



CHICAGO HOUSING AUTHORITY DRAFT FY2026 MTW ANNUAL PLAN

TABLE OF CONTENTS

SECTION I: INTRODUCTION	4
SECTION II: GENERAL OPERATING INFORMATION	8
Section II-A: Housing Stock Information	8
<i>i. Planned New Public Housing Units</i>	<i>8</i>
<i>ii. Planned Public Housing Units to be Removed</i>	<i>8</i>
<i>iii. Planned New Project-Based Vouchers</i>	<i>9</i>
<i>iv. Existing Project-Based Vouchers</i>	<i>9</i>
<i>v. Planned Other Changes to the Housing Stock</i>	<i>21</i>
<i>vi. General Description of Planned Capital Expenditures</i>	<i>25</i>
Section II-B: Leasing Information	26
<i>i. Planned Number of Households Served</i>	<i>26</i>
<i>ii. Description of Anticipated Issues Related to Leasing</i>	<i>26</i>
Section II-C: Waitlist Information	27
<i>i. Waitlist Information Anticipated</i>	<i>27</i>
<i>ii. Planned Changes to Waitlists</i>	<i>28</i>
Overview of Waitlists	28
SECTION III: PROPOSED MTW ACTIVITIES.....	29
<i>Newly Proposed Activities</i>	<i>29</i>
<i>Modification/Significant Change to Existing Activities</i>	<i>30</i>
SECTION IV: IMPLEMENTED ACTIVITIES	32
<i>Activities for Housing and Development</i>	<i>32</i>
<i>Activities for Public Housing and Housing Choice Voucher</i>	<i>32</i>
<i>Activities for Public Housing</i>	<i>36</i>
<i>Activities for Housing Choice Voucher</i>	<i>37</i>
<i>Activities for Project-Based Voucher</i>	<i>39</i>
<i>Activities for Local Programs</i>	<i>41</i>
Section IV-B. Not Yet Implemented Activities	44
Section IV-C. Activities on Hold	45
Section IV-D. Closed Out Activities	46
SECTION V: MTW SOURCES AND USES OF FUNDS	47
Section V-A: Planned Application of MTW Funds	47

<i>i. Estimated Sources of MTW Funds.....</i>	<i>47</i>
<i>ii. Estimated Application of MTW Funds.....</i>	<i>47</i>
<i>iii. Description of Planned Application of MTW Funding Flexibility.....</i>	<i>48</i>
<i>iv. Planned Application of PHA Unspent Operating Fund and HCV Funding.....</i>	<i>51</i>
<i>v. Local Asset Management Plan.....</i>	<i>52</i>
<i>vi. Rental Assistance Demonstration (RAD) Participation</i>	<i>52</i>
SECTION VI: ADMINISTRATIVE	53
Section VI-A1. Certification of Compliance	53
Section VI-A2. Board Resolution and Letter	54
Section VI-B. Documentation of Public Process	55
Section VI-C. Planned and Ongoing Evaluations.....	56
Section VI-D. Lobbying Disclosure	57
APPENDICES	58
Appendix A. CHA Public Housing Properties.....	58
Appendix B. CHA-Owned Vacant Parcels	62
Appendix C. Local Asset Management Plan.....	71
Appendix D. Rental Assistance Demonstration Program.....	73

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 Plan to HUD no later than 75 days prior to the start of the next fiscal year. In 2024, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines updated requirements for the content of MTW annual plans/reports and for tracking the impact of MTW activities. CHA continues to work with HUD for technical guidance and feedback on MTW reporting processes and requirements to ensure compliance.

Long-Term MTW Goals and Objectives

Use of Single Fund Flexibility to Enhance the Quality of Life and Support Continued Self-Sufficiency for CHA Residents

CHA continues to use its MTW flexibility to support a variety of resident services programs that foster economic independence and earning power, support academic achievement and enhance resident stability and quality of life. Programs are available for residents of all ages in the public housing and voucher portfolios. Details of these programs and their projected outcomes can be found in [Section V: MTW Sources and Uses of Funds](#).

Support for CHA's Revitalization and Development Strategy

CHA uses a variety of strategies to increase the supply of affordable housing throughout Chicago, including use of MTW funding flexibility to support development and capital construction projects, and MTW regulatory flexibility to streamline the development process. CHA's long-term development goals include the following:

- **Continued Support for Mixed-Income Development at Historic CHA Sites:** CHA continues to plan new phases of mixed-income developments on the sites of historic CHA properties demolished during the Plan for Transformation. Development plans include both rental and for sale housing phases. CHA will continue to use all financing tools available to

promote mixed-income development, including HUD's Rental Assistance Demonstration program.

- Leveraging HUD's Rental Assistance Demonstration (RAD) Program to Preserve Existing Housing and Build New Housing:*** CHA continues to use 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 reposition public housing units to a more stable funding platform by converting them to RAD PBVs and to support mixed-income housing construction at CHA legacy sites. By the end of FY2026, CHA projects that it will administer 7,366 RAD PBV units, including 7,010 family and senior RAD PBV units as well as units in mixed-income properties at CHA legacy sites.
 - Through RAD2, CHA has facilitated the conversion of Mod Rehab units with one-year HAP contracts to RAD PBV units with long-term HAP contracts. CHA will administer 356 RAD2 supportive housing units in FY2026.
 - CHA is also using the new Restore Rebuild program (formerly Faircloth to RAD) to support mixed-income housing construction, with two developments projected to deliver housing in FY2026 and many others under construction or in planning phases.
 - Additional information regarding CHA's use of RAD and Restore Rebuild can be found in [Section II: General Operating Information](#) of the FY2026 MTW Annual Plan.
- Use of Project-Based Voucher (PBV) Program to Expand Affordable Housing Options Across Chicago:*** CHA will continue to use non-RAD project-based vouchers to create and preserve affordable housing options throughout Chicago through long-term Housing Assistance Payment (HAP) contracts and Agreement to Enter into a HAP Contract (AHAP) with for-profit and non-profit owners and developers of family, senior and supportive housing. PBVs have enabled CHA to invest in affordable housing developments in communities where CHA did not previously have a presence and to provide supportive housing for Chicago's most vulnerable communities. CHA has used MTW regulatory flexibility to streamline and support the PBV program. MTW activities related to the PBV program are detailed in [Section IV: Implemented Activities](#) of the FY2026 MTW Annual Plan.

CHA's FY2026 development pipeline includes 12 rental housing developments that will be under construction.

FY2026 Rental Housing Development Construction Pipeline						
Subsidy	Target Population	Development Name	Total Units	CHA	Affordable	Market Rate
RAD PBV	Family	Grace Manor 3400 W Ogden	64	19	45	0
	Family	Humboldt Village	102	27	75	0
	Family	Lathrop 1C	309	121	92	96
	Family	LeClaire Phase A-North/ Phase A-South	183	91	74	18
	Family	Legends South A3	52	21	21	10
	Family	Oak and Larrabee Phase 1	78	37	17	24
	Family	Ogden Commons A2	75	30	27	18
	Family	Parkside 5	99	37	28	34
	Family	Southbridge 1C	80	29	15	36

FY2026 Rental Housing Development Construction Pipeline						
Subsidy	Target Population	Development Name	Total Units	CHA	Affordable	Market Rate
PBV	Family	5853 N Broadway	90	23	67	0
	Supportive	3959 N Lincoln	64	64	0	0
	Family	Prairie District	126	12	114	0
Total			1,322	511	575	236

[Section II: General Operating Information](#) of the MTW Plan includes additional information about CHA development and revitalization plans for FY2026, including projects that will be in planning stages. These development activities include ongoing work at CHA legacy sites such as Cabrini Green, Ickes, LeClaire, Oakwood Shores, Robert Taylor Homes, and Stateway Gardens.

Continued Use of MTW Regulatory Flexibility to Streamline Operations

CHA continues to explore opportunities to streamline its operations through the use of MTW regulatory flexibility, with a focus on ensuring that procedures that impact residents are as straightforward and accessible as possible. CHA has already implemented MTW activities that achieve this goal, including the Modified Re-Examination Schedule (2024-01) and Streamlined Income Calculation (2024-02) activities that were approved in prior years.

FY2026 MTW Goals and Objectives

Delivery of Affordable Housing

The table below provides detail regarding CHA's anticipated FY2026 housing delivery, which includes 226 total housing units comprising 88 CHA units, 76 affordable, and 62 market rate.

CHA Projected Housing Delivery for FY2026						
Subsidy	Target Population	Development	Total Units	CHA Units	Affordable Units	Market Rate Units
Restore-Rebuild	Family	Legends South A3	52	21	21	10
	Family	Ogden Commons A2	75	30	27	18
RAD	Family	Parkside 5	99	37	27	18
TOTAL			226	88	76	62

Local Programs that Expand Housing Options for Low-Income Families

CHA uses MTW funding flexibility to support two local, non-traditional activities that expand housing options for low-income residents:

- *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 CHA's support.
- *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,

which links social services 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.

- Additional information regarding CHA homeownership programs and funding for City of Chicago housing programs can be found in [Section IV: Implemented Activities](#) of the FY2026 MTW Annual Plan.

Support for Individuals Experiencing Homelessness / At-Risk of Homeless

- CHA provides more than 5,300 project- and tenant-based vouchers to individuals and families experiencing homelessness or at-risk of becoming homeless.
- In light of funding cuts to the Emergency Housing Voucher (EHV) program, CHA is planning to absorb approximately 1,100 EHVs into its existing voucher program so that families will not lose their housing.
- Additional information regarding vouchers that support at-risk populations can be found in [Section II: General Operating Information](#) of the FY2026 MTW Annual Plan.

New and Modified MTW Activities

- CHA is proposing three new activities for FY2026:
 - *Non-Elderly Disabled Waitlist Referral Pipeline (2026-01)*: This activity would streamline the waitlist referral process to accept pre-screened applicants from qualified partners.
 - *Streamlined Inspection Process for HCV Program: (2026-02)*: This activity would allow CHA to establish its own inspection process that would include continued use of Housing Quality Standards, elements of the National Standards for the Physical Inspection of Real Estate (NSPIRE), and portions of the Chicago Building Code, International Fire Code and National Fire Protection Association Standard 72, rather than adopt NSPIRE in its entirety.
 - *Utility Allowance Alignment (2026-03)*: This activity would align the process for calculating and implementing utility allowance adjustments to CHA's modified re-examination schedule.
- CHA is proposing a significant change to a previously-approved activity:
 - *Increased Payment Standards at Interims (2018-01)*: CHA is proposing to maintain its current activity, which allows for payment standards to be increased at interims to address rent increases rather than implement HOTMA.
- Detailed information regarding these activities can be found in [Section III: Proposed MTW Activities](#) of the FY2026 MTW Annual Plan.

Administration and Monitoring of Existing MTW Activities

- Throughout FY2026, CHA will also continue to administer and monitor outcomes for twenty previously-approved MTW activities, with a focus on reporting long-term progress and outcomes in a user-friendly format.
- Detailed information regarding previously-approved MTW activities can be found in [Section IV: Implemented Activities](#) of the FY2026 MTW Annual Plan.

SECTION II: GENERAL OPERATING INFORMATION

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

Section II-A: Housing Stock Information

i. Planned New Public Housing Units

Planned New Public Housing Units to be Added During FY2026											
Amp Name and Number	Bedroom Size							Total Units	Population Type	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0	1	2	3	4	5	6+			Mobility	Hearing and Visually Impaired
Legends South A3	0	10	10	1	0	0	0	21	Family	2	2
Ogden Commons A2	0	22	5	3	0	0	0	30	Family	2	1
Total PH Units to be Added								51			

Overview of New Public Housing Units in FY2026

The planned new public housing properties above are being developed using Restore-Rebuild (formerly Faircloth to RAD), which means that units are being developed as public housing and will immediately be converted to RAD PBVs upon construction completion. *There is no loss of CHA units as a result of this transaction.*

ii. Planned Public Housing Units to be Removed

Planned Public Housing Units to Be Removed*		
AMP Name and Number	# Units to be Removed	Explanation for Removal
Legends South A3	21	<i>Restore-Rebuild:</i> These units are being developed as public housing and will immediately be converted to RAD PBVs upon construction completion. <i>There is no loss of CHA units as a result of this transaction.</i>
Ogden Commons A2	30	<i>Restore-Rebuild:</i> These units are being developed as public housing and will immediately be converted to RAD PBVs upon construction completion. <i>There is no loss of CHA units as a result of this transaction.</i>
Mohawk North 1441 N Larrabee St	16	Conversion of 16 public housing units to RAD PBV. <i>There is no loss of CHA units as a result of this transaction.</i>
Mohawk Partners 1400-38 N Mohawk St	5	Conversion of 5 public housing units to RAD PBV. <i>There is no loss of CHA units as a result of this transaction.</i>
Old Town Square 301 W Scott St	16	Conversion of 6 public housing units to RAD PBV. <i>There is no loss of CHA units as a result of this transaction.</i>

Planned Public Housing Units to Be Removed*		
AMP Name and Number	# Units to be Removed	Explanation for Removal
Old Town Village – East I 343 W Old Town Ct	12	Conversion of 12 public housing units to RAD PBV. <i>There is no loss of CHA units as a result of this transaction.</i>
Old Town Village – East II 343 W Old Town Ct	16	Conversion of 16 public housing units to RAD PBV. <i>There is no loss of CHA units as a result of this transaction.</i>
Old Town Village – West 662 W Division St	38	Conversion of 38 public housing units to RAD PBV. <i>There is no loss of CHA units as a result of this transaction.</i>
Total PH Units to be Removed	154	

*Other demo/dispo/repositioning activity previously proposed in annual plans may be carried out in FY2026. As noted in the table, RAD conversions do not result in the loss of any CHA units. RAD conversion units are listed in this table because they are being removed from a public housing to a project-based voucher platform.

iii. Planned New Project-Based Vouchers

CHA continues increase housing options for low-income families in the region by expanding project-based vouchers (PBVs) through RAD and its HCV allocation. The following table provides an overview of the 133 new PBVs planned to be under AHAP or HAP in FY2026.

Property Name	Number of New PBVs	Status at End of Plan Year	RAD?	Description of Project
PBV				
5853 N Broadway	23	Committed	No	Family housing in the Edgewater Community.
PBV Subtotal	23			
RAD PBV				
Mohawk North 1441 N Larrabee St	16	Leased	Yes	Family housing in the Near North Side Community.
Mohawk Partners 1400 N Mohawk St	5	Leased	Yes	Family housing in the Near North Side Community.
Old Town Square 301 W Scott St	16	Leased	Yes	Family housing in the Near North Side Community.
Old Town Village – East I 343 W Old Town Ct	12	Leased	Yes	Family housing in the Near North Side Community.
Old Town Village – East II 343 W Old Town Ct	16	Leased	Yes	Family housing in the Near North Side Community.
Old Town Village – West 662 W Division St	38	Leased	Yes	Family housing in the Near North Side Community.
RAD PBV Subtotal	110			
TOTAL NEW PBVs	133			

iv. Existing Project-Based Vouchers

CHA continues supporting housing options for low-income families through administering 12,655 PBVs of various types in FY2026.

Property Name	Number of PBVs	Status at End of Plan Year	RAD?	Description of Project
PBV				
1237 N California	18	Leased	No	Family housing in the West Town community.
3714-16 W Wrightwood Apts	5	Leased	No	Family and individual housing in the Logan Square community.
3959 N Lincoln Apartments	64	Committed	No	Supportive housing for survivors of gender-based violence in the North Center community.
5150 Northwest Highway	20	Leased	No	Family and individual housing in the Jefferson Park community.
5150 Northwest Highway (VASH)	10	Leased	No	VASH PBV housing in the Jefferson Park community.
5751 S Michigan Inc (fka Harriet Tubman Apts)	11	Leased	No	Family housing in the Washington Park community.
5801 S Michigan LLC (fka Sojourner Truth Apts)	23	Leased	No	Family housing in the Washington Park community.
5840 S Dr Martin Luther King Jr Drive	4	Leased	No	Supportive housing for families and individuals experiencing homelessness in the Washington Park community.
600 S Wabash LP	71	Leased	No	Supportive housing for individuals experiencing homelessness in the Loop community.
65th Infantry Regiment Veterans Housing (VASH) 1045 N Sacramento	36	Leased	No	VASH Supportive housing for veteran families in the West Town community.
65th Infantry Regiment Veterans Housing 1045 N Sacramento	12	Leased	No	Supportive housing for veteran families in the West Town community.
9000 S Justine LLC	4	Leased	No	Family and individual housing in the Washington Heights community.
Access Housing Multiple Addresses	38	Leased	No	Supportive housing for disabled families and individuals in the Hermosa, Humboldt Park, Logan Square and West Town communities.
Anchor House 1230 W 76th St	108	Leased	No	Family and individual housing in the Auburn Gresham community.
Archer Avenue Senior Residences 2928 S Archer Ave	12	Leased	No	Senior housing for seniors 62+ in the Bridgeport community.
Bettendorf Place 8425 S Saginaw	18	Leased	No	Supportive housing for individuals experiencing homelessness with HIV/AIDS in the South Chicago community.
BJ Wright Preservation 1354 S Morgan	82	Leased	No	Family housing on the Near West side.
Boulevard Apts Multiple Addresses	12	Leased	No	Family and individual housing in the West Town and Logan Square communities
Boxelder Court 6205-6215 S Langley	6	Leased	No	Family housing in the Woodlawn community.
Brainerd Park Apts 8920 S Loomis	9	Leased	No	Family and individual housing in the Washington Heights community.
Branch of Hope 5628-5630 S Halsted	68	Leased	No	Family and individual housing in the Englewood community area for families & individuals.
Bryn Mawr 5550 N Kenmore	10	Leased	No	Family and individual housing in the Edgewater community.
Buffett Place 3208 N Sheffield	51	Leased	No	Supportive housing for disabled individuals in the Lakeview community.

Property Name	Number of PBVs	Status at End of Plan Year	RAD?	Description of Project
Butler London 6146 S Kenwood	18	Leased	No	Supportive housing for homeless individuals in the Woodlawn community.
Canvas at Leland Plaza 4715 N Western	16	Leased	No	Family housing in the Lincoln Square community.
Carling, LLC 1512 N LaSalle	39	Leased	No	Individual housing in the Near North community.
Casa Durango 1850 S Racine	9	Leased	No	Family housing in the Near West Side community.
Casa Maravilla LP 2021 S Morgan St	15	Leased	No	Senior housing for seniors 62+ in the Lower West Side community. Approved under the Regional Housing Initiative.
Casa Morelos LP 2015 S Morgan St	9	Leased	No	Family and individual housing in the Lower West Side community. Approved under the Regional Housing Initiative.
Casa Veracruz 2014 S Racine	60	Leased	No	Family housing in the Lower West Side community.
Chicago Lighthouse 1800 W Roosevelt	19	Leased	No	Family and individual housing in the Near West Side community.
Clark Estes Apts 7070 N Clark	15	Leased	No	Family and individual housing in the Rogers Park community.
Covent Apts 2653 N Clark	30	Leased	No	Supportive housing in the Lincoln Park community for people experiencing homelessness.
Crestwood Apts 5225 N Austin	57	Leased	No	Senior housing for seniors 55+ in the Austin community.
Crowder Place Apts 3801 N Pine Grove	10	Leased	No	Senior housing for seniors 62+ in the Lakeview community.
Deborah's Place II 1530 N Sedgwick	39	Leased	No	Supportive housing for female individuals experiencing homelessness in the Near North community.
Devon Place 1950 W Devon	14	Leased	No	Family and individual housing in the West Ridge community.
Drex 8031 LLC 8031-8035 S Drexel	12	Leased	No	Supportive housing for veteran families and individuals in the Chatham community.
East Park Apts 3300 W Maypole	150	Leased	No	Individual housing in the East Garfield Park community.
Englewood Family Housing 1650 W 63rd St	7	Leased	No	Supportive housing for the homeless with HIV/AIDS in the West Englewood community.
Englewood Permanent Supportive Housing 901 W 63rd St	50	Leased	No	Supportive housing for individuals experiencing homelessness in the Englewood community.
Evergreen Towers II 1343 N Cleveland	10	Leased	No	Senior housing for seniors 62+ in the Near North community.
Focus Apts 165 N Central	10	Leased	No	Supportive housing for ex-offenders in the Austin community.
G & A Residence at Spaulding 1750 N Spaulding	9	Leased	No	Family housing in the Humboldt Park community. Approved under the Regional Housing Initiative.
G & A Senior Residence at Eastgate Village 300 E 26th St	35	Leased	No	Senior housing for seniors 62+ in the Near South community.
G & A Senior Residences at Ravenswood 1818 W Peterson	37	Leased	No	Senior housing for seniors 62+ in the Ravenswood community.
G & A Senior Residences of West Ridge 6142 N California	19	Leased	No	Senior housing for seniors 62+ in the West Ridge community.

Property Name	Number of PBVs	Status at End of Plan Year	RAD?	Description of Project
Garden View, LLC. 1235 S Sawyer	16	Leased	No	Supportive housing for families and individuals with HIV/AIDS in the North Lawndale community.
Hancock House Limited Partnership 12045 S Emerald	18	Leased	No	Senior housing for seniors 62+ in the West Pullman community.
Harvest Commons Apts 1519 W Warren	89	Leased	No	Supportive housing for individuals experiencing homelessness in the Near West community.
Heart of Uptown	25	Leased	No	Family housing in the Uptown community.
Hilliard Homes I 2111 S Clark	81	Leased	No	Senior housing in the Near South community.
Hilliard Homes II 30 W Cermak	81	Leased	No	Senior housing in the Near South community.
Hollywood House 5700 N Sheridan	51	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
HOME (Nathalie Salmon/Blackhawk Manor) Multiple Addresses	8	Leased	No	Senior housing for seniors 62+ in the Belmont Cragin and Rogers Park communities.
Hope Manor Apts I - VASH 3053 W Franklin	9	Leased	No	Supportive housing for veteran, male individuals in the Humboldt Park community.
Hope Manor Apts I 3053 W Franklin	29	Leased	No	Supportive housing for veteran, male individuals in the Humboldt Park community.
Hope Manor Apts II 815-823 W 60th St / 6000-6030 S Green / 6002 S Halsted	72	Leased	No	Supportive housing for veteran families & individuals in the Englewood community.
HOW Evanston 2215 Dempster St (Evanston, IL)	12	Leased	No	Supportive housing for disabled, homeless, HIV/AIDS positive, or mentally ill families & individuals in Evanston. Approved under Regional Housing Initiative. Administered by CHA.
Howard Apts Limited Partnership 1567-69 N Hoyne	12	Leased	No	Individual housing in the West Town community.
Humboldt House 1819 N Humboldt	31	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Logan Square community.
Humboldt Park Residence 1152 N Christiana	20	Leased	No	Individual housing in the Humboldt Park community.
Illinois Accessible Housing Initiative Multiple Addresses	46	Leased	No	Supportive housing for disabled families and individuals in the Lakeview, Bridgeport, Edgewater, Hyde Park, Lakeview, Near South Side and New City communities.
Independence Apts 924 S Lawndale / 925-935 S Independence	9	Leased	No	Family and individual housing in the North Lawndale community.
Ironwood Courts 6019-6029 S Indiana	14	Leased	No	Family housing in the Washington Park community.
Jade Garden Limited Partnership 330-338 W Cermak / 2156-2162 S Tan Ct	31	Leased	No	Family housing in the Armour Square community.

Property Name	Number of PBVs	Status at End of Plan Year	RAD?	Description of Project
Karibuni Place 8200 S Ellis	11	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Kenmore Plaza 5225 N Kenmore	105	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
King Legacy LP 3800-3814 W 16th St / 1550-1556 S Hamlin Ave / 1549-1555 S Avers	10	Leased	No	Family housing in the Lawndale community.
Lake Street Studios 727 W Lake St	61	Leased	No	Individual housing in the Near West community.
Lake Village East Apts 4700 S Lake Park / 1350-1360 E 47th Pl	65	Leased	No	Family and individual housing in the Kenwood community.
Lakeview Landing 835 W Addison	37	Leased	No	Supportive housing for mobility-impaired individuals in the Lakeview community.
Lawson House (VASH) 30 W Chicago	30	Leased	No	VASH supportive housing for individuals experiencing homelessness in the Near North community.
Lawson House 30 W Chicago	100	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Leigh Johnson Courts 1034-1112 E 73rd St / 7227-7239 S Dobson	18	Leased	No	Family housing in the Greater Grand Crossing community.
Leland Apts (VASH) 1207 W Leland	22	Leased	No	VASH Supportive housing for veteran families and individuals in the Uptown community.
Leland Apts 1207 W Leland	44	Leased	No	Family housing for individuals in the Uptown community. Approved under Regional Housing Initiative.
Leontyne Apts E 43rd St & S Vincennes	14	Leased	No	Family and individual housing in the Grand Boulevard community.
Levy House 1221 W Sherwin	36	Leased	No	Senior housing in Rogers Park for seniors 62+.
Liberty Square Apts S Central Park Blvd & W Harrison St	16	Leased	No	Family and individual housing in the East Garfield Park community.
Los Vecinos Apts 4250 W North	11	Leased	No	Supportive housing in the Humboldt Park community.
LPCS Permanent Supportive Housing 1521 N Sedgwick	20	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Luxe Properties Multiple Addresses	6	Leased	No	Family and individual housing in the East Garfield Park, Hermosa, Logan Square, South Lawndale, and West Town communities.
Lyndale Apts 2569-2575 W Lyndale St / 2207-2221 N Rockwell St	67	Leased	No	Family and individual housing in the Logan Square community.
Major Jenkins 5016 N Winthrop	76	Leased	No	Individual housing in the Uptown community.
Maple Pointe Apts 150 W Maple	114	Leased	No	Family and individual housing in the Near North community.
Mark Twain Apts 111 W Division	148	Leased	No	Individual housing in the Near North community.
Marshall 1232 LLC 1216 N LaSalle	90	Leased	No	Individual housing in the Near North community.

Property Name	Number of PBVs	Status at End of Plan Year	RAD?	Description of Project
Midwest Apts 6 N Hamlin	69	Leased	No	Individual housing in the West Garfield Park community.
Milwaukee Avenue Apts 3064 N Milwaukee	11	Leased	No	Supportive housing for disabled families in the Avondale community.
Montclare Senior Residences of Avalon Park 1210 E 78th St	38	Leased	No	Senior housing for seniors 55+ in the Avalon Park community.
Montclare Senior Residences of Calumet Heights 9401 S Stony Island	34	Leased	No	Senior housing for seniors 62+ in the Calumet Heights community.
Mulvey Place 416 W Barry	13	Leased	No	Senior housing for seniors 62+ in the Lakeview community.
Near North Limited Partnership (aka Schiff Residence) 1244 N Clybourn	46	Leased	No	Individual housing in the Near North community.
New Mom's Oak Park 206-212 Chicago Ave (Oak Park, IL)	14	Leased	No	Supportive housing for homeless mothers age 18-24 with children in Oak Park. Approved under Regional Housing Initiative. Administered by CHA.
New Mom's Transformation Project 5317 W Chicago	40	Leased	No	Supportive housing for single mothers age 18-24 with children in the Austin community.
North & Talman III Limited Partnership 1605-1619 N Washtenaw	8	Leased	No	Family and individual housing in the West Town community.
North Avenue Apts 2654 W North Ave	16	Leased	No	Family and individual housing in the West Town community. Approved under Regional Housing Initiative.
North Park Village 5801 N Pulaski	74	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	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	Leased	No	Family and individual housing in the Washington Park community.
Paseo Boricua Arts Building 2709-15 W Division	6	Leased	No	Family housing in the Humboldt Park community.
Pedro Albizu Campos Apts 1203 N California	31	Leased	No	Family housing in the West Town community. Twin deal.
Phoenix House 1251 S Sawyer	32	Leased	No	Supportive housing for individuals with HIV/AIDS in the North Lawndale community.
Pierce House 3527 W North Ave	25	Leased	No	Supportive housing for homeless aged 18-24 in the Logan Square community.
Prairie District / Mercy Housing 1801 S Wabash / 1801 S Michigan	12	Committed	No	Family housing in the Near South Side community.
Pullman Artspace 11137 S Langley	6	Leased	No	Family housing in the Pullman community.
Renaissance West Apts 2517 W Fullerton	99	Leased	No	Individual housing in the Logan Square community.

Property Name	Number of PBVs	Status at End of Plan Year	RAD?	Description of Project
Roosevelt National Public Housing Museum	5	Leased	No	Family housing in the Near West community.
Roosevelt Road Veterans (VASH) 2908 W Roosevelt	75	Leased	No	Supportive housing for veterans in the North Lawndale community.
Roosevelt Towers 3440 W Roosevelt	126	Leased	No	Senior housing for seniors 62+ in the North Lawndale community.
Rosa Parks Limited Partnership N Central Park Ave & W Chicago Ave	26	Leased	No	Family housing in the Humboldt Park community.
Rosenwald Courts 4642 W Michigan	60	Leased	No	Senior housing for seniors 62+ in the Grand Boulevard community.
San Miguel 907 W Argyle	11	Leased	No	Family and individual housing in the Uptown community.
Sankofa House 4041 W Roosevelt	26	Leased	No	Family and individual housing in the North Lawndale community.
Sarah's Lakeside 4747 N Sheridan	24	Leased	No	Supportive housing in the Uptown community.
Sarah's on Sheridan 1005 W Leland	27	Leased	No	Supportive housing for homeless women in the Uptown community.
Schiller Place 1433 N Halsted	24	Leased	No	Family housing in the Near North community.
Senior Suites Chicago, Auburn Gresham, LLC 1050 W 79th St	17	Leased	No	Senior housing for seniors 62+ in the Auburn Gresham community.
Sheffield Apts 2700 N Sheffield	50	Leased	No	Family housing in the Lincoln Park community.
South Park Plaza LP S Dr Martin Luther King Jr Dr & E 26th	34	Leased	No	Family and individual housing in the Douglas community.
Spaulding & Trumbull Limited Partnership (Trumbull Apts) 1310-14 S Spaulding Ave / 1428 S Trumbull	13	Leased	No	Supportive housing for homeless families in the North Lawndale community.
St. Andrews Court 50 N Hoyne	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	Leased	No	Family housing in the Washington Park community.
St. Leo Residence (VASH) 7750 S Emerald	40	Leased	No	VASH Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.
St. Leo Residence 7750 S Emerald	50	Leased	No	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	Leased	No	Family housing in the Uptown community.
The Raven 1825 W Lawrence	17	Leased	No	Family housing in the Lincoln Square community.
The Resurrection Home 1910 S Albany Ave / 2124 W 19th St	5	Leased	No	Family housing in the Lower West Side and North Lawndale communities.
The Suites of Autumn Green at Wright Campus 4225 N Oak Park	8	Leased	No	Senior housing for seniors 55+ in the Dunning community.

Property Name	Number of PBVs	Status at End of Plan Year	RAD?	Description of Project
Thresholds at Casa de Troy 6355-6357 S Troy St / 3116-3120 W 64th St	16	Leased	No	Supportive housing for families & individuals with a diagnosed mental illness in the Chicago Lawn community.
Thresholds at Edgewater Shores 5326 N Winthrop	8	Leased	No	Supportive housing for individuals with a diagnosed mental illness in the Edgewater community.
Thresholds RAD LLC (Rowan Trees Apts) 500 W Englewood	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Thresholds RAD LLC (Austin Apts) 334 N Menard	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	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Tierra Linda Apts Multiple Addresses	14	Leased	No	Family and individual housing in the Humboldt Park and Logan Square communities.
Town Hall Apts 3600 N Halsted	79	Leased	No	Senior housing for seniors 55+ and LGBT-friendly in the Lakeview community.
Veterans New Beginnings Limited Partnership 8140 S Racine	48	Leased	No	Supportive housing for veteran individuals in the Auburn Gresham community.
Victory Centre of South Chicago SA 9233 S Burley Ave	18	Leased	No	Senior housing for seniors 62+ in the South Chicago community.
Wabash Apts 23-31 E 61st St / 6100-6108 S Wabash Ave	24	Leased	No	Family housing in the Washington Park community.
Warren Apts 3-11 N Ashland	21	Leased	No	Family housing in the Near West community.
Washington Park Apts 5000 S Indiana	32	Leased	No	Individual housing in the Grand Boulevard community.
Wentworth Commons 11045 S Wentworth	10	Leased	No	Family housing in the Roseland community. Developed under the Regional Housing Initiative.
West Humboldt Place 3543 W Chicago	4	Leased	No	Supportive housing for families with a child with HIV/AIDS in the Humboldt Park community.
Wilson Yards Senior Apts 1032 W Montrose	20	Leased	No	Senior housing for seniors 62+ in the Uptown community.
Wilson Yards 1026 W Montrose	16	Leased	No	Family and individual housing in the Uptown community.
Winterberry Place 321-325 E 48th St / 4802-4806 S Calumet Ave	6	Leased	No	Family and individual housing in the Grand Boulevard community.
Wrightwood Senior Apts 2815 W 79th St	17	Leased	No	Senior housing for seniors 62+ in the Ashburn community.
Xavier Apts 625 W Division	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	Leased	No	Family housing in the Logan Square community.
PBV Subtotal	4,829			

Property Name	Number of PBVs	Status at End of Plan Year	RAD?	Description of Project
RAD PBV				
Albany Terrace Apts 3030 W 21st Place	350	Leased	Yes	Senior housing in the South Lawndale community. Former public housing units.
Aurea Martinez Apts 3213-3223 W Diversey	45	Leased	Yes	Family and individual housing in the Belmont Cragin community. Lathrop Homes transfer of assistance.
Butler Lindon Apts 6146 S Kenwood	5	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Caroline Hedger Apts 6400 N Sheridan	450	Leased	Yes	Senior housing for seniors 62+ in the Rogers Park community. Former public housing units.
Concord at Sheridan 6438 N Sheridan	65	Leased	Yes	Family and individual housing in the Rogers Park community. Lathrop Homes transfer of assistance.
Daniel Hudson Burnham Apts 1930 W Loyola	178	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Former public housing units.
Deborah's Place III, Limited Partnership 2822 W Jackson	90	Leased	Yes	Supportive housing for female individuals experiencing homelessness in the East Garfield Park community.
Dr. Mildred C. Harris Apts 6360 S Minerva	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	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Edith Spurlock Sampson 2640 N Sheffield / 2720 N Sheffield	405	Leased	Yes	Senior housing in the Lincoln Park community.
Elizabeth Davis Apts 440 N Drake	148	Leased	Yes	Senior housing for seniors 62+ in the Humboldt Park community. Former public housing units.
Encuentro Square Phase 1 3745 W Cortland	55	Leased	Yes	Family housing in the Logan Square community. Restore-Rebuild.
Fannie Emanuel Apts 3916 W Washington	180	Leased	Yes	Senior housing for seniors 62+ in the West Garfield Park community. Former public housing units.
Grace Manor 3201-3423 W Ogden	19	Leased	Yes	Family housing in the North Lawndale community.
Hattie Callner Apts 855 W Aldine	146	Leased	Yes	Senior housing for seniors 62+ in Lakeview community. Former public housing units.
Humboldt Village (fka Teachers Village) 2620 W Hirsch	27	Committed	Yes	Family housing in the Humboldt Park community.
Independence Apts 4022 N Elston	30	Leased	Yes	Senior housing for seniors 62+ in the Irving Park community. Lathrop Homes transfer of assistance.
Irene McCoy Gaines 3700 W Congress	150	Leased	Yes	Senior housing for seniors 55+ in the East Garfield Park community.
John Pennycuff Memorial Apts 2031 N Milwaukee	47	Leased	Yes	Family and individual housing in the Logan Square community. Lathrop Homes transfer of assistance.
Judge Fisher Apts 5821 N Broadway	199	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.

Property Name	Number of PBVs	Status at End of Plan Year	RAD?	Description of Project
Judge Green Apts 4030 S Lake Park	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	Leased	Yes	Senior housing for seniors 55+ in the Grand Boulevard community. Former public housing units.
Lake Park Crescent 1061 E 41st Place	60	Leased	Yes	Family housing in the Oakland community. Conversion of public housing to RAD PBV.
Las Americas Apts 1611 S Racine	211	Leased	Yes	Senior housing for seniors 62+ in the Lower West Side community. Former public housing units.
Lathrop 1A N Clybourn Ave & W Diversey Pkwy	151	Leased	Yes	Family and individual housing in the Lincoln Park and North Center community areas.
Lathrop 1B N Clybourn Ave & W Diversey Pkwy	28	Leased	Yes	Family and individual housing in the Lincoln Park and North Center community areas.
LeClaire A-North	68	Committed	Yes	Family housing in the Garfield Ridge community.
LeClaire A-South	23	Committed	Yes	Family housing in the Garfield Ridge community.
Legends South A3	24	Committed	Yes	Family housing in the Garfield Ridge community.
Lincoln Perry Apts and Annex 243 E 32nd St / 3245 S Prairie	442	Leased	Yes	Senior housing for seniors 62+ in the Douglas community. Former public housing units.
Long Life Apts 344 W 28th Place	114	Leased	Yes	Senior housing for seniors 62+ in the Armour Square community. Former public housing units.
Lorraine Hansberry 5670 W Lake	168	Leased	Yes	Senior housing for seniors 62+ in the Austin community. Former public housing units.
Lucy Gonzales Parsons 2602-2638 N Emmett	50	Leased	Yes	Family housing in the Logan Square community. Lathrop transfer of assistance.
Major Robert Lawrence Apts 655 W 65th St	191	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Minnie Riperton Apts 4250 S Princeton	335	Leased	Yes	Senior housing for seniors 55+ in the Fuller Park community. Former public housing units.
Northtown Apts 2410 W Pratt	30	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Lathrop Homes transfer of assistance.
Oak & Larrabee Phase 1	37	Committed	Yes	Family housing in the Near North community.
Oakwood Shores 3-1 616 E Pershing	19	Leased	Yes	Family housing in the Oakland community. Restore-Rebuild.
Ogden Commons A1 1351 S Washtenaw	37	Leased	Yes	Family housing in the North Lawndale community. Transfer of assistance.
Ogden Commons A2 1325 S. Washtenaw	30	Committed	Yes	Family housing in the North Lawndale community. Restore-Rebuild.
Oso Apts 3435 W Montrose	32	Leased	Yes	Family and individual housing in the Irving Park community.
Park Boulevard 3B 37th and State	36	Committed	Yes	Family housing in the Douglas community.

Property Name	Number of PBVs	Status at End of Plan Year	RAD?	Description of Project
Parkside 4 Phase 2	54	Leased	Yes	Family housing in the Near North community. Lathrop Homes transfer of assistance.
Parkside 5	37	Committed	Yes	Family housing in the Near North community. Restore-Rebuild.
Patrick Sullivan Apts 1633 W Madison	480	Leased	Yes	Senior housing for seniors 55+ in the Near West community. Former public housing units.
Ravenswood Senior Living 4501 N Winchester	74	Leased	Yes	Senior housing for seniors 62+ in the Lincoln Square community. Lathrop Homes transfer of assistance
Renaissance Partners 3757 S Wabash	100	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Douglas community. Converted from Mod-Rehab to RAD2 in 2024.
Roosevelt Square 1 Roosevelt and Racine	125	Leased	Yes	Family housing in the Near West Side community.
Roosevelt Square 3B	75	Leased	Yes	Family housing in the Near West community. Restore-Rebuild.
Schneider Apts 1750 W Peterson	174	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Southbridge 1C	38	Committed	Yes	Family housing in the Near South community.
Southbridge Phase 1A 2310 S State	34	Leased	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Southbridge Phase 1B 2344 S State	34	Leased	Yes	Family housing in the Near South community. Lathrop transfer of assistance.
Thresholds RAD LLC (Rowan Trees Apts) 500 W Englewood	39	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Thresholds RAD LLC (Austin Apts) 334 N Menard	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	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Villages of Westhaven N Damen Ave & W Madison St	95	Leased	Yes	Family and individual housing in the Near West community. Former public housing units.
Vivian Carter Apts 6401 S Yale	221	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Vivian Gordon Harsh Apts 4227 S Oakenwald	123	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
Westhaven IID 2059 W Lake	38	Leased	Yes	Family housing in the Near West community. Restore-Rebuild.
William Jones Apts 1447 S Ashland	114	Leased	Yes	Senior housing for seniors 62+ in the Near West community. Former public housing units.
RAD PBV Subtotal	7,366			

Property Name	Number of PBVs	Status at End of Plan Year	RAD?	Description of Project
Mod-Rehab				
16 N Lorel	23	Leased	No	Family and individual housing in the Austin community.
4441-47 S Greenwood LP	32	Leased	No	Greenwood-Family and individual housing in the Kenwood community. Dickens-Family and individual housing in the Logan Square Community.
Austin Village 431-439 N Central	28	Leased	No	Family and individual housing in the Austin community.
Belray Apts 3150 N Racine	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Lakeview community.
Holland House 240 W 107th Pl	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Roseland community.
Karibuni Place 8200 S Ellis	60	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Los Vecinos Apts 4250 W North	50	Leased	No	Individual housing (SRO) located in the Humboldt Park community area for individuals experiencing homelessness.
Mae Suites 148 N Mayfield	39	Leased	No	Individual housing (SRO) located in the Austin community area for individuals experiencing homelessness.
Rebecca Walker 126 S Central	22	Leased	No	Supportive housing for individuals experiencing homelessness in the Austin community.
Washington Park Apts 5000 S Indiana	31	Leased	No	Supportive housing for individuals experiencing homelessness in the Grand Boulevard community area
WGC743 LLC (aka Pine Central) 743-755 N Central	35	Leased	No	Family and individual housing in the Austin community.
Mod-Rehab Subtotal	460			
TOTAL PBVS	12,655			

Overview of Planned and Existing Project-Based Vouchers in FY2026

Through the PBV program, CHA invests in privately-owned rental housing throughout the City of Chicago to create affordable housing opportunities for families, seniors, and people in need of supportive housing utilizing Project-Based Vouchers (PBVs). CHA also utilizes HUD's RAD program to preserve and create new housing opportunities in Chicago. By the end of 2026, it is anticipated that a total of **12,678** PBVs were under a Housing Assistance Payment (HAP) contract or Agreement to enter into a Housing Assistance Payment (AHAP), including **12,655** existing PBVs and **23** new PBVs recently under HAP or AHAP. The following is an overview of CHA's project-based voucher initiatives by category:

- **Project-Based Vouchers**

By the end of FY2026, CHA plans to administer **4,852** vouchers for individuals, families, seniors, and those in need of comprehensive supportive services. This includes **4,829** existing units and **23** new vouchers under AHAP or HAP. Broken down by population, see:

- **PBV Family Housing:** **2,201** total units for families and individuals, which includes **2,178** existing units and **23** new vouchers under AHAP or HAP.

- PBV Senior Housing: **1,079** total units for seniors at PBV senior properties throughout Chicago.
- PBV Supportive Housing: **1,572** total supportive housing units. These are 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.
- **Rental Assistance Demonstration (RAD) Project-Based Vouchers**
By the end of FY2026, CHA plans to administer **7,366** vouchers under AHAP or HAP using various components of the RAD program:
 - RAD1 (Component 1 of RAD): **6,729** total RAD1 units. 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.
 - Restore Rebuild: **281** total Restore Rebuild units. 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. HAPs for those units will be executed in 2025 and 2026.
 - RAD2 (Component 2 of RAD): **356** total RAD2 units. 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.
- **Moderate Rehabilitation**
By the end of FY2026, CHA plans to administer 460 units. 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 either through RAD2 conversions or the standard PBV selection process.
- **Project-Based Rental Assistance**
CHA continues to administer 337 project-based units under HAP contracts with HUD at Harrison Courts (family), Loomis Courts (family), and Lathrop Elderly (senior).

v. Planned Other Changes to the Housing Stock

The following section describes other planned changes to CHA's housing stock during FY2026 by category, including disposition activity, units offline pending redevelopment, planned development activity and planned capital maintenance activity.

Other Changes to the Housing Stock Planned in FY2026

Planned Disposition Activity

CHA proposes disposition through sale or ground lease of the following properties for mixed-income and homeownership housing development: Oakwood Shores (E. 37th Pl [S], E 37th St [N], Cottage Grove Ave [W], and Ellis Ave [E]); ABLA/ Roosevelt Square (Taylor St [S], Cabrini St [N], Ada St [W], and Racine Ave [E]); Legends South (44th St [S], 43rd Pl [N], Dearborn St [W], and Federal St [E]); Stateway Gardens / Park Boulevard (37th St [S], 35th St [N], I-90 Expressway [W], and S State St [E]); Rockwell Gardens /

Other Changes to the Housing Stock Planned in FY2026

Jackson Square (W Van Buren Blvd [S], Madison St [N], CNW Rail Line [W], and Western Ave [E]); Lakefront Properties (E 43rd St [S], E Oakwood Blvd [N], S Drexel Blvd [W], and IC Railroad [E]); Madden Wells / Oakwood Shores (E 38th St [S], E Browning Ave [N], S Rhodes Ave [W], and S Cottage Grove Ave [E]); and Cabrini-Green (Chicago Ave [S], North Ave [N], Halsted St [W], and N Sedgwick St [E]).

Units Offline Pending Redevelopment

A total of 764 units at Francis Cabrini Rowhouses and Lathrop Homes are offline due to pending redevelopment plans.

Planned Development Activity

Development activity will begin or continue at sites including Oak and Larrabee Phase 1 and Parkside 5 (Cabrini); Southbridge 1C (Ickes); Lathrop 1C; Lakefront Properties Phase 2; Ogden Commons A2; LeClaire 1A North and 1A South; Loomis Courts 1; Oakwood Shores For Sale and Oakwood Shores Phase 3-2 (Madden-Wells); Park Boulevard 4B and Park Boulevard For Sale (Stateway); Legends South A3 and Legends South For Sale (Robert Taylor); 45th and Evans (Washington Park); Roosevelt Square For-Sale Greshaw (ABLA) and Humboldt Village (Off-Site).

Planned Capital Maintenance Activity

Planned capital maintenance will begin or continue at sites including rehab and renovations (Altgeld, Brooks, Trumbull), elevator modernization (Armour Square, Dearborn Homes), exterior masonry (Armour Square), plumbing riser replacement (Lake Parc Place, Maria Diaz-Martinez, Ella Flagg, Mary Jane Richardson, Mahalia Jackson), entry door replacement (Dearborn Homes), roof replacement (Bridgeport Homes, Lowden Homes, Wentworth Gardens), and high-rise building roof davits (Multiple Sites).

Planned Disposition Activity*

CHA intends to proceed with the disposition of the following developments in FY2026 in order to create mixed-income, homeownership, commercial, and/or other residential development opportunities.

Planned Disposition Activity for FY2026

IL Number	Development/Site	Location	Description of Activity
IL002137000 IL002017000 IL 2-033 IL 2-036	Oakwood Shores	E. 37th Place (S), E 37th St (N), Cottage Grove Ave (W), and Ellis Ave (E)	Ground lease for mixed-income residential development.
IL2160	ABLA/ Roosevelt Square	Taylor St (S), Cabrini St (N), Ada St (W), and Racine Av (E)	Ground lease for mixed-income residential development.
	Legends South	44th St (S), 43rd Place (N), Dearborn St (W), and Federal St (E)	Ground lease or fee-simple transfer for residential development.
	Stateway Gardens / Park Boulevard	37th St (S), 35th St (N), I-90 Expressway (W), and S State St (E)	Ground lease or fee-simple transfer of up to 1.5 acres for residential development reflecting existing homeownership planning within the site boundaries.
	Rockwell Gardens / Jackson Square	W Van Buren Blvd (S), Madison St (N), CNW Rail Line (W), and Western Ave (E)	Ground lease or fee-simple transfer of up to 1.5 acres for residential development reflecting existing homeownership planning within the site boundaries.

Planned Disposition Activity for FY2026			
IL Number	Development/Site	Location	Description of Activity
	Lakefront Properties	E 43rd St (S), E Oakwood Blvd (N) S Drexel Blvd (W), and IC Railroad (E)	Ground lease or fee-simple transfer of up to 1.5 acres for residential development reflecting existing homeownership planning within the site boundaries.
	Madden Wells / Oakwood Shores	E 38th St (S), E Browning Ave (N), S Rhodes Ave (W), and S Cottage Grove Ave (E)	Ground lease or fee-simple transfer of up to 1.5 acres for residential development reflecting existing homeownership planning within the site boundaries.
	Cabrini-Green	Chicago Ave (S), North Ave (N), Halsted St (W), and N Sedgwick St (E)	Ground lease for mixed-income residential development reflecting Cabrini NOW planning within the site boundaries.

*Other disposition activity previously included and approved in annual plans may also be carried out in FY2026.

Units Offline Pending Redevelopment

As of Q2 2024, 764 units at Frances Cabrini Rowhouses and Lathrop Homes are offline due to pending redevelopment plans. CHA is moving forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

Units Offline Pending Redevelopment for FY2026		
Development/Site	Offline Units	Background/Status
Francis Cabrini Rowhouses IL002091000	438	In FY2025, CHA concluded a comprehensive community planning project to re-envision the Cabrini-Green neighborhood. Zoning changes are being introduced. A new solicitation for the Rowhouses will be issued following this process.
Lathrop Homes IL002022000	326	CHA and its development partner-initiated construction on the redevelopment of the project in October 2017. To date, phases 1A and 1B have been completed, delivering 179 units for CHA residents. Work is ongoing on Phase 1C.

Planned Development Activity

The following housing development activity will begin and/or continue in FY2026, with housing scheduled to be delivered in FY2026 or later.

Planned Development Activity for FY2026		
Development/Site	Phase/Project Name	Planned FY2026 Activity
Cabrini-Green	Parkside 5	Mixed-income construction
Cabrini-Green	Oak and Larrabee Phase 1	Mixed-income construction
Harold Ickes	Southbridge 1C	Mixed-income construction
Lathrop Homes	Lathrop 1C	Mixed-income construction

Planned Development Activity for FY2026		
Development/Site	Phase/Project Name	Planned FY2026 Activity
Lakefront	Phase II	For-sale construction
Lawndale	Ogden Commons A2	Mixed-income construction
LeClaire	Phase A-North	Mixed-income construction
LeClaire	Phase A-South	Mixed-income construction
Loomis Courts	Loomis Courts 1	Mixed-income construction
Madden Wells	Oakwood Shore For-Sale	Mixed-income for-sale construction
Madden Wells	Oakwood Shores 3-2	Mixed-income development
Stateway Gardens	Park Boulevard 4B	Preconstruction planning
Stateway Gardens	Park Boulevard for-sale	Preconstruction planning
Robert Taylor Homes	Legends South Phase A3	Mixed-income construction
Robert Taylor Homes	Legends South For-Sale	For-sale construction
Washington Park	45 th and Evans	Preconstruction Planning
Off-site	Humboldt Village	Mixed-income construction

Funding for Redevelopment Activities

In response to Choice Neighborhoods or other Federal Notices of Funding Availability (NOFAs) released in FY2026, CHA may submit application(s) for grant funding for redevelopment and/or planning activities.

Planned Capital Maintenance

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

Planned Capital Maintenance for FY2026	
Project Description	Development/Site
REHAB / Renovations	Altgeld Gardens, Brooks Homes, Trumbull Homes
Exterior Masonry & Elevator Modernization	Armour Square
Elevator Modernization	Dearborn Homes
Plumbing riser replacement	Lake Parc Place, Maria Diaz-Martinez, Ella Flagg, Mary Jane Richardson, Mahalia Jackson
Entry door replacement	Dearborn Homes
High-rise Building Roof Davits	Multiple Sites
Roof replacement	Bridgeport Homes, Lowden Homes, Wentworth Gardens

vi. General Description of Planned Capital Expenditures

General Description of Planned Capital Expenditures During FY2026

Based on the CHA 2026-2030 5-year Capital Plan, CHA anticipates a total of \$192.6 million in planned capital expenditures for FY2026 to account for three investment categories that include **Preservation**, **New Construction**, and **Capital Planning** at various properties and projects.

Preservation is the largest investment category comprises approximately 55%-65 % of the total capital plan. Preservation encompasses a wide range of capital improvement projects for existing properties. Preservation work is planned at various buildings which may include family sites such as ABLA (Brooks Homes), Dearborn, Henry Horner, Lake Parc Place, and Trumbull; various small, medium, and large multi-family properties; and senior properties such Ella Flagg-Young, Mahalia Jackson, and Mary Jane Richardson.

New Construction category comprises approximately 25%-35% of the total capital plan. These transaction-based endeavors are activated by investments exceeding \$5 million. An allocated capital expenditure for project feasibility is a necessary capital investment for these projects and included in this investment category. New Construction work is planned to continue or start at various sites which may include Oak and Larrabee, Lathrop 1C, LeClaire A North, Southbridge 1C and Near West Side.

Capital Planning category comprises approximately 5%-15% of the capital plan. This category includes administrative and operational improvements (ERP system upgrades) as well as planning for longer term initiatives such as completion of all Physical Needs Assessments (PNA's) of properties required for any rehabilitation or RAD conversion projects, to ensure an up-to-date assessment of overall property-based capital needs.

Section II-B: Leasing Information

i. Planned Number of Households Served

By the end of FY2026, CHA anticipates serving a total of 66,606 MTW households across HCV, PH and Local Non-Traditional Programs.

Planned Number of Households Served in FY2026		
Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased*	Planned Number of Households to be Served**
Public Housing Units Leased	144,000	12,000
Housing Choice Voucher (HCV) Utilized [‡]	652,272	54,356
Local, Non-Traditional: Tenant-Based [^]	2,400	200
Local, Non-Traditional: Property-Based [^]	0	0
Local, Non-Traditional: Homeownership [^]	600	50
Planned Total Households	799,272	66,606

* "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.

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months (i.e., 12) in the Plan Year.

[‡] Includes all special purpose vouchers such as RAD, VASH, Mod-Rehab, Mainstream 5-year, etc.

[^] In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the agency should estimate the number of households to be served.

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased	Planned Number of Households to be Served
Tenant-Based	Funding for City of Chicago Housing Assistance Programs (2017-04)	2,400	200
Property-Based	N/A	0	0
Homeownership	Home Ownership Made Easy-- Down Payment Assistance Program (2011-01)	600	50
Total Local Non-Traditional Households		3,000	250

ii. Description of Anticipated Issues Related to Leasing

Anticipated Issues Related to Leasing in FY2026	
Housing Program	Description of Leasing Issues and Possible Solutions
Public Housing Program	CHA will continue to expedite unit turns and leasing to ensure that units are available for occupancy as expeditiously as possible.
Housing Choice Voucher Program	CHA continues to increase housing opportunities for HCV participants in mobility areas through the exception payment standards and the landlord incentive payment program activities. A lack of affordable housing in Chicago continues to cause delays and difficulties in voucher leasing.
Local, Non-Traditional	N/A

Section II-C: Waitlist Information

i. Waitlist Information Anticipated

Waitlist Information Projected for the Beginning of FY2026				
Waitlist Name	Description	Number of Households on Waitlist	Waitlist Open, Partially Open or Closed	Plans to Open the Waitlist During FY2026?
Public Housing Family Traditional Mixed-Income	26 Site-Based Waitlists	72,900	Open	Yes
Public Housing Family Scattered Sites	65 Community Area Waitlists	69,300	Open	Yes
Public Housing Senior	24 Site-Based Waitlists	8,000	Open	Yes
Project-Based Voucher Program Senior Family Supportive	130 Site-Based Waitlists	113,900	Open	Yes
Housing Choice Voucher Program Tenant-Based	Community-wide	16,000	Partially Open	No

Please describe any duplication of applicants across waitlists:

CHA Waitlist applicants can be on a single PH Waitlist, a single PBV Waitlist, a single Project Based Rental Assistance (PBRA) Waitlist, and the HCV Waitlist at the same time. Senior Site-Based Waitlist includes applicants for PH properties slated for RAD conversion through FY2026. Those applicants may or may not have been captured in the HCV or PBV sections of the report.

Description of Partially Opened Waitlists

HCV and PBV Waitlists

In FY2026, the CHA HCV Waitlist will remain open for the following families:

- a) A family that meets the eligibility criteria for and is participating in a CHA demonstration program or special initiative.
- b) A family that is a victim of a federally declared natural disaster affecting the city of Chicago.
- c) A family that is an active participant in a Witness Protection Program or State Victim Assistance Program.
- d) A family living in a CHA PH unit which must be rehabilitated to meet ADA/504 requirements and for whom an alternate CHA PH unit is not available.
- e) An over-housed or under-housed family living in a Section 8 Moderate Rehabilitation project administered by CHA for which no appropriate size unit is available in the same project that is already under a HAP contract.
- f) A family that qualifies for a targeted funding voucher (e.g., VASH, NED, FUP, EHV, etc.).

Description of Local, Non-Traditional Program

N/A

Description of Other Waitlist Type

N/A

ii. Planned Changes to Waitlists

Planned Changes to Waitlists in FY2026	
Waitlist Name	Description of Planned Changes to Waitlist
Public Housing – Family	N/A
Public Housing – Scattered Site	N/A
Public Housing – Senior	N/A
Project Based Voucher – Family, Senior, Supportive	N/A
Housing Choice Voucher – Tenant Based	N/A

Overview of Waitlists

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

Public Housing Wait Lists

- Family Housing Site-Based Waitlists: CHA administers 26 site-based wait lists for its family housing portfolio. In FY2026, all Family Housing Site-Based Wait Lists will remain open.
- Scattered Site Community Area Waitlists: 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 FY2026, all Scattered Site Community Area Wait Lists will remain open.
- Senior Site-Based Waitlists: CHA administers 24 senior site-based waitlists for applicants requesting studio and one-bedroom apartments in senior-designated housing developments. In FY2026, all Senior Site-Based waitlists will remain open.

HCV Wait List

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

PBV Wait Lists

- Family Site Based Waitlists: CHA administers 45 PBV waitlists for its family housing portfolio. In FY2026, PBV Family Site-Based waitlists will remain open.
- Supportive Site Based Waitlists: CHA administers 95 PBV waitlists for its supportive housing portfolio. In FY2026, PBV Supportive Site-Based waitlists will remain open.
- Senior Site Based Waitlist: CHA administers 35 PBV waitlists for its senior housing portfolio. In FY2026, PBV Senior Site-Based waitlists will remain open.

PBRA Waitlists

CHA administers 3 PBRA waitlists for family and senior housing. In FY2026, PBRA waitlists will remain open.

SECTION III: PROPOSED MTW ACTIVITIES

This section contains information on newly proposed or significantly updated activities for FY2026.

Newly Proposed Activities

CHA proposes the following new activities for approval:

NED Waitlist Referral Pipeline (2026-01)

- **Description:** CHA has been allocated 850 Non-Elderly Disabled (NED) vouchers and HUD regulations require that these families come from CHA's waiting list (PIH Notice 2013-19). However, it is administratively burdensome to select families from the HCV Waitlist and screen them to ensure they meet the NED criteria, which results in underutilization of these vouchers. When pulling from the waitlist currently, 17% of applicants did not meet the preference and had to be returned to the waiting list. Of those that met the preference, only 13% were then admitted into the program, a conversion rate of 1 in 10. Allowing CHA to accept qualified applicants from partners would remove a step in a burdensome and inefficient process. Therefore, CHA is proposing utilizing MTW flexibility to receive referrals from partners (e.g., Access Living) qualified to verify the special population characteristics for these vouchers.
 - **Statutory Objective:** Obj III – Reduce costs and achieve greater cost effectiveness
 - **Implementation Schedule:** FY2027
 - **Hardship Policy (if app):** N/A
- **Cost Implications:** Between 2022 and 2024, CHA leased up 46 NED vouchers for an average of 12 per year. With a conversion of 1 in 10, CHA would have to conduct on average 120 screenings to lease up that many vouchers. CHA conservatively estimates 0.34 hours per screening at a cost of \$15. Therefore, implementing this activity would result in an average savings of \$1,800 (120 screenings * \$15) and 40.8 hours of staff time (12 screenings * 0.34 hours) per year for the agency.
- **MTW Authorization:** Attachment C, Section D(4) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Housing Act and 24 CFR 982 Subpart E, 982.305 and 983 Subpart F.
- **Rent Reform/Term Limit Info (If Applicable):** N/A

Streamline Inspection Process for HCV Program (2026-02)

- **Description:** CHA will continue to administer HQS and include elements of National Standards for the Physical Inspection of Real Estate (NSPIRE) and portions of the Chicago Building Code, the International Fire Code and the National Fire Protection Association Standard 72 rather than adopt NSPIRE in its entirety. This activity will ensure that CHA's inspection costs remain stable.
 - **Statutory Objective:** Obj III – Reduce costs and achieve greater cost effectiveness
 - **Implementation Schedule:** FY2026
 - **Hardship Policy (if app):** N/A
- **Cost Implications:** CHA's HQS inspections at baseline are projected to take a standard of 0.58 hours per inspection at a cost of \$19.72 per hour. Therefore, CHA projects spending \$1,081,267 (\$19.72 per hour * 0.58 hours per inspection * 7,833 inspections per month * 12 months) and 54,831 staff hours on inspections (0.58 hours per inspection * 7,833 inspections per month * 12 months). In comparison, NSPIRE inspections were between 1.0 – 1.5 hours. Using a conservative 1.0 hour estimate, without this flexibility, CHA would spend \$1,853,601 (\$19.72 per hour * 1.0 hours per inspection * 7,833 inspections per month * 12 months) and 93,996 staff hours on inspections (0.58 hours per inspection * 7,833 inspections per month x

12 months). Therefore, implementing this activity would result in a projected savings of \$778,512 and 39,478 staff hours per year for the agency.

- MTW Authorization: MTW Agreement Section II (E) and Attachment C, Section D (5), which waives certain provisions of Section 8(o)(8) of the 1937 Act and 24 CFR 982 Subpart I.
- Rent Reform/Term Limit Info (If Applicable): N/A

Utility Allowance Alignment (2026-03)

- Description: CHA is proposing an activity that will align the process for implementing utility allowance adjustments in the public housing portfolio with CHA's Modified Re-Examination Schedule (2024-01) which allows for biennial or triennial re-examinations for HCV and public housing residents. Through this activity, utility allowances will be adjusted at residents' regularly scheduled biennial and triennial re-examinations using the most recent agency utility assessment. Residents who prefer to have their utility allowance adjusted annually will be required to opt-in to an annual re-examination schedule. This activity streamlines the process for updating utility allowances by aligning it with CHA's existing reexamination schedules, while also allowing residents to select an annual reexamination schedule if it more appropriate for their household needs.
 - Statutory Objective: Obj III – Reduce costs and achieve greater cost effectiveness
 - Implementation Schedule: FY2027
 - Hardship Policy (if app): CHA describes the policies surrounding financial hardships affecting rent calculations in 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.
- Cost Implications: As of 2024Q4, 9,484 residents in public housing were on a biennial or triennial exam. Assuming a utility adjustment requires approximately 0.34 hours and cost of \$15 per adjustment, this would result in approximately 3,225 hours of staff time saved and \$142,260 costs saved per year.¹
- MTW Authorization: Attachment C, Section C(11) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Housing Act and 24 CFR 4.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A. Specifically, it provides that "the Agency is authorized to determine family payment, including the total tenant payment, the minimum rent, utility reimbursements and tenant rent."

Modification/Significant Change to Existing Activities

CHA proposes the following modifications/significant changes to previously approved activities:

Increased Payment Standards at Interims (2018-01)

- Approved, Implemented, Amended: Approved FY2018, Implemented FY2018
- Description: CHA has implemented an activity to increase payment standards at interims for elderly/disabled households and any household that receives a rent increase. Because elderly and disabled households are on a triennial reexamination schedule and other households are on a biennial reexamination schedule, the FMR used to determine their subsidy amount is outdated and does not reflect the current costs of housing in Chicago. Because there is no affordability constraint to the amount an owner can charge after the initial lease term, when an owner requests a rent increase between scheduled reexaminations, the participant is forced to decide between increasing their monthly rent burden or incurring expensive moving

¹ For comparison, CHA estimates a regular exam to take 6.5 hours and cost \$145.

costs. This activity has enabled CHA to use the current payment standard in effect for a given unit at an interim examination, rather than the payment standard that was in effect at the time of the participant's last regular examination. The goal of this activity is to decrease the financial burden on these households by allowing the CHA subsidy to keep pace with the market, which will decrease the number of voucher holders whose rent burden exceeds 30% of their adjusted monthly income.

While CHA updates the payment standard at rent increases, HOTMA will require the payment standard to be applied no later than one year after they are effective per 24 CFR 982.505 (c)(4)(iii). This would be extremely burdensome and require CHA to process at least one transaction for all 47,000 families within one year. Therefore, CHA is proposing to maintain our current practice, and process the increased payment standard at a family's regular or interim exam. No additional authorizations/waivers are required for this change.

- Statutory Objective: Obj I – Increase housing choices
- Implementation Schedule: FY2026

Update: Due to this activity, the percentage of tenant-based voucher holders who pay over 40% of their adjusted monthly income on rent in 2024 has decreased to approximately 11% of the population from 15% when the program was implemented.

- Planned Non-Significant Changes: N/A
- Planned Significant Changes: CHA is proposing to maintain our current practice of increasing payment standards at regular and interim exams.
- MTW Authorization:
 - For Public Housing: Attachment C, Section C(4) and Section C(11) of CHA's Amended and Restated MTW Agreement.
 - For HCV: Attachment C, Section D(1)(c), Section D (3)(a), and Section D(3)(b) of CHA's Amended and Restate MTW Agreement.

SECTION IV: IMPLEMENTED ACTIVITIES

This section contains information on approved and implemented activities in FY2026.

Activities for Housing and Development

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

- Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2014
- Description: In FY2010, HUD approved an alternative reasonable cost formula for CHA redevelopment activities to replace HUD's current Total Development Cost (TDC) limits. Rising construction costs, reduced low-income housing tax credit equity prices, and reduced soft loan funds had combined to significantly reduce the number of new PH units that CHA was able to deliver at mixed-income development sites. The increased reasonable cost limits cover the full cost of PH units, as originally intended, and increase PH opportunities on an annual basis. The current impact of the increased reasonable cost limits is that CHA is able to finance the full cost of PH units in mixed-income developments which allows the tax equity and soft loan funds to be directed toward the construction of the accompanying affordable housing units at these mixed-income developments. Through a FY2014 MTW Annual Plan Amendment, CHA received approval to utilize this alternative reasonable cost formula for both redevelopment and rehabilitation projects. Based on parameters for rehabilitation in the Capital Fund regulations, CHA had determined it no longer needed separate alternative reasonable cost limitations for rehabilitation and redevelopment. CHA instead utilizes one alternative reasonable cost formula for all projects moving forward, and, in accordance with Capital Fund regulations, rehabilitation project cost levels will be no more than 90% of the alternate cost formula.
- Update: In FY2026, CHA does not plan to use the alternate cost formula to deliver units. Additionally, CHA does not plan to use the alternate cost formula for rehabilitating units.
- Planned Non-Significant Changes: N/A
- Planned Significant Changes: N/A

Activities for Public Housing and Housing Choice Voucher

\$75 Minimum Rent (2009-01)

- Approved, Implemented, Amended: Approved FY2009, Implemented FY2009
- Description: Through the approval of the FY2007 ACOP for PH and the approval of the FY2008 HCV Administrative Plan, CHA instituted an increase in the minimum rent from \$50 to \$75 for PH and HCV programs. The \$75 minimum rent was approved in FY2009 and first implemented in FY2009 across both programs as resident re-examinations took place. The impact of the revised minimum rent level is an increase in household contributions from residents paying the minimum rent. CHA continues to allow PH and HCV households to pay a minimum rent of \$75, or less if they request a hardship to minimum rent.
 - Hardship: 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.

Update: N/A

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

Home Ownership Made Easy (HOME) (2011-01)

- Approved, Implemented, Amended: Approved FY2011, Implemented FY2011, Amended FY2014, Amended FY2022
- Description: 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 down payment assistance option and CHA would have a forgivable recapture agreement over 10 years. Participants choosing this option would no longer receive HAP assistance and technically would be removed from the program. Home purchases using this option will be considered local, non-traditional units.

Update: CHA will continue to monitor funding and program structure to ensure program effectiveness.

- Planned Non-Significant Changes: The down payment assistance option is exploring shorter than 10 year (i.e., 5 year or 3 year) recapture agreements.
- Planned Significant Changes: N/A

LevelUp (2014-01)

- Approved, Implemented, Amended: Approved FY2014, Implemented FY2014, Amended FY2017, Amended FY2018, Amended FY2019
- Description: Over the 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 LevelUp 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.

- In the summer of FY2025, CHA and Compass Working Capital launched the opt-out LevelUp pilot, named Thrive Savings Chicago.

Update: To ensure that escrow balances are in line with national averages, CHA will continue to monitor the value of pay points and increase them as needed. In FY2017, 38% of participants accumulated escrow, rising to 77% at the FY2018 following escrow change calculations. This continues to grow, at 94% as of the end of FY2024.

- **Planned Non-Significant Changes:** Pilot program is exploring a 3 year instead of 5 year model.
- **Planned Significant Changes:** N/A

Safety Net Program (2022-01)

- **Approved, Amended:** Approved FY2022, Implemented FY2025
- **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 anticipates soft-launching in FY2025 and will continue to explore outreach strategies required to fully promote and implement the program.

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

Modified Re-Examination Schedule (2024-01)

- **Approved, Implemented, Amended:** Approved FY2024, Implemented FY2024
- **Description:** Since 2006, CHA has received approval for several activities for streamlined re-examination schedule for PH and HCV. CHA has the approval to implement:
 - *Triennial Re-Examination Schedules (2014-02):* Originally approved in FY2014 and implemented in FY2015 for CHA for PH and HCV fixed income households consisting of

only elderly, near elderly, and/or disabled participants. Given the infrequency of income changes for these households, the impact of this activity is decreased staff time and resources currently utilized for conducting re-examinations for this population and a decreased burden on fixed income elderly/disabled households.

- *Biennial Re-Examination Schedules (2014-03)*: CHA has implemented biennial reexaminations to establish continued program eligibility for PH (approved FY2014, implemented FY2016) and HCV (approved & implemented FY2006) residents. Biennial re-examinations are applicable for those PH residents who are not on annual or triennial re-examination schedules. CHA continues to conduct annual re-examinations for PH and HCV households participating in the CTO program and in PBV Mod Rehab properties.
- *Hardship*: Both HCV and Public Housing continue to provide a Hardship Policy that allows residents to request interim re-examinations as needed.

Update: Originally two separate activities, has been consolidated into a single activity regarding reexamination schedules and is intended to improve reporting efficiency.

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

Streamlined Income Calculation (2024-02)

- Approved, Implemented, Amended: Approved FY2024, Implemented FY2024, Amended FY2025
- Description: Since FY2017, CHA has received approval for several activities that streamlined the income calculation process, creating efficiencies for both CHA and residents while allowing residents to maintain income stability and savings that support self-sufficiency goals. CHA amended and consolidated these into a single activity in 2025. CHA has the approval to implement the following:
 - *Elimination of Assets Income Calculation for HCV Program (2017-01)*: The calculation of assets is only done at intake and assets below \$50,000 are excluded; calculation of assets is no longer done at re-examination.
 - *Income Calculation Hardship Exemption for Child Support (2018-02)*: CHA deducts child support payments from income for working adults in HCV households.
 - *Medical Disability and Expense Waiver (2021-03)*: CHA uses a 3% threshold for unreimbursed health and medical care expenses for PH and HCV residents; CHA provides a \$400 flat deduction for elderly/disabled HCV households.
 - *Income Calculation Stability for CHA Residents (2024-02)*: In FY2024, CHA received approval for CHA to maintain its existing policies regarding income calculations rather than implement those outlined in the Housing Opportunities Through Modernization Act (HOTMA). CHA follows the rent calculation policies as outlined in the HCV Administrative Plan and Admissions and Continued Occupancy Policy (ACOP):
 - (1) CHA will process any increases in income at the next regularly scheduled annual, biennial or triennial re-examination;
 - (2) CHA will maintain its current methodology for calculating income by using current documentation to project income over the next 12 months; and
 - (3) CHA will maintain its current policy regarding student financial assistance.
 - These policies were designed to reduce the administrative burden on CHA by maintaining the current number of biennial and triennial re-examinations.

Update: Originally four separate activities, these were consolidated into a single one in order to improve reporting efficiency regarding income calculation efforts across programs.

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

Activities for Public Housing

Work Requirement for Public Housing Properties and Public Housing and Mixed-Income Properties Transitioning to PBVs or Added as PBVs Through the RAD Program (2009-02)

- Approved, Implemented, Amended: Approved FY2009, Implemented FY2009, Amended FY2016
- Description: 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.²
 - *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 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

² The original work requirement applied to every adult member of a PH household, age 18 to age 61, or age 17 and not attending school full time.

- 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 because they are unable to obtain employment to coordinate with their service provider to obtain a workforce assessment and to develop an action plan prior to returning to a property manager. If a resident is seeking Safe Harbor for any other reason (e.g., waiting on SSI determination), this process does not apply. Residents who are approved for Safe Harbor are re-examined every 180 days to determine their compliance. If a resident is denied Safe Harbor, the resident has the right to grieve CHA's decision through the grievance process outlined in CHA's Resident's Grievance Procedure.

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

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

Activities for Housing Choice Voucher

Exception Payment Standards (2010-02)

- Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2018, Amended FY2019, Amended FY2025
- Description: In FY2010, CHA received HUD approval to implement Exception Payment Standards (EPS) that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the City of Chicago in the following circumstances:
 - *Mobility Areas (formerly Opportunity 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.
 - From FY2018 to FY2024, CHA was authorized to approve EPS for reasonable accommodation requests up to 250%. CHA discontinued this in 2023Q4 and removed this formally via amendment in the FY2025 Plan. CHA will instead follow the established HUD waiver process for reasonable accommodation.

Update: 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: N/A

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

- Approved, Implemented, Amended: Approved FY2021, Implemented FY2021

- Description: This activity enables CHA to determine payment standard by voucher size irrespective of the size of the unit. For example, a one-bedroom voucher holder who moves into a studio would receive a one-bedroom payment standard as opposed to a studio. This policy will benefit families who move into units smaller than their voucher size (a.k.a. shopping down). The previous policy penalized voucher holders who decided to move into a unit smaller than their voucher and resulted in additional rent burden.

Update: N/A

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

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 FY2021
- Description: CHA has implemented an activity that requires inspections of a sample of units every year in buildings with a large number of HCV voucher holders, rather than having all of them inspected every other year.

Update: N/A

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

Moving Cost Assistance (2023-01)

- Approved, Implemented, Amended: Approved FY2023, Implemented FY2023
- Description: Because federal regulations do not allow housing agencies to provide subsidies for units that do not meet Housing Quality Standards (HQS), voucher holders are required to move (through no fault of their own) when units do not meet these standards. Incurring unexpected moving costs is both financially burdensome and emotionally stressful for families of limited means and often limits their housing choices. Through this activity, CHA provides financial assistance to cover moving costs for participants who are required to move because property owners are not meeting safety requirements or if their lease is not renewed due to CHA not approving a rent increase. This activity helps ensure that HCV participants continue to have a range of quality housing options and increase self-sufficiency by reducing unexpected financial expenditures.

Update: N/A

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

HCV Landlord Incentives (2024-03)

- Approved, Implemented, Amended: Approved FY2024, Implemented FY2024
- Description: Since 2011, CHA has received approval for several activities related to recruiting and retaining high quality owners and units in the HCV program to provide a variety of housing options for residents. CHA is authorized to provide incentives to landlords who participate in the HCV program in the following ways:
 - *Vacancy Payments (2011-03)*: CHA can provide a modest vacancy payment to participating owners who re-lease a unit to another HCV participant. Units are eligible to receive these payments if they pass two consecutive inspections on the first attempt. CHA will provide vacancy payments to eligible owners/units upon the execution of a new HAP contract for a re-leased unit. One hundred percent of the previous family's HAP amount will be paid to participating owners for the vacant period not to exceed 60 days.

- *Incentive Payments for Landlords in CHA Mobility Areas (2017-02)*: CHA will provide a one-time Landlord Incentive Payment (LIP) to new owners in the HCV program who lease new units in Mobility Areas.

Update: CHA continues to monitor costs associated with both programs to ensure the financial sustainability of this activity.

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

Activities for Project-Based Voucher

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

- Approved, Implemented, On-Hold: Approved FY2008, Implemented FY2008
- Description: CHA is authorized to increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Project Based Voucher (PBV) Program. The impact of making PBVs available in excess of the 25% limit is that more developers are enticed to preserve or create affordable housing, increasing the availability of quality housing options throughout Chicago's communities for low-income individuals and families.

Update: In FY2026, CHA plans to deliver 0 additional units using this activity. Note that the activity was reported in the On-Hold section in the FY2024 MTW Report, however, it continues to remain active.

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

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

- Approved, Implemented, Amended: Approved FY2011, Implemented FY2011
- Description: For PBV developments that are new construction or substantial rehabilitation, CHA considers the Certificate of Occupancy issued by the City of Chicago as evidence of the property's compliance with Housing Quality Standards (HQS), reducing time and costs spent on inspections conducted by staff, as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans.

Update: CHA will use City of Chicago Certificates of Occupancy as evidence of HQS compliance at 160 units across 4 PBV developments: 1237 N California (18 units); Prairie District (12 units); 3959 N Lincoln (64 units); and The Leland (66 units).

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

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

- Approved, Implemented, Amended: Approved FY2011, Implemented FY2012
- Description: To provide an incentive for participation in CHA's PBV Program and to ensure the long-term viability of newly-constructed and substantially-rehabilitated properties, CHA provides vacancy payments during the initial operating lease-up period, allowing new developments to maintain a positive cash position in meeting operating expenses when all of the PBV units are not leased. CHA is authorized to make payments for a period not to exceed 90 days from the execution of the HAP contract. These vacancy payments are equal to 50%

of the contract rent for the initial 60 days of the vacancy. CHA may determine that there is a reasonable opportunity to refer an applicant from its waiting list and may elect to pay an additional vacancy payment of 100% of the contract rent for the additional 30 days. Under no circumstances will the vacancy payments exceed the 90-day period.

Update: CHA will make vacancy payments available during the initial leasing period at the following PBV developments: 1237 N California (18 units); Prairie District (12 units); 3959 N Lincoln (64 units); and The Leland (66 units).

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

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

- Approved, Implemented, Amended: Approved FY2016, Implemented FY2017
- Description: CHA is participating in the Rental Assistance Demonstration (RAD) Program and is working to transition more than 10,000 PH units to PBVs through RAD. The RAD program regulations, in accordance with regulations for the HCV Program, state that the Earned Income Disregard (EID) policy is only available to residents with disabilities. For PH sites transitioning to RAD, CHA will retain the EID policy for residents in RAD PBV units. This will allow any eligible resident, including non-disabled persons, to have the opportunity to utilize EID.

Update: N/A

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

Update: N/A

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

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

- Approved, Implemented, Amended: Approved FY2019, Implemented FY2019
- Description: This activity allows CHA to use a single HAP contract for PBV units under the same ownership entity and located in buildings of four or more units that are not contiguous. Each site within the defined project will continue to meet all HUD requirements, including environmental clearance and subsidy layering review. This activity reduces the administrative burden on CHA to create and manage multiple HAPs for projects with the same owner in which the units are spread across separate properties and enhances CHA's ability to facilitate housing in communities that have traditionally been underserved, many of which are residential communities containing two to four-unit buildings.

Update: This activity is being used to manage 11 HAPs at the following 119 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). No additions anticipated.

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

Activities for Local Programs

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

- Approved, Implemented, Amended: Approved FY2017, Implemented FY2018
- Description: To further coordinate with the City of Chicago, Chicago's Continuum of Care and Coordinated Entry System, CHA is participating in what has been named the Flexible Housing Subsidy program, which will provide collective impact to individuals and families who experience homelessness and are in critical need of immediate housing. CHA is utilizing its single fund flexibility to contribute to the fund in order to increase housing options for those in need to access and remain stably-housed. This program will be coordinated with the City of Chicago where CHA would contribute a specified amount of money to be pooled with other sources (e.g., hospitals, ESG, etc.) to create a collective solution to housing persons experiencing homelessness. Examples of target populations would include families who experience homelessness or who are at risk of becoming homeless, transitional-aged youth, survivors of domestic violence, homeless veterans and other vulnerable populations that are a priority for the City of Chicago. Funds would be used for bridge rental assistance, rent arrearages with a current landlord, move-in fees and deposits, and subsidized housing.

Update: In FY2026, CHA proposes to contribute \$500,000 to support the Flexible Housing Pool and may provide additional funds for City of Chicago's Housing Initiatives to be determined at a later date. As of FY2024, 986 total households served in the program.

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

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

FY2026 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	CHA increased the minimum rent from \$50 to \$75 for Public Housing and HCV.	Reduce Costs / Increase Cost Effectiveness	Attachment C, Section C(11) & Section D(2)
2011-01	Home Ownership Made Easy (HOME)	CHA has implemented a housing ownership program for both HCV and Public Housing residents.	Increase Housing Options; Self-Sufficiency	Attachment C, Section B(1)(b)(iii) & Section D(8)(a-b)
2014-01	LevelUp	CHA's modified family self-sufficiency program encourages participants to remain engaged, earn escrow and achieve consistent employment	Self Sufficiency	Attachment C, Section E

FY2026 Approved MTW Activities				
MTW Activity #	Ongoing MTW Activity Name	Description	Statutory Objective	Authorization
		so they are better prepared for economic self-sufficiency upon graduation.		
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	Modified Re-Examination Schedule	CHA has implemented a streamlined triennial re-examination schedule for fixed-income households consisting of only elderly, near elderly, and/or disabled participants. For residents not on an annual or triannual schedule, a biannual schedule is implemented.	Reduce Costs / Increase Cost Effectiveness	Attachment C, Section C(4) & Section D(1)(c)
2024-02	Streamlined Income Calculation	CHA has received approval for several activities that streamlined the income calculation process, creating efficiencies for CHA and allowing residents to maintain income stability and savings that support self-sufficiency goals. This includes eliminations of asset income calculations, hardship for child support, medical disability and expenses, and more.	Reduce Costs / Increase Cost Effectiveness	Attachment C, Section C(4), Section C(11) Section D(1)(c), Section D(2)(a), & Section D(3)(a-b)
Public Housing				
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
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)
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)
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)
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
2024-03	HCV Landlord Incentives	CHA has approval for programs to recruit and retain high quality owners and units in the HCV program, currently providing 1) vacancy payment to eligible owners participating in the Owner Excellence Program and 2) one-time incentive for new lease in a Mobility Area unit.	Increase Housing Options	MTW Agreement, Amendment 6; Attachment C, Section D(1)(d);

FY2026 Approved MTW Activities				
MTW Activity #	Ongoing MTW Activity Name	Description	Statutory Objective	Authorization
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) & D(2)(b)
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	MTW Agreement, Amendment 6; Attachment C.
Not Yet Implemented				
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)

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:

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

Section IV-C. Activities on Hold

CHA will place the following activities on hold in FY2026:

Office of the Ombudsman (2008-01)

- Approved, Implemented, Amended: Approved & Implemented FY2008, On-Hold FY2026
- Description: 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. CHA does not require an MTW activity to implement this effort, it is allowable under our Single Fund Flexibility and articulated in Attachment D, Section 20 of CHA's Amended and Restated MTW Agreement. Therefore, CHA plans to continue operating the Office of the Ombudsperson but is placing it on-hold as an activity to be closed out formally in the FY2025 MTW Report.

For information regarding this effort's continued outcomes, please refer to [Section V-iii. Description of Planned Application of MTW Funding Flexibility](#).

These activities were placed 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.

Increasing Digital Access (2022-03)

- Approved, Implemented, On-Hold: Approved & 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 placed the program on hold since most eligible households have already enrolled/are taking advantage of existing low-cost services.

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 was placed on hold on account of a replacement activity proposed, Streamlined Inspection Process for HCV Program (2026-02), which will include RAD properties.

Section IV-D. Closed Out Activities

The following activities were closed out by CHA in the most recent FY2024 MTW Report and are no longer implemented:

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

- Approved, Implemented, Closed: Approved FY2024, Closed FY2024
- Description: This activity is no longer needed as HOTMA was updated to allow for income exclusion from Guaranteed Basic Income programs. Therefore, CHA has closed 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: MTW SOURCES AND USES OF FUNDS

This section contains information on anticipated sources and uses of funding in FY2026.³

Section V-A: Planned Application of MTW Funds

i. Estimated Sources of MTW Funds

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$46,457,195
70600	HUD PHA Operating Grants	\$934,126,457
70610	Capital Grants	\$58,900,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$688,717
71100+72000	Interest Income	\$9,037,200
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$2,881,230
70000	Total Revenue	\$1,052,090,799

Explanations of CHA FY2026 MTW Sources

FY2026 estimates for operating subsidies are based on units in PIC at projected per unit rates and HCV Program sources are based on projected FY2026 voucher counts.

ii. Estimated Application of MTW Funds

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$107,602,971
91300+91310+92000	Management Fee Expense	\$36,077,125
91810	Allocated Overhead	\$7,971,719
92500 (92100+92200+92300+92400)	Total Tenant Services	\$7,477,312
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$28,472,993
93500+93700	Labor	\$2,214,801
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$590,182,782
95000 (95100+95200+95300+95500)	Total Protective Services	\$69,890,137
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$0

³ Note that the financial data in this section reflect FY2025 numbers meant as a placeholder. The budget process runs out of step with public comment but finalized numbers will be ready by Board approval and submission to HUD.

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$1,065,303,581
96700 (96710+96720+96730)*	Total Interest Expense and Amortization Cost	\$107,602,971
97100+97200	Total Extraordinary Maintenance	\$36,077,125
97300+97350	Housing Assistance Payments + HAP Portability-In	\$7,971,719
97400	Depreciation Expense	\$7,477,312
97500+97600+97700+97800	All Other Expenses	\$28,472,993
90000	Total Expenses	\$2,214,801

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

Explanations of CHA FY2026 MTW Uses

- The estimated Housing Assistance Payments expense is based on 97% voucher utilization in FY2026.
- Interest income is derived from the Cash and Cash Equivalents and the Investments at Fair Value as presented on the Statement of Net Position in CHA's Comprehensive Annual Financial Report.
- Uses do not reflect planned capital expenditures described in Section II. These are not reported as FDS line items.
- Depreciation is included in Uses based on the FDS line item. CHA reports depreciation as an expense (rather than a use) per standard accounting practices.
- CHA plans to fill the projected gap between Estimated Total Revenue and Estimated Total Expenses by using prior year Block Grant available monies.

iii. Description of Planned Application of MTW Funding Flexibility

Planned Application of MTW Funding Flexibility
<p>CHA continues to use single fund flexibility in a variety of ways:</p> <ul style="list-style-type: none"> • To design, implement and administer local, non-traditional housing programs specifically designed to meet the needs of CHA residents and other low-income Chicagoans in need of housing, as described in Sections I and IV; • Along with capital funds, to support ongoing revitalization activities, including both development and capital construction projects, that increase the supply of affordable housing in Chicago and preserve CHA's existing housing stock, as described in Section II; • To implement numerous resident services initiatives including Support to Families Being Relocated, Self-Sufficiency Services, Youth Empowerment Services and Quality of Life Services. (More detail on resident services initiatives is provided in the section below).

Current Support to Families in the Process of Being Relocated

CHA provides a variety of support options to families in the process of being relocated from buildings undergoing rehabilitation or redevelopment. In accordance with the Relocation Rights Contract (RRC), CHA provides relocation notices to families impacted by building closures or

consolidation and makes move-related payments. Additionally, as applicable, residents are offered pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services and support for residents in managing their households and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating. CHA will continue to provide relocation assistance to all residents requesting it under the RRC.

Support Services for Families

CHA currently offers PH families and HCV participants a variety of support services, including family coaching, workforce development, youth and education, mobility counseling, asset building, homeownership, and resident service coordination. These services focus on three main goals of supporting academic achievement, advancing economic and enhancing stability and quality of life. Programs have measurable outcomes designed to demonstrate impact for CHA residents. A summary of the services planned for FY2026 is listed in the table below.

Support Services for Families Planned for FY2026		
Goals	Programs	Projected Achievements
Community Building	<i>Office of the Ombudsman:</i> 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 requested and supports a dedicated phone line for residents to raise issues.	2 resource meetings held with at least 300 attendees of residents in mixed-income communities. 10 podcast episode produced for residents on policy, program opportunities, news, and events to build greater engagement within the community.
Advance Economic Power	<i>Transition Counseling:</i> Assistance for families to overcome social and emotional barriers to leaving subsidized housing. <i>Housing Locator Assistance:</i> Help finding appropriate, affordable housing in the private or affordable market for families transitioning off subsidy or moving to a Mobility Area. <i>Homeownership Programs:</i> Financial assistance toward the mortgage payment, pre- and post-purchase homebuyer education, credit counseling and other services to help families navigate the home-buying process. <i>Family Self-Sufficiency Program:</i> Focused assistance in reaching self-sufficiency goals, including escrow accumulation.	90% of residents in the alumni pipeline will learn about transition services. 300 families will sign leases for Apts in Mobility Areas. 100 families will purchase a home through the CHA homeownership programs. 85% of participants in the Family Self-Sufficiency program will accumulate escrow. 400 residents will be connected to new and better jobs 2,000 youth will be engaged in paid summer opportunities

Support Services for Families Planned for FY2026		
Goals	Programs	Projected Achievements
	<p><i>Employment Placements:</i> Job readiness training to prepare residents for work; assistance finding a job; follow-up to foster, promote, and enhance job retention.</p> <p><i>Employment Readiness and Placement for Youth:</i> Starting in elementary school, career exploration programming. For older youth, job readiness training and summer placements with ongoing support.</p>	
Academic Achievement	<p><i>Connections to Education:</i> Coaching and support in accessing post-secondary education, including at the City Colleges of Chicago, where residents can attend at no cost after financial aid.</p> <p><i>Scholarships:</i> CHA offers scholarships in the amount of \$2,000 for youth and adults attending college.</p> <p><i>Academic Enrichment for Youth:</i> Programs for middle school- and high school- aged youth to expand academic skills and prevent summer learning loss with the goal of preparing youth for college or other post-secondary education.</p>	<p>More than 300 residents will attend City Colleges of Chicago.</p> <p>At least 175 youth and adults will receive CHA college scholarships.</p> <p>500 participants will enroll in Career Connections—a summer program designed to mitigate learning loss during the summer months.</p>
Stability and Quality of Life	<p><i>Recreational Programming for Youth:</i> Sports, wellness and arts programs for youth starting at age six, including through the Chicago Park District, as well as special events throughout the year.</p> <p><i>Enrichment and Out-of-School-Time Opportunities:</i> Enrichment and OST opportunities will be provided to youth through other service providers.</p> <p><i>Lease Violation Referrals:</i> Assistance for families referred by their property manager to help them address lease violation issues.</p> <p><i>Victim Assistance:</i> Referral to counseling services and, if appropriate, relocation for residents who have been victims of violent crimes or trauma and who need to move for safety reasons.</p> <p><i>Health Initiatives:</i> Opportunities with CHA partners to address specific health issues such as asthma and cardiovascular health. For seniors, exercise and dance classes,</p>	<p>1,000 enrollments in Chicago Park District programming through CHA's Intergovernmental Agreement with the Chicago Park District.</p> <p>1,400 enrollments in OST programming with the Chicago Department of Family and Support Services.</p> <p>65% of lease compliance referrals will be resolved.</p> <p>200 victim assistance cases will be opened, and assistance provided.</p> <p>20 health partners will be approved to provide free health and wellness information and resources to CHA residents.</p> <p>4,000 attendees or more at CHA hosted senior events.</p>

Support Services for Families Planned for FY2026		
Goals	Programs	Projected Achievements
	<p>health seminars, frail and emergency well-being checks, and crisis intervention.</p> <p><i>Social Events for Seniors:</i> On-site, regional and city-wide activities such as clubs, classes, field trips and music events.</p> <p><i>Assessments and Outreach for Seniors:</i> Ongoing one-on-one contact with seniors to identify and address issues and engage them in activities.</p> <p><i>Senior Referrals:</i> Connections to outside resources, such as assistance getting benefits, housekeeping services and transportation assistance. Many services are provided by the City of Chicago's Department of Family and Support Services (DFSS).</p>	<p>170,000 Golden Diner and 40,000 Summer Food meals will be served to seniors and youth.</p> <p>50% of residents in senior-designated housing will receive an assessment from a resident services coordinator.</p> <p>1,200 seniors will receive referrals to outside resources.</p>

iv. Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY2026 Projected Unspent Balances	Planned Application of PHA Unspent Funds during FY2026
HCV HAP (RNP)	\$54,321,305	\$0
HCV Admin Fee (UNP)	\$28,804	\$0
PH Operating Subsidy	\$0	\$0
TOTAL:	\$54,350,110	\$0

Source: Projected 2024 DEC RNP_UNP Worksheet

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

v. Local Asset Management Plan

Local Asset Management Plan		
i.	Is the MTW PHA allocating costs within statute?	No
ii.	Is the MTW PHA implementing a local asset management plan (LAMP)?	Yes
iii.	Has the MTW PHA provide a LAMP in the appendix?	Yes
<p>If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.</p>		
<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"> • The CHA property portfolio continues to be managed by professional private management companies with performance metrics and standards identified in their contracts; • Budgeting and accounting activities are managed at the property level with a robust budgeting program in place that requires substantial internal CHA review be performed prior to approval; • Detailed accounting activities and financial analysis efforts are performed monthly to ensure that property expenditures are within budget guidelines and appropriately reported. 		
iv.	<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 the CHA and are evident in the manner in which expenditures are budgeted, authorized and reported on. Reviews are routinely performed to make certain that the appropriate segregation of duties and approval authority are in place for CHA staff and management. Further, CHA makes certain that Generally Accepted Accounting Principles are followed by having external firms perform the required annual financial and A-133 audits. These annual audits, in addition to the quarterly reviews performed by the external firm, require significant consideration be given to program reporting as well as up-to-date accounting treatment of Governmental Accounting Standards Board (GASB) pronouncements.</p>	

vi. Rental Assistance Demonstration (RAD) Participation

Rental Assistance Demonstration (RAD) Participation		
i.	<p>CHA is a participating PHA in the RAD program. In June of 2015, CHA received a portfolio award for 10,937 units under Component 1 of the RAD program. All of CHA's units included in the June 2015 award (as subsequently amended) will be converted as PBV units. As of June 30, 2023, more than 5,600 units have been converted to PBV funding under the RAD program. The remaining 5,300 units are currently scheduled to be converted by FY2025. A significant amendment of the Annual Plan to participate in RAD was submitted in 2014 and approved in March of 2015.</p>	
ii.	<p>Has the agency submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version of that requires HUD approval.</p>	No
iii.	<p>If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?</p>	N/A

SECTION VI: ADMINISTRATIVE

This section contains administrative requirements and certifications for the MTW Annual Plan.

Section VI-A1. Certification of Compliance

DRAFT

Section VI-A2. Board Resolution and Letter

DRAFT

Section VI-B. Documentation of Public Process

Prior to submission of the Proposed FY2026 MTW Annual Plan to CHA's Board of Commissioners for approval, a public comment period was conducted from July 17th – August 22nd. CHA held three public comment hearings during the comment period: (1) a livestream hearing on July 22nd at 11am; (2) an in-person hearing on July 30th at 6pm at the Family Investment Center, 4859 S Wabash Ave; and (3) a livestream hearing on August 4th at 11am. A total of **X** people attended the in-person hearing and **X** people participated and/or viewed the livestream hearings. The comments received during the comment period and CHA's responses are listed in the table below.

FY2026 MTW Annual Plan Comment Grid

Public Comment Period: July 17th – August 22nd

Public Comment Hearings: Live Stream July 22nd & Aug 4th; In-Person July 30th

Comment #	Individual/ Organization	Comment	CHA Response

Section VI-C. Planned and Ongoing Evaluations

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

DRAFT

Section VI-D. Lobbying Disclosure

DRAFT

APPENDICES

Appendix A. CHA Public Housing Properties

The following details public housing portfolio properties, locations, type, and total unit count.

Property Name	Approximate Address	Development Type	Total Units
4400 Grove	4434 S Cottage Grove	Mixed-Income	21
Ada S. Dennison-McKinley Apts	661 E 69th St	Senior	125
Alfreda Barnett Duster Apts	150 S Campbell Ave	Senior	131
Altgeld-Murray Homes	901-923 E 130th Pl	Family	1,541
Armour Square Apts & Annex	3120 S Wentworth Ave	Senior	392
Bridgeport Homes & Elderly	841-857 W 31st St	Family	129
Britton Budd Apts	501 W Surf St	Senior	173
Brooks Homes	1244-60 W 14th St	Family	330
Cabrini Rowhouses	900-914 N Cambridge Ave	Family	585
Casa Queretaro	2012 W 17th St	Mixed-Income	15
Ella Flagg Young Apts	4645 N Sheridan	Senior	235
Castleman Apts	4945 N Sheridan Rd	Senior	201
City Gardens	316-32 S Maplewood Ct	Mixed-Income	25
Clybourn 1200	454 W Division	Mixed-Income	26
Crowder Place Apts	3801 N Pine Grove Ave	Family	60
Dearborn Homes	2701 S Dearborn St	Family	668
Domain Lofts	900 N Kingsbury St	Mixed-Income	16
Elizabeth Wood Apts	1845 N Larrabee St	Senior	83
Margaret Day Blake Apts	2140 N Clark	Senior	100
Maria Diaz Martinez Apts	2111 N Halsted	Senior	134
Flannery Apts	1507 N Clybourn Ave	Senior	252
Fountain View	1335-1343 S Independence	Mixed-Income	14
Hilliard Towers Apts	2031 S Clark St	Mixed-Income	59
Hilliard Towers Apts	30 W Cermak Rd	Senior	94
Hilliard Towers Apts	2030 S State St	Mixed-Income	58
Hilliard Towers Apts	2111 S Clark St	Senior	94
Horner-Westhaven	1815 W Monroe St	Family	353
Jazz On the Boulevard	4162-4178 S Drexel Blvd	Mixed-Income	30
Keystone Place	6336 S Ingleside Ave	Mixed-Income	38
Lake Parc Place	3939 S Lake Park Ave	Family	290

Property Name	Approximate Address	Development Type	Total Units
Langston	722-746 E Bowen Ave	Mixed-Income	29
Lathrop Homes	2600-2604 N Hoyne Ave	Family	326
Lawndale Gardens	2733-2763 W 25th St	Family	121
Mahalia Place	4233 S Indiana Ave	Mixed-Income	54
Hansberry Square	4020-4030 S Dearborn St	Mixed-Income	83
Coleman Place	123-125 E Pershing Rd	Mixed-Income	52
Savoy Square	4432-4434 S State St	Mixed-Income	60
Gwendolyn Place	4325 S Michigan Ave	Mixed-Income	30
Lidia Pucinska Apts	847 N Greenview Ave	Senior	379
Lowden Homes	222-226A W 95th St	Family	127
Mahalia Jackson Apts	9141 S South Chicago Ave	Senior	282
Mary Hartwell Catherwood Apts	3920 N Clark St	Senior	358
Mary Jane Richardson-Jones Apts	4930 S Langley Ave	Senior	267
Mohawk North	1441 N Larrabee St	Mixed-Income	16
North Town Village I	1311 N Halsted St	Mixed-Income	39
North Town Village II	706-724 W Evergreen Ave	Mixed-Income	40
Oakwood Shores Phase 1A	3845 S Ellis Ave	Mixed-Income	63
Oakwood Shores 2D	636 E 38th St	Mixed-Income	22
Oakwood Shores Phase 1B	860 E Pershing Rd	Mixed-Income	63
Oakwood Shores 2A	649-661 E 37th St	Mixed-Income	81
Oakwood Shores 2B	3754-3758 S Vincennes Ave	Mixed-Income	29
Oakwood Shores 2C	3753-55 S Cottage Grove Ave	Mixed-Income	19
Oakwood Shores	508 E Pershing Rd	Mixed-Income	20
Old Town Square	301 W Goethe St-300 W Scott	Mixed-Income	16
Old Town Village	1205-1255 N Orleans St	Mixed-Income	66
Orchard Park	1037 N Kingsbury St	Mixed-Income	81
The Pershing	3845 S State St	Mixed-Income	27
Park Boulevard Phase 1	3506 S State St	Mixed-Income	54
Park Boulevard Phase 2A	3622 S State S	Mixed-Income	46
Park Boulevard Phase 2B	3720 S Dearborn St	Mixed-Income	37
Park Douglas	2639-2651 W 12th Pl	Mixed-Income	60
Parkside Condo	437 W Division St	Mixed-Income	72
Parkside Condo Phase 1B	545 W Division St	Mixed-Income	35

Property Name	Approximate Address	Development Type	Total Units
Parkside of Old Town Phase 2A	544 W Oak St	Mixed-Income	39
Parkside of Old Town Phase 2B	459 W Division St	Mixed-Income	36
Quincy	600-602 E 41st St	Mixed-Income	27
Region 1 Large (50+) Units	925 N California Ave	Family	51
Region 1 Medium (7-49) Unit	Varies by Property	Family	190
Region 1 Single Units	Varies by Property	Family	66
Region 1 Small (2-6) Units	Varies by Property	Family	1,133
Region 2 Medium (7-49) Unit	Varies by Property	Family	169
Region 2 Single Units	Varies by Property	Family	32
Region 2 Small (2-6) Units	Varies by Property	Family	426
Region 3 Large (50+) Units	7120 S Merrill	Family	51
Region 3 Medium (7-49) Unit	Varies by Property	Family	31
Region 3 Single Units	Varies by Property	Family	21
Region 3 Small (2-6) Units	Varies by Property	Family	260
Region 4 Medium (7-49) Unit	Varies by Property	Family	45
Region 4 Single Units	Varies by Property	Family	89
Region 4 Small (2-6) Units	Varies by Property	Family	290
Renaissance North	551 W North Ave	Mixed-Income	18
Roosevelt Square Phase 2	S Racine & W Roosevelt	Mixed-Income	120
Rosenwald Courts Apts	4642 S Michigan Ave	Senior	60
Shops and Lofts at 47th	747 E 47th St	Mixed-Income	28
St. Edmunds Meadows	6145-6147 S Wabash Ave	Mixed-Income	14
St. Edmund's Oasis	6106-6124 S Prairie Ave	Mixed-Income	19
Lofts on Arthington	3301 W Arthington St	Mixed-Income	66
Sullivan Station	4131 S Lake Park Ave	Mixed-Income	47
Taylor Street Library and Apts	1342 W Taylor St	Mixed-Income	37
The Dorchester	6949-6959 S Dante St	Mixed-Income	12
The Kenmore	5040 N Kenmore	Senior	100
The Pomeroy	5650 N Kenmore	Senior	105
Trumbull Park Homes/ Ida Platt Senior Apts	2418-2432 E 107th St	Family	465
Washington Park Low Rises & Elderly	601-611 E 40th St	Family	252
Wentworth Gardens	236-258 W 37th Pl	Family	343
West End Phase 1	2638 W Monroe St	Mixed-Income	14

Property Name	Approximate Address	Development Type	Total Units
Jackson Square at West End	2652 W Monroe St	Mixed-Income	57
West End Phase 2	340-342 S Artesian Ave	Mixed-Income	65
Westhaven Park Phase 1	2207-2223 W Maypole Ave	Mixed-Income	87
Westhaven Park Tower	100 N Hermitage Ave	Mixed-Income	34
Westhaven Park Phase 2B	1804 W Washington Ave	Mixed-Income	70
Westhaven Park Phase 2C	117-123 N Damen Ave	Mixed-Income	46
Wicker Park Apts & Annex	1414 N Damen Ave	Senior	230
Zelda Ormes Apts	116 W Elm St	Senior	269

Appendix B. CHA-Owned Vacant Parcels

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

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

Address	Address	Address	Address
1247 W Fillmore St	1304 N Clybourn Ave	13420 S Drexel Ave	1430 N Clybourn Ave
1247 W Grenshaw St	1306 N Clybourn Ave	1343 W Roosevelt Rd	1430 S Blue Island Ave
1247 W Roosevelt Rd	131 S Maplewood Ave	1344 S Talman Ave	1430 W Hastings St
1248 S Fairfield Ave	1318 N Larrabee St	1345 S Washtenaw Ave	1430 W Washburne Ave
1248 S Washtenaw Ave	1319 W Grenshaw St	1348 W Roosevelt Rd	1431 N Larrabee St
1248 W Fillmore St	1320 N Larrabee St	1349 W Grenshaw St	1431 W Roosevelt Rd
1248 W Grenshaw St	1320 W Roosevelt Rd	1352 N Mohawk St	1433 N Larrabee St
1249 S Washtenaw Ave	1323 W Grenshaw St	1353 W Grenshaw St	1434 N Clybourn Ave
1249 W Fillmore St	1325 W Grenshaw St	1356 N Mohawk St	1435 N Larrabee St
1249 W Grenshaw St	1327 W Grenshaw St	1357 W Grenshaw St	1436 S Blue Island Ave
1249 W Roosevelt Rd	1327 W Roosevelt Rd	1358 N Mohawk St	1437 N Larrabee St
1250 W Fillmore St	1328 N Larrabee St	1360 N Mohawk St	1438 N Clybourn Ave
1250 W Roosevelt Rd	1328 S Washtenaw Ave	1362 N Mohawk St	1438 S Blue Island Ave
1251 W Fillmore St	1329 S Washtenaw Ave	1386 N Clybourn Ave	1440 S Blue Island Ave
1252 W Fillmore St	1329 W Grenshaw St	14 W 45Th Pl	1442 S Blue Island Ave
1253 W Fillmore St	1330 N Larrabee St	140 S Maplewood Ave	1444 N Clybourn Ave
1253 W Roosevelt Rd	1330 S Keeler Ave	1404-1414 S Homan Ave	1444 S Blue Island Ave
1254 W Fillmore St	1330 S Talman Ave	1409 N Clybourn Ave	1446 N Clybourn Ave
1255 W Fillmore St	1330 W Roosevelt Rd	1409 N Larrabee St	1449 W Roosevelt Rd
1255 W Roosevelt Rd	1331 W Grenshaw St	1411 N Clybourn Ave	1450 N Larrabee St
1256 W Fillmore St	13325 S Dobson Ave	1413 N Clybourn Ave	1450 S Blue Island Ave
1257 W Fillmore St	1334 N Larrabee St	1417 N Clybourn Ave	1457 W Roosevelt Rd
1257 W Roosevelt Rd	1334 N Mohawk St	1419 N Clybourn Ave	150 S Maplewood Ave
1258 W Fillmore St	1335 S Washtenaw Ave	1419 N Larrabee St	150 S Western Ave
1259 W Fillmore St	1335 W Grenshaw St	1420 S Blue Island Ave	150 W 51St St
127 N Seeley Ave	13350 S Langley Ave	1421 N Larrabee St	1500 W Ogden Ave
12941 S Halsted St	1336 N Larrabee St	1421 S Throop St	1501 S Millard Ave
12943 S Halsted St	1337 W Grenshaw St	1423 N Clybourn Ave	1507 W Roosevelt Rd
130 S Campbell Ave	1338 N Ridgeway Ave	1423 N Larrabee St	1509 S Millard Ave
130 S Maplewood Ave	1338 S Talman Ave	1424 S Blue Island Ave	1509 W Roosevelt Rd
1300 N Clybourn Ave	1339 S Fairfield Ave	1425 N Clybourn Ave	1510 W 15Th St
1300 N Larrabee St	1340 N Ridgeway Ave	1425 N Larrabee St	1510 W Washburne Ave
1301 W Grenshaw St	1340 S Fairfield Ave	1427 N Larrabee St	1511 S Millard Ave
1302 N Clybourn Ave	1342 N Larrabee St	1429 W 13Th St	1511 W Roosevelt Rd

Address	Address	Address	Address
1515 W Roosevelt Rd	1831 W Lake St	2401 S Dearborn St	2543 W Wilcox St
1519 W Roosevelt Rd	1831 W Maypole Ave	2411 S Dearborn St	2544 W Wilcox St
1520 S Millard Ave	1833 W Lake St	2414 W Monroe St	2545 W Wilcox St
1521 W Roosevelt Rd	1833 W Maypole Ave	2415 S Dearborn St	2546 W Monroe St
1523 W Roosevelt Rd	1835 W Lake St	2416 S State St	2546 W Wilcox St
1524 S Millard Ave	1837 W Lake St	2416 W Gladys Ave	2547 W Monroe St
1524 W 15Th St	1839 W Lake St	2418 W Gladys Ave	2547 W Wilcox St
1527 W Roosevelt Rd	1841 W Lake St	2420 W Monroe St	2548 W Wilcox St
1528 W Washburne Ave	1848 W Maypole Ave	2422 W Gladys Ave	2549 W Madison St
1529 W Roosevelt Rd	1848 W Washington Blvd	2422 W Van Buren St	2549 W Wilcox St
1530 W 15Th St	1854 W Maypole Ave	2424 W Monroe St	2550 W Wilcox St
1531 S Millard Ave	1931 W Maypole Ave	2425 W Gladys Ave	2552 W Monroe St
1531 W Roosevelt Rd	1935 W Lake St	2428 W Gladys Ave	2552 W Wilcox St
1532 S Millard Ave	1940 W Washington Blvd	2430 W Gladys Ave	2553 W Madison St
1535 W Roosevelt Rd	1963 W Lake St	2430 W Monroe St	2554 W Monroe St
1537 S Kildare Ave	20 W 44Th St	2432 W Madison St	2554 W Wilcox St
1544 W 13Th St	20 W 45Th Pl	2435 S Dearborn St	2555 W Madison St
1614 N Rockwell St	200 S Western Ave	2435 W Monroe St	2557 W Madison St
1615 N Talman Ave	205 S Maplewood Ave	2437 W Adams St	2565 W Madison St
1618 N Albany Ave	206 S Campbell Ave	2440 W Monroe St	2570 W Madison St
170 S Western Ave	207 S Maplewood Ave	2450 S State St	2620 W Potomac Ave
1721 N Talman Ave	209 S Maplewood Ave	2522 W Monroe St	2634 W Maypole Ave
18 W 44Th St	2102 W Washington Blvd	2524 W Monroe St	2638 W Maypole Ave
1800 W Maypole Ave	213 S Maplewood Ave	2530 W Monroe St	2642 W Maypole Ave
1810 W Maypole Ave	215 S Maplewood Ave	2532 W Monroe St	2651 S Prairie Ave
1815 W Lake St	217 S Maplewood Ave	2533 W Madison St	2663 W Lake St
1817 W Lake St	22 W 44Th St	2534 W Monroe St	2710 S Calumet Ave
1821 W Lake St	221 S Maplewood Ave	2536 W Monroe St	2711 S Prairie Ave
1825 W Lake St	2210 S State St	2537 W Madison St	2719 S Prairie Ave
1825 W Maypole Ave	2222 S State St	2540 W Monroe St	2722 S Calumet Ave
1827 W Lake St	2256 W Warren Bl	2540 W Wilcox St	2724 S Calumet Ave
1829 W Lake St	2301 S Dearborn St	2541 W Wilcox St	2725 S Prairie Ave
1829 W Maypole Ave	24 W 44Th St	2542 W Wilcox St	2726 S Calumet Ave
1830 N Sawyer Ave	2400 S State St	2543 W Monroe St	2728 S Calumet Ave

Address	Address	Address	Address
2730 S Calumet Ave	3313 W Crystal St	3544 S Vincennes Ave	3630 S Federal St
2732 S Calumet Ave	332 S Campbell Ave	3544 W 38Th Pl	3631 S Dearborn St
2800 S Calumet Ave	333 S Campbell Ave	3546 S Vincennes Ave	3633 S Dearborn St
2801 S Prairie Ave	334 & 342 & 350 W 42nd St	3548 S Vincennes Ave	364 W Locust St
2802 S Calumet Ave	335 S Campbell Ave	3550 S Vincennes Ave	364 W Oak St
2803 S Prairie Ave	335 W 69Th St	3552 S Vincennes Ave	365 W Oak St
2804 S Calumet Ave	337 S Campbell Ave	3553 S Rhodes Ave	3650 S Vincennes Ave
2805 S Prairie Ave	339 W 69Th St	3554 S Vincennes Ave	37 W 47Th St
2807 S Prairie Ave	34 W 44Th St	36 W 44Th St	3700 S Vernon Ave
2809 S Prairie Ave	35 W 37Th St	360 W Oak St	3701 S Rhodes Ave
2811 S Prairie Ave	3501 S Federal St	3603 S Federal St	3702 S Vincennes Ave
2813 S Prairie Ave	3506 S Dearborn St	3604 S Federal St	3711 S Rhodes Ave
2815 S Prairie Ave	3508 S Dearborn St	3605 S Dearborn St	3716 S Langley Ave
2822 S Calumet Ave	3510 S Dearborn St	3605 W Douglas Bl	3717 S Langley Ave
2904 W Walnut St	3512 S Dearborn St	3607 S Dearborn St	3719 S Langley Ave
2933 W Madison St	3514 S Dearborn St	3607 S Federal St	3720 S Cottage Grove Ave
300 S Western Ave	3516 S Dearborn St	3608 S Federal St	3720 S Lake Park Ave
3017 W Washington Bl	3518 S Dearborn St	3609 S Dearborn St	3720 S Langley Ave
303 & 309 & 311 & 321 W 42nd St	3520 S Dearborn St	361 W Oak St	3720 S Vernon Ave
304 S Campbell Ave	3520 S Federal St	361 W Walton St	3722 S Langley Ave
309 S Maplewood Ave	3522 South Dearborn	3610 S Vincennes Ave	3723 S Langley Ave
31 W 54Th St	3524 S Dearborn St	3611 S Dearborn St	3724 S Langley Ave
311 S Maplewood Ave	3525 S Rhodes Ave	3612 S Federal St	3725 S Federal St
3137 W Washington Blvd	3526 S Dearborn St	3613 S Dearborn St	3727 S Langley Ave
315 S Maplewood Ave	3526 S Vincennes Ave	3615 S Dearborn St	3728 S Vincennes Ave
316 S Campbell Ave	3528 S Vincennes Ave	3617 S Dearborn St	3730 S Lake Park Ave
318 S Campbell Ave	3530 S Vincennes Ave	3619 S Dearborn St	3731 S Rhodes Ave
319 S Campbell Ave	3532 S Vincennes Ave	3620 S Dearborn St	3737 S Langley Ave
32 W 44Th St	3535 S Rhodes Ave	3620 S Vincennes Ave	3738 S Vincennes Ave
321 S Campbell Ave	3536 S Vincennes Ave	3621 S Dearborn St	3740 S Dearborn St
323 S Campbell Ave	3539 S Rhodes Ave	3623 S Dearborn St	3740 S Lake Park Ave
325 S Campbell Ave	3540 S Vincennes Ave	3625 S Dearborn St	3740 S Vincennes Ave
325 S Maplewood Ave	3542 S Vincennes Ave	3627 S Dearborn St	3741 S Langley Ave
331 S Campbell Ave	3543 S Rhodes Ave	3629 S Dearborn St	3741 S Rhodes Ave

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

Address	Address	Address	Address
4310 S Federal St	4435 S Evans Ave	4610 S Federal St	4921 S Dearborn St
4330 S Federal St	4439 W Congress Pkwy	4618 S Ashland Ave	4925 S Federal St
4331 S Federal St	4444 W Jackson Blvd	4619 S Federal St	4926 S Federal St
4333 S Federal St	45 W 37Th St	4620 S Federal St	4926 S State St
4334 S Dearborn St	45 W Cermak Rd	4630 S Dearborn St	4929 S Dearborn St
4335 S Federal St	4500 S Federal St	4639 S Federal St	4929 S Federal St
4336 S Dearborn St	4510 S State St	4640 S Federal St	4930 S Federal St
4337 S Federal St	4511 S Federal St	47 W 40Th Pl	4930 S State St
4338 S Dearborn St	4511 W Adams St	48 W 40Th Pl	4935 S Dearborn St
4339 S Federal St	4514 S Champlain Ave	4800 S Bishop St	4936 S State St
4340 S Dearborn St	4516 S Champlain Ave	4800 W 43Rd St	4941 S Federal St
4341 S Federal St	4516 S Federal St	4815 & 4826 S Federal St	4942 S Federal St
4342 S Dearborn St	4518 S Champlain Ave	4830 S Dearborn St	500 E 37Th St
4343 S Cicero Ave	4520 S State St	4830 S Federal St	5000 S State St
4344 S Dearborn St	4521 S Federal St	4830 S State St	501 E 36Th Pl
4349 S Cicero Ave	4522 S Champlain Ave	4831 S Dearborn St	501 E 36Th St
4351 S Cicero Ave	4524 S Champlain Ave	4831 S Federal St	5016 S Federal St
4355 S Cicero Ave	4526 S Champlain Ave	4835 S Federal St	5019 S Federal St
4359 S Cicero Ave	4528 S Champlain Ave	4836 S Federal St	502 E 36Th St
436 N Springfield Ave	4530 S Champlain Ave	4836 S State St	5020 S Federal St
44 W 44Th St	4530 S Federal St	4847 S Federal St	5022 S Dearborn St
4400 S Federal St	4530 S State St	4848 S State St	5026 S Federal St
4403 S La Crosse Ave	4531 S Federal St	4850 S Federal St	503 E Browning Ave
4403 S Lamon Ave	4532 S Champlain Ave	4850 W 43Rd St	5030 S Federal St
4403 S Laporte Ave	4534 S Champlain Ave	4857 S Marshfield Ave	5033 S Hermitage Ave
4403 S Laverne Ave	4538 S Champlain Ave	4900 S Federal St	5035 S Federal St
4404 S St Lawrence Ave	4544 S Champlain Ave	4904 S Federal St	5036 S Federal St
4412 S Federal St	4556 S Woodlawn Ave	4906 S Federal St	504 E 36Th St
4415 S Evans Ave	4593 S Oakenwald Ave	4908 S Federal St	504 W Hobbie St
4416 W 28Th St	4595 S Oakenwald Ave	4909 S Federal St	504 W Oak St
4418 S Federal St	4599 S Oakenwald Ave	4910 S Federal St	5040 S Dearborn St
4419 S Evans Ave	46 W 35Th Pl	4910 S State St	5040 S Federal St
4425 S Evans Ave	46 W 44Th St	4914 S Federal St	5042 S Federal St
4430 S Federal St	4609 S Federal St	4916 S Federal St	5048 S Federal St

Address	Address	Address	Address
505 E 36Th St	512 E 36Th St	520 W Hobbie St	528 E 38Th St
505 E Browning Ave	512 E 63Rd St	520 W Oak St	529 E 38Th Pl
505 W Hobbie St	512 W Hobbie St	5200-5204 W Oakdale Ave	529 E Browning Ave
5050 S Federal St	512 W Oak St	521 E 37Th Pl	530 E 36Th St
5054 S Federal St	513 E 37Th Pl	521 E 37Th St	530 E 37Th Pl
506 E 36Th St	513 E Browning Ave	521 E 38Th Pl	530 E 37Th St
506 W Hobbie St	513 W Hobbie St	521 E Browning Ave	530 E 38Th St
506 W Oak St	5130 S Federal St	521 W Hobbie St	530 E Pershing Rd
507 E Browning Ave	5130 S State St	522 E 36Th St	530 N Hartland Ct
507 W Hobbie St	5131 S Federal St	522 E 38Th St	531 E 36Th Pl
508 E 36Th St	514 E 36Th St	5225 S Federal St	531 E 37Th Pl
508 W Hobbie St	514 W Hobbie St	5226 S Federal St	531 E 37Th St
508 W Oak St	514 W Oak St	523 E 37Th Pl	531 E 38Th Pl
509 E Browning Ave	515 E 36Th Pl	523 E 38Th Pl	531 E Browning Ave
509 W Hobbie St	515 E 37Th Pl	523 E Browning Ave	531 W Oak St
51 W 40Th Pl	515 E Browning Ave	523 W Oak St	532 E 38Th St
510 E 36Th St	515 W Hobbie St	524 E 36Th St	533 E Browning Ave
510 E 37Th Pl	515 W Oak St	524 E 38Th St	5330 S Campbell Ave
510 W Hobbie St	516 E 36Th St	5242 S Federal St	5334 S Campbell Ave
510 W Oak St	516 W Hobbie St	5246 S Federal St	534 E 36Th St
5100 W 47Th St	516 W Oak St	5247 S Federal St	534 E 38Th St
5106 W 47Th St	517 E 37Th Pl	525 E 36Th St	535 E 37Th St
5108 W 47Th St	517 E Browning Ave	525 E 37Th Pl	535 E Browning Ave
511 E 37Th Pl	517 W Hobbie St	525 E 38Th Pl	535 W Hobbie St
511 E 37Th St	518 E 36Th St	525 E Browning Ave	535 W Oak St
511 E 38Th Pl	518 W Hobbie St	5250 S Federal St	537 E Browning Ave
511 E Browning Ave	518 W Oak St	5259 S Emerald Ave	537 W Hobbie St
511 W Hobbie St	519 E 37Th Pl	526 E 36Th St	537 W Oak St
5110 S Federal St	519 E Browning Ave	526 E 37Th Pl	5374 S Maplewood Ave
5110 S State St	519 W Elm St	526 E 38Th St	538 E 36Th St
5111 S Dearborn St	519 W Hobbie St	527 E 37Th St	539 E Browning Ave
5111 S Federal St	52 W 40Th Pl	527 E 38Th Pl	539 W Hobbie St
5112 W 47Th St	520 E 36Th St	527 E Browning Ave	540 E 36Th St
5114 W 47Th St	520 E 37Th Pl	528 E 36Th St	540 E 37Th St

Address	Address	Address	Address
540 E Bowen Ave	5719 S Carpenter St	6221 S Wabash Ave	663 W Scott St
5402 S Dearborn St	5732 S Bishop St	6223 S Wabash Ave	6732 S Elizabeth St
541 E Browning Ave	5823 S Damen Ave	6225 S Wabash Ave	6803 S Racine Ave
541 W Hobbie St	600 W Evergreen Ave	6231 S Calumet Ave	6936 S Wallace St
541 W Oak St	601 W 62Nd St	6238 S Hermitage Ave	700 W Division St
542 E 36Th St	601 W Scott St	624 E Pershing Rd	706 W Division St
542 E 37Th St	608 E 40Th St	6240 S Michigan Ave	708 W Division St
543 E Browning Ave	610 W 61St St	6241 S May St	711 E 41St St
543 W Hobbie St	610 W Evergreen Ave	6243 S Indiana Ave	715 W Scott St
544 E 36Th St	610 W Scott St	6244 S Michigan Ave	716 W Division St
545 E 36Th Pl	6131 S Calumet Ave	6246 S Prairie Ave	718 E 37Th St
545 E Browning Ave	614 W Scott St	6251 S Indiana Ave	724 E 37Th St
545 W Hobbie St	6145 S Calumet Ave	626 E Pershing Rd	724 E 45Th St
545 W Oak St	6151 S Wabash Ave	628 E Pershing Rd	725 E 44Th St
546 E 36Th St	6153 S Wabash Ave	630 E Pershing Rd	725 W Scott St
547 E Browning Ave	6155 S Wabash Ave	630 W Evergreen Ave	726 E 38Th Pl
547 W Hobbie St	616 E 40Th St	6314 S Ellis Ave	726 W Division St
547 W Oak St	616 E Pershing Rd	632 E 43Rd St	727 E 44Th St
549 E Browning Ave	618 E Pershing Rd	633 E 37Th Pl	734 E 45Th St
549 W Hobbie St	620 E 40Th St	6349 S Ellis Ave	736 E 38Th Pl
551 E 36Th Pl	620 E Pershing Rd	636 W Evergreen Ave	736 E Pershing Rd
551 E Browning Ave	620 W Evergreen Ave	637 E 37Th Pl	736 N Throop St
551 W Hobbie St	6201 S Wabash Ave	637 E Pershing Rd	740 E 37Th St
5519 S Elizabeth St	6205 S Calumet Ave	639 E Pershing Rd	740 E Pershing Rd
552 E 37Th St	6205 S Wabash Ave	6405 S Ellis Ave	7429 S Peoria St
553 E Browning Ave	6209 S Wabash Ave	6426 S Justine St	7438 S Peoria St
5548 S Emerald Ave	621 S Independence Blvd	650 W Division St	7440 S Green St
5557 W Congress Pkwy	6211 S Wabash Ave	6508 S Greenwood Ave	759 E 37Th St
560 E 40Th St	6213 S Wabash Ave	651 W Scott St	809 E 38Th St
5600 S Marshfield Ave	6215 S Calumet Ave	6531 S University Ave	813 N Cleveland Ave
5626 S Ada St	6217 S Wabash Ave	6551 S Ellis Ave	820 S Racine Ave
5626 S Paulina Ave	6219 S Calumet Ave	658 W Division St	823 E 42Nd Pl
5643 S Marshfield Ave	622 E 40Th St	659 E Bowen Ave	826 N Sedgwick St
5652 S Prairie Ave	622 E Pershing Rd	661 W 129Th Pl	872 N Orleans St

Address	Address	Address	Address
874 N Orleans St			
929 N Larrabee St			
931 N Larrabee St			
935 N Larrabee St			
937 N Larrabee St			
939 N Larrabee St			
943 N Larrabee St			
945 N Larrabee St			
949 N Larrabee St			
976 N Cambridge Ave			
979 N Cambridge Ave			
1101-1111 E 130Th Pl			

Appendix C. Local Asset Management Plan

CHA's Amended and Restated MTW Agreement authorizes the Authority to design and implement a local asset management program for its Public Housing Program. As identified in the amended MTW agreement, the term "Public Housing Program" means the operation of properties owned or subsidized by the Authority that are required by the U.S. Housing Act of 1937 to be subject to a public housing declaration of trust in favor of HUD.

CHA has developed this program to ensure that accounting and financial reporting methods comply with OMB Circular A-87 regarding cost allocations, OMB Circular A-133 regarding audit requirements, and generally accepted accounting practices (GAAP), as codified in 2 CFR. 200.400 et. seq. and 2 C.F.R. 200.500 et. seq., respectively.

The local asset management program incorporates the following key components:

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

Program Principles

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

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

Cost Allocation Approach

CHA's Amended and Restated Moving to Work Agreement identifies either a "fee-for-service" option or an "indirect cost" option to be utilized to distribute direct and indirect costs under local asset management plan under Circular A-87. CHA utilizes an indirect cost allocation. In compliance with 24 CFR 990, CHA uses property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC). As stated in 2 CFR 200.412, there is no universal rule for classifying costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the final cost objective. Direct costs associated with project activities are allocated to the specific properties receiving the benefit of the expenditure. Direct and indirect costs associated with the COCC are allocated on a reasonable basis and, if allocated to public housing properties, are substantially done using a project unit distribution basis.

The following Central Office Cost Center business units are in place at CHA:

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

CHA Cost Objectives under MTW

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

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

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

Financial Reporting

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

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

Appendix D. Rental Assistance Demonstration Program

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

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

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

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

Name and Status	PIC AMP	RAD Type	Total Units	Unit Mix (Pre-Conversion / Post-Conversion)	Property Type	Transfer of Assistance Proposed	Capital Fund Allocation
Fannie Emanuel (Parkview) – converted 2016	IL002065000	PBV	181	1BR - 181	Senior	No	\$24,000,000
Daniel Burnham Apts – converted 2016	IL002075000	PBV	181	1BR - 181	Traditional Senior	No	\$7,400,000
Schneider – converted 2017	IL002059000	PBV	174	1BR – 174	Traditional Senior	No	\$5,222,933
Las Americas – converted 2017	IL002063000	PBV	212	1BR – 211 2BR – 1	Traditional Senior	No	\$7,110,040
Lorraine Hansberry – converted 2017	IL002064000	PBV	169	1 BR – 169	Traditional Senior	No	\$8,900,000
Mary Hartwell Catherwood	IL002055000	PBV	357	0BR – 11 1BR – 343 2BR – 3	Traditional Senior	No	TBD
Margaret Day Blake (incl. Maria Diaz Martinez and Elizabeth Woods)	IL002072000	PBV	317	1BR – 313 2BR – 4	Traditional Senior	No	TBD
Zelda Ormes	IL002049000	PBV	269	0BR – 82 1BR – 186 2BR – 1	Traditional Senior	No	TBD
Dr. Mildred C. Harris Apts – converted 2018	IL002082000	PBV	165	0BR – 24 1BR – 140 2BR – 1	Traditional Senior	No	\$5,100,000

Name and Status	PIC AMP	RAD Type	Total Units	Unit Mix (Pre-Conversion / Post-Conversion)	Property Type	Transfer of Assistance Proposed	Capital Fund Allocation
Mahalia Jackson	IL002041000	PBV	282	1BR – 280 2BR – 2	Traditional Senior	No	TBD
Hilliard 1 Senior	IL002135000	PBV	94	1BR – 94	Mixed-Income	No	TBD
Hilliard 1 Family	IL002099000	PBV	59	1BR – 12 2BR – 27 3BR – 10 4BR – 10	Mixed-Income	No	TBD
Caroline Hedger – converted 2016	IL002076000	PBV	450	0BR – 303 1BR – 145 2BR – 2	Traditional Senior	No	\$1,200,000
Minnie Riperton – converted 2016	IL002078000	PBV	339	0BR – 13 1BR – 325 2BR – 1	Traditional Senior	No	\$4,500,000
Robert Lawrence – converted 2017	IL002086000	PBV	193	1BR – 192 2BR – 1	Traditional Senior	No	\$8,996,010
Ada S. Dennison McKinley	IL002081000	PBV	125	1BR – 124 2 BR – 1	Traditional Senior	No	TBD
Ella Flagg Young (incl. Castleman)	IL002060000	PBV	436	0BR – 40 1BR – 396	Traditional Senior	No	TBD
William Jones – converted 2018	IL002070000	PBV	116	1BR – 115 2BR – 1	Traditional Senior	No	\$8,080,000
Irene McCoy Gaines	IL002062000	PBV	151	0BR – 32 1BR – 118 2BR – 1	Traditional Senior	No	TBD
Alfreda Barnett Duster	IL002042000	PBV	129	0BR – 26 1BR – 102 2BR – 1	Traditional Senior	No	TBD
Elizabeth Davis – converted 2018	IL002050000	PBV	149	1BR – 148 2BR – 1	Traditional Senior	No	\$5,675,000
Albany Terrace	IL002061000	PBV	350	1BR – 350	Traditional Senior	No	TBD
Edith Spurlock Sampson – converted 2021	IL002074000	PBV	394	0BR – 46 1BR – 346 2BR – 2	Traditional Senior	No	\$4,000,000
Flannery	IL002044000	PBV	252	0BR – 54 1BR – 196 2BR – 2	Traditional Senior	No	TBD
Wicker Park	IL002068000	PBV	225	1BR – 223 2BR – 2	Traditional Senior	No	TBD
Long Life – converted 2018	IL002066000	PBV	116	1BR – 115 2BR – 1	Traditional Senior	No	\$6,200,000
Mary Jane Richardson (incl. Maudelle Brown Bousfield)	IL002079000	PBV	266	0BR – 87 1BR – 177 2BR – 2	Traditional Senior	No	TBD
Vivian Gordon Harsh (incl. Judge Green) – converted 2019	IL002083000	PBV	278	0BR – 21 1BR – 255 2BR – 2	Traditional Senior	No	\$7,577,300 and \$13,127,700
Judge Fisher – converted 2017	IL002057000	PBV	199	0BR – 40 1BR – 159	Traditional Senior	No	\$11,008,000
Lidia Pucinska	IL002043000	PBV	378	1BR – 376 2BR – 2	Traditional Senior	No	TBD
Patrick Sullivan – converted 2019	IL002067000	PBV	482	0BR – 240 1BR – 240 2BR – 2	Traditional Senior	No	\$10,980,000
Armour Square	IL002046000	PBV	392	0BR – 43 1BR – 345 2BR – 4	Traditional Senior	No	TBD

Name and Status	PIC AMP	RAD Type	Total Units	Unit Mix (Pre-Conversion / Post-Conversion)	Property Type	Transfer of Assistance Proposed	Capital Fund Allocation
Lincoln Perry – converted 2016	IL002052100	PBV	450	0BR – 8 1BR 440 2BR – 2	Traditional Senior	No	\$7,650,000
Judge Slater – converted 2016	IL002084000	PBV	407	0BR – 13 1BR – 393 2BR – 1	Traditional Senior	No	\$7,250,000
Vivian Carter – converted 2018	IL002080000	PBV	224	1BR – 223 2BR – 1	Traditional Senior	No	\$6,800,000
Hattie Callner – converted 2018	IL002048000	PBV	147	0BR – 30 1BR – 116 2BR – 1	Traditional Senior	No	\$7,700,000
Horner Westhaven (Superblock)* - converted 2016	IL002156000	PBV	95	1BR–30/1BR–38 2BR–54/2BR–31 3BR–99/3BR–21 4BR–10/4BR–4 5BR–8/5BR–1	Mixed-income	No	TBD
Lathrop Homes* Phase 1A converted 2017	IL002022000	PBV	400	1BR-454/1BR-TBD 2BR–401/2BR-TBD 3BR–63/3BR-TBD 4BR - TBD	Mixed-Income	Yes – multiple locations TBD	TBD
Lathrop Homes* Phase 1B – converted 2021	IL002022000C	PBV	28	1BR – 15 2BR – 11 3BR – 2	Mixed-Income	Yes – multiple locations TBD	\$8,950,000
Concord at Sheridan 6438 N. Sheridan	IL002022000 MP1	PBV	65	1BR – 47 2BR – 18	Family	Yes –Transfer from Lathrop Homes	\$20,600,000
Ravenswood Senior Living 4501 N. Winchester	IL002022000 MP2	PBV	74	1BR – 74	Senior	Yes –Transfer from Lathrop Homes	\$12,500,000
Pennycuff Apts 2031 – 37 N. Milwaukee	IL002022000 MP4	PBV	47	1BR – 35 2BR – 12	Family	Yes –Transfer from Lathrop Homes	\$8,225,000
Aurea E. Martinez Apts 5525 W. Diversey	IL002022000 MP3	PBV	45	1BR – 45	Family	Yes –Transfer from Lathrop Homes	\$4,700,000
Independence Apts 4022 N. Elston	IL002022000 MP5	PBV	30	1 BR – 30	Senior	Yes –Transfer from Lathrop Homes	\$9,950,000
Northtown Apts 6800 N. Western	IL002022000 MP6	PBV	30	1 BR – 30	Senior	Yes –Transfer from Lathrop Homes	\$10,900,000
Oso Apts 3435 W. Montrose	IL002022000 MP7	PBV	32	1 BR – 19 2 BR - 13	Family	Yes –Transfer from Lathrop Homes	\$9,760,000
Parkside 4, Phase 2 551 W. Elm St.	IL002022000 MP8	PBV	35	1BR – 9 2BR – 1 3BR – 24 4BR – 1	Family	Yes –Transfer from Lathrop Homes	\$11,620,000
Lucy Gonzalez Parsons Apts (fka Emmett Street) 2602-2638 N. Emmett St.	IL002022000B	PBV	50	1BR – 16 2BR – 25 3BR – 9	Family	Yes –Transfer from Lathrop Homes	\$12,992,000
Altgeld Gardens*	IL002002000B	PBV	0	0BR– 2/0BR– 0 1BR–12/1BR–0 2BR–104/2BR–0 3BR–102/3BR–0 4BR–24/4BR–0	Family	Yes – multiple locations TBD	---

Name and Status	PIC AMP	RAD Type	Total Units	Unit Mix (Pre-Conversion / Post-Conversion)	Property Type	Transfer of Assistance Proposed	Capital Fund Allocation
<i>Ickes Phase 1A and 1B 25th and State St.</i>	IL002002000C AT1A IL002002000C AT1B	PBV	68	TBD	Family	Yes – Transfer from Altgeld Gardens	\$21,239,000
<i>Park Boulevard</i>	IL002002000C AT1D	PBV	36	1BR – 10 2BR – 24 3BR – 2	Family	Yes – Transfer from Altgeld Gardens	\$14,956,000
Ogden Commons	--	PBV	44	1BR – 29 2BR – 10 3BR – 5	Family	Yes – Proposed Transfer from Altgeld Gardens	TBD
Grace Manor	--	PBV	19	1BR – 9 2BR – 10	Family	Yes – Proposed Transfer from Altgeld Gardens	TBD
Levy House	--	PBV	20	1BR – 20	Senior	Yes – Proposed Transfer from Altgeld Gardens	TBD
Lake Park Crescent – converted 2022	IL002105000	PBV	60	1BR – 13 2BR – 27 3BR – 20	Mixed-Income	No	\$11,310,000
Roosevelt Square I	IL002116000	PBV	125	1BR – 25 2BR – 58 3BR – 29 4BR – 13	Mixed-Income	No	TBD
Renaissance North	IL002098000	PBV	18	1BR – 3 2BR – 9 3BR – 6	Mixed-Income	No	TBD
Langston	IL002021000	PBV	29	1BR – 9 2BR – 11 3BR – 4 4BR – 5	Mixed-Income	No	TBD
Quincy	IL002020000	PBV	27	1BR – 5 2BR – 14 3BR – 7 4BR – 1	Mixed-Income	No	TBD
Other	---	PBV	452	TBD	TBD	TBD	TBD

*Represents proposed partial RAD conversions

RAD Residents Rights, Participation, Waiting List and Grievance Procedures for PBV

Extracted from PIH Notice 2012-32, REV-2, Section 1.6 (C), adapted for CHA-specific policies

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

- 1. No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute and regulations, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting,

will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

2. **Right to Return.** Other than the Horner Superblock, CHA has not confirmed plans to substantially rehabilitate occupied RAD properties that would require off-site temporary displacement of any residents at the time of RAD conversion. If it is later determined that off-site relocation is required for select sites, CHA will comply with all RAD relocation and Right of Return provisions. For the Horner Superblock, CHA followed the relocation process outlined in the November 2013 Horner Agreed Order and the Tenant Relocation Plan for Horner Phase I Superblock Development approved by HUD.
3. **Renewal of Lease.** Under RAD, CHA or the owner must renew all leases upon lease expiration, unless cause exists. This provision is incorporated into the CHA tenant lease and lease addendum, as appropriate. The lease renewal policy, along with other RAD policy updates, were incorporated into the HCV Administrative Plan that was released for public comment in November 2014 and approved by CHA's Board in January 2015.
4. **Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10% or \$25 purely as a result of conversion, the rent increase will be phased in over five years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. As part of necessary updates to the HCV Administrative Plan, CHA created a policy setting the length of the phase-in period at five years. This policy will be in place at conversion and may not be modified after conversion.

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

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

Five-Year Phase-in:

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

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

5. **Public Housing Family Self Sufficiency (PH FSS).** Current Public Housing FSS participants will continue to be eligible for FSS once their housing is converted under RAD. CHA will be allowed to use any remaining PH FSS funds to serve those FSS participants who live in units converted by RAD. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the FY15 Appropriations Act), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD. CHA will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100. Escrowed funds for PH FSS participants will be transferred into the HCV escrow account.
6. **Resident Participation and Funding.** Resident organizations and representation in place at CHA properties prior to the RAD conversion will continue to be managed and recognized in accordance with current CHA policies and HUD regulations.
7. **Resident Procedural Rights.** The following items will be incorporated into both CHA's HCV Administrative Plan and the owner's lease (including the required lease or lease addendum), as applicable.
 - a. **Termination Notification.** CHA's termination procedure for RAD will provide adequate written notice of termination of the lease. As required, CHA developed a termination policy that was included in updates to the HCV Administrative Plan that were released for public comment in November 2014 and approved by CHA's Board in January 2015.
 - b. **Grievance Process.** For issues related to tenancy and termination of assistance, CHA will provide an opportunity for an informal hearing. As required, CHA developed a grievance procedure that incorporates essential components of the current public housing grievance process as well as required RAD provisions. CHA's RAD grievance procedure was released for public comment in November 2014 and approved by CHA's Board in January 2015.
8. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent five-year phase-in, as described in Section 1.6.C.4 (item #4 herein); instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the HCV Program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only apply to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion, due to loss of employment; tenants that move into the property following conversion, etc.,) is covered by this waiver.
9. **Under-Occupied Units.** If a household is in an under-occupied unit under 24 CFR 983.259 at the time of conversion, the household may remain in the unit until an appropriate-sized unit becomes available in the RAD property. When an appropriate-sized unit becomes available in the RAD property, the household living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Contract Administrator. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the RAD property, HUD has waived 24 CFR 983.259.
10. **Waiting List Administration.** CHA will continue to use the Site-Based Waitlists for senior and family housing (as applicable) for RAD properties. For RAD properties where transfer of assistance will be utilized, CHA will notify existing waitlist applicants how they can apply for any new properties with site-

based waitlists. All newly established site-based waitlists will be prepared in accordance with all applicable civil rights, fair housing laws and regulations, and applicable court orders.

- 11. Choice Mobility.** After completing a one-year residency requirement under the RAD program, households within RAD PBV units may request a tenant-based HCV. CHA will provide tenant-based vouchers to the households that have requested them to the extent that they are available. CHA reserves the right to provide no more than three-quarters of its turnover vouchers per year to eligible Choice-Mobility households.

DRAFT