

Section I: Introduction

- MTW Long-Term Goals and Objections:
 - Use of MTW single fund flexibility to enhance resident quality of life and support self-sufficiency.
 - Support for CHA's revitalization and development strategy:
 - Development pipeline of 13 rental housing developments with 1,322 total units under construction including 511 CHA units.
 - Continued progress at CHA legacy sites.
 - Leveraging RAD to preserve existing housing and build new housing.
 - Use of PBV program to expand affordable housing options across Chicago.
 - Continued use of MTW regulatory flexibility to streamline operations.
- FY2026 MTW Goals and Objectives:
 - CHA anticipates 226 total housing units delivered including 88 CHA units, 76 affordable, and 62 market rate.
 - Local programs that expand housing options for low-income families:
 - Homeownership through the Choose to Own (CTO) and Down Payment Assistance (DPA) program options.
 - Funding for City of Chicago housing programs.
 - Support for individuals experiencing homelessness or at-risk of becoming homeless:
 - 5,300 project-based and tenant-based supportive housing vouchers.
 - Absorption of Emergency Housing Vouchers so that families do not lose their housing.
 - Three new MTW activities, a significant change to one previously-approved activity, and putting one activity on hold.
 - Administration and monitoring of 20 previously-approved MTW activities.

Section II: General Operating Information

- Housing, PBVs, Development, and Capital Maintenance:
 - A total of 51 public housing units will be added at Legends South A3 and Ogden Commons A2, and then immediately converted to RAD PBVs upon construction completion. *The plan specifically states that these are Restore Rebuild projects and that there will be no actual loss of units to CHA.*
 - CHA will commit 23 *new* project-based vouchers at 5853 N Broadway and will continue to administer 12,655 *existing* project-based vouchers.
 - CHA will engage in *disposition* activity to support mixed-income housing development at Madden-Wells/Oakwood Shores, ABLA/Roosevelt Square, and Robert Taylor/Legends South.
 - CHA will engage in *development* activity including pre-construction planning and construction at Cabrini, Ickes, Lathrop, Lakefront Properties, Lawndale, LeClaire, Madden Wells, Stateway, Robert Taylor Homes, Washington Park, and Humboldt Village. This activity will deliver housing in future years.
 - CHA will execute *planned capital maintenance* including renovations at Altgeld, Brooks, and Trumbull; exterior masonry and elevator modernization at Armour Square; elevator modernization and entry door replacement at Dearborn Homes; plumbing riser replacement at Lake Parc Place, Maria Diaz Martinez, Ella Flagg, Mary Jane Richardson, and Mahalia Jackson; and roof replacement at Bridgeport, Lowden, and Wentworth Gardens.
 - CHA anticipates a total of \$192.6 million in *capital expenditures* including preservation, new construction, and capital planning.
- Households Served: CHA anticipates serving approximately 66,600 total households.
- Status of Waitlists:
 - A total of 245 public housing and project-based voucher waitlists will remain open in FY2026.
 - The HCV tenant-based waitlist will remain closed except for certain HUD-required exceptions.

- CHA projects that there will be approximately 280,000 applicants across all waitlists by the end of FY2026. Please note that applicants can be on more than one waitlist and this number is not deduplicated.

Sections III and IV: New and Existing MTW Activities

- New Activities: CHA is proposing three new activities for FY2026.
 - Non-Elderly Disabled (NED) Voucher Waitlist Referral Pipeline (2026-01) – allowing qualified partners to pre-screen applicants to expedite the process of housing qualified applicants.
 - Streamlined Inspection Process for HCV Program (2026-02) – rather than adopting NSPIRE in its entirety CHA will adopt a modified inspection process.
 - Utility Allowance Alignment (2026-03) – align utility allowances with biennial/triennial recertification schedule such that utility allowances will be applied at tenants' regularly scheduled biennial or triennial re-examinations *unless the resident opts-in to annual re-examinations*.
- Modification to Previously Approved Activity: CHA will maintain the current Increased Payment Standards at Interims (2018-01) rather than fully adopting HOTMA, which would require CHA to process at least one transaction for all 47,000 families within a year.
- Previously-Approved Activities: CHA will continue to administer and monitor 20 of these activities.
- Activity Placed on Hold: CHA is placing the Office of Ombudsman (2008-01) activity on hold. This activity uses only MTW single fund flexibility not regulatory flexibility and is therefore more appropriately included in *Section V* of the Annual Plan.

Section V: MTW Sources and Uses of Funds

- Financial Information: CHA continues to finalize the FY2026 budget, and this section may be updated in the final version of the annual plan.
- Single Fund Flexibility: This section includes a list of programs funded using MTW funding flexibility and their projected outcomes. Some highlights include:
 - 300 families will sign leases for apartments in Mobility Areas.
 - 100 families will purchase a home through the CHA homeownership programs.
 - 400 residents will be connected to new and better jobs.
 - 2,000 youth will be engaged in paid summer opportunities.
 - 300 residents will attend the City Colleges of Chicago.
 - 175 youth and adults will receive CHA college scholarships.
 - 500 participants will enroll in Career Connections—a summer program to mitigate learning loss.
 - 1,000 enrollments in Chicago Park District programming for youth.
 - 1,400 enrollments in out of school time programming for youth with the Chicago DFSS.
 - 4,000 seniors will participate in senior events.
 - 170,000 Golden Diner and 40,000 Summer Food meals will be served to seniors and youth.

FY2026 MTW Annual Plan Timeline:

- Public Comment: Tuesday, July 17th through Friday, August 22nd
- Public Hearings: Livestream hearings will be held on July 22nd at 11am and August 4th at 11am; an in-person hearing will be held on July 30th at 6pm at The FIC, 4859 S Wabash Ave
- Board Approval: September 16, 2025
- Deadline for HUD Submission: October 17, 2025