

# SUMMARY OF FY2026 ADMINISTRATIVE PLAN UPDATES



This document summarizes substantive changes to various sections of the Chicago Housing Authority's proposed FY2026 Administrative Plan.

## HOUSING OPPORTUNITY THROUGH MODERNIZATION ACT OF 2016 (HOTMA)

Per U.S. Department of Housing and Urban Development (HUD) guidance and Office of Public and Indian Housing (PIH) Notice 2024-19, Public Housing Agencies (PHA) must update their Administrative Plans to include the following provisions to achieve compliance with HOTMA regulations.

### **Chapter 9 – Leasing**

- Describe PHA's policy on assisting families with relocating and finding a new unit.
  - *The CHA assists families with finding housing in designated Mobility Areas through its Mobility Counseling Program. Additionally, the CHA assists people with disabilities in locating suitable units to accommodate accessibility-related needs.*

### **Chapter 16 – Program Administration & Chapter 17 – Project-Based Voucher Program**

- Specify whether the PHA uses Small Area Fair Market Rents (SAFMRs) and whether the PHA establishes different payment standard amounts for designated areas within its jurisdiction.
  - *The CHA does not use SAFMRs but has authority as an MTW agency to offer exception payment standards in areas of low mobility.*

### **Chapter 17 – Project-Based Voucher Program**

- Describe the circumstances under which the PHA will use competitive and noncompetitive selection methods and procedures for submission and selection of PBV proposals.
  - *CHA uses a noncompetitive selection process for PBV proposals if the proposed development site is on CHA-owned land.*
- Describe the types and availability of services that qualify units under the supportive services authority under the program cap and exception from the project cap.
  - *Supportive housing developments must have on-site services available for target populations that assist households in remaining stably housed. Supportive housing developments provide onsite services for unhoused individuals and families, survivors of gender-based violence, veterans, disabled, returning citizens, and those living with HIV/AIDS.*
- Describe actions the PHA will take if a unit is no longer qualified for excepted status or the increased program cap. (The "program cap" is the maximum number of Project Based Vouchers units that can be developed. An "excepted unit" is a unit that provides special needs supportive services or elderly housing and is not counted toward a project's cap.)
  - *CHA may consider terminating or amending a contract if a unit no longer qualifies for excepted status or the increased program cap.*
- Describe the PHA's policy regarding continued occupancy of an exempted unit under the program cap for supportive housing for persons with disabilities or elderly persons after a change in family composition. "Exemption" refers to units that are not counted towards the maximum number of units that can receive project-based assistance.
  - *In case of a family composition change where an elderly or disabled person is removed from an exempted unit, CHA will work with the participant family to identify a PBV relocation unit that meets their household needs.*