



APPLICATION OVERVIEW  
*Property Rental Assistance*  
PROJECT BASED VOUCHERS

# Chicago Housing Authority

## Property Rental Assistance / Project Based Vouchers

The Chicago Housing Authority (CHA) is the second largest public housing authority in the country and assists more than 63,000 households through a variety of programs.

Since 2000, CHA has been fully engaged in the largest and most ambitious public housing redevelopment effort in the history of the United States. Under its Plan for Transformation, CHA has created locally-driven strategies to meet existing obligations and for continued growth. CHA remains committed to improving the quality of affordable housing available to its residents, providing an opportunity for CHA residents to better their lives, and spurring revitalization of communities.

For more information about CHA, please visit [www.thecha.org](http://www.thecha.org).

### 1.1 PRA Expansion Goals

The cornerstone of the Plan for Transformation is the goal to deliver 25,000 new or renovated units. By June 2019, CHA has completed 98% of the unit goal delivery originally set forth in the Plan. Specifically, CHA outlined a strategy to deliver approximately 15,000 units of housing for families and 10,000 units for seniors. CHA achieved its unit goal for senior housing and continues its work to deliver family units.

The CHA focus is to provide quality housing in healthy and vibrant communities that enables low-income families to maximize their potential for long-term economic success. In 2018, CHA opened its wait lists for both public housing and project-based vouchers. As of June 2019, more than 34,000 households who need affordable housing are on the CHA wait list for Project Based Voucher properties. More than 85% of these households are eligible for one- or two-bedroom units.

The Property Rental Assistance (PRA) program is a housing development resource in which CHA partners with private developers to bring long-term housing opportunities to Chicago through the use of Project Based Vouchers (PBVs). CHA invites residential property owners and developers to apply through a required competitive process for the allocation of a Housing Assistance Payments (HAP) contract.

### 1.2 PRA Development Priorities

The Property Rental Assistance (PRA) program seeks to provide affordable housing opportunities throughout the City of Chicago. While CHA will consider all applications, priority will be given to applications with any or all of the below-listed characteristics:

1. **Healthy, Vibrant Neighborhoods**

CHA seeks units in neighborhoods that are conducive to a healthy family life and economic opportunity and at a minimum satisfy HUD's site and neighborhood standards. CHA is interested in neighborhoods that are demonstrably revitalizing or have a realistic likelihood of revitalizing as a result of new housing development initiatives.

- CHA is committed to the continued development of mixed-income communities. A priority for CHA is to create affordable housing opportunities in communities in which CHA has a commitment to create additional housing. This investment includes, but is not limited to, the areas surrounding the former ABLA and Cabrini revitalizing communities.
- CHA will consider applications across the City. Stronger applications will be those that bring development to areas underserved by affordable housing programs. The saturation of subsidized units, poverty, and/or crime in an area are important considerations that may affect the approval of PRA/PBV units and/or the percentage of PRA/PBV units invested in any development.
- Preference will be given to developments in **Opportunity and/or General Areas**. ([CHA Map](#))

## 2. **Economic Diversity**

CHA seeks economic diversity in buildings and communities and prefers buildings that offer a mixed-income environment. A CHA goal is that assisted units constitute not more than 25% of the units in any development and that the remaining units have a more market-oriented financial structure and residents represent a range of incomes.

- CHA-assisted units must be distributed throughout the development and—in most cases—represent a proportional distribution of unit sizes. Unit sizes accepted under the PRA/PBV program may be negotiated to best serve the tenant population based on CHA wait list considerations.
- Where a Developer seeks PRA/PBV for more than 25% of the units, a Social Service Plan is required and should match the tenant-base proposed in the Tenant Selection Criteria.

## 3. **Target Population**

CHA has a general need for a variety of unit sizes and will work with developers and property owners to provide a unit mix that meets the needs of CHA's wait list applicants. Of the more than 34,000 households currently on CHA's PBV waitlist, approximately 85% are eligible for one or two-bedroom units. Developers should be specific in the description of the tenant population proposed for the PRA/PBV subsidy.

- CHA's highest priority is for family units – units that are not age restricted. CHA has met its goal for senior / age-restricted units. CHA's waitlists identify the strongest priority for 1 and 2-bedroom units.
- Applicants from CHA wait lists have the highest priority for the PRA program.
- CHA is a partner in Chicago's Plan to End Homelessness. Properties that offer Supportive Housing for homeless households and seek to utilize Chicago's Coordinated Entry System (CES) should note this in the CHA Application Tenant Selection Criteria and Supportive Services section. Properties should include a Letter of Consistency from Chicago's Continuum of Care.
- CHA is a partner with the Illinois State Referral Network (SRN). Any SRN units that are to be included in the CHA allocation should be noted in the PRA application in the Tenant Selection Criteria and Supportive Services -Section 2.

#### 4. CHA Partnerships and Other Opportunities

CHA is a partner in City of Chicago efforts to invest in the creation and preservation of affordable housing. Initiatives include and are not limited to:

- Affordable Housing Preservation. CHA works with the City of Chicago to preserve affordable housing where it exists.
- Affordable Requirements Ordinance (ARO)
- Chicago’s Plan to End Homelessness. CHA is a partner with the City of Chicago and All Chicago to assist homeless households gain stability through permanent supportive housing.
- Empowerment Zones / Opportunity Zones / Thrive Communities

## SECTION 2. Program Eligibility

### 2.1 Eligibility

All applications must meet the following conditions to be considered for assistance through PRA:

- A. Proposed property/development must be located in the City of Chicago.
- B. Applications shall include a minimum of eight assisted units distributed throughout the property. The assisted units may be part of a portfolio of multiple buildings. Exceptions to the minimum unit threshold may be granted on a case-by-case basis with written explanation.
- C. Assisted units must be leased to families earning 80% or less of the Area Median Income (AMI). Residents who benefit from the CHA project-based voucher will pay no more than 30% of their adjusted household income for both rent and utilities. The property developer or owner must ensure that all funding and regulatory requirements are met should financing with separate income requirements be obtained. See the following table for 2019 maximum household income, which is adjusted by the US Department of Housing & Urban Development (HUD) annually.

Household Size	1	2	3	4	5	6	7	8
2019 Income Limits*	\$49,950	\$57,050	\$64,200	\$71,300	\$77,050	\$82,750	\$88,450	\$94,150

\* [Subject to change and published by HUD](#)

- D. Properties should be located in neighborhoods with access to a variety of amenities that will benefit residents such as schools, transportation, parks, recreation, retail shopping options and access to jobs and medical facilities. CHA will consider neighborhood characteristics including:
  - i. Public and private investments and revitalization efforts occurring in the area.
  - ii. Relative concentration of other assisted and/or low-income housing in the area.

- E. Applicants must own the subject property or provide evidence of pending ownership/site control.
- F. Applicants must have previous experience in developing or managing a residential development that includes affordable housing, subsidized housing units, and/or affordable units in a mixed-income project. If the developer has no previous experience developing or managing such a development, then evidence of a joint venture or partnership with a developer or property manager that has this specific previous experience is required.
- G. Construction must start within one year of a project closing for new construction or rehabilitation developments that have received HUD and CHA approval. Any changes in the construction schedule must be submitted to CHA for approval.

## **2.2 Ineligible Units**

Certain housing types are NOT eligible for PRA/PBV assistance. These include, but are not limited to the following:

- Transitional housing (including emergency shelters)
- Owner-occupied housing
- Shared housing including shared kitchens and bathrooms
- Manufactured housing (e.g., trailer or mobile homes)
- Section 202 & Section 236 housing
- Two-bedroom units or larger that incorporate a “borrowed light” feature in all of bedrooms
- Public housing (either constructed using capital funds or receiving other operating subsidy)
- Units receiving other local, state, or federal rent or operating subsidies. (For example, units assisted by the Chicago Low-Income Housing Trust Fund program are ineligible. However, units receiving capital assistance such as TIF loans or LIHTC equity are eligible.)

## **SECTION 3. Application & Selection Process**

### **3.1 Application Timeline & Process**

Owners and Developers must submit the Property Rental Assistance Application. Applications for new construction or rehabilitation properties, as well as supportive housing projects require submission of additional supplemental information, as detailed in the Application. There are two application processes for CHA's Property Rental Assistance program:

#### **A. PRA Open Enrollment**

CHA will take applications throughout the year. Open Enrollment Applications would not seek a Letter of Commitment for a competitive, government-funded financing product such as 9% Low-Income Housing Tax Credits. The PRA Open Enrollment Application process is likely utilized by properties in which there is a tighter timeline and no other government financing. Applications may include preservation investments or for those properties required to meet other government programs such as the Affordable Requirements Ordinance.

PRA Open Enrollment Applications will be accepted and evaluated on a first-come, first-served basis throughout the year. Based on the review of an application, CHA may contact the owner for additional information or for clarifying documents. All applications require submission of basic information about the property, property owner, property manager, and the tenant selection criteria.

PRA Open Enrollment Applications are subject to a competitive application process, Environmental Clearance and Subsidy Layering Review requirements, as required.

#### **B. PRA Government Funding Round**

Many Property Owners seek other government financing to support the acquisition, construction and/or rehabilitation of affordable housing. For properties seeking a CHA Letter of Preliminary Commitment for a government financing application, CHA will announce a Government Funding Round with timelines for the submission of the PRA Application. Notifications will be published on the CHA website.

PRA/PBV applications will be prioritized based on stated goals. CHA may support a limited number of applications based on the number of vouchers available during any government funding round. It is noted that CHA will likely be an applicant for funding in any government financing application round.

Should Preliminary Commitment be made by the CHA, the Letter will be good for one (1) year. Should the project not be approved by a government funder during that year, a new application will be required. Any changes to the plan for the development must be approved by CHA and may require approval by the CHA Board of Commissioners.

CHA shall have no obligation to compensate any applicant for any costs incurred to prepare a PRA Open Enrollment or Government Funding Round Application. CHA reserves the right to reject any and all applications. CHA may amend and/or terminate the Application and Selection process at any time.

CHA will periodically host informational sessions for property owners and developers interested in these programs. The dates and times of these sessions will be listed on the CHA website at <https://www.thecha.org/landlords/property-rental-assistance-program>.

All questions regarding the PRA application must be submitted in writing to [DevelopmentFinancing@thecha.org](mailto:DevelopmentFinancing@thecha.org). Questions will receive an emailed response and may also be posted on CHA's Frequently Asked Questions (FAQ) website.

### 3.2 Preliminary Review

Property Owners/Developers interested in the PRA program are able to submit a "Request for a Preliminary Review" to CHA. Preliminary Review will be completed by CHA staff to provide developers with a "first eye" on the application as it relates to the CHA goals. Preliminary review may be utilized to better understand PRA priorities, but are not at a point of submitting the full PRA application. The applicant will be given notes that are considered advisory and non-binding as to whether the application addresses CHA priorities at this point in time. Preliminary review is not required.

Developers seeking Preliminary Review should submit the following documents to

[DevelopmentFinancing@thecha.org](mailto:DevelopmentFinancing@thecha.org):

- Section 1: Development Overview
- Section 2: Financial Feasibility: Request for Rent Reasonableness Review, Utilities Schedule, and Amenities Schedule
- Section 7: Certification

No approval of a PRA Application will be made with only a Preliminary Review. All Developments are required to submit a full application that will go through the PRA evaluation process. Developers are welcome to submit the full application for PRA assistance regardless of Preliminary Review Notes from staff. CHA staff are an available resource and can provide information through the process. The PRA Evaluation Committee will review the full application and will make a recommendation for approval to the CHA Board of Commissioners.

### 3.3 Application Requirements

Applicants for PRA are required to submit an electronic copy of the application by email or by delivery of a CD or thumb-drive to:

Submit applications to:

[DevelopmentFinancing@thecha.org](mailto:DevelopmentFinancing@thecha.org)

**Chicago Housing Authority**

**60 E. Van Buren**

**Chicago, IL 60605**

**Attention: PRA Program - 10<sup>th</sup> Floor**

The PRA digital Application is to be organized with documents labeled in order to match the application, according to the property type. Each Section is to be labeled by **topic** as indicated in the Application.

Supportive Housing and New/Rehab properties require additional documents. CHA reserves the right to require a paper copy of any or all documents for review.

### **3.4 Non-Responsive or Non-Compliant Applications**

All documents listed in the PRA Application must be submitted for an application to be evaluated. If an Application is non-responsive or non-compliant with the program, application requirements, or HUD program regulations, CHA will provide a letter describing application deficiencies within 10-days of receipt of the application. The letter will be emailed to the PRA Application Contact Person. Missing information may be emailed or mailed to the addresses in Section 3.3. There is no required re-submission deadline. Only complete/compliant applications will be evaluated.

Submissions deemed non-responsive or non-compliant will be maintained at CHA for a period of twelve (12) months from application date. After the twelve months, these submissions will be destroyed and discarded. Non-responsive or non-compliant applications may be revised and resubmitted at any time; there is no required re-submission deadline. Only complete/compliant applications will be evaluated.

### **3.5 Selection Process**

Once an application is determined to be complete and responsive, it will be evaluated and scored by the CHA designated Evaluation Committee. Projects are considered independently and scored competitively against the criteria defined in the Program Goals and not against other applications.

### **3.6 Selection Criteria**

PRA will use scoring criteria in this section to evaluate and select properties that meet the goals and objectives of the program, subject to available funding. Each evaluation factor has an associated point value. The total points awarded to an application will be reviewed as a percentage of the total points available for the type of property proposed. All complete and responsive applications will be evaluated on the following factors as described in this document and the Application. Applications will be evaluated based on the criteria for their applicable programs and not compared to proposals for a different program.



PRA Application Evaluation Factors	Section	Max Points
<b>Development Description:</b> CHA seeks a variety of property types, unit mixes and income distribution that provide residents access to quality, sustainable, subsidized family housing throughout Chicago. The applicant should explain how the property meets the needs of the targeted population. CHA’s program goal is to ensure long-term availability of affordable housing as provided by the application’s proposed term.	1	15 Points
<b>Opportunity or General Area:</b> CHA seeks proposals that demonstrate a geographical location within an Opportunity or General Area.	1	10 Points
<b>Family Developments Only:</b> Proposed family housing developments should describe the target population for units. CHA priority is for units that assist households from the CHA wait list. Only applications for family housing (no age restriction) will be eligible for points in this category.	2	15 Points
<b>Supportive Housing Developments Only:</b> Proposed supportive housing developments must provide comprehensive, on-site services with the appropriate level of services for the target population. Only Supportive Housing developments are eligible for this category.	2	15 Points
<b>Financial Feasibility:</b> CHA seeks a variety of applications with feasible development plans and financing. CHA will also consider the development timeline, projected operating budgets, and results of the market study.	3	15 Points
<b>Owner/Developer Experience:</b> The applicant has a demonstrated, successful track record of owning, developing and/or managing housing of a similar scale to the proposed project.	4	15 Points
<b>Management Experience:</b> CHA seeks applications with development plans that include demonstrated Property Management ability with housing similar to the proposed application project.	4	15 Points
<b>Neighborhood Description:</b> CHA seeks developments in neighborhoods that have a demonstrated public and/or private investment in established or revitalizing areas that support the target population.	5	15 Points
<b>Maximum Points</b>		100
<b>Extra Points:</b> PRA / Project Based Vouchers do not require the use of Section 3 businesses in the construction and/or maintenance of the property. For extra points, PRA applicants should describe any efforts to utilize Section 3 businesses in the construction and/or maintenance of the property. PRA applicants should describe any efforts to include MBE/WBE/DBE vendors in the construction and/or management of the property for extra points.	4	5 Points

Using the scoring criteria, applications will be classified into the following categories:

- Recommended applications will be submitted for approval by the CHA Board of Commissioners.
- Conditionally Recommended applications may be fully recommended subject with specific revisions to proposed elements of the application (e.g., unit mix, de-concentration, rent schedule, etc.).
- No Decision applications may require additional information to facilitate a final decision.
- Not Recommended applicants will be advised that the application is not moving forward at this time. This may be due to lack of information; the development does not meet current priorities; or that there are limited vouchers available during the current application period. PRA applicants are able submit a new application either during Open Enrollment or during a Government Funded Application Round.

Submission of an Application is not a guarantee of a PRA/PBV award.

### **3.7 Notification**

For approved applications, CHA will provide the selected applicant with a copy of the approval documentation.

CHA will provide timely written notice to all applicants not selected after they have been reviewed by the evaluation committee. Owners of properties not selected may participate in a debriefing session about their application if requested in writing within 15 days of notification of not being selected.

## **SECTION 4. Physical Conditions & Other Requirements**

### **4.1 Physical Conditions**

**Physical Condition Standards.** The assisted units and common areas of the property must meet the physical condition standards of the applicable CHA program at initial occupancy and throughout the contract term. CHA or its designee will be responsible for initial inspections of the units and common areas. All units must also comply with City of Chicago building code.

Annual inspections of assisted unit and common areas will be completed by CHA to assure that the unit and building meet Housing Quality Standards (HQS). The owner agrees to make all assisted units available to CHA at any time to perform HQS inspections and Quality Control verifications, subject to any required tenant notifications. Information on physical condition standards and CHA's inspection procedures are available upon request.

**Lead-based paint requirements.** For existing properties and those involving rehabilitation of structures built prior to 1978, federal requirements regarding the treatment or removal of lead-based paint apply. Applicants will have to obtain lead clearance prior to occupancy. Further information on these requirements is available upon request. ([See HUD Notice for guidance on Lead Safe Housing](#))

**Physical Accessibility Requirements.** The selected developer/property owner will be expected to prepare plans that include housing that is accessible, adaptable and visitable by people with disabilities. CHA and the City of Chicago place a high priority on meeting and exceeding Federal, State and City requirements for accessibility. CHA is under obligation to deliver 5.3% of its housing as accessible for people with mobility impairments and 2.1% as accessible for people with sensory impairments. Federal requirements include Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act. The Fair Housing Amendments Act (“FHAA”) requires every covered dwelling unit in a privately financed or government financed structure that contains 4 or more units to meet ANSI A117.1 Type B requirements. State requirements include the Illinois Accessibility Code (“IAC”), which requires government owned or financed units contain 5 or more units to ensure that at least 10% of the total units are visitable by a person with mobility impairment. CHA encourages developers to provide 10% adaptable and 10% visit-able units on the privately financed, unsubsidized units. The developer/property owner must ensure that all final plans are in conformance with these requirements and the units can be certified by the CHA certifying agent.

Existing properties where no rehabilitation is anticipated shall adhere to regulations put forth under 24 CFR § 100.203 that permit a person with a disability at his or her own expense to make reasonable modifications to existing premises if such a modification is necessary to afford the person with a disability full enjoyment of the premises.

**Green Guidelines.** Though not a requirement, CHA strongly encourages new construction and substantial rehabilitation proposals that address prudent sustainable green measures that improve the quality of resident’s lives, benefit the CHA and its residents in terms of financial cost savings, and encourage energy and resource conservation.

New construction developments are encouraged to incorporate exterior green space that is age-appropriate for its resident population. Rehabilitation of existing housing and properties ready for occupancy are strongly encouraged to incorporate age-appropriate green space where feasible. Applicants should include a description of any green elements in project description.

CHA strongly encourages all properties with CHA-assisted units to include a smoke-free policy.

## **4.2 Other Requirements**

**Federal, State and Local Requirements.** Developers or Building Owners must comply with all Federal, State and local laws and ordinances relating to the development of a project. This includes but is not limited to, federal, state and local requirements relating to employment, fair housing, obtaining bonds and licenses, complying with building codes and zoning requirements, Davis Bacon, Uniform Relocation Act, Section 106 Historic Review, Section 504 Accessibility regulation and others.

**Environmental Clearance.** The PRA/PBV utilizes federal funds directed to the property. All projects – new construction, rehab, as well as existing / preservation applications – must receive environmental clearance prior to the issuance of an AHAP or HAP contract.

**Davis Bacon.** For PRA properties in which there is or will be construction, Davis Bacon wages are required. The Davis Bacon Act (DBA) requires the payment of appropriate prevailing wage rates for all Federal construction projects in excess of \$2,000. The Department of Labor determines the customary wage. The goal of the Davis-Bacon Act is to protect the statutory rights of construction workers by ensuring they are being paid appropriately for HUD or HUD "Related Acts" construction projects.

**MBE/WBE/DBE.** Although not a requirement for a PRA/PBV contract, the Chicago Housing Authority encourages developers and property owners to utilize Minority, Women and Disadvantaged Business Enterprises to have the maximum opportunity to participate in the execution of contracts financed in whole or in part with federal funds.

**Section 3.** Although not a requirement for the PRA/PBV contracts, CHA encourages developers to look to Section 3 businesses. The Section 3 purpose is to make HUD-financed employment and economic opportunities available to low-income residents.

**Disbarred/Watch Lists.** As part of this application process, CHA will review applicants and members of their development team to determine if they are listed on federal or City of Chicago databases that identify vendors disqualified from participating in projects supported with public funds due to factors that include, but are not limited to, lack of or non-performance and financial default. The applicant will be contacted immediately during the application review period if any party named in the application is identified in any of these databases. The applicant may be asked to substitute a new party depending on the status of the findings.

## **SECTION 5. Tenant Selection Criteria, Wait List Process, Vacancy Payments**

### **5.1 Tenant Selection Criteria**

Applicants shall submit a description of the Tenant Selection Plan in the PRA application (Section 2). The CHA's priority is to assist households from the CHA wait list. Owners of participating properties will determine their own property-specific tenant screening and selection criteria for applicants referred by CHA, which is part of the application process and subject to CHA approval. Owner/Manager must apply the same screening criteria to all tenants at property, regardless of PRA assistance. The Lease Agreement used by the property must comply with the Chicago Residential Landlord Tenant Ordinance and fair housing laws.

The Owner/Manager is responsible for ensuring that all units are leased to qualified families. Leasing assisted units to ineligible tenants is a violation of the HAP Contract and will result in the loss of rental subsidy.

Where a Developer seeks PRA/PBV for more than 25% of the units, a social service plan is required and should match the tenant-base proposed in the Tenant Selection Plan.

### **5.2 Wait Lists**

CHA will refer prospective tenants from its wait list to the property owner/manager with HAP Contracts in accordance with the Administrative Plan.

### **5.3 Vacancy Payments.**

CHA may make vacancy payments as follows:

#### Initial Lease up

- 50% of contract rent for up to 60-days during initial lease-up period for vacant PRA units.
- Option to extend initial lease-up period for vacant units for an additional 30 days with 100% payment of contract rent.

#### Turnover

- The Property Owner keeps the rental assistance paid for the month a PRA tenant moves out mid-month.
- A Vacancy Payment for the full rent may be available for up to 60 days if vacancy is not due to owner's fault.

## **SECTION 6. Approved Developments**

Properties selected for PRA assistance are subject to CHA funding availability and in accordance with the Housing Assistance Payments (HAP) contract.

### **6.1 New Construction or Rehabilitation Applications**

Prior to the execution of an Agreement to enter into a Housing Assistance Payments (AHAP), the following items must be approved:

- Subsidy Layering Review

Properties that utilize tax credits or other governmental housing assistance for construction or development from federal, state or local agencies are subject to a HUD Subsidy Layering Review (see 24 CFR 983.55) to prevent excessive public assistance. CHA will provide a Subsidy Layering Review checklist to selected applicants. Applicants shall provide any additional documentation not included in this application that may be required to complete the subsidy layering review.

- Environmental Review

PRA activities are subject to HUD environmental regulations in 24 CFR 983.58. Applicant must supply CHA with necessary documentation for submittal to obtain environmental clearance from the responsible entity that conducts the federal environmental review and approves or categorically excludes the requirements under the National Environmental Policy Act of 1969.

- Initial Rent

CHA will estimate the amount of initial Contract rent to owner based on the lesser of the applicant's proposed contract rent per unit, the fair market rents in the neighborhood for comparable units and property types, and the maximum rent allowed for the area. This estimate will be documented in the AHAP, but the actual amount of the Initial Contract rent will be established at the beginning of the Contract term after construction or rehabilitation is complete.

Prior to the execution of the Housing Assistance Payments (HAP) Contract, the following items must be submitted to CHA:

- For applications of new or rehabilitated structures, all assisted units will be inspected by CHA for Housing Quality Standards (HQS). A Certificate of Occupancy issued by the City of Chicago may be substituted for the physical inspection. This substitution will be at the sole discretion of CHA.
- Architect's Certificate of Completion.

## **6.2 Existing Housing/Ready for Occupancy Applications**

For applications for units that are ready for occupancy, and prior to the issuance of a Housing Assistance Payments (HAP) contract, all assisted units will be inspected by CHA or as otherwise required under the program.

- Approved units must meet physical condition standards of the program through a Housing Quality Standards inspection (HQS).
- CHA and the owner must agree upon and execute a Housing Assistance Payments (HAP) contract and any other associated documents.
- The contract term will be determined, in part, by the regulations of the program, contingent upon the availability of federal appropriations.

## **EXHIBIT A - Definitions**

### **Accessible**

When used with respect to the design, construction, or alteration of housing and non-housing programs, "accessible" means that the program or portion of the program when designed, constructed, altered or adapted, can be approached, entered, and used by individuals who use wheelchairs. A program that is designed, constructed, altered or adapted to be in compliance with the Uniform Federal Accessibility Standards ("UFAS").

### **Adaptable**

The ability of certain elements of an otherwise accessible dwelling unit, such as kitchen counters, sinks and grab bars, to be added to, raised, lowered, or otherwise altered, to accommodate the needs of persons with disabilities or to accommodate the needs of persons with different types or degrees of disability.

### **Agreement to enter Housing Assistance Payment Contract (AHAP)**

The AHAP is a written contract between the public housing authority (CHA) and the owner in the form prescribed by HUD. The AHAP defines the development requirements of the housing to be assisted under PRA / PBV. When development is completed by the owner in accordance with the AHAP, CHA will enter into a Housing Assistance Payment (HAP) contract with the owner. The AHAP is not used for existing housing assisted under PRA.

### **Assisted Units or CHA-Assisted Units**

Residential units that are subsidized through an ACC contract or a Housing Assistance Payment contract utilizing federal Section 8 funding.

### **CHA General Area**

An area determined to have less than 30% African American population and is desired to fulfill Chicago Housing Authority's obligations under the "Gautreaux Settlement Agreement". CHA may consider development opportunities in other areas, for example in areas designated by the Gautreaux court as a "revitalizing" area.

### **CHA Opportunity Area**

A census tract with less than 20% of its individuals with income below the poverty level and a low concentration of subsidized housing.

### **Housing Assistance Payments (HAP) Contract**

The monthly assistance payment for a PRA unit by a CHA, which includes: 1) A payment to the owner for rent to owner under the family's lease minus the tenant rent; and 2) an additional payment to or on behalf of the family, if the utility allowance exceeds the total tenant payment, in the amount of such excess.

### **Ready for Occupancy**

Housing units that already exist on the selection date and that substantially comply with Housing Quality Standards on that date.

**Rehabilitation Housing**

To qualify as rehabilitation, the proposed repairs/upgrades must exceed \$5,000 per unit or total property repairs/upgrades must be in excess of \$100,000. Rehabilitation is defined as reconstruction to cure deferred maintenance; repair or replacement of major building systems or components in danger of failure; and renovation or alteration for the conversion of existing structures for housing use. Cosmetic improvements alone do not qualify as rehabilitation housing. Rehabilitation must be completed as proposed in the application and the Agreement to enter into a Housing Assistance Payment (AHAP) contract. Further, the terms rehabilitation and substantial rehabilitation are synonymous for the purposes of this application.

**Senior Housing**

Housing with a minimum age restriction defined in the Tenant Selection Plan.

**Supportive Housing**

Supportive housing is affordable housing blended with on-site supportive services that help people live more stable, productive lives. Supportive housing benefits individuals and families facing complex challenges, including those who are homeless or at-risk of becoming homeless and those facing serious, persistent issues such as substance use, mental illness and HIV/AIDS. Supportive Housing may have specific target populations such as intergenerational families, individuals with developmental disabilities, or veterans.

**Visitable**

A basic level of accessibility that enables persons with disabilities to visit friends, relatives, and neighbors in their homes within a community. Visitability can be achieved for little cost, with the use of two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of egress/ingress for each unit.