



CHA FY2024 MTW Annual Report

Submitted to HUD on March 28, 2025

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Section I: Introduction

Overview of CHA's MTW Goals and Objectives

CHA and the Department of Housing and Urban Development (HUD) signed the original Moving To Work (MTW) Agreement on February 6, 2000, enabling CHA to implement its strategic plan to rehabilitate or redevelop 25,000 public 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 and then 2038 pursuant to Congressional action. CHA continues to implement programs and initiatives that meet the statutory objectives of the MTW Demonstration Program:

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

As part of the MTW Agreement, CHA must submit an annual report to HUD no later than 90 days after the end of the fiscal year. In 2024, 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 Use of MTW Regulatory and Single Fund Flexibility

CHA uses its MTW regulatory and single-fund flexibility to support its ongoing housing 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 increase the supply of affordable housing 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 sites 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 and preserve housing through long-term Housing Assistance Payment (HAP) contracts with for-profit and non-profit owners and developers of family, senior and supportive housing.
- **Rental Assistance Demonstration (RAD) Program:** CHA continues to use all options available using the RAD program to preserve the existing housing stock as well as invest in new construction affordable housing. CHA has used the original RAD program to convert existing public housing units to RAD PBVs and build new housing; RAD2 to facilitate the conversion of Mod Rehab units under short-term HAP contracts to RAD PBV units with long-term HAP contracts; and the new Restore Rebuild (formerly Faircloth to RAD) tool for new construction, including new housing on CHA-owned land.

These strategies resulted in the delivery of 687 housing units in 2024, including 305 for CHA families and an additional 336 affordable units. An additional 770 units were under construction at the end of 2024 with scheduled unit delivery in 2025 and beyond. The tables below provide more details regarding CHA's FY2024 housing delivery and construction pipeline.

CHA FY2024 HOUSING DELIVERY						
Subsidy	Target Population	Development	Total Units	CHA	Affordable	Market Rate
PBV	Family	BJ Wright* 1354 S Morgan	253	63	169	21
	Supportive	Chicago Lighthouse 1134 S Wood	76	19	57	0
	Family	Englewood Family Homes 1650 W 63rd	13	7	6	0
	Family	Pedro Albizu Campos 1203 N California	63	31	33	0
	Family	Roosevelt NPHM 925 S Ada	15	5	10	0
	Supportive	Sarah's Lakeside 4747 N Sheridan	24	24	0	0
RAD2	Supportive	Renaissance Partners 3739 S Wabash	100	100	0	0
RAD	Family	Oakwood Shores 3-1 616 E Pershing	51	19	15	17
	Family	Ogden Commons A1 1351 S Washtenaw	92	37	46	9
TOTAL			687	305	336	47

*19 CHA units at BJ Wright delivered in FY23, for a total of 272 units: 82 CHA, 169 affordable and 21 market rate.

CHA FY2024 CONSTRUCTION PIPELINE						
Subsidy	Target Population	Development	Total Units	CHA	Affordable	Market Rate
PBV	Family	1237 N California	40	18	22	0
	Family	Canvas at Leland** 4715 N Western	63	16	47	0
	Supportive	Lakeview Landing 853 W Addison	37	37	0	0
RAD	Family	Encuentro Square** 3759 W Cortland	89	55	34	0
	Family	Grace Manor 3400 W Ogden	64	19	45	0
	Family	Ogden Commons A2 1325 S Washtenaw	75	30	27	18
	Family	Parkside 5 Cambridge & Hobbe	99	37	28	34
	Family	Roosevelt Square 3B 1255 W Roosevelt	207	75	40	92
	Family	Westhaven 2D 2059 W Lake	96	38	25	33
TOTAL			770	325	268	177

**These developments completed construction and delivered units in early 2025.

CHA Local Programs that Provide Housing Options for Low-Income Families

- **Homeownership:** CHA continues to provide homeownership options through its Home Ownership Made Easy (HOME) program, which includes the Choose to Own (CTO) and Down Payment Assistance (DPA) programs. A total of 946 homes have been purchased with eHA's support.
- **Restore Home:** In 2024, CHA began renovating vacant buildings in the small- and medium-sized apartments portfolio (formerly known as Scattered Sites), including three dozen small and medium-sized vacant apartment buildings around the city, with more than 156 units brought back into leasable condition in 2024. As part of Restore Home, CHA also plans to make approximately 40 single-family homes currently part of the Scattered Sites portfolio available for affordable homeownership opportunities or renovate and lease them. These single-family homes were approved for disposition for homeownership in eHA's FY2025 MTW Annual Plan.
- **Funding for City of Chicago Housing Programs:** CHA provides funding to the City of Chicago's flexible housing pool to help families access housing and remain stably housed, with social services linked to housing assistance to ensure that families achieve stability. CHA's assistance is leveraged with support from other agencies to provide permanent supportive housing for 986 families. 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.

Section 1C. Annual Narrative/ Self-Reported Data for MTW Activities

CHA has used its MTW regulatory flexibility to administer 24 MTW activities that support the statutory objectives of the MTW program. Some of these activities apply broadly to all CHA households while other activities are more narrowly tailored to address specific circumstances and issues. For the first time, eHA is reporting on MTW activities by statutory objective over time to provide a more holistic assessment of outcomes.

Activities Designed to Increase Housing Options for Low-Income Families

In addition to using its MTW funding flexibility to provide financial support for affordable housing development, CHA has used its MTW regulatory flexibility to implement 11 MTW activities that expand housing options for low-income residents across the public housing and voucher portfolios in the following ways:

- Build new affordable housing and preserve existing housing
- Expand housing options for voucher holders
- Ensure housing stability for voucher holders
- Strengthen partnerships with key stakeholders to provide housing options for families experiencing homelessness.

Build New Affordable Housing, Preserve Existing Affordable Housing

Three activities are designed to maximize eHA's investment in new housing construction and affordable housing preservation. In addition, these activities increase available CHA units at family Project Based Voucher (PBV) developments and addresses barriers to partnerships with PBV developers. Through these activities, CHA has achieved the following outcomes over time:

- **Alternative Total Development Cost (TDC):** CHA rehabbed 434 more public housing units at historic CHA family properties and built 156 more public housing and RAD units at mixed-income developments by using a modified TDC formula rather than HUD's formula.

- *Increased Percentage of CHA Units at Family PBVs:* Regulations limited PBV assistance to 25% of units in family developments. CHA exceeded this cap at 31 developments, preserving 2,462 total housing units through long-term HAP contracts for 1,198 CHA families. CHA subsidized 49% of the total units at these developments, rather than 25% or less, which resulted in 582 additional units for CHA families.
- *PBV Vacancy Payments:* CHA strengthened its partnerships with affordable housing developers at 22 PBV developments by providing vacancy payments that ensured positive cash flow during the initial leasing period for newly constructed or rehabbed developments.

See Tables 1, 2 and 3 in [Appendix 3 – Narrative & Self Report Data Tables & Graphics](#) describing the outcomes for each activity over time.

Expand Housing Options for Voucher Holders

CHA has implemented three MTW activities to address barriers that prevent housing voucher residents from living in all Chicago community areas. These activities also provide incentives for qualified landlords to participate in the Housing Choice Voucher program and continue renting to voucher holders. Over time, these activities have achieved the following outcomes:

- *Exception Payment Standards:* CHA has expanded housing options for voucher holders by providing exception payments for housing in CHA-designated Mobility Areas. In 2024, 9,821 families received an Exception Payment Standard in a Mobility Area.
- *HCV Vacancy Payments:* To encourage qualified, responsive landlords to continue participating in the HCV program, CHA provides vacancy payments to landlords who re-leased a unit currently in the program to a new HCV tenant. Since 2011, 456 apartments have been preserved for new HCV residents as a result of this program.
- *Landlord Incentive Payments:* Since 2017, 1,876 unique property owners of units in Mobility Areas received landlord incentive payments for renting to HCV households.

See Table 4 in [Appendix 3 – Narrative & Self Report Data Tables & Graphics](#) describing these activity and outcomes for each activity over time.

Ensure Housing Stability for Voucher Holders

CHA has implemented four activities to support housing stability for voucher holders facing circumstances beyond their control. These activities include rent increases between scheduled re-examinations; required moves due to failed inspections by their landlords; regulations that limit their ability to choose an apartment size; and conversions of public housing properties to RAD PBV.

- *Increased Payment Standards at Interims:* In total, 15,220 voucher holders received interim adjustments to their rent, with 4,360 households receiving this benefit in FY2024, ensuring housing stability by reducing their rent burden. Moreover, since implementation, there has been a 47% decrease in the percentage of voucher holders paying more than 30% of their income in rent.
- *Using Voucher Size to Determine Payment Standard:* There were 769 households that received a positive impact on their rent through this activity, with 1,571 households residing in a unit smaller than their voucher size would otherwise allow in FY2024.
- *Moving Cost Assistance:* Since FY2023, 97 households have received moving cost assistance, including 46 households in FY2024.
- *Adjusting Fair Market Rent in RAD Properties:* As of 2024Q4, the existing subsidy at 4,252 former public housing units converted to RAD PBV was preserved, ensuring long-term housing stability for residents.

See Table 5 in [Appendix 3 – Narrative & Self Report Data Tables & Graphics](#) describing these activity and outcomes for each activity over time.

Strengthen Partnerships with Key Stakeholders

CHA has implemented one activity to enhance efforts to provide housing assistance to people experiencing homelessness by providing funding assistance to the *City of Chicago's Flexible Housing Pool* program:

- Since April 2019, 1,726 participants in 986 households have been placed into permanent supportive housing through the Flexible Housing Pool.
- CHA has contributed \$2.9 million towards the program's cumulative \$53.5 million in funding.

Activities Designed to Increase Efficiency and Lower Costs

CHA has implemented seven activities designed to increase efficiency and/or reduce costs. Activities that increase efficiency and reduce costs for CHA also reduce the burden on CHA development partners, stakeholders and residents to participate in multiple meetings with CHA staff and engage in cumbersome paperwork collection and review. Three activities are applicable to all CHA residents regardless of portfolio, two activities create efficiencies in the HCV program, while two activities create efficiencies in the PBV program.

Portfolio-Wide Efficiencies and Cost Savings

Portfolio-wide efficiency and cost savings include biennial re-examinations, triennial re-examinations (elderly and disabled households), and an increase in the minimum rent to \$75 for eligible CHA residents.

Biennial and Triennial Re-Examinations

Beginning in 2006, CHA began implementing triennial re-examinations for elderly residents and residents on fixed incomes and biennial re-examinations for most other CHA residents. By 2018, biennial and triennial re-examinations had been fully implemented across the public housing and voucher portfolios for all eligible residents, with a small number of residents continuing with the annual exam schedule. In 2014, an internal CHA analysis found that it took 6 hours of staff time (with an associated cost of \$145) to conduct each re-examination.

- Since the full implementation of biennial and triennial re-examinations in 2018, CHA has saved approximately \$36.7 million dollars and 1.3 million hours of staff time by reducing the frequency of re-examinations.
- On an annual basis, CHA conducts 70% percent fewer re-examinations through this activity, and, on average, saves 223,000 hours of staff time with an associated cost of \$6 million.

See Table 6 in [Appendix 3 – Narrative & Self Report Data Tables & Graphics](#), which provides a more detailed breakdown of cost savings since these activities were fully implemented, including the total number of re-exams and annual exams each year, as well as the total cost savings.

\$75 Minimum Rent

In 2009, CHA increased the minimum rent from \$50 to \$75 after conducting research on the effects a possible increase would directly have on residents. Residents are given a choice to pay income-based rent (30% of adjusted income) or a flat rent, which is based on the market-rate rent for a given unit. If the rent calculation results in a rent amount less than the minimum rent (\$75), the minimum rent is used. An important component of this activity is the hardship policy, which allows residents to pay less than the minimum rent if there are qualifying financial hardships, such

as loss of employment or awaiting an eligibility determination for a government assistance program.

- Increasing the minimum rent for eligible households from \$50 to \$75 has resulted in an average of \$2.3 million in savings for the HCV program each year and an additional \$500,000 in revenue for the Public Housing program annually.
- Currently, 1,880 (or 3.5%) of HCV residents and 764 (or 6.2%) of Public Housing residents qualify for a hardship exemption and pay less than minimum rent.

See Table 7 in [Appendix 3 – Narrative & Self Report Data Tables & Graphics](#), which provides a more detailed breakdown of cost savings or revenue generation since these activities were fully implemented.

HCV Program Efficiencies and Cost Savings

HCV program operations have been streamlined by eliminating assets in income calculations for residents and conducting Housing Quality Standards (HQS) inspections for a sample of units in buildings with a large number of voucher holders:

- CHA reduced the amount of time and money spent on asset calculations for HCV residents by 97% between 2015 and 2024, from 4,120 hours to less than 100 hours, on average, with no increase in subsidy for residents as a result.
- CHA has saved a total of 242 hours and \$25,248 on inspections by conducting subsampling of HQS inspections of large HCV property owners since 2023.

See Table 8 in [Appendix 3 – Narrative & Self Report Data Tables & Graphics](#) describing these activity and outcomes for each activity over time.

PBV Program Efficiencies and Cost Savings

PBV program operations have been streamlined by accepting City of Chicago certificates of occupancy for initial inspections rather than conducting a duplicative inspection. This enables CHA to enter into a singular Housing Assistance Payment (HAP) contract for non-contiguous PBV properties owned by the same developer.

- CHA has saved \$45,570 and 1,272 hours of staff time by using City of Chicago Certificates of Occupancy for initial PBV inspections
- Without the Single HAP for Non-Contiguous PBV properties activity, CHA would have to monitor 119 discrete HAP agreements. Instead, CHA managed 11 HAP contracts, at a cost of \$11,000 dollars and 110 staff hours spent per agreement. This has resulted in a total cost savings of \$109,000 and 1,090 staff hours.

See Table 9 in [Appendix 3 – Narrative & Self Report Data Tables & Graphics](#) describing that activity and outcomes over time.

Activities that Promote Resident Self-Sufficiency

The most important use of CHA's funding flexibility is to support programs and activities that promote resident self-sufficiency. Many of these activities also require regulatory flexibility to support their implementation. CHA currently manages nine MTW activities designed to support residents across CHA in meeting their self-sufficiency goals. These include changes to income calculations to maximize resident savings; enhancements to the FSS program that enable more residents to accrue escrow when they meet life goals; homeownership opportunities that provide a pathway to generational wealth; and engagement for residents living in mixed-income communities. For the *FY2024 MTW Annual Report*, CHA is providing a more detailed analysis of

four activities that have been implemented for the longest period of time: LevelUp (CHA's Family Self-Sufficiency Program); the Public Housing Work Requirement; the Public Housing Ombudsman and Housing Opportunities Made Easy (HOME). Outcomes for an additional five activities are included, but the data is limited because they were implemented more recently.

LevelUp (Family Self-Sufficiency Program)

Since 2014, CHA has used its MTW flexibility to make changes to the FSS Program to enhance program benefits for participants and better ensure their success, including adding an EID opt-out and financial education and coaching requirements and allowing residents to enroll at any point in time rather than within 120 days of an annual or interim recertification. However, beginning in 2018, CHA made a series of more substantial changes to the program that had a significant success on resident enrollment, success and satisfaction. In 2018, to increase the number of participants accruing escrow, CHA began using a modified escrow calculation based on goal achievement rather than an increase in earned income. Additional changes implemented since 2018 expanded access to the program by allowing household members other than the head of household to participate and by allowing residents to participate in LevelUp and CHA homeownership programs.

Since 2018:

- Average income from wages for participants increased by 32%, from \$22,670 to \$30,109.
- The percentage of participants earning escrow increased by 17%, from 77% to 94%.
- 610 participants have graduated from the program.
- In FY2024, the average graduate received a payout of \$7,303 dollars from escrow.
- In FY2024, LevelUp enrollment was at maximum capacity at 1,250.

See Table 10 in [Appendix 3 – Narrative & Self Report Data Tables & Graphics](#) describing this activity and outcomes over time.

Public Housing Work Requirement

In 2009, CHA implemented a work requirement as a condition of occupancy across its Public Housing portfolio. Specifically, all Public Housing residents between the ages of 18-54 are required to be engaged in employment or employment-related activities (e.g., attendance at an accredited school, educational institution, job or vocational training program, GED or literacy, internship, etc.) for at least 20 hours a week. The following residents are exempt: 1) 55 years or older, 2) Blind or disabled, 3) Primary caregiver to those who are blind or disabled, 4) Retired and receiving a retirement annuity/pension, 5) Primary, full-time caregivers to children 12 months or under, 6) Receiving TANF and have an active Responsibility and Services Plan (RSP), or 7) Victims of federally declared disasters (180 day exemption). Residents who are not working can request Safe Harbor for 180 days and are required to work with a FamilyWorks service provider during that time.

On average since 2022:

- 50% of Public Housing residents subject to the work requirement are compliant, while an additional 33% either have Safe Harbor or are exempt.
- 45% of work-able households subject to the work requirement have all adults in compliance.
- In FY2024, 1,396 households subject to the work requirement engaged with FamilyWorks service providers.

Housing Opportunities Made Easy (HOME)

CHA has consistently promoted homeownership as a pathway for residents to create generational wealth and exit CHA subsidy. In 2011, CHA first modified its homeownership program (then called Choose to Own) to allow public housing residents to participate. Through CTO, participants 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 of the program. In 2022, in recognition that many potential low-income home buyers need down payment assistance more than a monthly subsidy, CHA received approval to add a down payment assistance option, which includes a forgivable grant of \$20,000 to CHA residents and \$10,000 to eligible non-CHA residents. The program was subsequently rebranded as Housing Opportunities Made Easy (HOME) to reflect both options.

- Across both HOME programs, a total of 946 homes have been purchased.
- Through the DPA program, a total of 49 households received forgivable grants.
- Through the CTO program, now in its 20th year, 897 participants have purchased a new home.

See Table 11 in [Appendix 3 – Narrative & Self Report Data Tables & Graphics](#) describing these activity and outcomes for each activity over time.

Public Housing Ombudsman

CHA established the Office of the Ombudsman in 2008 to support Public Housing residents in CHA's newly-constructed mixed-income communities, assist residents in adapting to their new communities and facilitate communication with residents and CHA leadership. The Ombudsman continues to serve as a liaison between mixed-income residents and CHA leadership, while providing a variety of opportunities for resident engagement, access to CHA resources and programs and information about the benefits and offerings in mixed-income communities. Since 2008, the Office of the Ombudsman has:

- Facilitated dozens of resident meetings throughout CHA's mixed-income portfolio;
- More than 10,000 engagements with CHA residents through a variety of contacts, including service fairs.

See Table 12 in [Appendix 3 – Narrative & Self Report Data Tables & Graphics](#) describing these activity and outcomes for each activity over time.

Recently Implemented Self-Sufficiency Activities

CHA recently implemented five self-sufficiency activities, including two that are specific to HCV residents and three that are applicable agencywide. Although data regarding outcomes for these activities is more limited, CHA will continue to monitor outcomes and progress. Two HCV activities change how CHA calculates resident income, providing a more holistic view of residents' actual income and ensuring that their portion of the rent is not burdensome. These activities include an income calculation hardship exemption, which allows CHA to deduct 100% of child support payments from a resident's income calculation and a flat medical deduction of \$400 to all elderly/disabled households. As a result:

- *Income Calculation Hardship Exemption for Child Support:* 14 residents currently receive this exemption, which ensures that they can continue to pay rent while also meeting their child support obligations.

- *Flat Medical Deduction:* 8,327 elderly/disabled residents in the HCV portfolio received a flat medical deduction that impacted their rent portion, an increase of more than 300% over the baseline number of residents receiving this deduction.

See Table 13 in [Appendix 3 – Narrative & Self Report Data Tables & Graphics](#) describing these activity and outcomes for each activity over time.

Not Implemented Activities

Three additional activities were not yet implanted in 2024 and have no outcomes to report.

- *Safety Net Program (2022-01):* This program will help families near ready to graduate from subsidy or who no longer need a housing subsidy remain self-sufficient.
- *Flexibility in New Construction Design (2024-01):* CHA is authorized to pursue developing high-rises that will house families.
- *Income Calculation Stability for CHA Residents (2024-02):* CHA is authorized to maintain its current policies regarding income calculation for residents rather than implement HOTMA.

Section II: General Operating Information

This section contains General Housing Authority Operating Information for CHA's Public Housing portfolio and Housing Choice Voucher (HCV) Program, including Housing Stock, Leasing, and Wait List information.

Section II-A: Housing Stock Information

Overview of Planned and Existing Project-Based Vouchers in FY2024

CHA invests in privately-owned rental housing throughout the City of Chicago to create affordable housing opportunities utilizing Project-Based Vouchers, including Rental Assistance Demonstration (RAD) vouchers. In FY2024, a total of 12,057 PBVs were under a Housing Assistance Payment (HAP) contract or Agreement to enter into a Housing Assistance Payment (AHAP), including 187 new PBVs under HAP or AHAP and 11,870 existing PBVs. The following is an overview of CHA's project-based voucher initiatives by category:

- **Project-Based Vouchers**

In FY2024, CHA administered 4,337 vouchers for individuals, families, seniors, and those in need of comprehensive supportive services. An additional 87 units under AHAP or HAP for the first time in FY2024 for a total of 4,464 vouchers. Broken down by population served, see:

- **PBV Family Housing**: In FY2024, CHA supported 1,982 high-quality affordable housing units for families and individuals by providing PBV rental subsidies in family (non-supportive) housing properties. An additional 43 units were placed under AHAP in FY2024, for a total commitment of 2,025 units.
- **PBV Senior Housing**: In FY2024, CHA supported 993 units of housing for seniors at PBV senior properties throughout Chicago.
- **PBV Supportive Housing**: In FY2024, CHA provided 1,402 supportive housing units through partnerships with developers/owners and service providers who provide affordable housing for families and individuals in need of comprehensive supportive services. Target populations included those who are homeless or at-risk of becoming homeless, those facing serious persistent life challenges such as HIV/AIDS, mental illness, alcohol/substance abuse, veterans in need of supportive services, young single parents, and persons with physical and/or developmental disabilities. An additional 44 Supportive Housing PBV units were placed under AHAP in FY2024 for a total commitment of 1,446 units.
- **PBV Regional Housing Initiative (RHI)**: As of Q4 2024, CHA administers 26 RHI PBV. Formed in 2002, the Regional Housing Initiative (RHI) is a consortium of regional housing authorities organized to administer a pool of vouchers used to increase the supply of affordable rental housing and expand affordable housing options near employment centers and/or public transportation in the northern Illinois region. In FY2024 CHA transitioned administration of RHI projects outside of Chicago to their home Public Housing Authority to provide clarity in administration for the participants and development partners. The two remaining developments work with CHA's administration requirements.

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

In FY2024, CHA administered 7,133 vouchers under AHAP or HAP using various components of the RAD program:

- **RAD1 (Component 1 of RAD):** RAD1 allows agencies to transition public housing units to project-based voucher units, enabling them to leverage public and private debt and equity to preserve existing affordable housing and build new affordable housing. CHA has used RAD1 to transition public housing units to PBV units and build new housing, including on CHA-owned land. In FY2024, CHA administered 6,524 RAD1 units.
- **Restore Rebuild:** Through Restore Rebuild, PHAs develop Public Housing units using HUD's Public Housing mixed-finance program with pre-approval to convert the property to a long-term project-based voucher contract via RAD following acquisition or rehabilitation/construction. An additional 254 units CHA-supported units are committed and under construction through Restore Rebuild. HAPs for those units will be executed in 2024 and 2025.
- **RAD2 (Component 2 of RAD):** Through RAD2, CHA assists privately-owned properties receiving assistance under the Mod Rehab program to convert to long-term Housing Assistance Payments (HAP) contracts to support the preservation of existing affordable housing. CHA administered 355 RAD2 units in FY2024. This includes 100 units that converted to RAD2 in 2024.

- **Moderate Rehabilitation**

Mod Rehab provides property-based rental assistance to low-income households through a legacy HUD program and is governed by separate regulations. CHA continues to work with the properties benefitting from the Mod Rehab program to transition them to the PBV program and will process applications to CHA's PBV portfolio either through RAD2 conversions or the standard PBV selection process. In FY2024, CHA administered 460 Mod Rehab units.

- **Project-Based Rental Assistance**

CHA continues to administer 337 project-based units at under HAP contracts with HUD at Harrison Courts (family), Loomis Courts (family), and Lathrop Elderly (senior).

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

Since 2001, CHA has expanded the use of project-based vouchers (PBVs) to increase housing options for low-income families in the region. Unlike tenant-based vouchers, PBVs are issued directly to property owners and remain with the unit if a tenant moves out. The following table provides an overview of PBVs that were placed under HAP or AHAP in FY2024.

PROPERTY NAME	PLANNED NEW PBVs	ACTUAL NEW PBVs	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
PBV					
1237 N California	18	18	Committed	No	Family housing in the West Town community.
Apna Ghar 3959 N Lincoln Apartments	64	0	Committed	No	Supportive housing for survivors of gender-based violence in the North Center community.

PROPERTY NAME	PLANNED NEW PBVs	ACTUAL NEW PBVs	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Englewood Family Housing 1650 W 63 rd St	7	7	Leased	No	Supportive housing for the homeless with HIV/AIDS in the West Englewood community.
Heart of Uptown 927 W Wilson	25	25	Committed	No	Family housing in the Uptown community.
Lakeview Landing 835 W Addison	37	37	Committed	No	Supportive housing for mobility-impaired individuals in the Lakeview community.
Prairie District Apartments 1801 S Wabash	12	0	Committed	No	Family housing in the Near South Side community.
Subtotal	163	87			
RAD PBV					
Renaissance Partners 3757 S Wabash	100	100	Leased	Yes	Supportive housing for the homeless in the Douglas community. Conversion from Mod-rehab to RAD2.
LeClaire 1A North 4809 W 44 th St/4442 S Cicero	44	0	Committed	Yes	Family housing in the Garfield Ridge community.
LeClaire 1A South 4809 W 44 th St/4442 S Cicero	42	0	Committed	Yes	Family housing in the Garfield Ridge community.
Legends South A3 4520-22 S State/ 4538-4540 S State	24	0	Committed	Yes	Family housing in the Garfield Ridge community.
Oak & Larrabee Phase 1	37	0	Committed	Yes	Family housing in the Near North community.
Southbridge 1C 2300 S State	38	0	Committed	Yes	Family housing in the Near South community.
Subtotal	285	100			
TOTAL NEW PBVs	448	187			

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

Certain PBV and RAD projects did not move forward as planned. Additional PBV projects and RAD closings are projected for FY2025.

ii. Existing Project-Based Vouchers

The following table lists the project-based vouchers that were committed or leased at the beginning of FY2024:

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
PBV					
3714-16 W Wrightwood Apts	5	5	Leased	No	Family and individual housing in the Logan Square community.
5150 Northwest Highway	20	20	Leased	No	Family and individual housing in the Jefferson Park community.
5150 Northwest Highway (VASH)	10	10	Leased	No	VASH PBV housing in the Jefferson Park community.
5751 S Michigan Inc (fka Harriet Tubman Apts)	11	11	Leased	No	Family housing in the Washington Park community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
5801 S Michigan LLC (fka Sojourner Truth Apts)	23	23	Leased	No	Family housing in the Washington Park community.
5840 S Dr Martin Luther King Jr Drive	4	4	Leased	No	Supportive housing for families and individuals experiencing homelessness in the Washington Park community.
600 S Wabash LP	71	76	Leased	No	Supportive housing for individuals experiencing homelessness in the Loop community.
65th Infantry Regiment Veterans Housing 1045 N Sacramento	12	9	Leased	No	Supportive housing for veteran families in the West Town community.
65 th Infantry Regiment Veterans Housing (VASH) 1045 N Sacramento	36	39	Leased	No	VASH Supportive housing for veteran families in the West Town community.
9000 S Justine LLC	4	4	Leased	No	Family and individual housing in the Washington Heights community.
Access Housing Multiple Addresses	38	38	Leased	No	Supportive housing for disabled families and individuals in the Hermosa, Humboldt Park, Logan Square and West Town communities.
Anchor House 1230 W 76th St	108	108	Leased	No	Family and individual housing in the Auburn Gresham community.
Archer Avenue Senior Residences 2928 S Archer Ave	12	12	Leased	No	Senior housing for seniors 62+ in the Bridgeport community.
Bettendorf Place 8425 S Saginaw	18	18	Leased	No	Supportive housing for individuals experiencing homelessness with HIV/AIDS in the South Chicago community.
BJ Wright Preservation 1354 S Morgan	82	82	Leased	No	Family housing on the Near West side.
Boulevard Apts Multiple Addresses	12	15	Leased	No	Family and individual housing in the West Town and Logan Square communities
Boxelder Court 6205-6215 S Langley	6	6	Leased	No	Family housing in the Woodlawn community.
Brainerd Park Apts 8920 S Loomis	9	9	Leased	No	Family and individual housing in the Washington Heights community.
Branch of Hope 5628-5630 S Halsted	58	57	Leased	No	Family and individual housing in the Englewood community area for families & individuals.
Bryn Mawr 5550 N Kenmore	10	10	Leased	No	Family and individual housing in the Edgewater community.
Buffett Place 3208 N Sheffield	51	51	Leased	No	Supportive housing for disabled individuals in the Lakeview community.
Butler Lindon 6146 S Kenwood	18	7	Leased	No	Supportive housing for homeless individuals in the Woodlawn community.
Canvas at Leland Plaza 4715 N Western	16	16	Committed	No	Family housing in the Lincoln Square community.
Carling, LLC 1512 N LaSalle	39	39	Leased	No	Individual housing in the Near North community.
Casa Durango 1850 S Racine	9	9	Leased	No	Family housing in the Near West Side community.
Casa Maravilla LP 2021 S Morgan St	15	15	Leased	No	Senior housing for seniors 62+ in the Lower West Side community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
					Developed under Regional Housing Initiative.
Casa Morelos LP 2015 S Morgan St	9	7	Leased	No	Family and individual housing in the Lower West Side community. Developed under Regional Housing Initiative.
Casa Veracruz 2014 S Racine	60	59	Leased	No	Family housing in the Lower West Side community.
Chicago Lighthouse 1800 W Roosevelt	19	19	Leased	No	Family and individual housing in the Near West Side community.
Clark Estes Apts 7070 N Clark	15	15	Leased	No	Family and individual housing in the Rogers Park community.
Covent Apts 2653 N Clark	30	30	Leased	No	Supportive housing in the Lincoln Park community for people experiencing homelessness.
Crestwood Apts 5225 N Austin	57	56	Leased	No	Senior housing for seniors 55+ in the Austin community.
Crowder Place Apts 3801 N Pine Grove	10	11	Leased	No	Senior housing for seniors 62+ in the Lakeview community.
Deborah's Place II 1530 N Sedgwick	39	39	Leased	No	Supportive housing for female individuals experiencing homelessness in the Near North community.
Devon Place 1950 W Devon	14	15	Leased	No	Family and individual housing in the West Ridge community.
Drex 8031 LLC 8031-8035 S Drexel	12	10	Leased	No	Supportive housing for veteran families and individuals in the Chatham community.
East Park Apts 3300 W Maypole	150	150	Leased	No	Individual housing in the East Garfield Park community.
Englewood Permanent Supportive Housing 901 W 63rd St	50	50	Leased	No	Supportive housing for individuals experiencing homelessness in the Englewood community.
Evergreen Towers II 1343 N Cleveland	10	10	Leased	No	Senior housing for seniors 62+ in the Near North community.
Focus Apts 165 N Central	10	10	Leased	No	Supportive housing for ex-offenders in the Austin community.
G & A Senior Residence at Eastgate Village 300 E 26th St	35	35	Leased	No	Senior housing for seniors 62+ in the Near South community.
G & A Senior Residences at Ravenswood 1818 W Peterson	37	37	Leased	No	Senior housing for seniors 62+ in the Ravenswood community.
G & A Residence at Spaulding 1750 N Spaulding	9	9	Leased	No	Family housing in the Humboldt Park community. Approved under the Regional Housing Initiative.
G & A Senior Residences of West Ridge 6142 N California	19	19	Leased	No	Senior housing for seniors 62+ in the West Ridge community.
Garden View, LLC. 1235 S Sawyer	16	14	Leased	No	Supportive housing for families and individuals with HIV/AIDS in the North Lawndale community.
Hancock House Limited Partnership 12045 S Emerald	18	15	Leased	No	Senior housing for seniors 62+ in the West Pullman community.
Harvest Commons Apts 1519 W Warren	89	87	Leased	No	Supportive housing for individuals experiencing homelessness in the Near West community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Hilliard Homes I 2111 S Clark	81	69	Leased	No	Senior housing in the Near South community.
Hilliard Homes II 30 W Cermak	81	73	Leased	No	Senior housing in the Near South community.
Hollywood House 5700 N Sheridan	51	47	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
HOME (Nathalie Salmon/ Blackhawk Manor) Multiple Addresses	8	8	Leased	No	Senior housing for seniors 62+ in the Belmont Cragin and Rogers Park communities.
Hope Manor Apts I 3053 W Franklin	29	31	Leased	No	Supportive housing for veteran, male individuals in the Humboldt Park community.
Hope Manor Apts I (VASH) 3053 W Franklin	9	9	Leased	No	VASH Supportive housing for veteran, male individuals in the Humboldt Park community.
Hope Manor Apts II 815-823 W 60th St / 6000-6030 S Green / 6002 S Halsted	72	71	Leased	No	Supportive housing for veteran families & individuals in the Englewood community.
HOW Evanston 2215 Dempster St (Evanston, IL)	12	12	Leased	No	Supportive housing for disabled, homeless, HIV/AIDS positive, or mentally ill families & individuals in Evanston. Approved under Regional Housing Initiative. Administered by CHA.
Howard Apts Limited Partnership 1567-69 N Hoyne	12	12	Leased	No	Individual housing in the West Town community.
Humboldt House 1819 N Humboldt	31	28	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	32	Leased	No	Individual housing in the Humboldt Park community.
Illinois Accessible Housing Initiative Multiple Addresses	46	40	Leased	No	Supportive housing for disabled families and individuals in the Lakeview, Bridgeport, Edgewater, Hyde Park, Lakeview, Near South Side and New City communities.
Independence Apts 924 S Lawndale / 925-935 S Independence	9	8	Leased	No	Family and individual housing in the North Lawndale community.
Ironwood Courts 6019-6029 S Indiana	14	14	Leased	No	Family housing in the Washington Park community.
Jade Garden Limited Partnership 330-338 W Cermak / 2156-2162 S Tan Ct	31	28	Leased	No	Family housing in the Armour Square community.
Karibuni Place 8200 S Ellis	11	9	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Kenmore Plaza 5225 N Kenmore	105	100	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
King Legacy LP 3800-3814 W 16th St / 1550-1556 S Hamlin Ave / 1549-1555 S Avers	10	10	Leased	No	Family housing in the Lawndale community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Lake Street Studios 727 W Lake St	61	61	Leased	No	Individual housing in the Near West community.
Lake Village East Apts 4700 S Lake Park / 1350-1360 E 47th Pl	65	66	Leased	No	Family and individual housing in the Kenwood community.
Lawson House 30 W Chicago	100	87	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Lawson House (VASH) 30 W Chicago	30	21	Leased	No	VASH supportive housing for individuals experiencing homelessness in the Near North community.
Leigh Johnson Courts 1034-1112 E 73rd St / 7227-7239 S Dobson	18	4	Leased	No	Family housing in the Greater Grand Crossing community.
Leland Apts 1207 W Leland	14	11	Leased	No	Family housing for individuals in the Uptown community. Approved under Regional Housing Initiative.
Leland Apts (VASH) 1207 W Leland	10	14	Leased	No	VASH Supportive housing for veteran families and individuals in the Uptown community.
Levy House 1221 W Sherwin	36	33	Leased	No	Senior housing in Rogers Park for seniors 62+.
Leontyne Apts E 43rd St & S Vincennes	14	12	Leased	No	Family and individual housing in the Grand Boulevard community.
Liberty Square Apts S Central Park Blvd & W Harrison St	16	5	Leased	No	Family and individual housing in the East Garfield Park community.
Los Vecinos Apts 4250 W North	11	9	Leased	No	Supportive housing in the Humboldt Park community.
LPCS Permanent Supportive Housing 1521 N Sedgwick	20	20	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Luxe Properties Multiple Addresses	6	6	Leased	No	Family and individual housing in the East Garfield Park, Hermosa, Logan Square, South Lawndale and West Town communities.
Lyndale Apts 2569-2575 W Lyndale St / 2207-2221 N Rockwell St	67	54	Leased	No	Family and individual housing in the Logan Square community.
Major Jenkins 5016 N Winthrop	76	76	Leased	No	Individual housing in the Uptown community.
Maple Pointe Apts 150 W Maple	114	112	Leased	No	Family and individual housing in the Near North community.
Mark Twain Apts 111 W Division	148	148	Leased	No	Individual housing in the Near North community.
Marshall 1232 LLC 1216 N LaSalle	90	85	Leased	No	Individual housing in the Near North community.
Midwest Apts 6 N Hamlin	69	22	Leased	No	Individual housing in the West Garfield Park community.
Milwaukee Avenue Apts 3064 N Milwaukee	11	11	Leased	No	Supportive housing for disabled families in the Avondale community.
Montclare Senior Residences of Avalon Park 1210 E 78th St	38	38	Leased	No	Senior housing for seniors 55+ in the Avalon Park community.
Montclare Senior Residences of Calumet	34	34	Leased	No	Senior housing for seniors 62+ in the Calumet Heights community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Heights 9401 S Stony Island					
Mulvey Place 416 W Barry	13	9	Leased	No	Senior housing for seniors 62+ in the Lakeview community.
Schiff Residence 1244 N Clybourn	46	46	Leased	No	Individual housing in the Near North community.
New Mom's Oak Park 206-212 Chicago Ave (Oak Park, IL)	14	14	Leased	No	Supportive housing for homeless mothers ages 18-24 with children in Oak Park. Approved under Regional Housing Initiative. Administered by CHA.
New Mom's Transformation Project 5317 W Chicago	40	32	Leased	No	Supportive housing for single mothers ages 18-24 with children in the Austin community.
North Avenue Apts 2654 W North Ave	16	16	Leased	No	Family and individual housing in the West Town community. Approved under Regional Housing Initiative.
North & Talman III Limited Partnership 1605-1619 N Washtenaw	8	8	Leased	No	Family and individual housing in the West Town community.
North Park Village 5801 N Pulaski	74	31	Leased	No	Senior housing for seniors 62+ in the North Park community.
Nuestro Hogar 1314 N Karlov / 4101 S Kammerling / 3653-3657 W Wabansia	12	11	Leased	No	Family and individual housing in the Humboldt Park community. Approved under Regional Housing Initiative.
Park Apts 202-224 E Garfield Blvd / 5447 S Indiana / 5446-50 S Prairie / 5732 S Calumet Ave	30	30	Leased	No	Family and individual housing in the Washington Park community.
Paseo Boricua Arts Building 2709-15 W Division	6	6	Leased	No	Family housing in the Humboldt Park community.
Pedro Albizu Campos Apts 1203 N California	31	31	Leased	No	Family housing in the West Town community.
Phoenix House 1251 S Sawyer	32	32	Leased	No	Supportive housing for individuals with HIV/AIDS in the North Lawndale community.
Pierce House 3527 W North Ave	25	25	Leased	No	Supportive housing for homeless aged 18-24 in the Logan Square community.
Pullman Artspace 11137 S Langley	6	6	Leased	No	Family housing in the Pullman community.
Reba Place Fellowship 1528 W Pratt / 1545 W Pratt	7	6	Leased	No	Family and individual housing in the Rogers Park community.
Renaissance West Apts 2517 W Fullerton	99	95	Leased	No	Individual housing in the Logan Square community.
Roosevelt NPHM 925 S Ada	5	5	Leased	No	Family housing in the Near West community.
Roosevelt Road Veterans (VASH) 2908 W Roosevelt	75	75	Leased	No	Supportive housing for veterans in the North Lawndale community.
Roosevelt Towers 3440 W Roosevelt	126	126	Leased	No	Senior housing for seniors 62+ in the North Lawndale community.
Rosa Parks Limited Partnership Central Park Ave & Chicago	26	13	Leased	No	Family housing in the Humboldt Park community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Rosenwald Courts 4642 W Michigan	60	60	Leased	No	Senior housing for seniors 62+ in the Grand Boulevard community.
San Miguel 907 W Argyle	11	9	Leased	No	Family and individual housing in the Uptown community.
Sankofa House 4041 W Roosevelt	26	28	Leased	No	Family and individual housing in the North Lawndale community.
Sarah's Lakeside 4747 N Sheridan	24	24	Leased	No	Supportive housing in the Uptown community.
Sarah's on Sheridan 1005 W Leland	27	27	Leased	No	Supportive housing for homeless women in the Uptown community.
Schiller Place 1433 N Halsted	24	24	Leased	No	Family housing in the Near North community.
Senior Suites Chicago Auburn Gresham 1050 W 79th St	17	17	Leased	No	Senior housing for seniors 62+ in the Auburn Gresham community.
Sheffield Apts 2700 N Sheffield	50	50	Leased	No	Family housing in the Lincoln Park community.
South Park Plaza LP Dr Martin Luther King Jr Dr & E 26th	34	32	Leased	No	Family and individual housing in the Douglas community.
Trumbull Apts 1310-14 S Spaulding Ave/ 1428 S Trumbull	13	13	Leased	No	Supportive housing for homeless families in the North Lawndale community.
St. Andrews Court 50 N Hoyne	30	30	Leased	No	Supportive housing for ex-offender graduates of St. Leonard's in the Near West community.
St. Edmund's Court 5921-5937 S Wabash Ave	10	10	Leased	No	Family housing in the Washington Park community.
St. Leo Residence 7750 S Emerald	50	50	Leased	No	Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.
St. Leo Residence (VASH) 7750 S Emerald	40	40	Leased	No	VASH Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.
Sunnyside Kenmore 4130 N Kenmore Ave/ 847-849 W Sunnyside Ave	10	10	Leased	No	Family housing in the Uptown community.
Humboldt Village (fka Teachers Village) 2620 W Hirsch	27	0	Committed	No	Family housing in the Humboldt Park community.
The Raven 1825 W Lawrence	17	16	Leased	No	Family housing in the Lincoln Square community.
The Resurrection Home 1910 S Albany Ave/ 2124 W 19th St	5	5	Leased	No	Family housing in the Lower West Side and North Lawndale communities.
The Suites of Autumn Green at Wright Campus 4225 N Oak Park	8	8	Leased	No	Senior housing for seniors 55+ in the Dunning community.
Thresholds at Casa de Troy 6355-6357 S Troy St / 3116-3120 W 64th St	16	16	Leased	No	Supportive housing for families & individuals with a diagnosed mental illness in the Chicago Lawn community.
Thresholds at Edgewater Shores 5326 N Winthrop	8	8	Leased	No	Supportive housing for individuals with a diagnosed mental illness in the Edgewater community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Thresholds RAD LLC (Austin Apts) 334 N Menard	5	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in Austin.
Thresholds RAD LLC (Graiss Apts) 6808 N Wayne	4	4	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apts) 500 W Englewood	5	7	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Tierra Linda Apts Multiple Addresses	14	14	Leased	No	Family and individual housing in the Humboldt Park and Logan Square communities.
Town Hall Apts 3600 N Halsted	79	79	Leased	No	Senior housing for seniors 55+ and LGBT-friendly in the Lakeview community.
Veterans New Beginnings 8140 S Racine	48	46	Leased	No	Supportive housing for veteran individuals in the Auburn Gresham community.
Victory Centre of South Chicago SA 9233 S Burley Ave	18	14	Leased	No	Senior housing for seniors 62+ in the South Chicago community.
Wabash Apts 23-31 E 61st St / 6100-6108 S Wabash Ave	24	24	Leased	No	Family housing in the Washington Park community.
Warren Apts 3-11 N Ashland	21	25	Leased	No	Family housing in the Near West community.
Washington Park Apts 5000 S Indiana	32	31	Leased	No	Individual housing in the Grand Boulevard community.
Wentworth Commons 11045 S Wentworth	10	10	Leased	No	Family housing in the Roseland community. Developed under Regional Housing Initiative.
West Humboldt Place 3543 W Chicago	4	4	Leased	No	Supportive housing for families with a child with HIV/AIDS in the Humboldt Park community.
Wilson Yards 1026 W Montrose	16	16	Leased	No	Family and individual housing in the Uptown community.
Wilson Yards Senior Apts 1032 W Montrose	20	20	Leased	No	Senior housing for seniors 62+ in the Uptown community.
Winterberry Place 321-325 E 48th St / 4802-4806 S Calumet Ave	6	6	Leased	No	Family and individual housing in the Grand Boulevard community.
Wrightwood Senior Apts 2815 W 79th St	17	17	Leased	No	Senior housing for seniors 62+ in the Ashburn community.
Xavier Apts 625 W Division	24	24	Leased	No	Family and individual housing in the Near North community.
Zapata Apts 3734 W Cortland / 3503 W Armitage / 1955 N St Louis / 3230 W Armitage	18	17	Leased	No	Family housing in the Logan Square community.
Subtotal	4,648	4,377			
RAD PBV					
Albany Terrace Apts 3030 W 21 st Place	350	350	Leased	Yes	Senior housing in the South Lawndale community. Former public housing units.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Aurea Martinez Apts 3213-3223 W Diversey	45	45	Leased	Yes	Family and individual housing in the Belmont Cragin community. Lathrop Homes transfer of assistance.
Butler Lindon Apts 6146 S Kenwood	5	5	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Caroline Hedger Apts 6400 N Sheridan	450	450	Leased	Yes	Senior housing for seniors 62+ in the Rogers Park community. Former public housing units.
Concord at Sheridan 6438 N Sheridan	65	65	Leased	Yes	Family and individual housing in the Rogers Park community. Lathrop Homes transfer of assistance.
Daniel Hudson Burnham Apts 1930 W Loyola	178	178	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Former public housing units.
Deborah's Place III 2822 W Jackson	90	90	Leased	Yes	Supportive housing for female individuals experiencing homelessness in the East Garfield Park community.
Dr. Mildred C. Harris Apts 6360 S Minerva	165	165	Leased	Yes	Senior housing for seniors 62+ in the Woodlawn community. Former public housing units.
Eddie Mae & Alex Johnson Apts 6230 S Dorchester	29	29	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Edith Spurlock Sampson 2640 N Sheffield / 2720 N Sheffield	405	405	Leased	Yes	Senior housing in the Lincoln Park community.
Elizabeth Davis Apts 440 N Drake	148	148	Leased	Yes	Senior housing for seniors 62+ in the Humboldt Park community. Former public housing units.
Lucy Gonzales Parsons 2602-2638 N Emmett	50	50	Leased	Yes	Family housing in the Logan Square community. Lathrop transfer of assistance.
Encuentro Square Phase 1 3745 W Cortland	55	55	Committed	Yes	Family housing in the Logan Square community. Restore Rebuild.
Fannie Emanuel Apts 3916 W Washington	180	180	Leased	Yes	Senior housing for seniors 62+ in the West Garfield Park community. Former public housing units.
Grace Manor 3201-3423 W Ogden	19	19	Committed	Yes	Family housing in the North Lawndale community.
Hattie Callner Apts 855 W Aldine	146	146	Leased	Yes	Senior housing for seniors 62+ in Lakeview community. Former public housing units.
Southbridge Phase 1A 2310 S State	34	34	Leased	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Southbridge Phase 1B 2344 S State	34	34	Leased	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Independence Apts 4022 N Elston	30	30	Leased	Yes	Senior housing for seniors 62+ in the Irving Park community. Lathrop Homes transfer of assistance.
Irene McCoy Gaines 3700 W Congress	149	149	Leased	Yes	Senior housing for seniors 55+ in the East Garfield Park community.
John Pennycuff Memorial 2031 N Milwaukee	47	47	Leased	Yes	Family and individual housing in the Logan Square community. Lathrop Homes transfer of assistance.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Judge Fisher Apts 5821 N Broadway	199	199	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Judge Green Apts 4030 S Lake Park	153	153	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
Judge Slater Apts 4218 S Cottage Grove/ 740 E 43rd	402	402	Leased	Yes	Senior housing for seniors 55+ in the Grand Boulevard community. Former public housing units.
Las Americas Apts 1611 S Racine	211	211	Leased	Yes	Senior housing for seniors 62+ in the Lower West Side community. Former public housing units.
Lake Parc Crescent 1061 E 41st Place	60	60	Leased	Yes	Family housing in the Oakland community. Former public housing units.
Lathrop 1A Clybourn & Diversey	151	151	Leased	Yes	Family and individual housing in the Lincoln Park and North Center community areas.
Lathrop 1B Clybourn & Diversey	28	28	Leased	Yes	Family and individual housing in the Lincoln Park and North Center community areas.
Lincoln Perry Apts and Annex 243 E 32nd St/ 3245 S Prairie	442	442	Leased	Yes	Senior housing for seniors 62+ in the Douglas community. Former public housing units.
Long Life Apts 344 W 28th Place	114	114	Leased	Yes	Senior housing for seniors 62+ in the Armour Square community. Former public housing units.
Lorraine Hansberry 5670 W Lake	168	168	Leased	Yes	Senior housing for seniors 62+ in the Austin community. Former public housing units.
Major Robert Lawrence Apts 655 W 65th St	191	191	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Minnie Riperton Apts 4250 S Princeton	335	335	Leased	Yes	Senior housing for seniors 55+ in the Fuller Park community. Former public housing units.
Northtown Apts 2410 W Pratt	30	30	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Lathrop Homes transfer of assistance.
Oakwood Shores 3-1 616 E Pershing	19	19	Leased	Yes	Family housing in the Oakland community. Restore Rebuild.
Ogden Commons A1 1351 S Washtenaw	37	37	Leased	Yes	Family housing in the North Lawndale community. RAD transfer of assistance.
Ogden Commons A2 1325 S Washtenaw	30	30	Committed	Yes	Family housing in the North Lawndale community. Restore Rebuild.
Oso Apts 3435 W Montrose	32	32	Leased	Yes	Family and individual housing in the Irving Park community.
Park Boulevard 3b 37th and State	36	36	Leased	Yes	Family housing in the Douglas community.
Parkside 4 Phase 2 551 W Elm	54	35	Leased	Yes	Family housing in the Near North community. Lathrop Homes transfer of assistance
Parkside 5 Cambridge & Hobbe	37	37	Committed	Yes	Family housing in the Near North community. Restore Rebuild.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Patrick Sullivan Apts 1633 W Madison	480	479	Leased	Yes	Senior housing for seniors 55+ in the Near West community. Former public housing units.
Ravenswood Senior Living 4501 N Winchester	74	74	Leased	Yes	Senior housing for seniors 62+ in the Lincoln Square community. Lathrop Homes transfer of assistance
Roosevelt Square 1 Roosevelt and Racine	125	125	Leased	Yes	Family housing in the Near West Side community.
Roosevelt Square 3B 1255 W Roosevelt	75	75	Committed	Yes	Family housing in the Near West community. Restore Rebuild.
Schneider Apts 1750 W Peterson	174	174	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Thresholds RAD LLC (Austin Apts) 334 N Menard	52	52	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Austin community.
Thresholds RAD LLC (Graiss Apts) 6808 N Wayne	41	40	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apts) 500 W Englewood	39	39	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Villages of Westhaven Damen & Madison	95	95	Leased	Yes	Family and individual housing in the Near West community. Former public housing units.
Vivian Carter Apts 6401 S Yale	221	221	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Vivian Gordon Harsh Apts 4227 S Oakenwald	123	123	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
Westhaven IID 2059 W Lake	38	38	Committed	Yes	Family housing in the Near West community. Restore Rebuild.
William Jones Apts 1447 S Ashland	114	114	Leased	Yes	Senior housing for seniors 62+ in the Near West community. Former public housing units.
Subtotal	7,054	7,033			
Mod-Rehab					
16 N Lorel	23	23	Leased	No	Family and individual housing in the Austin community.
4441-47 S Greenwood LP	32	32	Leased	No	Family and individual housing in the Kenwood community.
Austin Village 431-439 N Central	28	28	Leased	No	Family and individual housing in the Austin community.
Belray Apts 3150 N Racine	70	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Lakeview community.
Holland House 240 W 107th Pl	70	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Roseland community.
Karibuni Place 8200 S Ellis	60	60	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.

PROPERTY NAME	PLANNED PBVs	ACTUAL PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Los Vecinos Apts 4250 W North	50	50	Leased	No	Individual housing (SRO) located in the Humboldt Park community area for individuals experiencing homelessness.
Mae Suites 148 N Mayfield	39	39	Leased	No	Individual housing (SRO) located in the Austin community area for individuals experiencing homelessness.
Pine Central 743-755 N Central	35	35	Leased	No	Family and individual housing in the Austin community.
Rebecca Walker 126 S Central	22	22	Leased	No	Supportive housing for individuals experiencing homelessness in the Austin community.
Washington Park Apts 5000 S Indiana	31	31	Leased	No	Supportive housing for individuals experiencing homelessness in the Grand Boulevard community area
Subtotal	460	460			
TOTAL PBVS	12,162	11,870			

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

CHA gained PBV units at locations such as Sarah's at Sheridan and BJ Wright Apartments and maintained fewer PBV units at certain locations than expected, CHA transferred HAP responsibility for units developed under the Regional Housing Initiative outside the Chicago during the year. Certain RAD developments did not close in 2024 as expected but will close in future years.

iii. Other Changes to the Housing Stock that Occurred During FY2024

The following section describes changes to CHA's housing stock during FY2024 by category, including Public Housing Units Added, Demolition Activity, Disposition Activity, Offline Units, Additional Capital Maintenance Activity and Additional Redevelopment Activity.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN FY2024
Public Housing Units Added CHA did not add public housing units in FY2024.
Demolition Activity CHA did not demolish any public housing units in FY2024.
Disposition Activity CHA entered into a long-term ground lease for mixed-income development at Ogden Commons A2 and deeded a parcel at 5404 S Dearborn for housing development.
Offline Units As of Q4 2024, CHA had 1,875 public housing units offline and unavailable for occupancy for HUD-approved reasons, including 731 units at Cabrini and Lathrop in redevelopment planning. Additional units were offline undergoing rehabilitation and modernization and for approved non-dwelling purposes.
Capital Maintenance Activity CHA engaged in capital maintenance activity at various sites across its portfolio including roofing and masonry work, boiler and riser replacements and mechanical, electrical and plumbing improvements at multiple senior properties; elevator modernization; porch repair and replacement at small and medium family properties (formerly Scattered Sites); and masonry, roofing work and domestic boiler replacement at multiple CHA traditional family properties.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN FY2024

Development Activity

CHA continued with construction at sites including Roosevelt Square 3B, Westhaven IID and Grace Manor. Construction was completed on Ogden Commons A1 and Encuentro Square (early 2025). Construction began at Ogden Commons A2 and Parkside 5. The Board of Commissioners approved financing for Legends A3 and Lathrop 1C, with closings expected in 2025.

Demolition Activity

CHA did not demolish any units in FY2024.

Disposition Activity

FY2024 Disposition Activity		
Site	Phase/Project Name	Description
Ogden	Ogden Commons A2 1325 S Washtenaw	Long-term ground lease for mixed-income development
Robert Taylor	5404 S. Dearborn	Small parcel deeded for market rate. Rental development under construction. Will include affordable units.

Offline Units Status

As of Q4 2024, CHA had 1,875 public housing units offline and unavailable for occupancy for HUD-approved reasons. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible. The following is a description of CHA's offline units by category.

- Units Offline Due to Pending or Ongoing Redevelopment or Modernization:** As of Q4 2024, CHA had 1,744 public housing units offline due to pending or ongoing redevelopment or modernization, including 731 units at Lathrop Homes and Cabrini Rowhomes (42%) awaiting redevelopment. CHA continues to expedite redevelopment plans for these sites with key stakeholder and community input.

Frances Cabrini Rowhouses – 438 offline units (IL002089000): In FY2015, CHA finalized a Development Zone Plan (DZP) for the remaining portions of Cabrini-Green with the assistance of the City of Chicago's Department of Planning and Development, Chicago Park District, Chicago Department of Transportation, Chicago Public Schools, and the Near North Working Group. The DZP excluded the Frances Cabrini Rowhouses from its target area. Under the FY2017 CHA MTW Annual Plan, CHA proposed to demolish the Frances Cabrini Rowhouses and commenced the Environment Assessment (EA) and environmental studies of the site. CHA's responsible entity, the City of Chicago, completed initial EA research that highlighted the Rowhouses' eligibility for designation as a historic property. Consequently, in FY2018, CHA worked with the City of Chicago and the Illinois Housing Preservation Agency (IHPA) and the Chicago Department of Facilities and Fleet Management (2FM) to determine next steps. CHA's redevelopment activities at the property must be in compliance with an existing Memorandum of Agreement and Court Order regarding development of this site. Through 2024, CHA with a planning firm held three community outreach planning meetings which culminated with the December 11, 2024 presentation of a draft plan, including a plan for the rowhouses. The community and general public were invited to provide feedback by January 2025 which will be used to implement a plan.

Lathrop Homes – 293 offline units (IL002022000): CHA remains committed to delivering 400 family units on-site at Lathrop Home through a combination of historically preserved housing, new housing, retail and other amenities in a mixed-income community. CHA and its development partner initiated construction on Lathrop Phase 1A in October 2017 and a total of 200 housing units were completed in FY2018, including 56 for CHA residents. The remaining units, including 95 for CHA residents, were completed and fully leased in FY2019. Construction was completed at Phase 1B in FY2024. Lathrop Phase 1C was approved by the CHA Board and is expected to start construction in 2025. As of 2023, CHA had completed creation of off-site units in accordance with the Lathrop Homes Agreed Court Order.

- **Units Pending Demolition/Disposition:** Units in this category are pending demolition or disposition and will not come back online. As of Q4 2024, there are 2 units offline pending demolition or disposition.
- **Units Used for Non-Dwelling Purposes:** As of Q4 2024, there were 129 units offline for approved non-dwelling purposes including offices for management and resident services providers. CHA continues to evaluate non-dwelling use of units across its portfolio with the goal of returning units to leasing and has reduced the number of non-dwelling units by 36% since 2018.

Development Activity

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

FY2024 Development Activity		
Site	Phase/Project Name	FY2024 Activity
ABLA	Roosevelt Square 3B 1255 W Roosevelt	Under construction.
Ogden	Ogden Commons A1 1351 S Washtenaw	Construction completed.
Horner	Westhaven 2D 2059 W Lake	Under construction.
Off-site	Encuentro Square 3759 W Cortland	Construction completed. RAD conversion started.
Off-site	Grace Manor 3400 W Ogden	Under construction.
Cabrini	Parkside 5 Cambridge & Hobbe	Closing and construction commenced.
Ogden	Ogden Commons A2 1325 S Washtenaw	Closing and construction commenced.
Cabrini	Oak and Larrabee I	Closing delayed. Expected in 2025.
Taylor	Legends A3 4520-22 S State/4538-4540 S State	Board of Commissioners approved financing. Underwriting and planning continuing for 2025 closing.
Lathrop	Lathrop 1C Clybourn & Diversey	Board of Commissioners approved financing. Underwriting and planning continuing for 2025 closing

Capital Maintenance

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

FY2024 Capital Maintenance		
Property	Address	Project Description
Armour Square	3120/3146/3216/3250 S Wentworth	Masonry
Trumbull Park	Torrence & 107th St	Masonry, Roofing, Domestic Boiler Replacement
Mary Jane Richardson-Jones	4930 S Langley	Roofing
Various Properties	N/A	Elevator Modernization
Small and Medium Family Properties	N/A	Porch Repair and Replacement
Thomas Flannery	1507/1531 N Clybourn	Roofing
Lake Parc Place	Ellis & Pershing	Roofing
Lowden Homes	Dan Ryan Expy & 35th St	Roofing
Las Americas	1611 S Racine	Boiler Replacement
Elizabeth Davis	440 N Drake	Riser Replacement
Elizabeth Wood	1845 N Larrabee	Mechanical, Electrical, Plumbing
Maria Diaz Martinez	2111 N Halsted	Riser Replacement
Long Life	344 W 28th Pl	Mechanical and HVAC

iv. General Description of Actual Capital Expenditures in FY2024

General Description of Actual Capital Expenditures During FY2024
CHA's total FY2024 capital expenditures were \$63.2M within the following Investment Divisions and Project Categories:
Preservation (\$43.4M):
<ul style="list-style-type: none"> <i>Comprehensive Rehab:</i> ABLA Homes \$7.3M, High Rise Roof Divots Authority Wide \$1.0M, Small/Medium Multi-Family Rehab \$14.5M, Trumbull Homes Renovations \$3.8M, Unit Renovations \$3.3M. <i>Cycle Replacement:</i> Armour Square exterior masonry \$0.8M, Armour Square Heating & Hot Water Replacement \$1.2M, CHA Authority Wide Life Safety Systems (large Family & Senior) \$2.0M, CHA Authority Wide Roof Replacement (Large Family & Senior) \$2.9M, CHA Authority Wide Window Replacement \$0.5M, Elevator Modernization (Senior) \$0.4M, Plumbing Risers Lake Parc Place \$0.3M. MEP \$0.7M, Replacement -Other \$1.0M. <i>Emergency Repairs:</i> CHA Public Housing Authority Wide \$2.0M. <i>Small & Medium Strategy (Renovations):</i> Sitework \$0.1M, Exterior Envelopes \$1.0M, Porches \$0.6M.
New Construction (\$10.1M):
<ul style="list-style-type: none"> Irene Mcoy Gaines \$1.9M, Cabrini Parkside \$5.6M, Jackson Square \$0.9M, Lathrop 1C \$0.1M, Cabrini Now \$0.2M, Due Diligence \$1.4M.

General Description of Actual Capital Expenditures During FY2024	
Capital Planning (1.9M)	
<ul style="list-style-type: none"> Physical Needs Assessment \$1.5M, Non-Residential Planning \$0.2M, Vacant Lots Planning \$0.2M. 	
RAD (\$7.8M)	
<ul style="list-style-type: none"> <i>Comprehensive Rehab</i>: Patrick Sullivan \$0.6M, Harry Schneider \$0.9M, Long Life Apts. \$0.9M, Elizabeth Davis Apts. \$1.8M, Hattie Callner \$0.2M, Lincoln Perry \$0.2M, William Jones \$0.2M. <i>Cycle Replacement</i>: Elizabeth Davis \$0.3M, Vivian Carter \$0.3M, Lincoln Perry \$0.2M, RAD-Other \$0.6M. <i>Emergency Repairs</i>: Las Americas \$1.6M. 	

Section II-B: Leasing Information

i. Number of Households Served

NUMBER OF HOUSEHOLDS SERVED BY SOURCE/NAME:	NUMBER OF UNIT MONTHS OCCUPIED/LEASED*		NUMBER OF HOUSEHOLDS SERVED**	
	Planned^^	Actual	Planned	Actual
MTW PUBLIC HOUSING UNITS LEASED	145,896	149,088	12,158	12,424
HOUSING CHOICE VOUCHERS (HCV) UTILIZED	547,644	636,326±	45,637	53,027
LOCAL, NON-TRADITIONAL: TENANT-BASED	2,400	2,520	200	210
LOCAL, NON-TRADITIONAL: PROPERTY-BASED	0	0	0	0
LOCAL, NON-TRADITIONAL: HOMEOWNERSHIP	600	408	50	34

Planned/Actual Totals	696,540	788,342	58,045	65,695
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* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan)

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan)

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

± Number of Actual vouchers reflect all vouchers due to changes in reporting requirements. In the FY2024 Plan, Planned vouchers only represented MTW-specific vouchers (omitting such as RAD, VASH, Mod-Rehab, Mainstream 5-year, and Emergency vouchers).

Please describe any differences between the planned and actual households served:

The Property Office's occupancy rate goals and RAD conversion schedule were updated in FY2024 as objectives changed and subsequently impacted previous projections.

LOCAL NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	NUMBER OF UNIT MONTHS OCCUPIED/LEASED		NUMBER OF HOUSEHOLDS TO BE SERVED	
		Planned	Actual	Planned	Actual
Tenant-Based	Funding for City of Chicago Housing Assistance Programs (2017-04)	2,400	2,520	200	210
Property-Based	N/A	0	0	0	0

Homeownership	Home Ownership Made Easy (HOME) (2011-01)^	600	408	50	34
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Planned/Actual Totals	3,000	2,982	250	244
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^ Reflects the Down Payment Assistance (DPA) component of the program.

HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY	AVERAGE NUMBER OF HOUSEHOLDS PER MONTH	TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR
N/A	0	0

ii. Discussion of Any Issues/Solutions Related to Leasing

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	CHA continues to identify strategic ways to reduce unit turnaround time and subsequent leasing time.
MTW Housing Choice Voucher	CHA continued to increase housing opportunities for HCV participants by facilitating lease-up in mobility areas through use of exception payment standard and landlord incentive payment activities.
Local, Non-Traditional	N/A

Section II-C: Wait List Information

i. Wait List Information

WAIT LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAIT LIST	WAIT LIST OPEN, PARTIALLY OPEN OR CLOSED?	WAS THE WAIT LIST OPENED DURING THE PLAN YEAR
Public Housing Family Traditional Mixed-Income	26 Site-Based Wait Lists	54,203	Open	Yes
Public Housing Family Scattered Sites	65 Community Area Wait Lists	51,162	Open	Yes
Public Housing Senior	24 Site-Based Wait Lists	5,670	Open	Yes
Project-Based Voucher Program Senior Family Supportive	129 Site-Based Wait Lists	106,524	Open	Yes
Housing Choice Voucher Program Tenant-Based	Communitywide	16,969	Partially Open	No
Total		234,528		

Please describe any duplication of applicants across wait lists:

CHA Wait List applicants can be on a single PH Wait List, a single PBV Wait List, a single PBRA Wait List, and the HCV Wait List at the same time. As of Q4 2024, there were approx. 234,500 applications total, representing about 172,000 unique applicants with 86,000 on more than one wait list.

Description of Partially Opened Wait Lists

HCV Wait List

In FY2024, the CHA HCV Wait List will remain open for the following families:

- a) A family that meets the eligibility criteria for and is participating in a CHA demonstration program or special initiative
- b) A family that is a victim of a federally declared natural disaster affecting the city of Chicago
- c) A family that is an active participant in a Witness Protection Program or State Victim Assistance Program
- d) A family living in a CHA public housing unit which must be rehabilitated to meet ADA/504 requirements and for whom an alternate CHA public housing unit is not available
- e) An over-housed or under-housed family living in a Section 8 Moderate Rehabilitation project administered by CHA for which no appropriate size unit is available in the same project that is already under a HAP contract
- f) A family that qualifies for a targeted funding voucher (e.g. VASH, NED, FUP, etc.)
- g) Public Housing residents covered under the Violence Against Women Act (VAWA) and for whom CHA has determined that it does not have a suitable unit in its portfolio to which the household can be relocated.

ii. Changes to Wait List

Wait List Name	Description of Actual Changes to Wait List
Public Housing Units--Family	N/A
Public Housing Units--Senior	N/A
Project-Based Voucher Program--Senior	N/A
Project Based Voucher Program—Family and Senior	N/A
Housing Choice Voucher Program—Tenant-Based	N/A

Wait List Overview

CHA maintains the following major wait lists across Public Housing and Housing Choice Voucher programs.

Public Housing Wait Lists

- Family Housing Site-Based Wait Lists: CHA administers 26 site-based wait lists for its family housing portfolio. In FY2024, all Family Housing Site-Based Wait Lists remained open.
- Scattered Site Community Area Wait Lists: CHA administers 65 Scattered Site Community Area Wait Lists for applicants who are interested in housing opportunities in CHA's portfolio of single unit, small and medium apartment buildings. In FY2024, all Scattered Site Community Area Wait Lists remained open.
- Senior Site-Based Wait Lists: CHA administers 24 senior site-based wait lists for applicants requesting studio and one-bedroom apartments in senior-designated housing developments. In FY2024, all Senior Site-Based Wait Lists remained open.

HCV Wait List

The HCV Wait List last opened in 2014 and is currently closed except certain applicants (see table “**Description of Partially Opened Wait Lists**” above).

PBV Wait Lists

- Family Site Based Wait Lists: CHA administers 45 PBV waitlists for its family housing portfolio. In FY2024, PBV Family Site-Based Wait Lists remained open.
- Supportive Site Based Wait Lists: CHA administers 49 PBV waitlists for its supportive housing portfolio. In FY2024, PBV Supportive Site-Based Wait Lists remained open.
- Senior Site Based Wait List: CHA administers 35 PBV waitlists for its senior housing portfolio. In FY2024, PBV Senior Site-Based Wait Lists remained open.

PBRA Wait Lists

CHA administers 3 PBRA waitlists for family and senior housing. In FY2024, PBRA Wait Lists remained open.

Section II-D: Information on Statutory Objectives and Requirements

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

CHA currently serves 135 families through local, non-traditional programs, specifically through the Funding for City of Chicago Housing Assistance Programs activity.

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN FY2024*
80-51-% Area Median Income	25
49-31% Area Median Income	3
Below 30% Area Median Income	214

Total Local, Non-Traditional Households Admitted

242

*2 participants in CHA's DPA program were above 80% AMI.

ii. Maintain Comparable Mix

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

* "Non-MTW Adjustments" are defined as factors that are outside the control of the MTW PHA. An example of an acceptable "Non-MTW Adjustment" would include demographic changes in the community's overall population. If the MTW PHA includes "Non-MTW Adjustments," a thorough justification, including information substantiating the numbers given, should be included below.

Please describe the justification for any "Non-MTW Adjustments" given above:

N/A

MIX OF FAMILY SIZES SERVED IN FY2024				
FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 person	36.8%	34,697	52.9%	16.1%
2 person	19.0%	12,823	19.6%	0.6%
3 person	17.2%	7,512	11.5%	-5.7%
4 person	12.9%	5,811	8.9%	-4.0%
5 person	7.3%	2,620	4.0%	-3.3%
6+ person	6.9%	2,095	3.2%	-3.7%
TOTAL	100%			

**The "Baseline Mix Percentage" figures given in the "Mix of Family Sizes Served (in Plan Year)" table should match those in the column of the same name in the "Baseline Mix of Family Sizes Served (upon entry to MTW)" table.

^The percentages in this column should be calculated by dividing the number in the prior column for each family size by the "Total" number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of

percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

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

iii. Number of Households Transitioned to Self-Sufficiency

CHA is tracking the following metrics to demonstrate households transitioned to self-sufficiency, including metrics associated with relevant approved MTW activities in Section IV. In FY2024, a total of 6,000 CHA households have increased self-sufficiency based on the below definitions.

MTW ACTIVITY NAME/NUMBER	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF-SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF-SUFFICIENCY
Moving Up an AMI Bracket ¹ (not associated with an MTW activity)	3,247	Households who move up to a higher AMI category compared to the previous year.
Home Ownership Made Easy (2011-01) (fka Choose to Own Program)	50 CTO (8 PH, 42 HCV) 34 DPA (31 non-CHA, 3 CHA)	Households who purchase a home through Home Ownership Made Easy.
LevelUp (2014-01) (fka Family Self-Sufficiency Program)	80	Participants who graduate from LevelUp.
Public Housing Work Requirement (2009-02)	2,605	Households subject to the work requirement where all applicable members are in compliance with the work requirement.
Positive exits from CHA subsidy (not associated with an MTW activity)	292 (259 HCV, 33 PH)	Public Housing households at or above 51% AMI who moved out and HCV participants who terminated their subsidy after six months of zero HAP.
	274	Households Duplicated Across Activities
	6,000	Total Households Transitioned to Self-Sufficiency

¹ This metric was formerly related to the "Biennial Re-Exams for HCV". However, CHA is monitoring this annually across all portfolios unrelated to any particular MTW activity.

Section III: Proposed MTW Activities: HUD Approval Requested

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

Section IV: Approved MTW Activities: HUD Approval Previously Granted

Section IV-A. Implemented Activities

MTW Activities Related to Housing/Development

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

- Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2014
- Description/Impact/Update: In FY2010, HUD approved an alternative reasonable cost formula for CHA redevelopment activities to replace HUD's current Total Development Cost (TDC) limits. Rising construction costs, reduced low-income housing tax credit equity prices, and reduced soft loan funds had combined to significantly reduce the number of new 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 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.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

MTW Activities Related to Public Housing and HCV

\$75 Minimum Rent for Public Housing and HCV (2009-01)

- Approved, Implemented, Amended: Approved FY2009, Implemented FY2009
- Description/Impact/Update: 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. CHA describes the policies surrounding financial hardships affecting minimum rent in Chapter 6 of the HCV Administrative Plan and Chapter 11 of the Public Housing Admissions and Continued Occupancy Policy (ACOP). CHA follows HUD-defined financial hardship; it has not established any additional hardship criteria and clearly differentiates between temporary and long-term hardships.

- Hardship: Additionally, there are 1,880 HCV and 764 PH households with a hardship and paying less than \$75 per month.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

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

- Approved, Implemented, Amended: Approved FY2011, Implemented FY2011, Amended FY2014, Amended FY2022
- Description/Impact/Update: CHA's Home Ownership Made Easy program includes two options for supporting homeownership:
 - Choose to Own (CTO): 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).
 - Down Payment Assistance (DPA): 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 DPA 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.

Update: A total of 49 households received grants through DPA in 2023 and 2024. Through the CTO program, now in its 20th year, 897 participants have purchased a new home. Across both programs, 946 homes have been purchased.

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

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

- Approved, Implemented, Amended: Approved FY2014, Implemented FY2014, Amended FY2017, Amended FY2018, Amended FY2019
- Description/Impact/Update: Over the past few years, CHA has modified the Family Self-Sufficiency (FSS) program. These include (from oldest to most recent):
 - In FY2014, an opt-out of EID, the ability to terminate participants who were not engaged in the program, a 12-month employment requirement and annual requirement to participate in financial education and coaching were added to the program.
 - 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 authorization to allow household members other than the head of household to enroll in the program and to remove interest earned from participant escrow to create a grant fund.
 - In FY2022, CHA began allowing FSS participants to participate in both Choose to Own and FSS at the same time.
 - In FY2022, CHA transitioned FSS program administration from a third-party contractor to internal CHA staff who serve as FSS coaches.

- In FY2023, CHA rebranded the program as LevelUp.
- In FY2024, CHA began a design phase of a pilot program with Compass Working Capital to test an opt-out model for LevelUp, where eligible households would automatically be enrolled and have the option to un-enroll. For this pilot, CHA proposes to auto-enroll the approximately 1,165 households who received an Emergency Housing Voucher (EHV). Compass would provide the financial coaching for those who wanted to engage in services and CHA would provide the traditional escrow from the program.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

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

- Approved, Implemented, Amended: Approved FY2014, Implemented FY2015
- Description/Impact/Update: CHA has implemented a streamlined triennial re-examination schedule for PH and HCV fixed income households consisting of only elderly and/or disabled participants. This activity has decreased the re-examination burden for fixed income elderly/disabled households. 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. Both HCV and Public Housing continue to provide a Hardship Policy that allows residents to request interim re-examinations as needed.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

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

- Approved, Implemented, Amended: Approved FY2006 (HCV), Implemented FY2006 (HCV), Amended FY2014 (PH), Implemented FY2016 (PH),
- Description/Impact/Update: In FY2006, CHA began implementing biennial re-examinations to review family circumstances, income, assets, expenses, and family composition to establish continued program eligibility for HCV residents. CHA was authorized to expand the activity to PH in FY2014, which it began to implement in FY2016. Biennial re-examinations are applicable for those Public Housing residents who are not on annual or triennial re-examination schedules.² 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. Both HCV and Public Housing continue to provide a Hardship Policy. If for any reason a HCV or Public Housing participant's income decreases, they will be eligible for an interim re-examination to adjust their rent calculation based on a decrease in income.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

² 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, near elderly, and/or disabled participants.

MTW Activities Related to Public Housing

Office of the Ombudsperson (2008-01)

- Approved, Implemented, Amended: Approved FY2008, Implemented FY2008
- Description/Impact/Update: CHA established the Office of the Ombudsperson in FY2008 to address the concerns of PH residents in mixed-income communities. The Ombudsperson 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 Ombudsperson 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.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

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)

- Approved, Implemented, Amended: Approved FY2009, Implemented FY2009, Amended FY2016
- Description/Impact/Update: As outlined below, this activity is applicable to both Public Housing (PH) residents and residents of PH and Mixed-Income properties transitioning to PBVs through the RAD Program or added as PBVs through transfer of assistance under the RAD Program:
 - *Public Housing:* In FY2009, CHA implemented a work requirement as a condition of occupancy across its PH portfolio that required applicable adult members of PH households be engaged in employment or employment-related activities for at least 20 hours per week unless the resident is eligible for an exemption or granted Safe Harbor. The work requirement policy for PH residents is outlined in detail in the Public Housing Admissions and Continued Occupancy Policy (ACOP). With Board approval of the FY2011 ACOP, CHA changed the age range of the work requirement to apply to adult members of PH households age 18 to age 54, or age 17 and not attending school full time.³
 - *RAD1 PBVs:* In FY2016, CHA updated this activity to reflect that existing work requirements in PH and Mixed-Income properties (as described above) transitioning to PBVs through the RAD Program or added as PBVs through transfer of assistance under the RAD program, as outlined in CHA's ACOP and Tenant Selection Plans, will apply to any individual previously subject to a work requirement as well as new residents after RAD PBV conversions. The work requirement policy for RAD PBV sites is also outlined in Chapter 18 of the HCV Administrative Plan.

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

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

- In FY2018, 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

³ 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.

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.

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

MTW Activities Related to HCV Program

Exception Payment Standards (2010-02)

- Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2018, Amended FY2019
- Description/Impact/Update: 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.

- Actual Non-Significant Changes: N/A
- Actual Significant Changes: CHA discontinued the 250% for reasonable accommodations in Q4 2023 and has instead followed the established HUD waiver process. CHA was formally approved by HUD to remove the 250% EPS for reasonable accommodations in CHA's FY2025 Annual Plan.

HCV Vacancy Payments (2011-03)

- Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description/Impact/Update: CHA is authorized to provide a modest vacancy payment to participating owners who re-lease a unit to another HCV participant. Units are only eligible for this payment if they pass two consecutive inspections on the first attempt. CHA will provide vacancy payments to eligible owners upon the execution of a new HAP contract for a 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.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

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

- Approved, Implemented, Amended: Approved FY2017, Implemented FY2017, Amended FY2019
- Description/Impact/Update: In 2017, CHA reinstated this activity, which was previously closed out in FY2014. This activity drastically improves program efficiency and limits the burden on program participants by decreasing the amount of documentation needed. 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.

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

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

- Approved, Implemented, Amended: Approved FY2017, Implemented FY2017
- Description/Impact/Update: In FY2017, CHA received approval to provide a one-time incentive payment in the amount of the contract rent to landlords when an HCV participant enters into a new lease for a unit located in a Mobility Area for a property owner that is new to the HCV program. The tight rental market in Chicago, especially in Mobility Areas, coupled with the additional processing time to lease-up an HCV tenant compared to a market rate tenant, may provide a disincentive for Mobility Area landlords to participate in the HCV program. 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, CHA also commits to study ways to streamline its lease-up process to decrease the need for these types of payments in the future.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

Increased Payment Standards at Interims (2018-01)

- Approved, Implemented, Amended: Approved FY2018, Implemented FY2018
- Description/Impact/Update: In FY2018, CHA implemented an activity to increase payment standards at interims for elderly/disabled households and any household that receives a rent increase. Because elderly and disabled households are on a triennial reexamination schedule and other households are on a biennial reexamination schedule, the Fair Market Rent used to determine their subsidy amount is outdated and does not reflect the current costs of housing in Chicago. Because there is no affordability constraint to the amount an owner can charge after the initial lease term, when an owner requests a rent increase between scheduled reexaminations, the participant is forced to decide 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 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.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

Income Calculation Hardship Exemption for Child Support (2018-02)

- Approved, Implemented, Amended: Approved FY2018, Implemented FY2018, Amended 2019
- Description/Update/Impact: In FY2018, CHA implemented a hardship exemption for working heads of households making required child support payments that hinder their ability to pay their monthly rent portion, allowing them to receive a 100% deduction of their total child support payments. Prior to the implementation of this activity, these payments were not

deducted from income calculations that determine the portion of rent paid by the participant, which put participants at risk of falling behind on their rent and eventually being evicted. In FY2019, CHA expanded this hardship exemption to all working adults in the household who are making required child support payments.

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

Using Voucher Size to Determine Payment Standard (2021-01)

- Approved, Implemented, Amended: Approved FY2021, Implemented FY2021
- Description/Update/Impact: In FY2021, 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.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders (2021-02)

- Approved, Implemented, Amended: Approved FY2021, Implemented FY2023
- Description/Update/Impact: CHA has implemented an activity that requires inspections of a sample of units every year in buildings with a large number of HCV voucher holders, rather than having all of them inspected every other year.
Update: CHA continues to review the process for identifying and selecting properties eligible for the sampling method.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

Medical and Disability Expense Waiver (2021-03)

- Approved, Implemented, Amended: Approved FY2021, Implemented FY2021, Amended FY2024
- Description: Since 2021, CHA has implemented an activity around medical expenses and deductions, especially for the elderly or disabled residents. This includes:
 - *3% Income Threshold:* In FY2024, CHA was authorized to maintain a 3% threshold for unreimbursed health and medical care expenses for both PH and HCV residents. This was a result of the increased allowance for unreimbursed health and medical care expenses from 3% to 10% of annual income in HOTMA, which could create a burden for residents especially those on fixed-incomes. This portion of the activity remains not yet implemented as HOTMA changes to this threshold not yet in effect.
 - *Flat Medical Deduction:* In FY2021, CHA implemented a \$400 flat deduction for elderly/disabled HCV households. This removed 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.

Hardship Policy: Participants who have a medical deduction of more than \$400 will continue to receive their full amount and this activity will have no impact on them.
- Actual Non-Significant Changes: In FY2024, CHA changed the name of this activity from "Providing a Flat Medical Deduction for all Elderly/Disabled Households" to "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.

- Actual Significant Changes: N/A

Moving Cost Assistance (2023-01)

- Approved, Implemented, Amended: Approved FY2023, Implemented FY2023
- Description/Impact/Update: Because federal regulations do not allow housing agencies to provide subsidies for units that do not meet Housing Quality Standards (HQS), voucher holders are required to move (through no fault of their own) when units do not meet these standards. Incurring unexpected moving costs is both financially burdensome and emotionally stressful for families of limited means and often limits their housing choices. Through this activity, CHA can provide financial assistance to cover moving costs for participants who are required to move because property owners are not meeting safety requirements.
- Actual Non-Significant Changes: Program assistance made available to those whose leases were not renewed due to CHA not approving a rent increase. Additionally, program renamed from "Providing Payments to Participants for Moving Costs." Program implemented a cap of 200 households per year.
- Actual Significant Changes: N/A

MTW Activities Related to PBV Program

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

- Approved, Implemented, Amended: Approved FY2011, Implemented FY2011
- Description/Impact/Update: 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: In FY2024, 86 PBV units were delivered using a City of Chicago Certificate of Occupancy rather than an initial inspection. HQS inspection services for FY2022 were selected through a procurement process and contracted at \$32.95 per unit. CHA saved \$2,833.7 by using the Certificates of Occupancy as evidence of HQS compliance. The following units were delivered using a Certificate of Occupancy: 1203 Calif (31 units), Lighthouse (19 units), Englewood Family (7 units), Roosevelt NPHM (5 units), Sarah's Lakeside (24 units).
Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

Payments during Initial Occupancy/Leasing for New Construction and Substantially Rehabilitated Properties (2012-01)

- Approved, Implemented, Amended: Approved FY2012, Implemented FY2012
- Description/Impact/Update: 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: In FY2024, 0 PBV units were assisted with Initial Occupancy Payments.

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

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

- Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description/Impact/Update: CHA is participating in the Rental Assistance Demonstration (RAD) Program and is working to transition more than 10,000 Public Housing units to project-based vouchers (PBV) through RAD. As part of the RAD program, regulations state that the Earned Income Disregard (EID) policy is only available to residents with disabilities, in accordance with regulations for the Housing Choice Voucher (HCV) Program. For Public Housing (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.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

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

- Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
 - Description/Impact/Update: In an effort to retain consistent housing quality and services across the PBV RAD portfolio of RAD properties, CHA will exceed the FMR cap (110% at inception and 120% under current PBV rules) for RAD PBV properties 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. FMR is one of three criteria used to set initial contract rents under the RAD program – the other two criteria are current subsidy levels and reasonable (market) rents; the lower of the three applies. Accordingly, CHA received approval to increase the cap to 150% of FMR, in alignment with the exception payment standards for the HCV program, to better safeguard the impacted CHA communities against a reduction in funds that could impact operations, service levels, and appropriate capital investments.
- Update:* No properties utilized this activity in FY2014.
- Actual Non-Significant Changes: N/A
 - Actual Significant Changes: N/A

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

- Approved/Implemented/Amended: Approved FY2019, Implemented FY2019
 - Description/Impact/Update: In FY2019, CHA was authorized 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 (17 units), Tierra Linda (14 units), Casa Veracruz (60 units), and BJ Wright (82 units).

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

MTW Activities Related to Local Programs

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

- Approved, Implemented, Amended: Approved FY2017, Implemented FY2018
- Description/Impact/Update: To further coordinate with the City of Chicago, Chicago's Continuum of Care and Coordinated Entry System, CHA is participating in what has been named the Flexible Housing Subsidy program, which will provide collective impact to individuals and families who experience homelessness and are in critical need of immediate housing. CHA is utilizing its single fund flexibility to contribute to the fund 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 provided \$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.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

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

FY2024 Approved MTW Activities				
MTW Activity #	Ongoing MTW Activity Name	Description	Statutory Objective	Authorization
Housing and Development				
2010-01	Alternative TDC for Redevelopment and Rehabilitation	CHA uses an alternate reasonable cost formula for both redevelopment and rehabilitation projects.	Increase Housing Options	Attachment C, Section C(16)
Public Housing and HCV				
2009-01	\$75 Minimum Rent for Public Housing and HCV	CHA increased the minimum rent from \$50 to \$75 for Public Housing and HCV.	Reduce Costs / Increase Cost Effectiveness	Attachment C, Section C(11); Attachment C, Section D(2)

FY2024 Approved MTW Activities				
MTW Activity #	Ongoing MTW Activity Name	Description	Statutory Objective	Authorization
2011-01	Home Ownership Made Easy (HOME)	CHA has implemented a housing ownership program for both HCV and Public Housing residents.	Increase Housing Options; Self-Sufficiency	Attachment C, Section B, Paragraph 1(b)(iii); Attachment C, Section D, Paragraph 8 (a-b)
2014-01	LevelUp	CHA's modified family self-sufficiency program encourages participants to remain engaged, earn escrow and achieve consistent employment so they are better prepared for economic self-sufficiency upon graduation.	Self Sufficiency	Attachment C, Section E
2014-02	Triennial Re-examinations for Households with Only Elderly, Near Elderly, Disabled Participants and Fixed Incomes for HCV and Public Housing	CHA has implemented a streamlined triennial re-examination schedule for HCV and PH fixed income households consisting of only elderly, near elderly, and/or disabled participants.	Reduce Costs/ Increase Cost Effectiveness	Attachment C, Section C(4); Attachment C, Section D(1)(c)
2014-03 ⁴	Biennial Re-examinations for HCV and Public Housing	CHA has implemented biennial re-examinations for HCV and PH residents.	Reduce Costs/ Increase Cost Effectiveness	Attachment C, Section D(1)(c), and Section C(4)
Public Housing				
2008-01	Office of the Ombudsperson	The Office of Ombudsperson provides designated staff to address the concerns of PH residents living in mixed-income communities and serves as a liaison between residents and CHA leadership.	Self-Sufficiency	Attachment D, Paragraph 20
2009-02	Work Requirement for Public Housing Properties and Public Housing and Mixed-Income Properties Transitioning to PBVs or Added as PBVs through the RAD Program.	CHA implemented a work requirement for PH residents, residents in RAD conversion properties previously subject to the work requirement and new residents of RAD properties for whom the work requirement is applicable.	Self-Sufficiency	Attachment D, Paragraph 21

⁴ Formerly identified as Activity 2006-02 or "Biennial Re-Examinations of HCV Participants" until amended in 2014.

FY2024 Approved MTW Activities				
MTW Activity #	Ongoing MTW Activity Name	Description	Statutory Objective	Authorization
HCV				
2010-02	Exception Payment Standards	CHA uses exception payment standards that may be up to 150% of HUD's published Fair Market Rents (FMRs) for the city of Chicago in order to increase housing options in mobility areas.	Increase Housing Options	Attachment C, Section D(2)
2011-03	HCV Vacancy Payments	CHA can provide a vacancy payment to eligible owners participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.	Increase Housing Options	Attachment C, Section D(1)(d)
2017-01	Elimination of Assets in Income Calculation after Initial Eligibility for HCV Program	The calculation of assets will only be done at intake and is no longer necessary at re-examination. CHA also disregards any assets below \$50,000 at initial eligibility.	Reduce Costs/ Increase Cost Effectiveness	Attachment C, Section D(1)(c); Attachment C, Section D(3)(b)
2017-02	Incentive Payments for Landlords in CHA Mobility Areas	CHA can provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in a mobility area.	Increase Housing Options	Amendment 6
2018-01	Increased Payment Standards at Interims	CHA can increase payment standards at interims for elderly/disabled households and any household that receives a rent increase.	Increase Housing Options	Attachment C, Section D (2)(a)
2018-02	Income Calculation Hardship Exemption for Child Support	Working adult household members who request this hardship exemption can receive a 100% deduction of their total child support payments.	Self-Sufficiency	Attachment C, Section D (2)(a)
2021-01	Using Voucher Size to Determine Payment Standard	CHA can determine payment standard by voucher size irrespective of the size of the unit.	Increase Housing Options	Attachment C, Section D (2)(a)
2021-02	Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders	This activity allows inspections of sample of units every year in buildings with a large number of HCV voucher holders, rather than having all of them inspected every other year, making CHA's inspection process more efficient and reduce costs.	Reduce Costs/ Increase Cost Effectiveness	Attachment C, Section D(7)(d)
2021-03	Medical and Disability Expense Waiver	CHA is providing a flat medical deduction of \$400 to all elderly/disabled households, ensuring that a greater number of eligible households benefit from the deduction	Self-Sufficiency	Attachment C, Section D (2)(a)

FY2024 Approved MTW Activities				
MTW Activity #	Ongoing MTW Activity Name	Description	Statutory Objective	Authorization
		by removing the burden on participants to obtain and provide the appropriate documentation, as well as for staff to calculate the correct amount.		
2023-01	Moving Cost Assistance	CHA will provide moving cost assistance for participants who are required to move because property owners are not meeting safety requirements.	Increase Housing Options	Amendment 6 to the MTW Agreement; PIH Notice 2011-45
PBV				
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 PRA Inspections	CHA is authorized to accept a City of Chicago Certificate of Occupancy as evidence of the property's compliance with Housing Quality Standards for initial PRA inspections.	Reduce Costs/ Increase Cost Effectiveness	Attachment C, Section D(7)(d)
2012-01	Payments During Initial Occupancy/ Leasing for New Construction and Substantially Rehabilitated Properties	CHA provides vacancy payments, during the initial operating lease-up period to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.	Increase Housing Options	MTW Agreement, Amendment 6
2016-03	Expansion of Public Housing Earned Income Disallowance (EID) Policy to CHA PBV Programs within the RAD Program	CHA has retained the PH EID policy for residents in properties transitioning to RAD PBV.	Self-Sufficiency	Attachment C, Section D(2)(a)
2016-06	Adjusting Fair Market Rent (FMR) Thresholds to Retain Existing Subsidy Levels for Converting to PBV Properties within the RAD Program	CHA may exceed the FMR cap of 110% for RAD PBV properties, as needed, to retain existing subsidy levels.	Increase Housing Options	Attachment C, Section D(2)(a)
2019-01	Single HAP for Non-Contiguous PBV Properties with Same Owner	CHA may 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.	Reduce Costs/ Increase Cost Effectiveness	Attachment C, Section D(1)(a) and D(2)(b)

FY2024 Approved MTW Activities				
MTW Activity #	Ongoing MTW Activity Name	Description	Statutory Objective	Authorization
Local Programs				
2017-04	Funding for City of Chicago Housing Assistance Programs	CHA is using its single fund flexibility to participate in the Flexible Housing Subsidy program, which will provide collective impact to individuals and families who experience homelessness and are in critical need of immediate housing.	Increase Housing Options	Amendment No. 6 to CHA's Amended and Restated MTW Agreement; Attachment C.
Not Yet Implemented				
2022-01	Safety Net Program	This program will help families near ready to graduate from subsidy or who no longer need a housing subsidy remain self-sufficient.	Self-Sufficiency	Attachment D, Paragraph 20
2024-01	Flexibility in New Construction Design	CHA is authorized to pursue developing high-rises that will house families.	Increase Housing Options	Attachment C, Section C (12)
2024-02	Income Calculation Stability for CHA Residents	CHA is authorized to maintain its current policies regarding income calculation for residents.	Reduce Costs/ Increase Cost Effectiveness	Attachment C, Section C (4), D(3)(a), & D(3)(b) Section C (11), Attachment D (1)(c)

Section IV-B. Not Yet Implemented Activities

CHA continues to explore options around policy and procedures for developing and implementing these activities in the future:

Safety Net Program (2022-01)

- Approved, Amended: Approved FY2022
- Description/Update: Regulations governing the Section 8 and Section 9 programs require that subsidy cease when households reach a certain income threshold. At that time, Section 8 participants may remain in their unit in the private market without subsidy, Section 9 residents may remain in project-based units without subsidy or they may elect to move into the private market. Residents who are meeting self-sufficiency goals and are at the point where they can exit from assisted housing are often reluctant to do so for fear of losing the safety net provided by subsidized housing and will take steps to maintain their subsidy, including reducing their work hours or moving to mobility areas where higher rents may increase their subsidies. To better assist families who are ready to leave assisted housing but fear losing a safety net, CHA will implement a local, non-traditional supportive services program that will:
 - Graduate participants and residents assuming full rent in the private market into a two-year Safety Net program.
 - Allow for up to two draws each equaling one month's rent from a Safety Net fund should they experience hardship causing rent arrearage.
 - Provided services to graduates requesting fund support to triage the hardship to ensure on-going stability.
 - Make available this funding to graduates until the fund amount is exhausted.
 CHA anticipates using its single fund flexibility to fund the program, as well as leverage investments from other sources. Payments could be accessed until the money runs out. If the funding pool is not utilized or only partially utilized in the calendar year, CHA would replenish the amount up to the funds starting balance. The impact of this activity is to promote 'graduation' or exit from CHA subsidy while ensuring graduates can exit successfully, alleviating financial strain that could lead to future housing instability.

Update: CHA continues to explore program models and identifying funding sources required to implement the program.
- Actual Non-Significant Changes: N/A
- Actual Significant Changes: N/A

Flexibility in New Construction Design (2024-01)

- Approved, Amended: Approved FY2024
- Description/Update: In FY2024, CHA was approved for 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 20 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.

Update: An MTW Agreement amendment is still needed to be executed in order for this activity to begin being implemented.

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

Income Calculation Stability for CHA Residents (2024-02)

- Approved, Amended: Approved FY2024
- Description/Update: CHA is proposing to maintain its current policies regarding income calculations rather than implement those outlined in the Housing Opportunities Through Modernization Act (HOTMA). 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). CHA will
 - 1) Process any increases in income at the next regularly scheduled annual, biennial or triennial re-examination;
 - 2) Maintain its current methodology for calculating income by using current documentation to project income over the next 12 months; and
 - 3) 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.

Update: Still pending implementation due to updates to HOTMA not yet in effect.

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

Section IV-C. Activities on Hold

The following activities were placed on-hold in FY2024:

PBV Contract Commitments with 21-30 Year Initial Terms (2011-05)

- Approved, Implemented, On-Hold: Approved FY2011, Implemented FY2011, Amended FY2018, On-Hold FY2024
- Description/Update: 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, so the activity has been placed on hold.

Expedited Public Housing Unit Acquisition Process (2015-01)

- Approved, Implemented, On-Hold: Approved FY2015, On-Hold FY2024
- Description/Update: CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and to expedite the acquisition of units and/or buildings as Public Housing units in CHA-designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas. CHA has not acquired units as PH units in recent years and has not yet used this activity, so the activity has been placed on hold.

Uniform Physical Condition Standards (UPCS) Inspection Standards for PBV Properties in the RAD program (2016-04):

- Approved, Implemented, On-Hold: Approved FY2016, Implemented FY2017, On-Hold FY2024
- Description/Update: 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.

Increasing Digital Access (2022-03):

- Approved, Implemented, On-Hold: Approved FY2022, Implemented FY2022, On-Hold FY2024
- Description/Update: 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 to achieve the goals of this activity. In FY2024, CHA has placed the program on hold since most eligible households have already enrolled/are taking advantage of existing low-cost services.

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

- Approved, Implemented, On-Hold: Approved FY2008, Implemented FY2008, On-Hold FY2024
- Description/Update: CHA was authorized to increase the percent of assisted Project Based Voucher (PBV) units in certain projects above the regulatory limit of 25% per family building to create innovative funding structures for developments and increasing the availability of quality housing options throughout Chicago. Due to changes in HOTMA that now allow this without MTW flexibility, CHA has put this activity on hold.
Update: In FY2024, CHA continued to identify opportunities to increase the number of PBV units in family properties with new contracts and existing contract renewals. Before HOTMA changes were implemented, CHA assisted 118 units in 3 developments: 82 units at BJ Wrights, 31 units at 1203 California – 31, and 5 units at the Roosevelt NPHM.

Activities On-Hold in Previous Years:*CHA Re-entry Pilot Program (2014-04):*

- Approved, Implemented, Hold: Approved FY2014, Implemented FY2015, On-Hold FY2022
- Description/Update: CHA implemented a Re-entry Pilot Program for up to 50 eligible participants who are reuniting with a family member currently living in CHA PH or CHA's HCV Program or for eligible participants currently on a CHA waitlist. CHA exhausted eligible applicants for this activity and is putting it on hold while exploring other options for this program.

Section IV-D. Closed Activities

The following activities were closed out by CHA in FY2024 and will no longer be implemented:

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

- Approved, Implemented, Closed: Approved FY2024, Closed FY2024
- Description: 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 typically limited in duration but was once considered reoccurring income under the Housing Opportunities Through Modernization Act (HOTMA). This activity is no longer needed as HOTMA was updated to allow for income exclusion from Guaranteed Basic Income programs. Therefore, CHA is closing this activity.

Activities Closed from Previous Years:

Revitalization of 25,000 Units (2000-01)

- Approved, Implemented, Closed: Approved FY2020, Implemented FY2004, Closed FY2021
- Description: With the successful completion of the goal, CHA closed this activity in the FY2021 MTW Annual Report.

Time Limit Demonstration Program for Housing Choice Voucher Participants (2017-03)

- Plan Year Approved, Implemented, Closed: Approved FY2017, Closed FY2018
- Description: CHA placed this activity on hold in the FY2018 MTW Annual Plan and closed it in the FY2018 MTW Annual Report.

Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date (2011-02)

- Approved, Implemented, Closed: Approved FY2011, Implemented FY2012, Closed FY2020
- Description: CHA placed this activity on hold in the FY2020 MTW Annual Plan and closed this activity in the FY2020 MTW Annual Report.

Mobility Counseling Demonstration Program Work Requirement (2016-02)

- Approved, Implemented, Closed: Approved FY2016, Closed FY2020
- Description: CHA closed this activity in the FY2020 MTW Annual Report.

Section V: Planned Application of MTW Funds

Section V-A: Sources and Uses of MTW Funds

i & ii. Actual Sources and Uses of MTW Funds

CHA submitted FY2024 unaudited financial information by February 28, 2025. CHA will submit FY2024 audited financial information by the due date of September 30, 2025.

In FY2018, CHA issued general obligation bonds in the amount of \$325 million. Of the \$325 million, \$35 million was set aside for 1st year debt service and cost of issuance, leaving a balance of \$290 million. To date, CHA has spent \$251.4 million of the bond proceeds to fund Public Housing modernization and new construction mixed-income/mixed-finance projects, including RAD1 transfer of assistance projects.

The remaining balance of \$38.6 million is secured through a Bond Indenture with Trustee. Further, all funds are held in government securities which are authorized through HUD Cash Management guidelines.

In FY2024, CHA used \$2.8 million of Series A tax-exempt bonds as follows:

• Flannery	\$0.9	• Maria Diaz Martinez	\$0.6
• Horner – West Haven	\$0.3	• Lake Parc Place	\$0.2
• Other	\$0.8		

In FY2024, CHA used \$28.0 million of Series B taxable bonds as follows:

• RAD Properties (Various)	\$6.7	• Trumbull Park	\$3.8
• Abba	\$2.9	• Irene McCoy Gaines	\$2.5
• Family Investment Center	\$1.7	• Lake Parc Place	\$1.7
• Armour Square	\$1.0	• Altgeld	\$1.0
• Washington Park	\$1.0	• Other	\$5.7

iii. Activities that Used Only MTW Single-Fund Flexibility

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, residents are offered pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services and support for residents in managing their household and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating.

Projected FY2024 Outcome

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

Actual FY2024 Outcome

- CHA has continued to support any residents requesting relocation assistance under the RRC.

Support Services for Families

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

services focus on four main goals, each with measurable outcomes, including permanent housing choices, lease compliance, and employment preparation, placement, and retention. A summary of the services provided in FY2022 is below.

Economic Independence

- *Transition Counseling*: Assistance for families to overcome social and emotional barriers to leaving subsidized housing.
- *Housing Locator Assistance*: Help finding appropriate, affordable housing in the private or affordable market for families transitioning off subsidy or moving to a Mobility Area.
- *Homeownership Programs*: Financial assistance toward the mortgage payment, pre- and post-purchase homebuyer education, credit counseling and other services to help families navigate the home-buying process.
- *Family Self-Sufficiency Program*: Focused assistance in reaching self-sufficiency goals, including escrow accumulation.

Projected FY2024 Outcome

- 90% of residents in the alumni pipeline will learn about transition services.
- 300 families will sign leases for apartments in Mobility Areas.
- 75 families will purchase a home through CHA homeownership programs.
- 85% of participants in the Family Self-Sufficiency program will accumulate escrow.

Actual FY2024 Outcome

- 100% of residents with contact information in the alumni pipeline were contacted about transition services.
- 272 families signed leases for apartments in Mobility Areas.
- 84 families purchased a home through CHA homeownership programs.
- 94% of participants in the Family Self-Sufficiency program accumulated escrow.

Earning Power

- *Employment Placements*: Job readiness training to prepare residents for work; assistance finding a job; follow-up to foster, promote, and enhance job retention.
- *Employment Readiness and Placement for Youth*: Starting in elementary school, career exploration programming. For older youth, job readiness training and summer placements with ongoing support.

Projected FY2024 Outcome

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

Actual FY2024 Outcome

- 504 residents were connected to new and/or better jobs.
- 2,240 youth were engaged in paid summer opportunities.

Academic Achievement

- *Connections to Education*: Coaching and support in accessing post-secondary education, including at the City Colleges of Chicago, where residents can attend at no cost after financial aid.
- *Scholarships*: CHA offers scholarships in the amount of \$2,000 for youth and adults attending college.

- *Academic Enrichment for Youth:* Programs for middle school- and high school- aged youth to expand academic skills and prevent summer learning loss with the goal of preparing youth for college or other post-secondary education.

Projected FY2024 Outcome

- More than 350 residents will attend the City Colleges of Chicago.
- At least 175 youth and adults will receive CHA college scholarships.
- 500 participants will enroll in Career Connections—a summer program designed to mitigate learning loss during the summer months.

Actual FY2024 Outcome

- 354 residents attended the City Colleges of Chicago while enrolled in the PiE program
- 187 students received CHA college scholarships
- 543 participants enrolled in Career Connections

Stability and Quality of Life

- *Recreational programming for youth:* Sports, wellness and arts programs for youth starting at age six, including through the Chicago Park District, as well as special events throughout the year.
- *Recreational Programming for Youth:* Sports, wellness and arts programs for youth starting at age six, including through the Chicago Park District, as well as special events throughout the year.
- *Enrichment and Out-of-School-Time Opportunities:* Enrichment and OST opportunities will be provided to youth through other service providers.
- *Lease Violation Referrals:* Assistance for families referred by their property manager to help them address lease violation issues.
- *Victim Assistance:* Referral to counseling services and, if appropriate, relocation for residents who have been victims of violent crimes or trauma and who need to move for safety reasons.
- *Health Initiatives:* Opportunities with CHA partners to address specific health issues such as asthma and cardiovascular health. For seniors, exercise and dance classes, health seminars, frail and emergency well-being checks, and crisis intervention.
- *Social Events for Seniors:* On-site, regional and city-wide activities such as clubs, classes, field trips and music events.
- *Assessments and Outreach for Seniors:* Ongoing one-on-one contact with seniors to identify and address issues and engage them in activities.
- *Senior Referrals:* Connections to outside resources, such as assistance getting benefits, housekeeping services and transportation assistance. Many services are provided by the City of Chicago's Department of Family and Support Services (DFSS).

Projected FY2024 Outcome

- 1,000 youth will be engaged in Chicago Park District programming through CHA's Intergovernmental Agreement with the Chicago Park District.
- 1,400 youth will engage in OST programming with the Chicago Department of Family and Support Services.
- 65% of lease compliance referrals will be resolved.
- 200 victim assistance cases will be opened and provided assistance.
- 20 health partners will be approved to provide free health and wellness information and resources to CHA residents.
- 4,000 seniors will participate in senior events.
- 200,000 Golden Diner and 50,000 Summer Food meals will be served to seniors and youth.

- 50% of residents in senior-designated housing will receive an assessment from a resident services coordinator.
- 1,200 seniors will receive referrals to outside resources.

Actual FY2024 Outcome

- 1,498 youth engaged in Chicago Park District programming through CHA's Intergovernmental Agreement with the Chicago Park District.
- 745 youth engaged in 1,688 OST program opportunities with the Chicago Department of Family and Support Services.
- 61.7% of lease compliance referrals were resolved.
- 252 victim assistance cases were opened and aided.
- 17 health partners were approved to provide free health and wellness information and resources to CHA residents.
- Senior attended an average of 5 events in 2024.
- 173,958 Golden Diner and 34,313 Summer Food meals were served to seniors and youth.
- 66% of residents in senior-designated housing received an assessment from a resident services coordinator.
- 6,022 seniors received referrals to outside resources.

THE CHICAGO HOUSING AUTHORITY USE OF MTW SINGLE FUND FY2024 ANNUAL REPORT

	<u>FY2024 Single Fund</u>
CENTRAL OFFICE	\$121,957,078
 HOUSING	
Housing Choice Voucher	\$655,041,740
Property and Asset Management	186,549,882
Resident Services	26,841,046
TOTAL HOUSING	<u>\$868,432,668</u>
 CAPITAL	
Capital Repairs and Improvements	\$29,620,727
TOTAL CAPITAL	<u>\$29,620,727</u>
 DEBT SERVICES	\$28,504,110
 TOTAL USES	<u><u>\$1,048,514,582</u></u>

Section V-B: 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
<div style="border: 1px solid black; padding: 10px;"> <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 LAMP is operating as designed include:</p> <ul style="list-style-type: none"> CHA's 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. <p>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 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.</p> <p>Further, CHA makes certain that Generally Accepted Accounting Principles are followed by having external firms perform the required annual financial and 2 CFR Part 200, Subpart F audits (2 CFR 200.501 et.seq.). These annual audits, in addition to the quarterly reviews performed by the external firm, require significant consideration be given to program reporting as well as up-to-date accounting treatment of Governmental Accounting Standards Board (GASB) pronouncements.</p> </div>	

Section VI: Administrative

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

Section VI-A. HUD Reviews, Audits, and Inspections that Require PHA Action

This section is not applicable.

Section VI-B. Results of PHA-Directed Evaluations of the Demonstration

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

Section VI-C. MTW Energy Performance Contract (EPC) Flexibility Data

This section is not applicable.

Appendix 1 – CHA Local Asset Management Plan

The amended MTW Agreement, effective June 26, 2008, authorizes the Authority to design and implement a local asset management program for its Public Housing Program. As identified in the amended MTW agreement, the term “Public Housing Program” means the operation of properties owned or subsidized by the Authority that are required by the U.S. Housing Act of 1937 to be subject to a Public Housing declaration of trust in favor of HUD.

CHA has developed this program to ensure that accounting and financial reporting methods comply with OMB Circular A-87 regarding cost allocations, OMB Circular A-133 regarding audit requirements, and generally accepted accounting practices (GAAP).

The local asset management program incorporates the following key components:

- Implementation of project-based management – CHA has decentralized property operations to each property by contracting with professional private management companies. These private management companies manage the day-to-day operations in accordance with HUD Public Housing requirements and are overseen by CHA’s Property Office staff.
- Budgeting and accounting – Public Housing operating budgets at the property level are completed annually and the related accounting activities are maintained at that level as well. This model allows the Authority to operate and monitor its asset portfolio as Asset Management Projects (AMPS).
Financial management – Financial analysis is performed on a monthly basis, at the property level, to ensure operating budgets are properly managed. Financial reporting requirements are in accordance with the amended MTW Agreement as well as OMB Circular A-87

Program Principles

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

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

Cost Allocation Approach

CHA’s Amended and Restated MTW Agreement identifies either a “fee-for-service” option or an “indirect cost” option to be utilized to distribute direct and indirect costs under local asset management plan under Circular A-87. CHA utilizes an indirect cost allocation. CHA is in keeping with 24 CFR 990 and uses property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC).

As stated in Circular A-87, there is no universal rule for classifying costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the final cost objective. Direct costs associated with project activities are allocated to the specific properties receiving the benefit of the expenditure. Direct and indirect costs associated with the COCC are allocated on a reasonable basis and, if allocated to Public Housing properties, are substantially done using a project unit distribution basis. The following Central Office Cost Center business units are in place at CHA:

- Executive Office
- Legal Services
- Office of the Inspector General
- Finance
- Human Resources
- Information Technology
- Property and Asset Management
- Development
- Housing Choice Voucher
- Resident Services

CHA Cost Objectives Under MTW

As an MTW Demonstration program agency, CHA utilizes single fund flexibility which allows the combination of the Public Housing Operating Fund, Public Housing Capital Fund, and Section 8 Housing Choice Voucher Program funding sources. Cost objectives for each program are taken into consideration as program level budgets are developed, accounting activities implemented, and financial reporting designed.

Direct and indirect costs associated with the COCC are allocated on a reasonable basis and use a cost benefit approach. The following tables include, but are not limited to, the direct and indirect costs associated with CHA's MTW Demonstration program:

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

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 (Comprehensive Annual Financial Report)

Appendix 2 – Board Resolution



Chicago Housing Authority

60 E Van Buren St
Chicago, IL 60605

Board Letter

Agenda Date: March 24, 2025

Agenda #: 8

Authorization to submit FY2024 MTW Annual Report to HUD.

Presenter: Jennifer Hoyle, Deputy Chief of Staff

Recommendation

The Interim Chief Executive Officer ("CEO") of the Chicago Housing Authority ("CHA") recommends that the CHA Board of Commissioners ("Board") approve the FY2024 MTW Annual Report and authorize CHA to submit the FY2024 MTW Annual Report to the Department of Housing and Urban Development (HUD).

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

Background

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

In 2024, HUD issued a revised Form 509900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans and reports and for tracking the impact of MTW activities. This submission complies with all of the requirements of the Amended and Restated MTW Agreement, including the revised Form 50900 and applicable HUD regulations for the submission of annual reports.

Respectfully Submitted:

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

Angela Hurlock
Interim Chief Executive Officer



Agenda #: 8

RESOLUTION NO. 2025-CHA-12

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated March 24, 2025 requesting approval of the FY2024 MTW Annual Report and authorization to submit the FY2024 MTW Annual Report to HUD attached hereto;

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, The Board of Commissioners hereby approves the FY2024 Moving to Work Annual Report and grants authorization to the Chief Executive Officer or a designee to make any final updates as deemed necessary;

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

THAT, The Board of Commissioners grants authorization to submit the FY2024 MTW Annual Report to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.



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

Matthew Brewer
Interim Chairman
Chicago Housing Authority

Appendix 3 – Narrative & Self Report Data Tables & Graphics

Table 1: Alternative TDC for Redevelopment and Rehabilitation Outcomes Over Time

Alternative TDC for Redevelopment and Rehabilitation			
Year	Development	Investment Type	Total Additional Units
2010	Scattered Sites Family Properties	Preservation/Rehab	86
2011	Dearborn Homes	Preservation/Rehab	130
	Park Boulevard 2A	New Construction	18
2013	Oakwood Shores 2C	New Construction	5
	Lakefront II	New Construction	10
	Oakwood Shores 2D	New Construction	5
	Shops and Lofts at 47 th	New Construction	10
	Dorchester Artist Lofts	New Construction	3
	Park Boulevard 2B	New Construction	9
2014	Legends South	New Construction	6
	Parkside of Old Town 2B	New Construction	15
	Casa Queretaro	New Construction	4
	St Edmunds Oasis	New Construction	2
	City Gardens	New Construction	9
	Rosenwald	New Construction	23
	Sterling Park	New Construction	13
	Clybourn 1200	New Construction	5
2016	Altgeld Gardens	Preservation/Rehab	218
2018	Taylor Street Library & Apts	New Construction	15
	508 Pershing	New Construction	4

Table 2: Exceed the 25% Limit for PBV Assistance in Family Properties

Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties				
Year	Development	Total Units	Total CHA Units	Percentage of CHA Units
2009-2012	Rosa Parks	94	26	28%
	St Edmunds Court	36	10	28%
	Ironwood Court	46	14	30%
	Nuestro Hogar	35	11	31%
	North Avenue Apts	24	16	67%
	Zapata	61	18	30%
	1531-1539 W 90th	10	5	50%
	Resurrection Homes	5	5	100%
2013	Winterberry Place	21	6	29%
2014	Sunnyside Kenmore	26	10	38%
2016	Access Housing	54	30	56%
	65th Infantry	48	48	100%
	Jade Gardens	71	25	35%
	Hilliard Senior I and II	188	81	43%
2017	Carling	80	39	49%
	Lyndale Place	67	42	63%
	Renaissance West	100	99	99%
2018	The Marshall	90	90	100%
	Tierra Linda	40	14	35%
	Maple Point	343	114	33%
2019	Clark Estes	45	15	33%
	Mark Twain	148	148	100%
2020	Warren Apartments	75	25	33%
	5150 Northwest	75	30	40%
	Casa Veracruz	155	57	37%
2021	Schiller Place	48	24	50%
	Sheffield Residences	80	50	63%
2022	Humboldt Park Residence	65	28	43%
2023	BJ Wright	253	82	32%
2024	Pedro Albizu Campos Apts	64	31	48%
	Roosevelt NPHM	15	5	33%

Table 3: PBV Payments During Initial Leasing

Year	Units	Developments
2012	Not Reported	9
2013	38	Not Reported
2014	71	7
2015	193	4
2016	3	1
2017	0	0
2018	2	1
2019	0	0
2020	0	0
2021	0	0
2022	0	0
2023	17	1
2024	0	0
TOTAL	324	23

Table 4: Expanding Housing Options for Voucher Holders Over Time.

Year	Exception Payment Standard*	Vacancy Payments	Landlord Incentives Payment^
2011	9	0	N/A
2012	56	4	N/A
2013	Not Reported	0	N/A
2014	985	62	N/A
2015	1,462	107	N/A
2016	1,628	50	N/A
2017	2,306	52	347
2018	3,562	19	1,332
2019	6,145	23	1,823
2020	7,210	12	1,152
2021	8,138	32	275
2022	7,910	26	181
2023	8,882	22	271
2024	9,821	47	304
TOTAL	N/A	456	5,685

* Within a given year, reporting includes new and existing leases in Mobility Areas with exception payment standards. No accumulation provided since it is a point in time measure.

^ In 2020, the program began limiting the Landlord Incentive Payments to only those new owners to the HCV program who lease new units in Mobility Areas. As of 2024Q4, there have been 1,876 unique property owners in the program.

Table 5: Increasing Housing Stability for Voucher Holders Over Time.

Year	Increased Payment Standards at Interims	Voucher Size to Determine Payment Standard*	Moving Cost Assistance
2018	2,260	N/A	N/A
2019	2,060	N/A	N/A
2020	2,390	N/A	N/A
2021	3,835	115	N/A
2022	2,146	329	N/A
2023	3,758	549	51
2024	4,360	649	46
TOTAL	20,809	N/A	97
UNIQUE	15,220	769	97

*** Represent only those households that received a benefit (i.e. impact on rent). Cannot be rolled up to a total because each year represents all who received a benefit from this activity, including carryovers from prior year.*

Table 6: Reexaminations.

Public Housing (PH)																					
Year	Total PH Pop	Projected Total Cost (if all annual)	Proj Total Hrs.	Total on Tri Sched	Tri Exam	Tri Total Cost	Tri Total Cost Saved	Tri Total Hrs.	Tri Total Time Saved	Total on Bi Sched	Total Bi Exam	Bi Total Cost	Bi Total Cost Saved	Bi Total Hrs.	Bi Total Time Saved	Total on Annual Sched	Total Annual Exam	Total Annual Cost	Total Annual Total Hrs.	Grand Total Cost Saved	Grand Total Time Saved
2019	13,593	\$1,970,985	81,558	6,221	1,945	\$282,025	\$890,375	11,670	25,656	3,215	1,719	\$249,255	\$216,920	10,314	8,976	4,157	3,415	\$495,175	20,490	\$1,107,295	34,632
2020	13,349	\$1,935,605	80,094	6,160	2,842	\$412,090	\$481,110	17,052	19,908	3,795	1,623	\$235,335	\$314,940	9,738	13,032	3,394	2,449	\$355,105	14,694	\$796,050	32,940
2021	13,265	\$1,923,425	79,590	5,958	944	\$136,880	\$727,030	5,664	30,084	4,282	1,902	\$275,790	\$345,100	11,412	14,280	3,025	2,283	\$331,035	13,698	\$1,072,130	44,364
2022	12,953	\$1,878,185	77,718	5,799	1,857	\$269,265	\$571,590	11,142	23,652	4,210	1,781	\$258,245	\$352,205	10,686	14,574	2,944	2,128	\$308,560	12,768	\$923,795	38,226
2023	12,561	\$1,821,345	75,366	5,563	2,433	\$352,785	\$453,850	14,598	18,780	4,003	1,815	\$263,175	\$317,260	10,890	13,128	2,995	2,218	\$321,610	17,970	\$771,110	31,908
2024	12,390	\$1,796,550	74,340	5,546	1,056	\$153,120	\$651,050	6,336	26,940	3,938	1,734	\$251,430	\$319,580	10,404	13,224	2,906	2,397	\$347,565	14,382	\$970,630	40,164
Subtotal	N/A	\$11,326,095	468,666	N/A	11,077	\$1,606,165	\$3,775,005	66,462	145,020	N/A	10,574	\$1,533,230	\$1,866,005	63,444	77,214	N/A	14,890	\$2,159,050	94,002	\$5,641,010	222,234
Housing Choice Voucher																					
Year	Total HCV Pop	Projected Total Cost All (if all annual)	Proj Total Hrs All	Total on Tri Sched	Total Tri Exam	Tri Total Cost	Tri Total Cost Saved	Tri Total Hrs.	Tri Total Time Saved	Total on Bi Sched	Total Bi Exam	Bi Total Cost	Bi Total Cost Saved	Bi Total Hrs.	Bi Total Time Saved	Total on Annual Sched	Total Annual Exam	Total Annual Cost	Total Annual Total Hrs.	Grand Total Cost Saved	Grand Total Time Saved
2019	49,583	\$7,189,535	297,498	15,086	1,576	\$228,520	\$1,958,950	9,456	81,060	31,515	7,769	\$1,126,505	\$3,443,170	46,614	142,476	2,982	82	\$11,890	492	\$5,402,120	56,070
2020	50,357	\$7,301,765	302,142	16,124	2,153	\$312,185	\$2,025,795	12,918	83,826	32,065	12,855	\$1,863,975	\$2,785,450	77,130	115,260	2,168	327	\$47,415	1,962	\$4,811,245	199,086
2021	50,160	\$7,273,200	300,960	15,972	4,091	\$593,195	\$1,722,745	24,546	71,286	31,612	13,023	\$1,888,335	\$2,695,405	78,138	111,534	2,576	361	\$52,345	2,166	\$4,418,150	182,820
2022	50,944	\$7,386,880	305,664	16,493	1,919	\$278,255	\$2,113,230	11,514	87,444	32,178	6,450	\$935,250	\$3,730,560	38,700	154,368	2,273	206	\$29,870	1,236	\$5,843,790	241,812
2023	52,768	\$7,651,360	316,608	16,733	3856	\$559,120	\$1,867,165	23,136	77,262	33,241	10,041	\$1,455,945	\$3,364,000	60,246	139,200	2,794	1,315	\$190,675	7,890	\$5,231,165	216,462
2024	53,168	\$7,709,360	319,008	17,395	3,755	\$544,475	\$1,977,800	22,530	81,840	33,568	10,325	\$1,497,125	\$3,370,235	61,950	139,458	2,205	345	\$50,025	2,070	\$5,348,035	221,298
Subtotal	N/A	\$44,512,100	1,841,880	N/A	17,350	\$2,515,750	\$11,665,685	104,100	482,718	N/A	60,463	\$8,767,135	\$19,388,820	362,778	802,296	N/A	2,636	\$382,220	15,816	\$31,054,505	1,117,548
Total	N/A	\$55,838,195	2,310,546	N/A	28,427	\$4,121,915	\$15,440,690	170,562	627,738	N/A	71,037	\$10,300,365	\$21,254,825	426,222	879,510	N/A	17,529	\$2,541,270	109,818	\$36,695,515	1,339,782

Table 7: \$75 Minimum Rent over Time

Year	Public Housing			Housing Choice Voucher			Total Value
	# on Hardship	# on Min Rent	Projected Revenue	# on Hardship	# on Min Rent	Projected Savings	
2014	171	1,698	\$509,400	258	5,978	\$1,793,400	2,302,800
2015	192	1,797	\$539,100	413	8,289	\$2,486,700	3,025,800
2016	244	2,830	\$849,000	889	7,901	\$2,370,300	3,219,300
2017	280	1,746	\$523,800	346	8,277	\$2,483,100	3,006,900
2018	511	1,752	\$525,600	428	7,706	\$2,311,800	2,837,400
2019	289	1,537	\$461,100	528	8,202	\$2,460,600	2,921,700
2020	351	1,567	\$470,100	3,779	7,639	\$2,291,700	2,761,800
2021	414	1,600	\$480,000	3,495	7,759	\$2,327,700	2,807,700
2022	421	1,658	\$497,400	2,139	8,563	\$2,568,900	3,066,300
2023	617	1,280	\$384,000	2,263	9,064	\$2,719,200	3,103,200
2024	764	1,153	\$345,900	1,880	8,427	\$2,528,100	2,874,000

Note: Formula for projected savings/revenue: Total Population * 12 Months * \$25

Table 8: HCV Program Efficiencies Over Time

Year	Elimination of Assets in Income Calculation			HQS Inspections for Sample of Units		
	Total Exams	Total Hours	Total Cost	Total Inspections	Hours	Cost
Baseline	In 2015, CHA spent \$181,785/4,120 hours to calculate assets for all examination types			In FY2019, CHA spent \$1,950,581 and 22,000 staff hours on inspections		
2017	4,033	1,371	\$ 60,495.00	N/A		
2018	1,948	662	\$ 29,220.00			
2019	812	276	\$ 12,180.00			
2020	59	20	\$ 885.00			
2021	162	55	\$ 2,430.00			
2022	192	65	\$ 2,880.00			
2023	401	136	\$ 6,015.00	126	116	\$ 12,096.00
2024	162	55	\$ 2,430.00	137	126	\$ 13,152.00
Total	N/A	N/A	N/A	263	242	\$ 25,248.00

Table 9: PBV Inspections Saved via CoC Certificates Over Time

Year	Total Inspections Saved	Total Cost Saved (\$32.95 * Inspections)	Total Hours Saved (0.92 hrs * Inspections)
Baseline	CHA spent \$5,054/176 hours/351 units*		
2011	166	\$5,469.70	153
2012	11	\$ 362.45	10
2013	0	\$0	0
2014	0	\$0	0
2015	0	\$0	0
2016	551	\$18,155.45	507
2017	12	\$ 395.40	11
2018	211	\$6,952.45	194
2019	22	\$724.90	20
2020	0	\$0	0
2021	0	\$0	0
2022	108	\$3,558.60	99
2023	216	\$7,117.20	199
2024	86	\$2,833.70	79
Total	1,383	\$45,570	1,272

Note that all years were standardized 2024 estimates of cost and hours saved.

Table 10: LevelUp Over Time

Year	Current Enrollment	Avg Income from Wages for Current Participants	Avg Escrow Balance of Current Participants	% of Participants who Accrued Escrow	FSS Graduates	Average Payout to Graduates
Baseline	N/A	2013: \$8855	2013: \$2819	77%	112	N/A
2018	927	\$22,670	\$1,250	77%	65	\$9,330
2019	1,177	\$23,841	\$1,394	89%	71	\$6,352
2020	1,256	\$23,856	\$1,723	86%	102	\$6,460
2021	1,067	\$25,197	\$1,140	85%	93	\$6,945
2022	1,161	\$26,414	\$1,428	78%	132	\$6,361
2023	1,338	\$27,302	\$1,403	87%	67	\$6,351
2024	1,250	\$30,109	\$1,979	94%	80	\$7,303

Table 11: Home Ownership Made Easy (HOME) Program Breakdown.

Year	Choose to Own (CTO)	Down Payment Assistance (DPA)
2002	16	N/A
2003	39	N/A
2004	41	N/A
2005	40	N/A
2006	55	N/A
2007	42	N/A
2008	39	N/A
2009	18	N/A
2010	30	N/A
2011	35	N/A
2012	26	N/A
2013	36	N/A
2014	23	N/A
2015	37	N/A
2016	36	N/A
2017	33	N/A
2018	42	N/A
2019	42	N/A
2020	55	N/A
2021	55	N/A
2022	64	N/A
2023	43	15
2024	50	34
Grand Total	897	49

Table 12: Ombudsperson Efforts Over Time

Year	Meetings Held	Residents Engaged
Baseline	0 meetings	0
2008	0	0
2009	6	Not Reported
2010	8	Not Reported
2011	8	Not Reported
2012	6	Not Reported
2013	7	419
2014	6	292
2015	16	536
2016	5	490
2017	4	784
2018	6	759
2019	4	1,578
2020	0	500

Year	Meetings Held	Residents Engaged
2021	1	1,738
2022	2	1,398
2023	3	1,517
2024	4	2,157
Total	58	12,168

Table 13. Recent Self-Sufficiency Activity Implemented

Year	Income Calculation Hardship Exemption for Child Support		Flat Medical Deduction	
	Total Receiving	New Entry	Total Receiving*	New Entry
Baseline	0	0	1,900 participants received this deduction	
2018	8	N/A	N/A	N/A
2019	14	N/A	N/A	N/A
2020	28	N/A	N/A	N/A
2021	24	N/A	1,092	N/A
2022	15	N/A	4,066	N/A
2023	14	4	6,073	N/A
2024	10	1	8,327	2,254

** Only represents residents whose flat medical deduction impacted their rent.*