 et. seq. and 2 C.F.R. 200.500 et. seq., respectively

The local asset management program incorporates the following key components:

- Implementation of project-based management – CHA has decentralized property operations to each property by contracting with professional private management companies. These private management companies manage the day-to-day operations in accordance with HUD public housing requirements and are overseen by CHA's Asset Management staff.
- Budgeting and accounting – Public housing operating budgets at the property level are completed annually and the related accounting activities are maintained at that level as well. This model allows the Authority to operate and monitor its asset portfolio as Asset Management Projects (AMPS).
- Financial management – Financial analysis is performed on a monthly basis, at the property level, to ensure operating budgets are properly managed. Financial reporting requirements are in accordance with the amended Moving to Work Agreement as well as 2 CFR. 200.400.

Program Principles

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

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

Cost Allocation Approach

CHA's Amended and Restated Moving to Work Agreement identifies either a "fee-for-service" option or an "indirect cost" option to be utilized to distribute direct and indirect costs under local asset management plan under Circular A-87. CHA utilizes an indirect cost allocation. CHA is in keeping with 24 CFR 990 and uses property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC). As stated in 2 CFR 200.412, 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
- Finance
- Human Resources & Administration
- Property & Asset Management
- Housing Choice Voucher
- Resident Services
- Development Management
- Inspector General
- Information Technology Services

CHA Cost Objectives under MTW

As a Moving to Work Demonstration program agency, CHA utilizes single fund flexibility which allows the combination of the Public Housing Operating Fund, Public Housing Capital Fund, and Section 8 Housing Choice Voucher Program funding sources. Cost objectives for each program are taken into consideration as program level budgets are developed, accounting activities implemented, and financial reporting designed. Direct and indirect costs associated with the COCC are allocated on a reasonable basis and use a cost benefit approach. The following tables include, but are not limited to, the direct and indirect costs associated with CHA’s Moving to Work Demonstration program:

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

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

Financial Reporting

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

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



Affirmatively Furthering Fair Housing

Physical Housing Stock—Public Housing

The CHA incorporates Uniform Federal Accessibility Standards (UFAS) into new construction and rehabilitation, ensuring that housing is provided for people with disabilities currently residing in CHA housing as well as those on its waiting lists. Whereas most housing authorities provide 5.0% and 2.0% of its units to people with mobility and sensory impairments, CHA provides 5.3% and 2.1% respectively. To ensure compliance with the exacting UFAS standards, the CHA contracts with a third-party architecture firm to certify all UFAS units. To date, CHA has 1,536 UFAS-504 Mobility units and 467 UFAS-504 Sensory units and has certified 103 common areas as UFAS accessible.

Policies and Procedures

All Programs

CHA completed an Americans with Disabilities Act Title II Self-Evaluation Update- Policies, Procedures and Effective Communication in January 2020 and is currently taking steps to implement the recommendations outlined in the report.

Public Housing

CHA has an Accessibility Specialist who works in the public housing Property and Asset Management Office. The Accessibility Specialist oversees the review and implementation of all Requests for Reasonable Accommodation in CHA's Public Housing Program to ensure that CHA can find a unit that meets the needs the requested reasonable accommodation.

Housing Choice Voucher (HCV)

The HCV Fair Housing team is responsible for compliance with all applicable fair housing and disability-related laws and regulations. The Fair Housing team serves HCV participants who need fair housing and disability-related assistance locate accessible housing that meets their disability related needs.

The Fair Housing team organizes and facilitates trainings on fair housing and disability both for CHA staff and external partners, including participants and property owners. In the HCV Program, CHA created the first of its kind Modification Fund, which consists of a pool of money set aside for the construction and installation of accessibility features for HCV participants. CHA has an Intergovernmental Agreement (IGA) with the Mayor's Office for People with Disabilities (MOPD) to provide customized accessibility modifications that meet the needs of people with disabilities.

CHA is in the final year of two-year Fair Housing testing project. The testing results will be used to analyze fair housing issues and shape CHA's fair housing goals as part of its duty to affirmatively further fair housing.

Blueprint for Fair Housing

The CHA participated in the Cook County Regional Assessment of Fair Housing, a first-of-its-kind planning effort, convening 13 jurisdictions and six public housing authorities to understand the underlying causes behind the region's residential segregation and related fair housing issues. As part of the regional effort, the City of Chicago and CHA partnered to craft goals and strategies to affirmatively further fair housing and make Chicago a more equitable, prosperous place, with the most impacted residents at the center of the conversation.



Rental Assistance Demonstration Program

The CHA amended the FY2016 and FY2017 Moving to Work Annual Plan to reflect adjustments to the public housing developments anticipated for the RAD Program. CHA previously amended the FY2014 and FY2015 MTW Annual Plans with required RAD elements.

Through RAD, CHA is converting select properties to PBV under the guidelines of PIH Notice 2012-32 (HA), H-2017-03, REV-4 and any successor notices. Upon conversion to PBV, CHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6.C & 1.6.D of PIH Notice 2012-32 (HA), H-2017-03 REV-4 as amended by applicable HUD permissions and CHA's MTW authority. These resident rights, participation, waiting list and grievance procedures are appended to this Amendment. Additionally, CHA is currently and will remain compliant under RAD with all fair housing and civil rights requirements, Gautreaux and other court orders, if applicable.

RAD was designed by HUD to assist in preserving affordable housing assets and addressing capital needs of public housing by providing CHA with access to private sources of capital. Upon conversion, CHA's Capital Fund Budget will be reduced by the pro rata share of public housing units converted to PBV as part of the Demonstration, and CHA may also borrow funds to address capital needs in the future. CHA has and will continue to conduct physical capital needs assessments to determine the need for appropriate contributions to replacement reserves and to determine the immediate capital needs to address during the conversion of properties. Regardless of any funding changes that may occur as a result of conversion under RAD, CHA will maintain its continued service level as calculated using HUD's MTW Baseline methodology.

Specific information related to the additional public housing developments anticipated for RAD follows.



NAME AND STATUS	PIC AMP	RAD Type	Total Units	Unit Mix (Pre-Conversion / Post-Conversion)	Property Type	Transfer of Assistance Proposed	Capital Fund Allocation
Fannie Emanuel (Parkview) – converted 2016	IL002065000	PBV	181	1BR - 181	Senior	No	\$24,000,000
Daniel Burnham Apts – converted 2016	IL002075000	PBV	181	1BR - 181	Traditional Senior	No	\$7,400,000
Schneider – converted 2017	IL002059000	PBV	174	1BR – 174	Traditional Senior	No	\$5,222,933
Las Americas – converted 2017	IL002063000	PBV	212	1BR – 211 2BR – 1	Traditional Senior	No	\$7,110,040
Lorraine Hansberry – converted 2017	IL002064000	PBV	169	1 BR – 169	Traditional Senior	No	\$8,900,000
Mary Hartwell Catherwood	IL002055000	PBV	357	0BR – 11 1BR – 343 2BR – 3	Traditional Senior	No	TBD
Margaret Day Blake (incl. Maria Diaz Martinez and Elizabeth Woods)	IL002072000	PBV	317	1BR – 313 2BR – 4	Traditional Senior	No	TBD
Zelda Ormes	IL002049000	PBV	269	0BR – 82 1BR – 186 2BR – 1	Traditional Senior	No	TBD
Dr. Mildred C. Harris Apartments – converted 2018	IL002082000	PBV	165	0BR – 24 1BR – 140 2BR – 1	Traditional Senior	No	\$5,100,000
Mahalia Jackson	IL002041000	PBV	282	1BR – 280 2BR – 2	Traditional Senior	No	TBD
Hilliard 1 Senior	IL002135000	PBV	94	1BR – 94	Mixed-Income	No	TBD
Hilliard 1 Family	IL002099000	PBV	59	1BR – 12 2BR – 27 3BR – 10 4BR – 10	Mixed-Income	No	TBD
Caroline Hedger – converted 2016	IL002076000	PBV	450	0BR – 303 1BR – 145 2BR - 2	Traditional Senior	No	\$1,200,000
Minnie Riperton – converted 2016	IL002078000	PBV	339	0BR - 13 1BR - 325 2BR - 1	Traditional Senior	No	\$4,500,000
Robert Lawrence – converted 2017	IL002086000	PBV	193	1BR – 192 2BR – 1	Traditional Senior	No	\$8,996,010
Ada S. Dennison McKinley	IL002081000	PBV	125	1BR – 124 2 BR – 1	Traditional Senior	No	TBD
Ella Flagg Young (incl. Castleman)	IL002060000	PBV	436	0BR – 40 1BR – 396	Traditional Senior	No	TBD
William Jones – converted 2018	IL002070000	PBV	116	1BR – 115 2BR – 1	Traditional Senior	No	\$8,080,000
Irene McCoy Gaines	IL002062000	PBV	151	0BR – 32 1BR – 118 2BR – 1	Traditional Senior	No	TBD
Alfreda Barnett Duster	IL002042000	PBV	129	0BR – 26 1BR – 102 2BR – 1	Traditional Senior	No	TBD



Elizabeth Davis – converted 2018	IL002050000	PBV	149	1BR – 148 2BR – 1	Traditional Senior	No	\$5,675,000
Albany Terrace	IL002061000	PBV	350	1BR – 350	Traditional Senior	No	TBD
Edith Spurlock Sampson – converted 2021	IL002074000	PBV	394	0BR – 46 1BR – 346 2BR – 2	Traditional Senior	No	\$4,000,000
Flannery	IL002044000	PBV	252	0BR – 54 1BR – 196 2BR – 2	Traditional Senior	No	TBD
Wicker Park	IL002068000	PBV	225	1BR – 223 2BR – 2	Traditional Senior	No	TBD
Long Life – converted 2018	IL002066000	PBV	116	1BR – 115 2BR – 1	Traditional Senior	No	\$6,200,000
Mary Jane Richardson (incl. Maudelle Brown Bousfield)	IL002079000	PBV	266	0BR – 87 1BR – 177 2BR – 2	Traditional Senior	No	TBD
Vivian Gordon Harsh (incl. Judge Green) – converted 2019	IL002083000	PBV	278	0BR – 21 1BR – 255 2BR – 2	Traditional Senior	No	\$7,577,300 and \$13,127,700
Judge Fisher – converted 2017	IL002057000	PBV	199	0BR – 40 1BR – 159	Traditional Senior	No	\$11,008,000
Lidia Pucinska	IL002043000	PBV	378	1BR – 376 2BR – 2	Traditional Senior	No	TBD
Patrick Sullivan – converted 2019	IL002067000	PBV	482	0BR – 240 1BR – 240 2BR – 2	Traditional Senior	No	\$10,980,000
Armour Square	IL002046000	PBV	392	0BR – 43 1BR – 345 2BR – 4	Traditional Senior	No	TBD
Lincoln Perry – converted 2016	IL002052100	PBV	450	0BR – 8 1BR 440 2BR – 2	Traditional Senior	No	\$7,650,000
Judge Slater – converted 2016	IL002084000	PBV	407	0BR – 13 1BR – 393 2BR - 1	Traditional Senior	No	\$7,250,000
Vivian Carter – converted 2018	IL002080000	PBV	224	1BR – 223 2BR – 1	Traditional Senior	No	\$6,800,000
Hattie Callner – converted 2018	IL002048000	PBV	147	0BR – 30 1BR – 116 2BR – 1	Traditional Senior	No	\$7,700,000
Horner Westhaven (Superblock)* - converted 2016	IL002156000	PBV	95	1BR-30/1BR-38 2BR-54/2BR-31 3BR-99/3BR-21 4BR-10/4BR-4 5BR-8/5BR-1	Mixed-income	No	TBD
Lathrop Homes* Phase 1A converted 2017	IL002022000	PBV	400	1BR-454/1BR-TBD 2BR-401/2BR-TBD 3BR-63/3BR-TBD 4BR - TBD	Mixed-Income	Yes – multiple locations TBD	TBD
Lathrop Homes* Phase 1B – converted 2021	IL002022000 C	PBV	28	1BR – 15 2BR – 11 3BR – 2	Mixed-Income	Yes – multiple locations TBD	\$8,950,000
Concord at Sheridan 6438 N. Sheridan	IL002022000 MP1	PBV	65	1BR – 47 2BR – 18	Family	Yes – Transfer from Lathrop Homes	\$20,600,000
Ravenswood Senior Living 4501 N. Winchester	IL002022000 MP2	PBV	74	1BR – 74	Senior	Yes – Transfer from Lathrop Homes	\$12,500,000



<i>Pennycuff Apartments 2031 – 37 N. Milwaukee</i>	<i>IL002022000 MP4</i>	<i>PBV</i>	<i>47</i>	<i>1BR – 35 2BR – 12</i>	<i>Family</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$8,225,000</i>
<i>Aurea E. Martinez Apartments 5525 W. Diversey</i>	<i>IL002022000 MP3</i>	<i>PBV</i>	<i>45</i>	<i>1BR – 45</i>	<i>Family</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$4,700,000</i>
<i>Independence Apartments 4022 N. Elston</i>	<i>IL002022000 MP5</i>	<i>PBV</i>	<i>30</i>	<i>1 BR – 30</i>	<i>Senior</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$9,950,000</i>
<i>Northtown Apartments 6800 N. Western</i>	<i>IL002022000 MP6</i>	<i>PBV</i>	<i>30</i>	<i>1 BR – 30</i>	<i>Senior</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$10,900,000</i>
<i>Oso Apartments 3435 W. Montrose</i>	<i>IL002022000 MP7</i>	<i>PBV</i>	<i>32</i>	<i>1 BR – 19 2 BR - 13</i>	<i>Family</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$9,760,000</i>
<i>Parkside 4, Phase 2 551 W. Elm St.</i>	<i>IL002022000 MP8</i>	<i>PBV</i>	<i>35</i>	<i>1BR – 9 2BR – 1 3BR – 24 4BR – 1</i>	<i>Family</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$11,620,000</i>
<i>Lucy Gonzalez Parsons Apts (fka Emmett Street) 2602-2638 N. Emmett St.</i>	<i>IL002022000 B</i>	<i>PBV</i>	<i>50</i>	<i>1BR – 16 2BR – 25 3BR – 9</i>	<i>Family</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$12,992,000</i>
<i>Altgeld Gardens*</i>	<i>IL002002000 B</i>	<i>PBV</i>	<i>0</i>	<i>0BR– 2/0BR– 0 1BR–12/1BR–0 2BR–104/2BR–0 3BR–102/3BR–0 4BR–24/4BR–0</i>	<i>Family</i>	<i>Yes – multiple locations TBD</i>	<i>---</i>
<i>Ickes Phase 1A and 1B 25th and State St.</i>	<i>IL002002000 CAT1A IL002002000 CAT1B</i>	<i>PBV</i>	<i>68</i>	<i>TBD</i>	<i>Family</i>	<i>Yes – Transfer from Altgeld Gardens</i>	<i>\$21,239,000</i>
<i>Park Boulevard</i>	<i>IL002002000 CAT1D</i>	<i>PBV</i>	<i>36</i>	<i>1BR – 10 2BR – 24 3BR – 2</i>	<i>Family</i>	<i>Yes – Transfer from Altgeld Gardens</i>	<i>\$14,956,000</i>
<i>Ogden Commons</i>	<i>--</i>	<i>PBV</i>	<i>44</i>	<i>1BR – 29 2BR – 10 3BR – 5</i>	<i>Family</i>	<i>Yes – Proposed Transfer from Altgeld Gardens</i>	<i>TBD</i>
<i>Grace Manor</i>	<i>--</i>	<i>PBV</i>	<i>19</i>	<i>1BR – 9 2BR – 10</i>	<i>Family</i>	<i>Yes – Proposed Transfer from Altgeld Gardens</i>	<i>TBD</i>
<i>Levy House</i>	<i>--</i>	<i>PBV</i>	<i>20</i>	<i>1BR – 20</i>	<i>Senior</i>	<i>Yes – Proposed Transfer from Altgeld Gardens</i>	<i>TBD</i>
<i>Lake Park Crescent – converted 2022</i>	<i>IL002105000</i>	<i>PBV</i>	<i>60</i>	<i>1BR – 13 2BR – 27 3BR – 20</i>	<i>Mixed- Income</i>	<i>No</i>	<i>\$11,310,000</i>
<i>Roosevelt Square I</i>	<i>IL002116000</i>	<i>PBV</i>	<i>125</i>	<i>1BR – 25 2BR – 58 3BR – 29 4BR – 13</i>	<i>Mixed- Income</i>	<i>No</i>	<i>TBD</i>
<i>Renaissance North</i>	<i>IL002098000</i>	<i>PBV</i>	<i>18</i>	<i>1BR – 3 2BR – 9 3BR – 6</i>	<i>Mixed- Income</i>	<i>No</i>	<i>TBD</i>



Langston	IL002021000	PBV	29	1BR – 9 2BR – 11 3BR – 4 4BR – 5	Mixed- Income	No	TBD
Quincy	IL002020000	PBV	27	1BR – 5 2BR – 14 3BR – 7 4BR – 1	Mixed- Income	No	TBD
Other	---	PBV	452	TBD	TBD	TBD	TBD
*Represents proposed partial RAD conversions							

RAD Residents Rights, Participation, Waiting List and Grievance Procedures for PBV
Extracted from PIH Notice 2012-32, REV-2, Section 1.6 (C), adapted for CHA-specific policies

In FY2014, CHA updated the HCV Administrative Plan to reflect the below RAD-specific policies, as well as created a RAD lease/lease addendum and RAD grievance procedure. These RAD policies were released for public comment in November 2014 and approved by CHA’s Board in January 2015.

- 1. No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute and regulations, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.
- 2. Right to Return.** Other than the Horner Superblock, CHA has not confirmed plans to substantially rehabilitate occupied RAD properties that would require off-site temporary displacement of any residents at the time of RAD conversion. If it is later determined that off-site relocation is required for select sites, CHA will comply with all RAD relocation and Right of Return provisions. For the Horner Superblock, CHA followed the relocation process outlined in the November 2013 Horner Agreed Order and the Tenant Relocation Plan for Horner Phase I Superblock Development approved by HUD.
- 3. Renewal of Lease.** Under RAD, CHA or the owner must renew all leases upon lease expiration, unless cause exists. This provision is incorporated into the CHA tenant lease and lease addendum, as appropriate. The lease renewal policy, along with other RAD policy updates, were incorporated into the HCV Administrative Plan that was released for public comment in November 2014 and approved by CHA’s Board in January 2015.
- 4. Phase-in of Tenant Rent Increases.** If a tenant’s monthly rent increases by more than the greater of 10% or \$25 purely as a result of conversion, the rent increase will be phased in over five years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of “total tenant payment” (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. As part of necessary updates to the HCV Administrative Plan, CHA created a policy setting the length of the phase-in period at five years. This policy will be in place at conversion and may not be modified after conversion.

Rent adjustments under the five-year phase-in schedule are anticipated to occur at annual or interim re-examinations. After this phase-in period, impacted residents will transition to biennial re-examinations (every two years) or triennial re-examinations (every three years), as applicable per CHA’s MTW authority, once the calculated income-based TTP is reached. CHA’s updated ACOP and HCV Administrative Plan contain more information regarding requirements and qualifications for biennial and triennial re-examinations.



The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section “standard TTP” refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the “most recently paid TTP” refers to the TTP recorded on line 9j of the family’s most recent HUD Form 50058.

Five-Year Phase-in:

- Year 1: Any re-examination (interim or annual) performed prior to the second annual re-examination after conversion – 20% of the difference between most recently paid TTP and the standard TTP.
- Year 2: Year 2 annual re-examination and any interim re-examination prior to Year 3 annual re-examination – 40% of the difference between most recently paid TTP and the standard TTP.
- Year 3: Year 3 annual re-examination and any interim re-examination prior to Year 4 annual re-examination – 60% of the difference between most recently paid TTP and the standard TTP.
- Year 4: Year 4 annual re-examination and any interim re-examination prior to Year 5 annual re-examination – 80% of the difference between most recently paid TTP and the standard TTP.
- Year 5 annual re-examination and all subsequent re-examinations – Full standard TTP.

Once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. As previously stated, upon completion of the five-year phase-in period, CHA tenants will be transitioned to biennial or triennial re-examination schedules as applicable.

5. **Public Housing Family Self Sufficiency (PH FSS).** Current Public Housing FSS participants will continue to be eligible for FSS once their housing is converted under RAD. CHA will be allowed to use any remaining PH FSS funds to serve those FSS participants who live in units converted by RAD. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the FY15 Appropriations Act), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD. CHA will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984, the participants’ contracts of participation, and the alternative requirements established in the “Waivers and Alternative Requirements for the FSS Program” Federal Register notice, published on December 29, 2014, at 79 FR 78100. Escrowed funds for PH FSS participants will be transferred into the HCV escrow account.
6. **Resident Participation and Funding.** Resident organizations and representation in place at CHA properties prior to the RAD conversion will continue to be managed and recognized in accordance with current CHA policies and HUD regulations.
7. **Resident Procedural Rights.** The following items will be incorporated into both CHA’s HCV Administrative Plan and the owner’s lease (including the required lease or lease addendum), as applicable.
 - a. **Termination Notification.** CHA’s termination procedure for RAD will provide adequate written notice of termination of the lease. As required, CHA developed a termination policy that was included in updates to the HCV Administrative Plan that were released for public comment in November 2014 and approved by CHA’s Board in January 2015.
 - b. **Grievance Process.** For issues related to tenancy and termination of assistance, CHA will provide an opportunity for an informal hearing. As required, CHA developed a grievance procedure that incorporates essential components of the current public housing grievance process as well as required RAD provisions. CHA’s RAD grievance procedure was released for public comment in November 2014 and approved by CHA’s Board in January 2015.



8. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent five-year phase-in, as described in Section 1.6.C.4 (item #4 herein); instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the HCV Program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only applies to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion, due to loss of employment; tenants that move into the property following conversion, etc.) is covered by this waiver.

9. **Under-Occupied Units.** If a household is in an under-occupied unit under 24 CFR 983.259 at the time of conversion, the household may remain in the unit until an appropriate-sized unit becomes available in the RAD property. When an appropriate-sized unit becomes available in the RAD property, the household living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Contract Administrator. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the RAD property, HUD has waived 24 CFR 983.259.
10. **Waiting List Administration.** CHA will continue to use the Site-Based Waitlists for senior and family housing (as applicable) for RAD properties. For RAD properties where transfer of assistance will be utilized, CHA will notify existing waitlist applicants how they can apply for any new properties with site-based waitlists. All newly established site-based waitlists will be prepared in accordance with all applicable civil rights, fair housing laws and regulations, and applicable court orders.
11. **Choice Mobility.** After completing a one-year residency requirement under the RAD program, households within RAD PBV units may request a tenant-based HCV. CHA will provide tenant-based vouchers to the households that have requested them to the extent that they are available. CHA reserves the right to provide no more than three-quarters of its turnover vouchers per year to eligible Choice-Mobility households.