

# FY2016 MOVING TO WORK ANNUAL REPORT



## Message from CEO

On behalf of the Chicago Housing Authority (CHA), I am pleased to present CHA's FY2016 Moving to Work (MTW) Annual Report.

CHA's MTW Annual Report includes updates on the agency's key initiatives as well as outcomes for specific activities made possible through the flexibilities of the U.S. Department of Housing and Urban Development's MTW Demonstration Program.

In both the Plan for Transformation and CHA's MTW Agreement with HUD, CHA committed to rehabilitating or replacing 25,000 units of affordable housing in Chicago. CHA continues to make substantial progress toward meeting that goal. In FY2016, CHA delivered an additional 740 units, with an additional 300 in the pipeline. With the addition of these 740 units, CHA has delivered 23,126 of the 25,000 units since the Plan for Transformation began. Further, these 740 units are the most CHA has delivered since 2011 and nearly twice as many as CHA delivered in FY2015.

In FY2016, CHA continued to aggressively pursue redevelopment activities throughout Chicago, including key sites such as Lathrop, Ickes, Cabrini and Horner, and completed the rehabilitation of 218 units at Altgeld Gardens. We will continue this pace in FY2017, and I have committed to ensuring that the additional units required to meet the 25,000 unit goal will be delivered or in progress in FY2017.

CHA increased housing opportunities in the Housing Choice Voucher program in FY2016, leasing an additional 1,100 vouchers, for a total of nearly 47,000 households served in communities throughout Chicago. In total, CHA serves more than 62,000 households through the Public Housing and Housing Choice Voucher programs.

Through the MTW program, CHA continues to pursue innovative activities that increase efficiency, encouraging self-sufficiency and provide more housing options for CHA residents. In FY2016, more than 3,900 CHA residents increased their self-sufficiency through a variety of activities such as Choose to Own Homeownership, which had its 500<sup>th</sup> homeowner since the program began; the Family Self-Sufficiency Program; and the Public Housing work requirement.

The agency's progress would not have been possible without the support of and coordination with numerous partners, including CHA's Board of Commissioners, HUD and the City of Chicago. I am grateful for Mayor Emanuel's leadership, which is critical as CHA continues its work to provide affordable housing and contribute to sustainable, vibrant Chicago neighborhoods. I am also thankful for ongoing partnerships with key stakeholders, including residents and resident leadership, development partners and community organizations.

I look forward to continued progress and collaboration in the coming year.

Sincerely,

Eugene Jones, Jr.  
Chief Executive Officer  
Chicago Housing Authority

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# Section One

# **INTRODUCTION**



## Section I: Introduction

### Overview of CHA's MTW Goals and Objectives

Since 2000, CHA has been engaged in achieving the goals of the original Plan for Transformation: rehabilitate or redevelop 25,000 housing units in Chicago; 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 once dominated by CHA developments. CHA and HUD signed the original Moving To Work (MTW) Agreement on February 6, 2000 which allowed CHA to implement the original Plan for Transformation. CHA's Amended and Restated MTW Agreement with HUD was fully executed on June 26, 2008 which extended CHA's participation in the MTW Demonstration Program through FY2018. In April of 2016, HUD extended CHA's MTW agreement through 2028.

The agency continues to pursue the three statutory objectives of the MTW Demonstration Program:

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

As part of the MTW Agreement, CHA must submit an annual report to HUD no later than 90 days after the end of the fiscal year. In May 2013, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans/reports and for tracking the impact of MTW activities. CHA continues to work with HUD for technical guidance and feedback on MTW reporting processes and requirements to ensure compliance.

The following sections summarize CHA's key MTW goals and initiatives.

#### *CHA Unit Delivery Strategy and Progress toward Goal of 25,000 Housing Units*

CHA continues to pursue a variety of unit delivery strategies to achieve the original Plan for Transformation goal of rehabilitating or replacing 25,000 units of affordable housing in Chicago and to fulfill the obligations of CHA's MTW Agreement with HUD.

- Mixed-Income Redevelopment: CHA will continue with new on- and off-site phases in mixed-income developments which have replaced many former CHA properties.
- Real Estate Acquisition Program (REAP): CHA launched this program to acquire public housing units, primarily in opportunity areas. In addition, CHA released another Request for Qualifications (RFQ) to add to the pool of developers interested in partnering with CHA.
- Property Rental Assistance (PRA) Program: CHA will continue to expand the existing PRA program to provide new project-based voucher units through multi-year contracts with private owners and developers.

- Preservation Strategies: CHA supports local preservation strategies through CHA's PRA Program. Specifically, this strategy applies to existing non-CHA properties with expiring affordability restrictions for which CHA can ensure long-term affordability through the use of project-based vouchers. Proposals are subject to CHA's standard PRA selection process.
- Rehabilitation: CHA rehabilitated a portion of remaining offline units at Altgeld Gardens.
- Conversion of Moderate Rehabilitation Properties: CHA is assessing existing privately-owned CHA Moderate Rehabilitation program properties to identify opportunities to transition these properties to the PRA Program through RAD conversion or the standard project-based voucher selection process.
- Choose To Own Homeownership Program: CHA facilitates homeownership opportunities for CHA families through long-term subsidy commitments. CHA will request HUD approval to count these units toward the 25,000 goal.
- Other Initiatives: CHA continues to explore new unit delivery strategies to respond to local housing preferences and market opportunities.

In FY2016, CHA completed 740 housing units, including 115 public housing units in mixed-income sites; 218 rehabilitated public housing units at Altgeld Gardens; 397 project-based vouchers in multiple PRA sites; and 10 units through the Real Estate Acquisition Program (REAP).<sup>1</sup> (Please refer to Section II and IV for more information.)

#### ***FY2016 UNIT DELIVERY***

<b>IL Number</b>	<b>Type</b>	<b>Development/Program</b>	<b>Projected FY2016 Unit Delivery</b>	<b>Actual FY2016 Unit Delivery</b>
IL002165000	Mixed-Income Housing Redevelopment	Casa Queretaro	15	15
IL002166000		Rosenwald Courts Apartments	60	60
TBD		St. Edmund's Oasis	19	0
TBD		City Gardens	25	25
TBD		Sterling Park Apartments	66	0
			Parkside IIB	0
TBD	Public Housing Acquisition	Real Estate Acquisition Program (REAP)	50	10
IL002002000	Family Housing Rehabilitation	Altgeld Gardens	218	218
N/A	Property Rental Assistance (PRA) Program	Project-Based Vouchers	450	397
N/A	Moderate Rehabilitation Conversions	Project-Based Vouchers	125	0
<b>Total Housing Units</b>			<b>1,028</b>	<b>740</b>

<sup>1</sup> CHA's progress toward the 25,000 unit delivery goal is not the same as the total number of CHA public housing units, or the number of online public housing units. Public housing units renovated or redeveloped through the Plan ten to twelve years ago, though counted toward unit delivery progress, may now temporarily be offline for capital maintenance. Moreover, project-based vouchers (PBVs) administered through CHA's PRA Program are not CHA ACC/public housing units, but do provide needed affordable housing opportunities and are counted toward the overall goal of 25,000 revitalized housing units.

### ***Uniform Housing Policy***

Like most housing authorities, CHA administers two primary housing subsidy programs: the Public Housing and Housing Choice Voucher programs. While the programs are similar in several key aspects, the specific policies have evolved over time and differ in areas that lead to administrative inefficiencies and participant confusion. The Uniform Housing Policy will align requirements, standards, and processes for the two housing programs, including establishing consistent policies where possible, to streamline and clarify program administration and to make policies more user-friendly for participants. CHA will implement the Uniform Housing Policy through a multi-phased approach.

In FY2014, CHA moved forward with Phase 1 of Uniform Housing Policy, prioritizing policies that benefit participants and enhance consistency across programs. CHA received approval for several policies that require MTW authority, including expanding biennial recertification to public housing (which was previously approved for HCV), adopting triennial recertification for fixed-income households with only senior/disabled participants in public housing and HCV, and modifying “Choose to Own” homeownership and Family Self Sufficiency program requirements. In addition, CHA made changes to additional policies related to HCV unit inspection owner participation, clarification of waitlist priorities, clarification of definitions of absent participants, guests and unauthorized members, and adoption of smoke-free housing policies for all new properties. Updates to CHA’s Public Housing Admissions and Continued Occupancy Policy (ACOP), Public Housing Residential Lease and HCV Administrative Plan, based on Phase 1 of Uniform Housing Policy, were released for public comment in July 2014 and were approved by CHA’s Board in August 2014.

Implementation of Phase 1 continued in FY2016. CHA continues to review its policies/procedures for its housing programs and will request MTW approval as necessary through future proposed annual plans and/or amendments

### ***Rental Assistance Demonstration (RAD) Program***

In October 2013, CHA submitted a portfolio application to HUD to utilize RAD for approximately 64 public housing properties with 10,937 units. CHA plans to utilize RAD to refinance some properties and to support new initiatives that will expand affordable housing opportunities. More than 40 stakeholder, resident and community meetings were held prior to the application to educate people about the benefits of RAD and how it can be used to support long-term affordability.

In the submitted portfolio application, CHA has elected to transition the proposed RAD units to the Project-Based Voucher program. In anticipation of a potential future RAD award, CHA proceeded with required revisions to the annual plan through an amendment to the FY2014 MTW Annual Plan. In FY2014, CHA updated the HCV Administrative Plan to reflect RAD-specific policies, as well as created a RAD lease/lease addendum and RAD grievance policy. These RAD policies were released for public comment in November 2014 and approved by CHA’s Board in January 2015. As reflected in these policies, CHA will adhere to the regulations of the RAD program, including the incorporation of key public housing provisions that protect residents’ interests and encourage resident participation and self-sufficiency.

In June 2015, CHA received a RAD award for its portfolio application. During the 2015 and 2016 fiscal years, CHA completed the RAD conversion process to transition seven properties totaling more than 2,000 units to Project-Based Voucher assistance. In FY2017, CHA intends to complete RAD transactions for several more properties, including multiple senior buildings and select mixed-income properties.

### ***Housing Programs to Support Local Preferences***

In FY2016, CHA withdrew the sponsor-based voucher program. In FY2017, pursuant to CHA's HUD-approved FY2017 MTW Annual Plan, CHA will implement an activity to provide funding assistance to City of Chicago programs that address homelessness.

### **Approved MTW Activities in FY2016**

In FY2016, CHA continued or proceeded with implementation of the following approved MTW activities to provide more housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and Housing Choice Voucher program administration.

### ***Housing/Development***

- *Revitalization of 25,000 Housing Units (2000-01)*: CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents.
- *Alternate Reasonable Cost Formula for Redevelopment and Rehabilitation (2010-01)*: CHA has authorization to utilize an alternate reasonable cost formula for both redevelopment and rehabilitation projects.
- *Expedited Public Housing Acquisition Process (2015-01)*: CHA is authorized to use MTW flexibility to support CHA's Real Estate Acquisition Program and expedite the acquisition of units and/or buildings as public housing units.

### ***Public Housing and HCV Programs/Uniform Housing Policy***

- *\$75 Minimum Rent for Public Housing and HCV Programs (2009-01)*: CHA increased the minimum rent from \$50 to \$75 in FY2009 in public housing and HCV programs. The impact of the revised minimum rent level is an increase in rent revenue from residents paying the minimum rent.
- *Biennial Re-examinations for HCV (2006-01) and Public Housing (2014-03)*: CHA continues to conduct biennial re-examinations for HCV Program participants. In FY2014, CHA received HUD approval to expand biennial re-examinations to eligible public housing households.
- *Triennial Re-examinations for Households with Only Elderly/Disabled Participants for HCV and Public Housing (2014-02)*: CHA received HUD approval in FY2014 to implement a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only disabled and/or elderly participants.
- *Modified Family Self-Sufficiency Program for HCV and Public Housing (2014-01)* : CHA received approval in FY2014 to modify participation requirements for the Family Self-Sufficiency program for public housing and HCV participants to ensure participant success.
- *Choose to Own Homeownership Program for HCV and Public Housing (2011-01)*: CHA expanded the HCV Choose to Own Homeownership Program to eligible current public housing residents. In FY2014, CHA received approval to modify program eligibility requirements to promote participant success.

- CHA Re-entry Pilot Program (2014-04): Through an amendment to the FY2014 MTW Annual Plan, CHA received HUD approval to implement a Re-entry Pilot Program for up to 50 eligible participants in CHA traditional public housing or CHA's HCV Program.

### ***Public Housing***

- Public Housing Work Requirement (2009-02): Through the implementation of a work requirement across CHA's public housing portfolio, more residents are engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement. In 2016, CHA updated this activity to reflect that existing work requirements in public housing and mixed-income properties transitioning to RAD will carry over for any individual who was previously subject to a work requirement as well as for new applicable residents after RAD conversion.
- Office of the Ombudsman (2008-01): The Office of the Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership. The office assists residents in resolving issues and adapting to their new community.
- Mobility Counseling Demonstration Program Work Requirement (2016-02): CHA is implementing a work requirement for applicants who consent to participation in the Mobility Counseling Demonstration Program and move to either a CHA Opportunity or Gautreaux-designated General Area utilizing a tenant-based Housing Choice Voucher.

### ***Housing Choice Voucher Program***

- Exception Payment Standards (2010-02): CHA is authorized to implement exception payment standards that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the City of Chicago. In FY2014, CHA has lowered the limit for exception payment standards to no more than 150% of HUD FMR for all new requests and will phase out of existing exception payments that exceed 150% by the end of Q2 2018.
- Owner Excellence – Vacancy Payments (2011-03): As part of the HCV Owner Excellence Program, CHA may provide a modest vacancy payment to eligible owners, with qualifying units, participating in the Owner Excellence Program who re-lease such a unit currently in the HCV program to another HCV participant.

### ***Property Rental Assistance/Project-Based Voucher Program***

- Exceed the Limit of 25% Project-Based Voucher (PBV) Assistance in Family Properties (2008-02): CHA may increase the percent of assisted PBV units in family properties above the regulatory limit of 25% per family building.
- PBV Contract Commitments with 16-30 Year Initial Terms (2011-05): To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 16 and 30 years.
- Acceptance of City Certificates of Occupancy for Initial PRA Inspections (2011-06): CHA is authorized to accept the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards for initial PRA inspections.

- Payments During Initial Occupancy/Leasing – New Construction and Substantially Rehabilitated Properties (2011-08): CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.
- Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Properties within the RAD Program (2016-03): CHA will retain the EID policy for residents in RAD PBV units, which will allow any eligible resident, including non-disabled persons, to have the opportunity to utilize EID.
- Uniform Physical Conditions Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program (2016-04): CHA will retain the UPCS inspection criterion because it is considered a more stringent set of standards for inspections when compared to HQS, therefore insuring a better housing product.
- Adjusting Fair Market Rent (FMR) Thresholds to Retain Existing Subsidy Levels for Converting to PBV Properties within the RAD Program (2016-06): In 2016, HUD authorized CHA exceed the Fair Market Rent (FMR) cap of 110% for RAD PBV properties (under current standard Project-Based Voucher rules), as needed to retain the subsidy level CHA currently receives for properties.

Finally, in FY2016, CHA continued to utilize the single fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital and redevelopment activities, and services and programs for residents. *(Please refer to Section V for more info.)*

Section Two

**GENERAL HOUSING  
AUTHORITY  
OPERATING  
INFORMATION**



## **Section II: General Housing Authority Operating Information**

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

### **Section II-A: Housing Stock Information**

#### **Project- Based Voucher Utilization in FY2016**

CHA has continued to expand the use of project-based vouchers (PBVs) since 2001 to increase housing options for low-income families in the region. PBVs are issued directly to property owners, unlike tenant-based vouchers, and remain with the unit if a tenant moves out. In FY2016, a total of 3,480 PBVs were utilized in properties with units under a Housing Assistance Payment (HAP) contract. This total includes 397 PBV units that were placed under a HAP contract in FY2016. An additional 39 units were contracted in an Agreement to Enter into a Housing Assistance Payment (AHAP) in FY2016 and are not included in the total.

#### ***New Housing Choice Vouchers that were Project-Based During FY2016***

The following table provides an overview of new project-based vouchers and leasing in FY2016.

<b>Property Name</b>	<b>FY2016 Anticipated Number of New Vouchers to be Project-Based</b>	<b>FY2016 Actual Number of New Vouchers that were Project-Based</b>	<b>Description of Project</b>
Access Housing	38	30	Scattered site new construction and rehabilitation in Logan Square, Hermosa and West Town for people with disabilities.
Rosenwald Courts Apartments	60	60	Substantial rehab in Grand Boulevard for seniors
65 <sup>th</sup> Infantry Veterans Housing	48	48	New construction veterans housing in Humboldt Park using project-based VASH vouchers
Mod Rehab Conversions	125	0	

<b>Additional PRA/PBV TBD:</b>	<b>304</b>	<b>259:</b>	
<i>Milwaukee Avenue Apartments</i>	<i>0</i>	<i>11</i>	<i>New construction, family units in the Avondale community</i>
<i>Jade Garden</i>	<i>0</i>	<i>25</i>	<i>Preservation of affordable family housing in the Chinatown community. An additional 10 units to be delivered in 2017.</i>
<i>Xavier</i>	<i>0</i>	<i>20</i>	<i>New construction, market rate building in the Near North community. An additional 4 units to be delivered in 2017.</i>
<i>Crestwood</i>	<i>0</i>	<i>57</i>	<i>Conversion of one senior housing property in the Austin community from Mod Rehab to PBV.</i>
<i>Hilliard Homes</i>	<i>0</i>	<i>81</i>	<i>Senior housing in the Near South Side community. An additional 81 units to be delivered in 2017.</i>
<i>Presbyterian Homes</i>	<i>0</i>	<i>65</i>	<i>111 family senior units in three buildings in the Lakeview, Rogers Park and Uptown communities. An additional 46 units to be delivered in 2017.</i>
<b>Totals</b>	<b>575</b>	<b>397</b>	Note: 141 additional PBVs to be delivered at unit turnover in PRA properties contracted in 2016.

		2016 Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	2016 Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year
<b>2016 Anticipated Total Number of New Vouchers to be Project-Based</b>	<b>2016 Actual Total Number of New Vouchers that were Project-Based</b>	3,806 HAP 300 AHAP	3,653
575	397	<b>Actual Total Number of Project-Based Vouchers Committed at the End of the FY2016</b>	<b>2016 Actual Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year</b>
		3,480 HAP 39 AHAP	2,833*
*does not include mod rehab units			

**Overview of CHA's Property Rental Assistance (Project-Based Voucher) Program**

Throughout FY2016, CHA continued to expand high-quality affordable housing opportunities in healthy and revitalizing neighborhoods in Chicago for families and individuals on CHA's waiting lists by providing PBV rental subsidies to additional units under the PRA program. CHA continues to market the PRA program to developers and building owners through the ongoing solicitation and continues to accept applications on a rolling basis throughout the year. The following section provides an overview of CHA's project-based voucher initiatives through the Property Rental Assistance (PRA) Program.

City/State PBVs

CHA continues to administer 341 project-based units across three city-state sites under HAP contracts with HUD: Harrison Courts, Loomis Courts, and Lathrop Elderly. These 341 units are located in Chicago and counted toward overall unit delivery progress.

PRA Supportive Housing

Through the PRA Program, CHA provides supportive housing units through partnerships with developers/owners and service providers who provide affordable housing for families and individuals in need of comprehensive supportive services. Target populations include 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.

In FY2016, CHA provided 89 new supportive PBV units under HAP contracts (Access Housing, Milwaukee Avenue Apartments, and 65th Infantry Regiment Veterans Housing). These units are counted toward the unit delivery progress and by the end of FY2016, CHA provided a total of 1,389 supportive housing PBV units counted toward overall unit delivery.

An additional 39 supportive housing units are under an AHAP agreement as of the end of FY2016. Units will be counted towards delivery when the HAP is issued.

Family & Senior (Non-supportive) PRA Housing

CHA provides high-quality affordable housing opportunities to families, seniors and individuals on CHA's waiting lists by providing PBV rental subsidies in non-supportive housing properties under the PRA program. This category also includes unit delivery through Preservation Strategies for existing non-CHA properties with expiring affordability restrictions. Through this strategy, CHA reviews proposals received through the standard PRA selection process and, when selected, CHA ensures long-term affordability through the use of project-based vouchers.

In FY2016, 251 non-supportive family/senior PBV units are expected to be placed under HAP contracts to be counted toward unit delivery. A total of 1,495 non-supportive family/senior housing (non-RHI) PBV units are counted toward CHA's overall unit delivery at the end of FY2016.

It is noted that CHA approved an additional 141 PBVs in buildings where the HAP contract was issued in FY2016. The units will be counted towards delivery at lease turnover and when the HAP is amended.

Regional Housing Initiative

The Regional Housing Initiative (RHI), formed in 2002, is a consortium of seven regional housing authorities (CHA, Housing Authority of Cook County, Housing Authority of Joliet, McHenry County Housing Authority, Lake County Housing Authority, Waukegan Housing Authority and Oak Park Housing Authority) that have pooled project-based vouchers to allocate to competitively selected developments in each housing authority's jurisdiction. Through RHI, property rental assistance is awarded to developers committed to preserving and/or increasing the supply of affordable rental housing and expanding affordable housing options located near employment centers and/or public transportation providing easy access to employment opportunities. RHI is

staffed by the Metropolitan Planning Council (MPC) and works closely with the Illinois Housing Development Authority (IHDA) when reviewing applications that are being considered by IHDA for Low Income Housing Tax Credits.<sup>[1]</sup>

In FY2012, HUD provided \$1 million to fund a three-year pilot program to expand RHI's capacity to increase quality affordable housing options throughout the region near jobs, transit, schools, shopping and other key neighborhood amenities for eligible families on the participating PHAs waiting lists. Under the Pilot, a central referral system was established to assist applicants from each PHA's existing waiting lists who expressed interest in moving to other geographic areas throughout the region. In FY2016, CHA maintained its participation in the RHI Pilot Program in order to offer applicants on the CHA wait lists broader housing alternatives in opportunity areas.

In FY2016, RHI approved 42 PBVs to assist a new construction, veterans supportive housing project is located outside of the City of Chicago. As of the end of FY2016, a total of 198 CHA PBV units were approved for HAP contracts in the region through RHI. Of these, 69 RHI PBV units are under contract in Chicago and are counted toward unit delivery progress (RHI-Chicago) and 129 RHI PBV units are available in the region (RHI-Other).

#### Moderate Rehabilitation Transition to PRA/PBV

CHA has nearly 1,300 units in its Moderate Rehabilitation (Mod Rehab) portfolio. Similar to PRA, Mod Rehab provides property-based rental assistance to low-income households but is governed by separate regulations and is not available to CHA wait list applicants. CHA intends to transition these properties to its PRA/PBV portfolio either through RAD conversions or the standard PRA/PBV selection process. In FY2016, CHA converted 57 Mod Rehab units to PRA/PBV and the units are counted toward unit delivery at the end of FY2016.

#### Summary of PRA/PBV Units Counted Toward Overall Unit Delivery Progress

At the end of FY2016, CHA had a total of 3,351 PBV units in Chicago counted towards unit delivery progress, including 341 city-state units, 1,389 units for target populations, 1,495 family/senior units, 69 RHI-Chicago units, and 57 PRA/PBV units that were transitioned from Mod-Rehab. CHA delivered a total of 397 new PBV units under HAP contracts in Chicago that are counted toward unit delivery, including 89 PBV units for target populations, 251 family/senior PBV units, and 57 PBV units that were transitioned from Mod-Rehab. Additionally, CHA supported the Regional Housing Initiative with 129 RHI-Other PBV vouchers to create units located outside of the City of Chicago.

#### Other Changes to the Housing Stock that Occurred During FY2016

The following section describes changes to CHA's housing stock during FY2016 by category, including Public Housing Units Added, Demolition Activity, Disposition Activity, Long-Term Plan for Offline Units, Additional Capital Maintenance Activity and Additional Redevelopment Activity.

#### **Other Changes to the Housing Stock that Occurred During FY2016**

##### ***Public Housing Units Added***

CHA added a total of 125 new public housing units to the housing stock in FY2016, including 115 units through mixed-income housing redevelopment and 10 units through the Real Estate Acquisition Program.

<sup>[1]</sup> For more information on RHI, see MPC's website at [www.metroplanning.org](http://www.metroplanning.org).

***Demolition Activity***

CHA completed two demolition projects to remove a total of 188 offline units. 182 units were demolished in the Family portfolio at Blocks 15 and 16 of Altgeld Gardens/Philip Murray Homes. Six (6) units were demolished in the Scattered Sites West portfolio at 3605 W. Douglas.

***Disposition Activity***

CHA disposed of a portion of the Henry Horner Superblock to transform the property into a mixed-income development. CHA disposed of its property at Henry Horner Homes for the creation of a Westhaven community park.

***Long-term Plan for Offline Units***

As of the end of FY2016, CHA has 2,359 public housing units across several categories that are currently offline. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible.

***Additional Capital Maintenance Activity***

CHA continued/completed life safety and other capital projects in CHA senior sites, capital projects in scattered sites, as well as modifications at various CHA-owned non-dwelling spaces and family sites.

***Additional Redevelopment Activity***

CHA continued redevelopment planning at several sites and closed several real estate transactions for mixed-income development.

***Public Housing Units Added in FY2016***

In FY2016, CHA added a total of 343 public housing units, including through public housing rehabilitation, mixed-income housing redevelopment and public housing acquisition initiatives. The following section describes those units in more detail.

***Altgeld Gardens/Phillip Murray (IL002002000)***

CHA worked with stakeholders to finalize the master plan for the Altgeld-Murray community, including residential and community facility components, and received approval from IHPA specific to the Section 106 historic preservation process. In FY2016, CHA completed rehabilitation of Blocks 7 and 8, delivering 218 newly renovated units. Of the 218 units, 54 are fully accessible and 42 are adaptable. Additionally, CHA received HUD approval and completed demolition of 182 at Murray Homes.

***Casa Queretaro (IL002165000)***

CHA delivered 15 public housing units at Casa Queretaro, a mixed-income development located at 17<sup>th</sup> Street and Damen Avenue, developed by The Resurrection Project, a not-for-profit community development corporation that serves the Pilsen neighborhood. The development consists of a four-story, 45-unit rental building, including 30 affordable units for households with a range of incomes up to 60% of AMI and 15 public housing units. Of the public housing units, one was fully accessible and 12 are adaptable.

***Parkside IIB Rental (IL002164000)***

CHA delivered the remaining 15 of its 36 public housing units in Phase IIB of the Parkside of Old Town mixed income community, as part of the redevelopment of the former Cabrini Extension North site. This phase included a total of 106 rental units - 36 public housing, 27 affordable and 43 market rate units. Of the 36 public housing units, three were fully accessible and five were adaptable. Parkside Phase IIB also included an exercise room and a community room of approximately 1,214 square feet. The financial transaction closed on June 25, 2014 and the developer began construction in July 2014.

*City Gardens (formerly Maplewood Courts) (IL002168000)*

CHA delivered 25 public housing units at City Gardens, a single phase, mixed-income rental development located on the former Maplewood Courts city/state site and part of the revitalization of the former Rockwell Gardens. City Gardens consists of 76 rental units, including 25 public housing, 30 affordable and 21 market rate units. Of the 25 public housing units, three are fully accessible and ten are adaptable.

*Rosenwald Courts Apartments (IL002166000)*

The restoration of Rosenwald Courts, the historic Michigan Boulevard Apartments located in the Bronzeville community, was completed in FY2016. The City of Chicago, in partnership with private developers, restored this property to provide affordable senior and family housing opportunities. As part of the newly rehabbed property, the CHA created 60 senior units for public housing residents and 60 PBV units through the Property Rental Assistance (PRA) program. Of the public housing units, seven are fully accessible and 20 are adaptable. The project also includes commercial space along 47th St. to help foster local businesses.

*Real Estate Acquisition Program Unit Delivery in FY2016*

CHA launched the Real Estate Acquisition Program (REAP) in FY2013 as a strategy for offsite acquisitions of public housing units using traditional real estate acquisition processes primarily in CHA-designated opportunity areas. Public housing units acquired through this program will be counted toward the overall unit delivery progress once they become available for occupancy; other units will be converted to project-based vouchers. CHA delivered 10 new public housing units through REAP in FY2016, including 6 units at 2138 W. Touhy, 4 units at 438 & 454 W. Oak Street. CHA also acquired 33 units at 1950 W. Devon, 41 at 3801 N. Pine Grove, and 37 at 416 W. Barry; 65 of these units were converted to project-based voucher units in 2016, while the remaining 46 will be converted to project-based voucher units in 2017.

*Demolition Activity in FY2016*

CHA completed two demolition projects to remove a total of 188 offline units. 182 units were demolished in the Family portfolio at Blocks 15 and 16 of Altgeld Gardens/Philip Murray Homes. Six (6) units were demolished in the Scattered Sites West portfolio at 3605 W. Douglas.

*Disposition Activity in FY2016*

The following disposition activity occurred in FY2016. Other disposition activity previously included in the FY2016 MTW Annual Plan may be carried out in FY2017.

IL Number	Development/ Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Description of FY2016 Activity
IL002093000	Henry Horner Superblock	West Lake Street	West Washington Street	South Leavitt	South Damen Avenue	Lease and/or Fee Simple	CHA disposed of a portion of the property to transform the Horner Superblock into a mixed-income development.

IL002093000	Henry Horner Homes	West Lake Street	West Randolph Street	South Damen Avenue	South Seeley	Lease and/or Fee Simple	CHA disposed of its property for the creation of a Westhaven community park.
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### ***Long Term Plan for Offline Units Status***

As of Q4 2016, CHA has 2,359 public housing units across several categories that are currently offline and unavailable for occupancy for HUD-approved reasons. In coordination with HUD, CHA continues to prioritize reducing the number of offline units and making additional units available for occupancy as soon as possible. CHA also provides quarterly status updates directly to HUD and publicly through CHA's website. The following is a summary and status of CHA's long-term strategies to address offline units by category.

#### Units pending redevelopment/planning

A significant number of units are offline due to pending redevelopment plans, primarily at Altgeld Gardens/Murray Homes, Frances Cabrini Rowhouses and Lathrop Homes. CHA is moving forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

#### *Altgeld Gardens/Phillip Murray—262 offline units (IL002002000)*

CHA continues to work with stakeholders to finalize the master plan for the Altgeld-Murray community, including residential and community facility components, and to pursue the ongoing Section 106 historic preservation process. In FY2016, CHA completed rehabilitation of the 218 units at Blocks 7 and 8.

#### *Frances Cabrini Rowhouses – 438 offline units (IL002089000)*

After the selection of development teams for the first phase of the Cabrini Development Zone Plan (DZP) in the first half of FY2017, CHA plans to issue a solicitation for a developer for the Frances Cabrini Rowhouses in compliance with an existing Memorandum of Agreement and Court Order regarding development of this site. CHA has included the 438 offline units at the Frances Cabrini Rowhouses in the proposed demolition plan in the event the development process results in a decision/need to demolish any or all offline units at the Frances Cabrini Rowhouses. in FY2017.

#### *Lathrop Homes – 739 offline units (IL002022000)*

CHA remains committed to delivering 400 units of replacement family public housing units through a combination of historically preserved housing, new housing, retail and other amenities in a mixed-income community. In FY2017, CHA and its development partner plan to close a real estate transaction for the first phase of redevelopment at Lathrop Homes.

#### Units undergoing capital maintenance

This category includes units held offline for ongoing and upcoming maintenance or extensive rehabilitation work across CHA's portfolio. 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 is making strategic investments at several priority properties. These capital investments require that some units in occupied buildings be vacated for construction to occur; however, CHA has committed to holding only the minimum number of units offline for the duration of construction projects and resuming leasing as

soon as feasible when units are completed. While CHA will hold only the minimum number of units offline for construction, major capital projects at larger sites consist of rolling rehabilitation of units and the number of offline units will fluctuate until all current residents in specific properties are housed in newly rehabilitated units.

FY2016, CHA continued or began a total of 9 major capital projects, with one of the projects completed early, in FY2015, and two others completed in FY2016. The following is a summary of major capital projects for FY2016.

FY2016 Major Capital Projects				
IL Number	Project/Site	Construction Start	Units Back Online/Available for Leasing	Project Description
IL002075000	Daniel Hudson Burnham Apartments	July 2015	November 2015	Water infiltration issues. The project was completed early. Offline units came back online in FY2015.
IL002052000, IL002052100	Lincoln Perry Apartments/Annex	October 2013	Q4 2018	Enhanced new life safety features (sprinklers, and interior cameras), replacement of plumbing risers, kitchens, and baths. As of FY2016, CHA has terminated the construction contract with the selected vendor and is exploring options with regard to the remaining work.
IL002084000	Judge Slater Annex	July 2014	November 2016	Enhanced new life safety features (sprinklers, and interior cameras), replacement of plumbing risers, kitchens, and baths
IL002057000	Judge Fisher Apartments	May 2015	May 2017	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), kitchens and baths, and a new heating system
IL002086000	Major Lawrence Apartments	May 2014	May 2017	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens, and baths
IL002078000	Minnie Riperton Apartments	May 2014	December 2017	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of

				plumbing risers, kitchens, and baths
IL002076000	Caroline Hedger Apartments	June 2014	August 2017	Enhanced new life safety features (sprinklers, elevator controls and interior cameras), replacement of plumbing risers, kitchens, baths, and window replacement
IL002002000	Altgeld Gardens Blocks 7 & 8	May 2015	August 2016	Major renovation and gut rehabilitation of 218 units in Blocks 7 & 8. Renovation completed.
Various	General Renovation of Scattered Site Units	September 2013	September 2017	Varies per site; generally complete renovation and minor site work

#### Units pending demolition/disposition

Units in this category are pending demolition or disposition and will not come back online. As of the 4<sup>th</sup> quarter of FY2016, there are 291 units in the approved “demo/dispo” category in PIC.

Development/Site	Offline Units	Status
ABLA	41	Units pending disposition for creation of National Public Housing Museum. CHA anticipates submitting the disposition application to HUD by the close of 2017.
Altgeld Gardens/Murray Homes	244	Units in Blocks 11, 12 and 13 are pending assessment and approval for demolition.
Scattered Sites	6	Six SS Region 4 units were demolished in 2016 and will be removed from PIC in 2017.
<b>Total Pending Disposition/Demolition Activity</b>	<b>291</b>	

#### Units used for non-dwelling purposes

As of 4<sup>th</sup> quarter of FY2016, CHA currently uses only 240 units for non-dwelling purposes. CHA continues to evaluate non-dwelling use of units across its portfolio with the goal of returning units to leasing.

#### ***Additional Capital Maintenance Activity in FY2016***

CHA continued, began or finished the following projects in FY2016:

- Ongoing life safety code compliance projects at various Senior Housing sites.
- Major capital maintenance in CHA’s scattered site properties including renovation of vacant offline units.
- Mechanical, electrical, plumbing, and/or envelope improvements to several senior buildings including Caroline Hedger Apartments (IL002076000), Daniel Burnham Apartments (IL002075000), Judge Slater Annex (IL002084000), Major Lawrence Apartments (IL0020086000, Lincoln Perry Apartments (IL002052000), Lincoln Perry Annex (IL002052100), Minnie Riperton Apartments (IL002078000) and Judge Fisher Apartments (IL002057000).
- General renovation of scattered site properties.
- General renovation of Altgeld Gardens Blocks 7 & 8.
- Demolition of Altgeld Gardens/Philip Murray Homes Blocks 15 & 16.

***Additional Redevelopment/Planning Activity***

***Harold Ickes Homes (IL002016000)***

CHA selected a development team in FY 2015 to redevelop the former Ickes site as a mixed-income, mixed-use development, including public housing and other residential, commercial, institutional, and recreational components. The CHA and its development partner completed master planning activities in FY2016 and the new property will contain a minimum of 244 public housing units. CHA and its development partner plan to close a transaction for the first phase of development in FY2017.

***Oakwood Shores Phase 2B2 (IL# to be assigned upon closing)***

In FY2017, CHA in partnership with a private development partner plans to close a transaction for a new residential development. This phase of development is part of the CHA revitalization effort at the former Ida B. Wells Homes, Darrow Homes, Wells Extension and Madden Park Homes sites. More specifically, it is the residential component of the Quad Communities Arts & Recreation Center development. The CHA is planning to create create approximately 57 new mixed-income housing units, including approximately 19 CHA public housing units.

***Washington Park 45<sup>th</sup> & Cottage Grove (IL002039000)***

In FY2017, CHA plans to close the real estate transaction for Washington Park replacement housing at 45<sup>th</sup> & Cottage Grove. This initial phase of development will create approximately 78 new rental apartments including 21 CHA, 35 affordable and 22 market rate units.

***General Description of Actual Capital Expenditures in FY2016***

General Description of Actual Capital Fund Expenditures During FY2016
<p>CHA’s total FY2016 capital expenditures were \$280.2M.</p> <ul style="list-style-type: none"> <li>• Upgrades and repairs at CHA family properties totaled \$49.9M. Major expenditures at family properties included:                             <ul style="list-style-type: none"> <li>○ \$40.4M of construction unit rehab and renovations at Altgeld Gardens Blocks 7&amp;8, \$7. 3M of ADA requirements and interior/exterior renovations at</li> </ul> </li> </ul>

- scattered sites properties in the North Central, North East and South East regions, and \$2.2M at other family properties.
- Upgrades and repairs at CHA senior buildings totaled \$60.8M. Major expenditures included:
    - Caroline Hedger Apartments had total expenditures of \$23.1M for comprehensive modernization life safety and mechanical/electrical/plumbing (MEP) repairs, façade improvements. Judge Fisher Apartments expenditures totaled \$8.4M for life safety, interior renovations and mechanical/electric/plumbing (MEP) repairs. Lincoln Perry Apartments incurred \$4.6M of expenditures for life safety and interior renovations. Minnie Riperton Apartments incurred \$4.4M of expenditures for life safety, fire sprinkler requirements and interior renovations. Major Lawrence Apartments incurred \$4.0M of expenditures on interior renovations, plumbing systems overhaul and life safety. Judge Slater apartments incurred \$3.6M of expenditures for comprehensive modernization, plumbing systems overhaul and life safety. Armour Square Apartments incurred \$1.4M of expenditures for life safety, heating and air conditioning repairs and common area work. Ella Flagg Young Apartments had total expenditures of \$1.0M for life safety and interior renovations. In addition, expenditures totaling \$10.3M were incurred on various other CHA Senior properties for comprehensive renovations.
  - Major expenditures, including acquisition, predevelopment and construction costs for various properties totaled \$86.5M including \$20.0M at Fannie Emanuel, \$19.4M at Presbyterian Homes, \$14.2M at Sterling, \$8.1M at Clybourn & Division, \$9M at Horner Superblock, \$5.3M at St. Edmund's Oasis, \$3.3M at City Gardens, \$2.8M at Base Camp and 2138 W. Touhy, \$2.2M at Lathrop and \$2.2M at various other projects.
  - \$69.1M of funds were used to establish an escrow for future capital projects at the following six (6) RAD properties: Fannie Emanuel, Henry Horner Superblock, Daniel Burnham, Judge Slater, Caroline Hedger, Minnie Riperton, Lincoln Perry and Robert Lawrence
  - Other/Administrative expenses totaled \$13.9M. Major expenses included:
    - Extra Ordinary Maintenance Contract Costs of \$4.6M for work at various CHA developments, ADA and other repair projects at the Family Investment Center of \$1.5M, Capital Construction, Office of Development Management and Chief of Capital Construction salary, benefits and administrative costs of \$6.8M and \$1.0M used to pay debt service in FY2016

### ***Overview of Other Housing Owned/Managed in FY2016***

CHA does not currently own or manage housing other than federal MTW public housing units and MTW/Non-MTW Housing Choice Vouchers, which includes both tenant-based and project-based (Property Rental Assistance/PRA) programs.

Overview of Other Housing Owned and/or Managed by the PHA at Fiscal Year End		
Housing Program	Total Units	Overview of the Program
N/A	0	N/A
<b>Total Other Housing Owned and/or Managed</b>	<b>0</b>	

**Section II-B: Leasing Information**

*Actual Number of Households Served through Local, Non-traditional Programs in FY2016*

CHA does not currently serve households through local, non-traditional programs and does not have any information to report in this section for FY2016.

Housing Program:	Number of Households Served	
	Planned	Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs	0	0
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs	0	0
Port-In Vouchers (not absorbed)	0	0
<b>Total Projected and Actual Households Served</b>	<b>0</b>	<b>0</b>
	Unit Months Occupied/Leased	
	Planned	Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs	0	0
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs	0	0
Port-In Vouchers (not absorbed)	0	0
<b>Total Projected and Annual Unit Months Occupied/Leased</b>	<b>0</b>	<b>0</b>

	<b>Average Number of Households Served Per Month</b>	<b>Total Number of Households Served During the Year</b>
Households Served through Local Non-Traditional Services Only	0	0

**Reporting Compliance with MTW Statutory Objectives: 75% of Families Assisted are Very Low-Income**

CHA does not currently serve any families through local, non-traditional programs and does not have any information to report in this section for FY2016.

<b>Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income</b>					
<b>Fiscal Year: FY2016</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Total Number of Local, Non-Traditional MTW Households Assisted	0	0	0	0	0
Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0	0	0	0	0
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0	0	0	0	0

**Reporting Compliance with MTW Statutory Objectives: Maintain Comparable Mix**

<b>Reporting Compliance with Statutory MTW Requirements: Maintain Comparable Mix</b>					
<b>Baseline for the Mix of Family Sizes Served</b>					
<b>Family Size:</b>	<b>Occupied Number of Public Housing units by Household Size when PHA Entered MTW</b>	<b>Utilized Number of Section 8 Vouchers by Household Size when PHA Entered MTW</b>	<b>Non-MTW Adjustments to the Distribution of Household Sizes</b>	<b>Baseline Number of Household Sizes to be Maintained</b>	<b>Baseline Percentages of Family Sizes to be Maintained</b>
1 Person	10,778	8,018	N/A	18,796	36.8%
2 Person	3,764	5,919	N/A	9,683	19.0%
3 Person	3,222	5,545	N/A	8,767	17.2%
4 Person	2,583	3,988	N/A	6,571	12.9%
5 Person	1,576	2,151	N/A	3,727	7.3%

6+ Person	1,499	2,023	N/A	3,522	6.9%
Totals	23,422	27,644	N/A	51,066	100.0%

Explanation for Baseline Adjustments to the Distribution of Household Sizes Utilized

N/A

**Mix of Family Sizes Served\***

	1 Person	2 Person	3 Person	4 Person	5 Person	6+ Person	Totals
Baseline Percentages of Household Sizes to be Maintained	36.80%	19.00%	17.20%	12.90%	7.30%	6.90%	100.00%
Number of Households Served by Family Size in FY2016	29,516	13,220	8,245	6,186	2,966	2,659	62,792
Percentages of Households Served by Household Size in FY2016	45.20%	21.05%	13.13%	9.85%	4.72%	4.23%	100.00%
Percentage Change*	22.83%	10.81%	-23.66%	-23.63%	-35.29%	-38.63%	0.00%

Justification and Explanation for Family Size Variations of Over 5% from the Baseline Percentages

Over the past fifteen years, the size of CHA's overall households has decreased. CHA's current household distribution is consistent with 2010 Census data for the Chicago area, which shows higher percentages of 1-, 2-, and 3-person households. In addition to an aging CHA population, the majority of CHA's wait list applicants need a one or two-bedroom unit. The combination of these factors over more than a decade has shifted the distribution by household size.

\*Percentage change is based on the actual percent change, not the change in raw number, which was used in 2015.

**Description of Issues Related to Leasing in FY2016**

In FY2016, given the increase in HCV leasing, CHA continuously monitored the local rental market for available units.

Description of any Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions at FY2016	
Housing Program	Description of Leasing Issues and Solutions
Federal MTW Public Housing Program	Identifying applicants who meet all HUD screening criteria and eligibility requirements is an ongoing leasing issue.
Federal MTW Housing Choice Voucher Program	CHA increased voucher utilization in the Housing Choice Voucher Program in FY 2016 by leasing approximately an additional 1,100 vouchers.

### *Households Transitioned to Self-Sufficiency in FY2016*

CHA is tracking the following metrics to demonstrate households transitioned to self-sufficiency, including metrics associated with relevant approved MTW activities in Section IV. In FY2016, a total of 3,868 CHA households have increased self-sufficiency based on the definitions below.

Number of Households Transitioned To Self-Sufficiency by Fiscal Year End		
Activity Name/#	Number of Households Transitioned	Agency Definition of Self Sufficiency
Biennial Re-exams for HCV (MTW Activity 2006-01)	1,127	Households who move up to a higher AMI category compared to the previous year
Choose to Own Program (MTW Activity 2011-01)	36	Households who purchase a home through CTO
Family Self Sufficiency Program (MTW Activity 2014-01)	80	Participants who graduate from FSS
Public Housing Work Requirement (MTW Activity (2009-02)	2,519 (52% of applicable households)	Households subject to the work requirement in which all adults are compliant
Positive exits from CHA subsidy (This is not associated with an MTW activity as of FY2016.)	215	Public housing households at or above 51% AMI who moved out and HCV participants who terminated their subsidy after six months of zero HAP
<i>Households Duplicated Across Activities/Definitions</i>	109	
<b>ANNUAL TOTAL NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF-SUFFICIENCY</b>	<b>3,868</b>	

### Section II-C: Wait List Information

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

#### *Public Housing Wait Lists*

##### Family Housing (Community-Wide) Wait List

The Family Housing (Community-Wide) Wait List contains adult applicants who are interested in units within CHA's citywide traditional family portfolio. This wait list was opened in late FY2014. In FY2015, 30,000 applicants were selected and placed on the wait list through a random lottery. The list was partially open in FY2016 for demonstration programs.

Scattered Site (Community Area) Wait Lists

The Scattered Site (Community Area) Wait Lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a wait list for each of the 77 community areas in the City of Chicago. In general, these wait lists are opened periodically (for approximately 15-30 days) to maintain an adequate list of applicants. No Scattered Sites (Community Area) Wait Lists opened in FY2016.

Senior Site-Based Wait Lists

The Senior Site-Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior-designated housing developments. CHA's 2015 Senior Designated Housing Plan (SDHP) amendment was released for public comment in late FY2015. There were no changes to the Senior Site-Based Wait List process reflected in the proposed plan, which received Board approval in early FY2016. Therefore, CHA continues to update the designation of each building in accordance with the 2010 SDHP which allows 1) buildings to be designated Reduced Age Buildings (55 yrs and older to be housed) if any building has an occupancy level below 90% for six consecutive months, and 2) buildings to be designated Traditional Buildings (62 years and older to be housed) if any Reduced Age Building reaches 98% occupancy for 12 consecutive months.

The newly-redeveloped Rosenwald Courts opened its site-based wait list in May 2016 for low-income seniors 55 years of age and older earning up to 50% of AMI.

Lake Parc Place Site-Based Wait List

The Lake Parc Place Site-Based Wait List contains applicants interested in units at CHA's Lake Parc Place property who are in the 51-80% Area Median Income (AMI) range. Lake Parc Place's Tenant Selection Plan specifies the property must achieve a balance of households with AMIs of 0-50% and 51-80%. In FY2016, the Lake Parc Place Site-Based Wait List was open for households at 51-80% AMI.

***HCV/PBV Wait List***

In FY2016, CHA continued screening of applicants on the HCV Wait List and, if eligible, offered an opportunity to be housed by becoming a participant in CHA's HCV Program. The HCV Wait List opened in late 2014 and, in early 2015, registered applicants were selected by lottery.

In FY2014, CHA established a separate wait list for the PRA/PBV program. In FY2015, CHA conducted a random lottery and selected 16,000 applicants for the wait list. CHA began planning the development of Senior Site-Based wait lists for the PRA program in FY2015. Planning for Senior Site-Based wait lists was ongoing throughout FY2016.

**Wait List Information at the end of FY2016**

<b>Wait List Information at the end of FY2016</b>				
<b>Housing Program(s)</b>	<b>Wait List Type</b>	<b>Number of Households on Wait List</b>	<b>Wait List Open, Partially Open or Closed</b>	<b>Was the Waitlist Opened during FY2016?</b>

Federal MTW Public Housing Units	Community-Wide (Family Housing)	37,495	Partially Open	Partially Opened for Demonstration Program
Federal MTW Public Housing Units	Program Specific (Scattered Site/Community Area)	8,161	Closed	No
Federal MTW Public Housing Units	Site-Based (Senior)	14,474	Open	Yes
Federal MTW Public Housing Units	Site-Based (Lake Parc Place)	3,844	Open	Yes
Federal MTW Project Based Voucher Program	PRA/ Project- Based Vouchers	15,407	Closed	No
Federal MTW Project Based Voucher Program	Site-Based (Senior PRA)	N/A	N/A	No
Federal MTW Housing Choice Voucher Program	Program Specific (Tenant-Based Vouchers Only)	42,506	Partially Open	Partially Opened for Demonstration Program

**Description of Partially Opened Wait Lists****Community-Wide (Family Housing)**

In FY2016, the Community Wide wait list remained open for the families who meet the eligibility criteria for and are participating in a CHA demonstration program or special initiatives.

**Lake Parc Place Site Based Wait List**

Public housing units at Lake Parc Place are offered through a site-based wait list, in accordance with the Tenant Selection Plan, to achieve a balance of households with Area Median Incomes of 0-50% and 51-80%. IN FY2016, CHA opened the site-based wait list for families within the 51-80% AMI category who require a 1, 2 or 3 bedroom unit.

**HCV Wait List**

In FY2016, the CHA HCV Wait List remained open for the following families:

- a) A family that meets the eligibility criteria for and is participating in a CHA demonstration program or special initiative
- b) A family that is a victim of a federally declared natural disaster affecting the city of Chicago
- c) A family that is an active participant in a Witness Protection Program or State Victim Assistance Program
- d) A family living in a CHA public housing unit which must be rehabilitated to meet ADA/504 requirements and for whom an alternate CHA public housing units 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

***Description of Local, Non-Traditional Program***

This is not applicable.

***Description of Other Wait List Type***

This is not applicable.

***Changes to CHA Wait Lists in FY2016***

In FY2016, CHA implemented a wait list policy change for demonstration programs in Public Housing and HCV. For demonstration programs and special initiatives, applicants that met the individual program criteria were pulled from the existing CHA wait list. In FY2016, applicants on the existing CHA wait list partnered with community organizations for the individual referrals to the demonstration program. Referred applicants who met program requirements were added to the demonstration wait list and were provided a local preference in accordance with the demonstration program for which they qualified. The demonstration wait list will remain open for qualified applicants.

**HCV:**

In FY2016, CHA also made some minor changes to the HCV Waiting List that will be effective in FY2017. The changes include expanding and reorganizing the second preference to incorporate any and all families that meet the criteria for special or emergency circumstances. In addition, CHA has expanded this preference to include homeless families who meet HUD's definition under the HEARTH Act.

Section Three

**PROPOSED MTW  
ACTIVITIES**

3

**Section III: Proposed MTW Activities: HUD Approval Requested**

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

Section Four  
**APPROVED MTW  
ACTIVITIES**

4

## Section IV: Approved MTW Activities: HUD Approval Previously Granted

This section contains information on CHA's proposed/approved MTW activities outlined in the FY2016 annual plan.

### Implemented Activities

The following MTW activities were ongoing in FY2016.

#### MTW Activities Related to Housing/Development

##### *Revitalization of 25,000 Units (2000-01)*

- **Description and Impact:** CHA is committed to the goal of replacing 25,000 housing units as part of the original Plan for Transformation and MTW Agreement obligations. Each year CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA's residents. The impact of this activity is that more affordable housing opportunities are available to low-income residents in Chicago neighborhoods through rehabilitation, redevelopment, acquisition and the use of project-based vouchers.
- **Implementation Year:** FY2000
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2016 Outcome:** CHA delivered a total of 740 housing units in FY2016 as detailed in HC1 and HC2 in the chart below. Overall, CHA did not meet the benchmark of 1,028 total new housing units in FY2016. However, as of year-end 2016 there were 297 additional total units either under construction or in process for acquisition/PRA for a total of 1,037 housing units either delivered or under construction/in process on FY2016. The additional 297 units include the following: 1) 111 units under construction with 66 at Sterling Park, 19 at St. Edmund's Oasis and 26 at Clybourn 1200; 2) 18 units in process for acquisition in March 2017, and 3) 168 PRA units in process with 8 for Access Housing, 4 for Xavier Apartments, 46 for Presbyterian Homes, 39 at The Carling Hotel, and 71 at Hilliard Homes. In addition, CHA did not launch the Sponsor-Based Voucher Program so no units were delivered through this program in FY2016.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Zero units were delivered toward the 25,000 unit goal prior to FY2000.	CHA will deliver 685 new housing units in FY2016 toward the 25,000 unit goal.	522 new housing units were delivered in 2016: 115 PH in mixed income developments, 10 acquisition, & 397 PRA.	CHA did not meet the benchmark.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Zero units were rehabilitated toward the 25,000 unit goal prior to FY2000.	CHA will rehabilitate 218 public housing units and preserve 125 PBV units through Mod Rehab conversions	The projected rehabilitation of 218 public housing units was completed in 2016. No PBV units were delivered	CHA met the 218 unit delivery projection for rehabilitated public housing units, but did not meet the 125 unit

			in FY2016 toward the 25,000 unit goal.	through Mod Rehab conversions in 2016.	benchmark for Mod Rehab conversion.
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- **Data Collection:** CHA tracks the number of public housing units delivered and newly available for occupancy toward the 25,000 unit goal, including units completed through new construction, rehabilitation, and acquisition as well as project-based units under HAP contracts in Chicago.
- **Authorization:** Attachment D, Paragraph 1 and Amendment 3 of CHA's Amended and Restated MTW Agreement in which the 25,000 unit goal addresses the requirement of Section 204(c) (3) (c) of the 1996 Appropriations Act.

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

- **Description and Impact:** 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 public housing units that CHA was able to deliver at mixed-income development sites. The increased reasonable cost limits cover the full cost of public housing units, as originally intended, and increase public housing 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 public housing 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 has determined it no longer needs separate alternative reasonable cost limitations for rehabilitation and redevelopment. CHA instead utilized 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.
- **Implementation Year:** FY2010 (expansion of this activity approved in FY2014)
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2016 Outcome:** In FY2016, seven mixed-income sites which utilized the alternate TDC formula were under construction: Parkside IIB, Casa Queretaro, Rosenwald, Sterling Park, City Gardens, St. Edmund's Oasis, and Clybourn Division.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 additional public housing units made available through use of the alternate TDC formula.	57 additional public housing units are planned for delivery and 69 additional public housing units are planned to be under construction in FY2016 through the use of the	51 public housing units were delivered in 2016 and 19 additional public housing units were under construction in FY 2016 through the use of the alternate TDC formula.	CHA did not meet the benchmark. 51 of the projected 57 units were delivered and 29 of the projected additional 69 units were

			alternate TDC formula.		under construction in 2016.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Eight housing units preserved through use of the alternate TDC formula.	226 housing units are expected to be preserved in FY2016 through use of the alternate TDC formula.	The projected rehabilitation of 218 public housing units was completed in 2016. No PBV units were delivered through Mod Rehab conversions in 2016.	CHA met the 218 unit delivery projection for rehabilitated public housing units, but did not meet the 125 unit benchmark for Mod Rehab conversion.
HC-3: Decrease in Wait List Time	Average applicant time on wait list in months (decrease).	As of FY2013, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	In FY2016, the average wait time for 11,217 applicants on the Public Housing Family Wait List will remain stable at 54 months.	In FY2016, the average wait time for 37,495 applicants on the Public Housing Family Wait decreased to 36.5 months.	CHA exceeded the benchmark.
HC-4: Displacement Prevention	Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Zero households lost assistance or had to move prior to use of the alternate TDC formula.	Zero households will lose assistance or have to move in FY2016 through use of the alternate TDC formula.	Zero households lost assistance or had to move in FY2016 through use of the alternate TDC formula.	CHA met the benchmark
CE-1: Agency Cost Savings	Total cost of task (in dollars).	CHA spent zero dollars through use of the alternate TDC formula prior to implementation.	In FY2016, CHA will use the MTW alternative TDC formula to deliver 57 additional public housing units at a cost of \$16,717,508 and place 69 additional public housing units under construction at a cost of \$23,905,692.	In FY2016, CHA used the MTW alternative TDC formula to deliver 51 additional public housing units at a cost of \$15,476,356 and placed 19 additional public housing units under construction at a cost of \$5,743,731.	CHA did not meet the benchmark.

			In FY2016, CHA estimates a cost of \$62,769,335 for rehabilitation projects using the alternate TDC formula.	In FY2016, CHA had a cost of \$67,679,598 for rehabilitation projects using the alternate TDC formula.	CHA met the benchmark.
Units Planned for FY2016 Delivery that will use MTW TDC			Public housing units without MTW TDC	Additional public housing units with MTW TDC	Total Public Housing Units
Parkside IIB			0	15	15
Casa Queretaro			11	4	15
Rosenwald			37	23	60
City Gardens			16	9	25
Total Units			76	51	115

Additional Developments Planned to be Under Construction in FY2016 using MTW TDC	Public housing units without MTW TDC	Additional public housing units with MTW TDC	Total Public Housing Units
Sterling	53	13	66
Clybourn and Division	21	5	26
St. Edmunds Oasis	18	1	19
Total Units	92	19	111

- **Data Collection:** CHA tracks the additional number of public housing units that can be constructed and delivered toward the 25,000 goal using the alternative cost formula. CHA also tracks the average time on the Public Housing Family Wait List and the cost of the activity. CHA tracks the number of units rehabilitated/preserved through the use of this alternative cost formula.
- **Authorization:** Attachment C, Section C (16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.314 (now 24 C.F.R 905.314). This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market as the cost control measure for quality construction work.

***Expedited Public Housing Unit Acquisition (2015-01)***

- **Description and Impact:** 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. Through this activity, CHA would acquire units and/or buildings without prior HUD approval, provided that CHA certifies that HUD site selection requirements have been met. CHA would also be able to provide a commitment to certain developers before they acquire properties that they intend to sell to CHA after rehabilitation or construction. The units acquired may be condominiums, single-family homes (less than four units), or multifamily buildings containing non-public housing units. Condominium properties with less than 10 dwelling units are excluded from this activity unless CHA acquires all of the dwelling units in the association.

While CHA would ensure that all applicable HUD and other federal requirements are met prior to acquisition, including environmental reviews, CHA would submit appropriate documentation to the local HUD Field Office for subsequent approval. Permitted costs for acquisition and rehabilitation would be within CHA's approved mixed-income total development cost limits using the alternate cost formula previously approved by HUD. Environmental review would be completed by CHA's designated Responsible Entity. This initiative will increase the effectiveness of CHA's efforts to expand the number of available public housing units, including in mixed-income settings, by allowing CHA to take advantage of time-sensitive market opportunities for unit and/or building purchases and by expediting the acquisition process.

- **Implementation Year:** FY2015
- **Statutory Objectives:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **2016 Outcome:** 10 additional housing units were made available to households at or below 80% AMI as a result of CHA's expedited acquisition process.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of CHA's expedited acquisition process.	0 additional public housing units were made available as a result of CHA's expedited acquisition process prior to FY2015.	5 additional public housing units will be made available as a result of this activity in FY2016.	10 additional housing units were made available in FY2016	CHA exceeded the Benchmark
HC-3: Decrease in Wait List Time	Average applicant time on wait list in months as a result of CHA expedited acquisition process.	As of FY2013, 11,313 applicants on the Public Housing Family Wait List have an average wait time of 41 months.	In FY2016, the average wait time for 11,217 applicants on the Public Housing Family Wait List will remain stable at 54 months.	In FY2016, the average wait time for 37,495 applicants on the Public Housing Family Wait decreased to 36.5 months.	CHA exceeded the benchmark.

HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of CHA expedited acquisition process.	0 households were able to move to a better unit and/or neighborhood of opportunity prior to FY2015 as a result of CHA expedited acquisition process.	5 households will be able to move to a better unit and/or neighborhood of as a result of this activity.	In FY2016, 10 households were able to move to a better unit and/or neighborhood of as a result of this activity.	CHA exceeded the benchmark.
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- **Data Collection:** CHA will track the number of additional public housing units made available through the acquisition process. As this activity is implemented, CHA may revise the activity's metrics.
- **Authorization:** Attachment C, Section C(13) of CHA's Amended and Restated MTW Agreement allows acquisition of public housing sites without HUD approval, provided that the agency certifies that HUD site selection requirements have been met. Attachment C, Section B2 of CHA's Amended and Restated MTW Agreement provides that MTW Agencies may make available to Agency Partners (including related entities) the least restrictive regulatory requirements allowable for the implementation of MTW initiatives.

#### MTW Activities Related to Public Housing and HCV/Uniform Housing Policy

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

- **Description and Impact:** . Through the approval of the FY2007 ACOP for public housing and the approval of the FY2008 HCV Administrative Plan, CHA instituted an increase in the minimum rent from \$50 to \$75 for public housing and HCV programs. The \$75 minimum rent was approved in FY2008 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 rent revenue from residents paying the minimum rent.
- **Implementation Year:** FY2009 (public housing and HCV)
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2016 Outcome:** CHA continues to allow public housing and HCV households to pay a minimum rent of \$75, or less if they request a hardship to minimum rent.
- **Hardship Policy:** 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, has not established any additional hardship criteria, and clearly differentiates between temporary and long-term hardships.
  - In FY2016, 244 public housing households had a financial hardship affecting their capacity to pay the minimum rent.
  - In FY2016, 889 HCV participants had a financial hardship affecting minimum rent.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark achieved?
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<p><u>HCV:</u> In FY2008, 5,010 residents were expected to pay \$50 minimum rent for a total annual contribution of \$3,006,000.</p> <p><u>Public housing:</u> In FY2008, 1,524 residents were expected to pay \$50 minimum rent for a total annual contribution of \$914,400.</p>	<p><u>HCV:</u> In FY2016, CHA estimates 7,800 residents will be paying \$75 minimum rent for a total annual contribution of \$7,020,000.</p> <p><u>Public housing:</u> In FY2016, CHA estimates 1,770 residents will be paying \$75 minimum rent for a total annual contribution of \$1,593,000.</p>	<p><u>HCV:</u> In FY2016, 7,901 households paid a minimum rent for a total annual contribution of \$7,110,900.</p> <p><u>Public Housing:</u> In FY2016, 2,830 PH households paid a minimum rent for a total annual contribution of \$1,194,204.</p>	<p><u>HCV:</u> CHA exceeded the benchmark.</p> <p><u>Public housing:</u> CHA exceeded the benchmark.</p>

- Data Collection: CHA tracks Total Tenant Payment (TTP) data to determine the number of residents who contribute \$75 towards rent and those granted hardships.
- Authorization: For public housing, 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 Act and 24 C.F.R.5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A. For HCV, Attachment C, Section D(2)(a) of CHA's Amended and Restated MTW agreement which waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H-I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982.518. These waivers allow CHA to determine the minimum rent amount.

***Choose to Own Homeownership Program for Public Housing and HCV (2011-01)***

- Description and Impact: New income eligibility requirements went into effect on January 1, 2015. CHA has implemented a higher minimum income requirement for eligibility for the Choose to Own Homeownership Program from the current minimum income of \$14,500 to the eligibility requirement of 50% or more of the Area Median Income (AMI). It does not apply to those currently in the program preparing to purchase a home. This change also does not apply to those who are elderly or disabled who enroll in the program.  
In FY2011, CHA expanded the Choose to Own (CTO) Home Ownership Program beyond HCV participants to current CHA public housing residents. Since 2011, 21 public housing residents have purchased a home through CTO. Pre- and post-home ownership education and counseling requirements are an integral component to remain an eligible participant. The overall impact of the Choose to Own program is to increase self-sufficiency and expand housing options through opportunities for home ownership.
- Implementation Year: FY2011 (expansion to public housing), FY2015 (new income eligibility requirement)

- **Statutory Objectives:**
  - 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.
- **2016 Outcome:** In FY2016, the Choose to Own Program had its 500<sup>th</sup> homeowner and went on to exceed that number. CHA has not experienced a negative impact due to eligibility changes to 50% AMI. The program continues to have a steady pipeline of prospective home buyers.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark achieved?
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	0 families enrolled under new income requirements.	In FY2016, 25 families will enroll under new income requirements.	In 2016 60 families enrolled in the program and received services	CHA exceeded the benchmark.
SS-8: Households Transitioned to Self-Sufficiency*	Number of households transitioned to self-sufficiency (increase).	26 families (23 HCV and 3 public housing) purchased a home in FY2012.	In FY2016, 30 families (25 HCV and 5 public housing) purchase homes.	In 2016, 30 HCV families and 6 public housing families purchased homes	CHA exceeded the benchmark.
HC-6: Increase in Homeownership Opportunities	Number of households that purchased a home as a result of the activity (increase).	26 families (23 HCV and 3 public housing) purchased a home in FY2012.	In FY2016, 30 families (25 HCV and 5 public housing) purchase homes.	In 2016, 30 HCV families and 6 public housing families purchased homes	CHA exceeded the benchmark.
*For the SS-8 standard metric tracking, CHA is establishing the purchase of a home through Choose to Own as a definition of self-sufficiency.					

- **Data Collection:** CHA tracks program enrollment and the number of homes purchased by both public housing residents and HCV Program participants.
- **Authorization:** Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Sections 8 (o)(15) and 8(y) of the 1937 Act and 24 C.F.R 982.625 through 982.643.

#### ***Modified Family Self Sufficiency Program for HCV and Public Housing Participants (2014-01)***

- **Description and Impact:** In FY2014, CHA received approval to revise the participation requirements for the Family Self-Sufficiency program for public housing and HCV participants in the following ways:
  - Provide FSS participants with the ability to opt out of the Earned-Income Disregard so that they begin earning escrow more quickly.
  - Terminate participants from the FSS program who are not engaged with the program to open slots for those who are more interested in taking advantage of it. (This will not affect their housing subsidy.) Engagement will be defined as having at least one face-to-face meeting with an FSS coordinator each year.

- Create more stringent education requirements for program participants, including attending three financial literacy sessions each year.
- Require participants to be continuously employed for at least 12 months prior to program completion.

These revisions will remedy several current issues, including existing disincentives to participation due to a short period of time in which to earn escrow, underutilization of the program by participants who are not fully interested in engaging, and lack of financial self-sufficiency of current graduates. The overall goal is to maximize engagement in the FSS program and maximize the benefits of participation for those enrolled in the program. The impact of this activity is that more participants will remain engaged, obtain escrow, and increase consistent employment so they are better prepared for economic self-sufficiency upon graduation.

- **Implementation Year:** FY2014
- **Statutory Objective:** 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.
- **2016 Outcome:** 80 participants graduated from the program in 2016, fewer than was anticipated. However, those in the program continue to reach their goals and accrue more escrow than in previous years. Earnings from wages also increased significantly. 959 participants received services in 2016.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark achieved?
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages among FSS participants was \$8,855 (742 participants).	In FY2016, the average income from wages among FSS participants will remain stable at \$8,800.	In FY2016, the average income from wages among FSS participants were \$10,051 (758 FSS participants*).	CHA achieved the benchmark.
SS-2: Increase in Household Savings	Average amount of savings/escrow of households affected by this policy in dollars (increase).	In FY2013, FSS participants had an average escrow of \$2,819 (742 participants).	In FY2016, the average escrow per FSS participant will remain stable at \$2,800	In FY 2016 the average escrow for FSS participants increased to \$3,450.	CHA achieved the benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category defined as:  Having earned income.	In FY2013, 344 FSS participants had income from wages.	In FY2016, 368 FSS participants will have income from wages.	In FY2016, 375 FSS participants had income from wages.	CHA achieved the benchmark.
		In FY2013, 46% of FSS participants had income from wages.	The percent of FSS participants with income from wages will remain stable at 46% in FY2016.	In FY2016, 375 of 758 FSS participants had income from wages, which is 49%.	CHA achieved the benchmark.
SS-4: Households Removed from TANF	Number of households receiving TANF	In FY2013, 133 FSS participants were receiving TANF.	In FY2016, the number of FSS participants receiving	In FY2016, the number of FSS participants receiving TANF was 109.	CHA achieved the benchmark.

	assistance (decrease).		TANF will remain stable at 208.		
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Approximately 1,000 FSS participants as of 12/31/12.	900 total FSS participants (including 250 new FSS participants) will be enrolled in FY2016.	959 residents participated in FSS (including 252 new enrollments)	CHA achieved the benchmark.
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	<p><b>Public Housing:</b> In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units).</p> <p><b>HCV:</b> In FY2013, the average subsidy per HCV household was \$8,922 (based on 36,679 eligible vouchers).</p>	<p><b>Public Housing:</b> The average subsidy per public housing household is projected to be approximately \$7,400 (based on 17,631 eligible units) in FY2016.</p> <p><b>HCV:</b> The average subsidy per HCV household is projected to be \$9,756 (based on 45,977 HAP vouchers) in FY2106.</p>	<p><b>Public Housing:</b> In FY2016, the average subsidy per public housing household was \$7,740 (based on 21,364 eligible units).</p> <p><b>HCV:</b> In FY2016, the average subsidy per HCV household was \$9,756 (based on 51,821 eligible vouchers – EXCLUDES: VASH, Mod Rehab and Mainstream, Non-MTW Section 8).</p>	CHA did not achieve the benchmark.
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<p><b>Public Housing:</b> In FY2013, public housing FSS participants contributed a total of \$1,006,056 (237 households).</p> <p><b>HCV:</b> In FY2013, HCV FSS participants contributed a total of \$1,831,476 (505 households).</p>	<p><b>Public Housing:</b> In FY2016, the total contribution of public housing FSS participants will remain stable at \$1,235,000 (300 households).</p> <p><b>HCV:</b> In FY2016, the total contribution of HCV FSS participants will remain stable at</p>	<p><b>Public Housing:</b> In FY2016, the total contribution of public housing FSS participants was \$1,173,672 (255 households).</p> <p><b>HCV:</b> In FY2015, the total contribution of HCV FSS participants was \$1,987,176 (503 households).</p>	CHA did not achieve the benchmark.

			\$2,198,000 (550 households).		
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	In FY2012, 109 participants graduated from the FSS program.	150 participants (90% of eligible FSS participants) will graduate from the program in FY2016.	80 participants graduated from the program in FY 2016.	CHA did not achieve the benchmark.
<p>*For SS-3 tracking, CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.  **For SS-8 tracking, CHA is establishing graduation from the FSS program as a definition of self-sufficiency.</p>					

- **Data Collection:** CHA will track the following for FSS program participants: average income from wages and employment status (defined as having income from wages), average escrow accumulation, program enrollment, resident contribution toward rent and yearly graduation totals as a measure of self-sufficiency.
- **Authorization:** Attachment C, Section E of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 23 of the 1937 Housing Act and 24 CFR 984.

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

- **Description and Impact:** CHA proposes to implement a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only 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. In addition, this activity will decrease the re-examination burden for fixed income elderly/disabled households.
- **Implementation Year:** FY2015 (HCV and Public Housing)
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2016 Outcome:**
  - **HCV:** CHA phased in the implementation of this activity during FY2015 and continued to process re-examinations already scheduled and assigned a new date of re-examination (FY2017 for biennial and FY2018 for triennial). The same was done in 2016 reexaminations (2018 for biennial and 2019 for triennial). Therefore, none of the benefits will be seen until 2017 and 2018 is the first year any participants will be on a triennial re-examination schedule.
  - **Public Housing:** CHA implemented biennial and triennial re-examinations for public housing in FY2016. All eligible residents will be placed on biennial or triennial re-examination schedules by the close of FY2017.

Standard Metric	Unit of Measurement	Baseline^	FY 2016 Benchmark	2016 Outcome	Benchmark achieved?
CE-1: Agency Cost Savings	Total cost of task (in dollars).	<p><u>HCV:</u> In FY2013, based on the existing biennial schedule, CHA spent \$269,325 on re-exams for eligible fixed-income elderly/ disabled households (3,591 x \$75).</p> <p><u>Public Housing:</u> In FY2013, CHA spent \$367,800 on annual re-exams for fixed-income elderly/disabled households (4,904 re-exams x \$75).</p>	<p><u>HCV:</u> In FY2016, based on the existing biennial schedule, CHA will spend approximately \$580,000 on re-exams for fixed-income elderly/disabled households (4,000 x \$145).</p> <p><u>Public Housing:</u> In FY2016, CHA will spend approximately \$710,500 on annual re-exams for fixed-income elderly/disabled households (4,900 re-exams x \$145).</p>	<p><u>HCV:</u> CHA received HUD approval in FY2014 to implement triennial re-examination schedules for public housing and HCV fixed income households consisting of only disabled and/or elderly participants. CHA is working to implement this activity. FY2018 is the first year applicable participants will be on a triennial reexamination schedule.</p> <p><u>Public housing:</u> In FY2016, CHA spent approximately \$725,725 on re-exams for fixed-income PH elderly/disabled households (5,005 x \$145).</p>	<p><u>HCV:</u> N/A</p> <p><u>Public Housing:</u> CHA did not meet the benchmark.</p>
CE-2: Staff Time Savings*	Total time to complete the task in staff hours (decrease).	<p><u>HCV:</u> In FY2013, based on the existing biennial schedule, CHA spent 12,569 staff hours on re-exams for eligible fixed-income elderly/ disabled households (3,591 x 3.5 hours).</p> <p><u>Public Housing:</u> In FY2013, CHA spent 17,164 staff hours on annual re-exams for public housing fixed-income disabled/elderly households</p>	<p><u>HCV:</u> In FY2016, based on the existing biennial schedule, CHA will spend approximately 26,000 staff hours on annual re-exams for HCV fixed income disabled/elderly households (4,000 re-exams x 6.5 hours).</p> <p><u>Public Housing:</u> In FY2016, CHA will spend approximately</p>	<p><u>HCV:</u> CHA received HUD approval in FY2014 to implement triennial re-examination schedules for public housing and HCV fixed income households consisting of only disabled and/or elderly participants. CHA is working to implement this activity. FY2018 is the first year applicable participants will be on a triennial reexamination</p>	<p><u>HCV:</u> N/A</p> <p><u>Public Housing:</u> CHA did not meet the benchmark.</p>

		(4,904 re-exams x 3.5 hours).	31,850 staff hours on annual re-exams for public housing fixed-income (4,900 re-exams x 6.5 hours).	schedule.  <u>Public Housing:</u> In FY2016, CHA spent approximately 32,533 on re-exams for fixed-income PH elderly/disabled households (5,005 x 6.5).	
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<u>HCV:</u> In FY2013, based on the existing biennial schedule, eligible fixed-income elderly/disabled households contributed a total of \$11,398,176 (3,591 households).  <u>Public Housing:</u> In FY2013, public housing fixed-income elderly/disabled households contributed a total of \$15,526,368 (4,904 households).	<u>HCV:</u> In FY2016, based on the existing biennial schedule, eligible fixed-income elderly/disabled households will contribute a total of approximately \$12,648,000 (4,000 households).  <u>Public Housing:</u> In FY2016, public housing fixed-income elderly/disabled households will contribute a total of approximately \$15,500,000 (4,900 households).	<u>HCV:</u> CHA received HUD approval in FY2014 to implement triennial re-examination schedules for public housing and HCV fixed income households consisting of only disabled and/or elderly participants. CHA is working to implement this activity. FY2018 is the first year applicable participants will be on a triennial reexamination schedule.  <u>Public housing:</u> In FY2016, CHA PH elderly/disabled households contributed a total of \$16,936,920 (5,005 Households).	<u>HCV:</u> N/A  <u>Public Housing:</u> CHA did not meet the benchmark.
*CHA has updated the staff times for these activities from 3.5 hours to 6.5 hours. The cost per re-examination increased from \$75 to \$145.					

- Data Collection: CHA will track the staff time and cost savings for triennial re-examinations. In FY2014, CHA conducted a new time study and cost analysis for re-examinations. The cost per re-examination increased from \$75 to \$145. The time to conduct a re-examination increased from 3.5 hours to 6.5 hours. The new analyses included itemized costs (direct and indirect) of a random sample population and track costs associated with re-examinations. Itemized costs reviewed included but were not limited to operating expenses, staffing, training, and quality control activities.

- Authorization: For public housing, Attachment C, Section C (4) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of sections 3(a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R 966.4 and 960.257. For HCV, Attachment C, Section D (1)(c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8 (o)(5) of the 1937 Act and 24 CFR 982.516.

#### ***CHA Re-Entry Pilot Program (2014-04)***

- Description and Impact: In FY2014, CHA proposed a Re-entry Pilot Program for up to 50 eligible participants who are:
  - 1) Reuniting with a qualifying family member currently living in CHA traditional public housing (excluding mixed-income sites) or participating in CHA's HCV Program, or
  - 2) On a CHA wait list and meeting eligibility requirements for the program when they are called for screening (in the existing wait list order).

CHA will partner with designated/approved re-entry program provider partners who will identify potential program participants to apply for the program. Eligibility requirements for the program include:

- Participants must have completed a minimum of one year in a re-entry program with one of the Reentry Pilot service providers.
- Participants must be reuniting with spouse, parent, grandparent, sibling or adult child currently in CHA's Public Housing or HCV Program or must be on a CHA wait list.
- Participants with the following convictions are not eligible: murder, attempted murder, terrorism, and any of HUD's mandatory criminal background exclusions including sex offenses and criminal drug activity resulting in eviction (see CHA's HCV Administrative Plan and Public Housing Admissions and Continued Occupancy Policies/ACOP for detailed information).
- Participants must be drug free.

Participants will be required to consent to the requirements of the Re-entry Pilot which will allow CHA to consult with the designated re-entry provider. Heads of Households will also be required to consent to participation and reunification with the participant family member. Participants must meet CHA's work requirement (including those who reunite with an HCV household) and engage in mandatory supportive services by one of the designated/approved re-entry provider partners. Services will include ongoing case management intervention for life skill development, mental health, and employment and training. Participants will sign a conditional lease/agreement for a period of two years with the option to extend for another two years, pending compliance with program requirements. After successful completion of a four-year term, the family may request that the pilot participant be added to their household, with certain ongoing program requirements detailed in the lease/agreement.

- Implementation Year: FY2015
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low-income families.
- 2016 Outcome: Three participants moved into CHA who are enrolled in this program--two in HCV and one in public housing senior. All participants were from CHA's wait list. None of the participants are subject to the work requirement. CHA has more applications in the pipeline; however, all currently are from CHA's wait list and there are no applications requesting to join a household (CHA assumed that joining a household would be a larger distribution of applicants). There are more applicants in the pipeline who have been approved. Some are in housing search currently and those on the public housing wait list are waiting to be screened.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	2016 Benchmark	2016 Outcome	Benchmark achieved?
CE-4: Increase in Resources Leveraged	Amount of funds leveraged in dollars (increase).	Zero funds were leveraged through the re-entry pilot program prior to implementation.	\$35,000 funds leveraged through the re-entry pilot program for services for 10 initial participants in FY2016.	10,500 was leveraged in funds	CHA did not achieve the benchmark.
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages for 54,901 PH and HCV households was \$4,285.	The average income from wages for households with program participants will remain consistent with CHA's average in FY2016.	In FY2016, the average income from wages among reentry participants was \$2,860 (3 participants).	CHA did not achieve the benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category defined as:  Having earned income.	In FY2013, 11,104 of 24,139 "work-able" PH and HCV heads of household had income from wages.  In FY2013, 46% of "work-able" PH and HCV heads of household had income from wages.	The percent of "work-able" heads of household with income from wages, with program participants, will remain consistent with CHA's overall work-able population in FY2016.	As of the end of FY2016, there were no participants in this activity that met the work-able household requirements	N/A
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Zero program participants received services through the re-entry pilot program prior to implementation.	25 initial program participants will receive services through the re-entry pilot program in FY2016.	3 participants had begun to receive services in 2016	CHA did not achieve the benchmark.
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	<u>Public Housing:</u> In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units).  <u>HCV:</u> In FY2013, the average subsidy per HCV household was \$8,922 (based on	<u>Public Housing:</u> The average subsidy per public housing household is projected to be approximately \$7,400 (based on 17,631 eligible units) in FY2016.  <u>HCV:</u> The average subsidy per HCV household is projected to be \$9,756 (based on	<u>Public Housing:</u> In FY2016, the average subsidy per public housing household was \$7,740 (based on 21,364 eligible units).  <u>HCV:</u> In FY2016, the average subsidy per HCV household was	CHA did not achieve the benchmark.

		36,679 eligible vouchers).	45,977 HAP vouchers) in FY2106.	\$9,756 (based on 51,821 eligible vouchers – EXCLUDES: VASH, Mod Rehab and Mainstream, Non-MTW Section 8).	
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<u>Public Housing:</u> In FY2013, PH households contributed a total of \$65,718,276 (17,942 households) at an average of \$3,663 per household per year.  <u>HCV:</u> In FY2013, HCV households contributed a total of \$123,023,928 (36,959 households) at an average of \$3,329 per household per year.	<u>Public Housing:</u> The total contribution of public housing families with program participants will be consistent with CHA's average in FY2016.  <u>HCV:</u> The total contribution of HCV families with program participants will be consistent with CHA's average in FY2016.	<u>Public Housing:</u> Contributions from public housing program participants averaged \$900 for 2016.  <u>HCV:</u> Contributions from voucher participants in this activity averaged \$5,244 for 2016.	<u>Public Housing:</u> There was only 1 PH participant in the program. Benchmark not achieved  <u>HCV:</u> There were 2 HCV participants in the program at the end of 2016 and Benchmark was achieved
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	Zero program participants transitioned from a conditional lease to join the household after four years prior to implementation.	Zero program participants will transition from a conditional lease to join the household in FY2016.	Zero program participants were on a conditional lease	N/A
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Zero program participants moved to CHA housing through the re-entry pilot program prior to implementation.	10 initial program participants will move to CHA housing through the re-entry pilot program in FY2016.	In 2016, CHA had 3 participants move into CHA housing through the pilot re-entry program.	CHA did not achieve the benchmark.
<p>* SS-3 tracking, CHA defines "work-able residents" as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.</p> <p>**For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.</p>					

- Data Collection: CHA, in partnership with re-entry providers, will track the number of program participants, participant compliance with requirements and service participation.
- Authorization: Attachment C, Section B(4) of CHA's Amended and Restated MTW Agreement which allows the development of conditional housing programs and waives certain provisions of Sections 3, 4, 5, 8 and 9 of the 1937 Act and 24 CFR 941, and 960 Subpart B. CHA is authorized to implement conditional program participation agreements and mandatory participation in services as a component of the program.

### ***Biennial Re-examinations for HCV and Public Housing (2006-01/2014-03)***

- Description and Impact: CHA implemented biennial re-examinations for public housing residents to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for public housing in August 2016. This activity decreases in staff time and resources for conducting re-examinations for applicable families. In addition, this activity decreases the re-examination burden for participants who undergo re-examinations on a biennial basis instead of an annual basis. Biennial re-examinations are applicable for those public housing residents who are not on annual or triennial re-examination schedules.<sup>2</sup>  
CHA currently conducts biennial re-examinations for HCV Program participants to review family circumstances, income, assets, expenses, and family composition to establish continued eligibility for the HCV Program. The impact of this activity is a decrease in staff time and resources for conducting re-examinations for applicable families. In addition, this activity decreases the re-examination burden for participants who undergo re-examinations on a biennial basis instead of an annual basis. Biennial re-examinations will be applicable for those HCV households who are not on annual or triennial re-examination schedules.<sup>3</sup>
- Implementation Year: FY2017 for Public Housing, FY2006 for HCV
- Statutory Objective: MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- 2016 Outcome:
  - HCV: In FY2016, CHA conducted 16,100 re-examinations for HCV participants.
  - Public Housing: 1,379 households were transitioned to a biennial re-examination schedule reducing costs by \$494,540 (26.7%).
- Hardship Policy:
  - HCV: If for any reason a participant's income decreases, they will be eligible for an interim re-examination to adjust their rent calculation based on a decrease in income. In FY2016, 4,726 families had an interim re-examination due to a decrease in income.
  - Public Housing: If for any reason a participant's income decreases, they are eligible for an interim re-examination to adjust their rent calculation based on a decrease in income. In FY2016, 2,091 public housing families had interim re-examinations due to decreases in income.
- Standard Metrics:

<sup>2</sup> CHA conducts annual re-examinations for public housing and HCV households participating in the FSS and Choose to Own programs and households in Moderate Rehab properties. CHA is planning to implement triennial re-examinations for fixed-income households with only elderly and/or disabled participants.

<sup>3</sup> CHA conducts annual re-examinations for public housing and HCV households participating in the FSS and Choose to Own programs and households in Moderate Rehab properties. CHA is planning to implement triennial re-examinations for fixed-income households with only elderly and/or disabled participants.

Standard Metric	Unit of Measurement	Baseline^	FY2016 Benchmark	2016 Outcome	Benchmark achieved?
CE-1: Agency Cost Savings	Total cost of task (in dollars).	<p><u>HCV:</u> In FY2013, HCV households who had re-exams, based on a biennial schedule, (14,105 households, or half of the total 28,209 biennial-eligible households) cost approximately \$1,057,875. (14,105 re-exams x \$75).</p> <p><u>Public Housing:</u> In FY2013, annual re-exams for PH households eligible for biennial re-exams cost \$960,075 (12,801 re-exams x \$75).</p>	<p><u>HCV:</u> In FY2016, annual re-exams for applicable HCV participants will cost approximately \$2,247,500 (15,500 re-exams x \$145).</p> <p><u>Public Housing:</u> In FY2016, annual re-exams for PH households eligible for biennial re-exams will cost approximately \$1,850,000 (12,800 re-exams x \$145).</p>	<p><u>HCV:</u> Biennial re-examines for applicable HCV participants cost \$2,334,500 (16,100 re-examines x \$145) in FY 2015.</p> <p><u>Public Housing:</u> In FY2016, annual re-exams for PH households eligible for biennial re-exams cost approximately \$1,355,460 (9,348 re-exams X \$145).</p>	<p><u>HCV:</u> CHA achieved the benchmark.</p> <p><u>Public Housing:</u> CHA did not meet the benchmark.</p>
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	<p><u>HCV:</u> In FY2013, for HCV households who had re-exams, based on a biennial schedule (14,105 households, or half of the total 28,209 biennial-eligible households), CHA spent 49,368 staff hours (14,105 re-exams x 3.5 hours).</p> <p><u>Public Housing:</u> In FY2013, CHA spent 44,804 staff hours on annual re-exams for PH households eligible for biennial re-</p>	<p><u>HCV:</u> In FY2016, CHA will spend 100,750 staff hours on annual re-exams for applicable HCV participants (15,500 re-exams x 6.5 hours).</p> <p><u>Public Housing:</u> In FY2016, CHA will spend 83,000 staff hours on annual re-exams for PH households eligible for biennial re-exams (12,800 re-exams x 6.5 hours).</p>	<p><u>HCV:</u> CHA spent 104,650 staff hours on biennial re-exams (16,100 x 6.5 hours) in FY 2015</p> <p><u>Public Housing:</u> In FY2016, CHA spent 60,762 staff hours on annual re-exams for PH households eligible for biennial re-exams (9,348 re-exams x 6.5 hours).</p>	<p><u>HCV:</u> CHA met the benchmark.</p> <p><u>Public Housing:</u> CHA met the benchmark.</p>

		exams (12,801 x 3.5 hours).			
CE-5: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	<p><u>HCV:</u> In FY2013, HCV households who had re-exams, based on a biennial schedule, contributed a total of \$47,568,930 (14,105 households, or half of the total 28,209 biennial-eligible households).</p> <p><u>Public Housing:</u> In FY2013, public housing households eligible for biennial re-exams contributed a total of \$49,185,852 (12,801 households).</p>	<p><u>HCV:</u> In FY2016, HCV households who had a biennial re-examination contributed a total of \$59,500,000 (15,994 households).</p> <p><u>Public Housing:</u> In FY2016, PH households eligible for biennial re-exams will contribute a total of \$49,000,000 (12,800 households).</p>	<p><u>HCV:</u> In FY2016, HCV households who had a biennial re-examination contributed a total of \$59,500,000 (15,994 households).*</p> <p><u>Public Housing:</u> In FY2016, PH households who had a biennial re-examination contributed a total of \$43,263,792 (10,727 households).*</p>	<p><u>HCV:</u> CHA met the benchmark.</p> <p><u>Public Housing:</u> CHA did not meet the benchmark.</p>
SS-1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	<p><u>HCV:</u> In FY2013, the average income from wages for 18,034 HCV households who had biennial re-exams was \$4,208.</p> <p><u>Public Housing:</u> In FY2013, the average income from wages for public housing households eligible for biennial re-exams was \$5,564. (12,801 households).</p>	<p><u>HCV:</u> In FY2016, the average income from wages for 15,200 HCV households who had biennial re-exams is expected to be \$5,000.</p> <p><u>Public Housing:</u> In FY2016, the average income from wages for 12,800 PH households who are eligible for biennial re-exams, is expected to be \$5,500.</p>	<p><u>HCV:</u> In FY2016, the average income from wages for the 15,994 HCV households who had biennial re-examinations was \$7,100.</p> <p><u>Public Housing:</u> In FY2016, the average income from wages for the 10,727 PH households who had biennial re-examinations was \$7,130.</p>	<p><u>HCV:</u> CHA exceeded the benchmark</p> <p><u>Public Housing:</u> CHA met the benchmark.</p>
SS-3: Increase in Positive Outcomes	Other category:	<p><u>HCV:</u> In FY2013, 3,478 "work-able" HCV</p>	<p><u>HCV:</u> In FY2016, 3,700 "work-able" HCV heads of</p>	<p><u>HCV:</u> In FY2016, 4,094 of 8,064 'work-able'</p>	<p><u>HCV:</u> CHA exceeded the benchmark.</p>

in Employment Status*	Having earned income.	heads of household eligible for biennial re-examinations had income from wages.  <u>HCV:</u> In FY2013, 45% of “work-able” HCV heads of household eligible for biennial re-examinations had income from wages in FY2013.  <u>Public Housing:</u> In FY2013, 2,976 “work-able” public housing heads of household eligible for biennial re-exams had income from wages.  In FY2013, 59% of “work-able” public housing heads of household eligible for biennial re-exams had income from wages.	household are expected to have income from wages.  <u>HCV:</u> In FY2016, 48% of “work-able” HCV heads of household eligible for biennial re-exams are expected to have income from wages.  <u>Public Housing:</u> In FY2016, 3,000 “workable” public housing heads of household eligible for biennial re-exams are expected to have income from wages.  In FY2016, 59% of “workable” public housing heads of household eligible for biennial re-exams are expected to have income from wages.	heads of households who had biennial re-examination had income from wages.  <u>HCV:</u> In FY2016, 51% of ‘work-abled’ heads of households who had biennial re-examinations had income from wages.  <u>Public Housing:</u> In FY2016, 3,146 of 5,722 “work-able” PH heads of households who had biennial reexamination had income from wages  In FY2016, 3 55% of “work-able” PH heads of households who had biennial re-examination had income from wages.	  <u>HCV:</u> CHA met the benchmark.  <u>Public Housing:</u> CHA did not meet the benchmark.
SS-4: Households Removed from Temporary Assistance for Needy Families (TANF)	Number of households receiving TANF assistance (decrease).	In FY2013, 1,538 HCV households (out of 18,034) who had biennial re-examinations were receiving TANF.	<u>HCV:</u> In FY2016, the number of HCV households eligible for biennial re-examinations who receive TANF will remain stable at 1,500.  <u>Public Housing:</u> In FY2016, the number of public housing households eligible for biennial re-examinations	<u>HCV:</u> In FY2016, the number of HCV households with biennial re-examinations who receive TANF was 1,327.  <u>Public Housing:</u> In FY2016, the number of PH households with	<u>HCV:</u> CHA met the benchmark.  <u>Public Housing:</u> CHA met the benchmark.

			who receive TANF will remain stable at 6,300.	biennial re-examinations who receive TANF was 5,334.	
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	In FY2013, 1,374 HCV households (out of 18,034) who had biennial re-examinations moved up at least one AMI category.	<p><u>HCV:</u> In FY2016, 2,200 HCV households (of 15,200 who have biennial re-exams) are expected to move up at least one AMI category.</p> <p><u>Public Housing:</u> In FY2016, 1,000 Public Housing households (out of 12,800) eligible for biennial re-exams are expected to move up at least one AMI category.</p>	<p><u>HCV:</u> In FY2016, 1,127 HCV households (of 15,131 who had biennial re-exams) moved up at least one AMI category.</p> <p><u>Public Housing:</u> In FY2016, 685 PH households (of 10,727 who had biennial reexams) moved up at least one AMI category.</p>	<p><u>HCV:</u> CHA did not meet its benchmark.</p> <p><u>Public Housing:</u> CHA did not meet its benchmark.</p>
<p>^CHA has adjusted baselines for these metrics based on implementation plans for biennial and triennial re-examinations.  *For SS-3 tracking, CHA defines "work-able households" as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.  **For SS-8 tracking, CHA is establishing the movement up to a higher Area Median Income (AMI) category as a definition of self-sufficiency. CHA tracks the following AMI categories: Thriving (above 80% AMI), Stable (51-80% AMI), Safe (31-50% AMI with at least one employed household member), At Risk (0-30% AMI with at least one employed household member) and Crisis (0-50% AMI with zero employed work-able adults in household).</p>					

- **Data Collection:** CHA will track the staff time and cost savings for biennial re-examinations. In addition, CHA will continue to track the following metrics for households eligible for biennial re-examinations: resident contribution toward rent, average income from wages and employment status (defined as "having earned income") for "work-able" heads of household, and those who move up to a higher AMI category as described above. In FY2014, CHA conducted a new time study and cost analysis for re-examinations. The cost per re-examination increased from \$75 to \$145. The time to conduct a re-examination increased from 3.5 hours to 6.5 hours. The new analyses included itemized costs (direct and indirect) of a random sample population and track costs associated with re-examinations. Itemized costs reviewed included but were not limited to operating expenses, staffing, training, and quality control activities.
- **Authorization:** For HCV, Attachment C, Section D (1) (c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o) (5) of the 1937 Act and 24 C.F.R. 982.516. For public housing, Attachment C, Section C (4) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of sections 3(a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R 966.4 and 960.257.

MTW Activities Related to Public Housing  
***Public Housing Work Requirement (2009-02)***

- Description and Impact:** CHA implemented a work requirement in FY2009 as a condition of occupancy across its public housing portfolio. Applicable adult members of public housing households are required to 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. With the BOC approval of the FY2011 ACOP, CHA changed the age range of the work requirement to apply to adult members of public housing households age 18 to age 54, or age 17 and not attending school full time.<sup>4</sup> In addition, upon a third request for Safe Harbor and subsequent requests, CHA now requires residents who seek Safe Harbor for reason of failure to obtain employment to work with their service provider to obtain a workforce assessment and to develop an action plan prior to returning to a property manager. If a resident is seeking Safe Harbor for any other reason (e.g. waiting on SSI determination); this process does not apply. Residents who are approved for Safe Harbor are re-examined every 90 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. CHA provides resources to aid residents in fulfilling the work requirement through case management services and workforce development programs. The impact of the public housing work requirement is a greater number of residents engaged in employment, education, job training, and community service in order to achieve self-sufficiency.
- Implementation Year:** FY2009
- Statutory Objective:** 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.
- 2016 Outcome:** Over the past few years that CHA has implemented a work requirement, the data has remained fairly consistent with 73% being compliant or exempt from the work requirement, 20% in Safe Harbor and 2 % under legal review, and 4% non-compliant. In an effort to increase compliance and move residents from Safe Harbor to compliant, CHA proposed a revision to its work requirement policy which has recently been approved by HUD and CHA will seek to work towards implementation sometime in 2017.
- Hardship Policy:** As described above, residents may request Safe Harbor if they are unable to comply with the work requirement for approved reasons. As of the end of FY2016, 1,689 adults subject to the work requirement were under Safe Harbor. This represents 20% of the population who are subject to the work requirement, which has remained consistent
- Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in dollars (increase).	In FY2013, the average income from wages for households with a "work-able" adult subject to the work requirement was \$11,365 (5,081 households).	The average income from wages for households with program participants will be consistent with CHA's average for public housing households subject to the work requirement in FY2016.	In FY2016, the average income from wages for households with a 'work-able' adult subject to the work requirement was \$12,599 (4,952 households). <sup>^</sup>	CHA met this benchmark.

<sup>4</sup> The original work requirement applied to every adult member of a public housing household, age 18 to age 61 (or age 17 and not attending school full time).

SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	2,347 “work-able” public housing heads of household subject to the work requirement had income from wages in 2008. <hr/> 52.7% of work-able public housing heads of household subject to the work requirement had income from wages in 2008.	The percent of program participant heads of household with income from wages will be consistent with CHA’s average for public housing households subject to the work requirement in FY2016.	In FY2016, 2,509 of 4,337 ‘work-able’ public housing heads of household subject to the work requirement had income from wages.^ <hr/> In FY2016, 58% of “work-able” public housing heads of household subject to the work requirement had income from wages.	<hr/> CHA met this benchmark.  <hr/> CHA met this benchmark.
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	In FY2013, 2,390 “work-able” public housing households with a “work-able” adult subject to the work requirement received TANF.	5 households will be removed from TANF in FY2016.	In FY2016, 2,189 of public households with a “work-able” adult subject to the work requirement received TANF.	CHA exceeded this benchmark.
SS-5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	In FY2013, 4,527 public housing households with a “work-able” adult subject to the work requirement were engaged with service providers through Family Works.	100 households participating in the program will received services in FY2016.	In FY2016, 3,144 (out of 4,967) public housing households with a “work-able” adult subject to the work requirement were engaged with service providers through FamilyWorks.	CHA exceeded this benchmark.
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	In FY2013, the average subsidy per public housing household was \$6,519 (based on 21,417 eligible units).	The average subsidy per public housing household is projected to be approximately \$7,400 (based on 17,631 eligible units) in FY2016.	In FY2016, the average subsidy per public housing household was \$7,740 (based on 21,364 eligible units).	CHA did not meet this benchmark.

SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	In FY2013, public housing households with a “work-able” adult subject to the work requirement contributed a total of \$21,401,844 (5,081 households).	The total contribution of participation households will be consistent with CHA’s average in FY2016.	In FY2016, “workable” public housing households subject to the work requirement contributed a total of \$23,769,564 (5,649 households).	CHA met this benchmark.
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	In FY2012, 52% of households subject to the work requirement (2,246 of 4,350 households) had all adults in compliance.	The number of program participant households subject to the work requirement with all adults in compliance will be consistent with CHA’s average for public housing households subject to the work requirement in FY2016.	In FY2016, 52% of households subject to the work requirement in a ‘work-able’ household (2,519 out of 4,936) had all adults in compliance.	CHA met this benchmark.
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Zero program participants received services prior to implementation of the demonstration program.		Work Requirement for the Mobility Demonstration program has not been approved or implemented in 2016	N/A
<p>*For SS-1 and SS-3 tracking, CHA defines “work-able residents” as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines “employed” based on whether income from wages is recorded in Yardi, CHA’s system of record.</p> <p>**For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.</p>					

- Additional Metrics:**

Additional Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark achieved?
Work Requirement Compliance Status	Number/Percent of residents in each work requirement compliance status (Compliant, Safe Harbor, Exempt, Under Legal, Non-compliant)	As of 12/31/12: 49% (4,149) compliant 27% (2,292) exempt 20% (1,724) Safe Harbor 1% (71) non-compliant 3% (297) under legal	The percentages of residents in each work requirement compliance status will remain stable in FY2016.	As of 12/31/16: 52.4% (4,357) compliant 21.3% (1,772) exempt 20.3% (1,689) Safe Harbor 4.1% (339) non-compliant 2% (164) under legal	CHA met this benchmark.

**Compliant:** Residents who are meeting the work requirement through authorized activities, including employment or other work experience opportunities, school/training participation or volunteer/community service opportunities.

**Exempt:** Residents age 55 or older or those who meet disability/caretaker or other requirements for an exemption.

**Safe Harbor:** Residents who are unable to comply with the work requirement may be eligible for Safe Harbor under certain circumstances, including but not limited to reasonable accommodation, temporary medical conditions, recent employment separation, and other circumstances that present barriers to finding/maintaining employment.

**Non-Compliant:** Non-exempt residents who are not meeting the requirement and are not approved for Safe Harbor.

**Under Legal:** Non-exempt residents who are undergoing eviction proceedings, whether for non-compliance with the work requirement or for any other reason.

\* See Chapter 8 of CHA's *Admissions and Continued Occupancy Policy (ACOP)* for more detail.

- **Data Collection:** CHA tracks work requirement compliance at the time of re-examination. CHA tracks the changes in compliance status each year compared to the previous year. In addition, CHA tracks income and employment outcomes for work-able public housing heads of household as well as contribution toward rent, average subsidy, engagement in services and average time for applicants on the wait list.
- **Authorization:** Attachment D, Paragraph 21 of CHA's Amended and Restated MTW Agreement which gives CHA authority to implement a work requirement as a condition of tenant occupancy in public housing.

#### ***Office of the Ombudsman (2008-01)***

- **Description and Impact:** CHA established the Office of the Ombudsman in FY2008 to address the concerns of public housing residents in mixed-income communities. The Ombudsman 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 Ombudsman holds meetings for public housing residents renting in mixed-income developments by region. Residents and other community members are provided an opportunity to share comments and concerns at these meetings, and comments are collected, responded to, and posted on CHA's website. The impact of this activity is that, by providing designated CHA staff to assist public housing residents in mixed-income communities in resolving any public housing related issues that may arise, residents are able to adapt to their new communities.
- **Implementation Year:** FY2008
- **Statutory Objective:** 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.
- **2016 Outcome:** The Office of the Ombudsman engaged 490 residents in 2016 and worked with several mixed income communities to enhance community well-being. The Office worked to assist residents in resolving issues within their mixed income community with resolution time on average 16 days.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark achieved?
SS-5: Households Assisted by Services that Increase Self-Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	0 residents engaged before the Office of the Ombudsman existed.	275 residents engaged through the Office of the Ombudsman in FY2016.	490 residents engaged the Office of the Ombudsman in 2016	CHA met the benchmark.

- Additional Metrics:

Additional Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark achieved?
Regional meetings to engage residents	Number of meetings held	0 meetings held before the creation of the Office of the Ombudsman.	Minimum of four meetings for mixed-income residents in FY2016.	Office of the Ombudsman held 5 meetings for mixed income residents in 2016	CHA met the benchmark.

- Data Collection: CHA tracks the number of residents engaged through the Office of the Ombudsman, the number of meetings and resident participants, and the posting of meeting notes and responses on CHA's website.
- Authorization: Attachment D, Paragraph 20 of CHA's Amended and Restated MTW Agreement, which waives provisions of 24 CFR 964.18 as well as 24 CFR 964 Subpart B.

### MTW Activities Related to HCV Program

#### ***Exception Payment Standards (2010-02)***

- Description and Impact: In FY2010, CHA received HUD approval to implement exception payment standards that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) for the City of Chicago.<sup>[4]</sup> Following an extensive analysis in FY2014, CHA lowered the limit for exception payment standards to no more than 150% of HUD FMR for all new requests with phase out of existing exception payments that exceed 150% over the next three years.  
Exception payment standards are part of CHA's strategy to expand housing choices for HCV participants through access to Opportunity Areas throughout Chicago. CHA currently defines Opportunity Areas as census tracts with low poverty and low subsidized housing (in addition to some census tracts with low poverty, moderate subsidized housing, and improving community economic characteristics). Approval of exception payment standards is determined on a case-by-case basis. CHA will approve an exception payment standard only in the following cases:
  1. CHA has approved a reasonable accommodation for the family; or
  2. The family is residing in or moving into a CHA-designated Opportunity Area.
  3. The impact of this activity is an increase in housing opportunities in neighborhoods designated as Opportunity Areas that typically may have higher rents.
- Implementation Year: FY2010
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low-income families.
- 2016 Outcome: In FY 2014, CHA conducted an extensive analysis and decided to cap the exception payment standard at 150% of HUD FMR for all new requests. The process to phase the EPS that exceed the cap has started and is expected to be complete by the middle of 2018. CHA continues to use the Mobility Program to provide counseling to voucher holders to assist and encourage residents to move to Opportunity Areas.

<sup>[4]</sup> In FY2010, CHA received approval to implement exception payment standards that may be up to 300% of HUD's Fair Market Rents (FMRs).  
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- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark achieved?
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	In FY2012, 37 households leased in Opportunity Areas with exception payment standards.	In FY2016, 980 households will lease in Opportunity Areas with exception payment standards, including new and existing leases.	In FY2016, 1628 households were leased (including new and existing) in Opportunity Areas with exception payment standards. This also includes families who have since moved out of Opportunity Areas and no longer have exception payment standards.	CHA met the benchmark.

- Data Collection: CHA tracks the number of HCV participants living in CHA-designated Opportunity Areas with exception payment standards.
- Authorization: Attachment C, Section D(2)(a-c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(1-3), 8(o)(7), and 8(o)(10) of the 1937 Act and 24 C.F.R. 982.308, 982.503, 982.507, 982.508, 982.518, and 982.451.

#### MTW Activities Related to HCV Inspection Excellence Program (previously the Owner Excellence Program)

##### ***Owner Excellence - Vacancy Payments (2011-03)***

- Description and Impact: As part of CHA's Inspection Excellence Program (IEP), CHA is authorized to provide a modest vacancy payment to participating owners who re-lease an IEP unit to another HCV participant. CHA will provide vacancy payments to eligible owners upon the execution of a new HAP contract for a re-leased IEP 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. The unit shall be deemed vacant (A) commencing on the first day for which HAP is not paid for the unit following completion of a move out or termination of the lease, and (B) ending on the day preceding the first day for which HAP is paid for such unit based on the execution of a new HAP with CHA.
- Implementation Year: FY2012 (approved FY2011).
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low income families.
- 2016 Outcome: In FY2016, CHA issued vacancy payments to preserve 50 units, a significant decrease from the previous year. The reason for this is that the number of units potentially eligible for this benefit is smaller because of changes made transitioning from the Owner Excellence Program to the Inspection Excellence Program.

- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY 2016 Benchmark	2016 Outcome	Benchmark achieved?
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	9 UEP units preserved through vacancy payments in FY2012.	60 UEP units will be preserved through a vacancy payment in FY2016.	50 units were preserved through a vacancy payment in FY2016.	CHA did not meet the benchmark.

- Data Collection: CHA tracks the number of UEP units preserved in the HCV program through vacancy payments.
- Authorization: Attachment C, Section D(1) (d) of the MTW Agreement which waives certain provisions of Sections 8(o) (9) of the 1937 Act and 24 CFR 982.311.

#### MTW Activities Related to Property Rental Assistance/Project-Based Voucher Program

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

- Description and Impact: 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 Property Rental Assistance 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.
- Implementation Year: FY2008
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low-income families.
- 2016 Outcome:
  - 78 family units were made available due to the opportunity to increase the percent of assisted PBV units above the regulatory limit of 25% per family building.
  - 106 housing units were preserved by exceeding the 25% regulatory limit.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 additional PBV units were made available by exceeding 25% in family PBV properties prior to FY2008.	0 additional PBV units will be made available by exceeding 25% in family PBV properties prior to FY2008.	78 family units were made available by exceeding the 25% regulatory limit.	CHA exceeded the benchmark.

HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0 housing units for low-income households were preserved by exceeding 25% in family PBV properties prior to FY2008.	12 housing units for low-income households will be preserved by exceeding 25% in family PBV properties in FY2016.	106 housing units were preserved by exceeding 25% regulatory limit.	CHA exceeded the benchmark.
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- **Data Collection:** CHA tracks the number of additional PBV units in family properties made available through the flexibility to exceed the 25% limit.
- **Authorization:** Attachment D, Paragraph 6 of CHA's Amended and Restated MTW Agreement which waives Section 8(o)(13)(D)(i) of the 1937 Act and 24 CFR 983.56. This waiver provides CHA with the ability to supply more affordable housing units in family PBV buildings.

#### ***PBV Contract Commitments with 16-30 Year Initial Terms (2011-05)***

- **Description and Impact:** To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA enters into new PRA Program project-based voucher HAP contracts for an initial term between one and 30 years. CHA utilizes MTW authority to enter into contracts that have an initial term of 16-30 years. CHA's relevant contracts include a clause stating that the duration period is pursuant to CHA's MTW authorizations. The impact of this activity is that it will assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing. Through this activity, contracts with an initial term of 16-30 years do not have the 15-year extension option.
- **Implementation Year:** FY2011
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families.
- **2016 Outcome:** 340 PBV units made available with 16-30 year contracts.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 PBV units made available with 16-30 year contracts prior to implementation.	146 PBV units made available with 16-30 year contracts.	340 PBV units made available with 16-30 year contracts.	CHA met the benchmark.
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	0 PBV units preserved with 16-30 year contracts prior to implementation.	0 PBV units preserved with 16-30 year contracts.	106 Units preserved with 16-30 year contracts	CHA met the benchmark.

- **Data Collection:** CHA tracks the number of additional PBV units that are made available through executed HAP contracts with initial terms of 16 to 30 years.
- **Authorization:** Attachment C, Section D (2)(b) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(7) and 8(o)(13) of the 1937 Housing Act and 24 C.F.R. 983 Subpart E.

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

- **Description and Impact:** For the PRA Program, CHA reduces the number of inspections required prior to lease-up of project-based voucher developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers Certificates of Occupancy issued by the City of Chicago as evidence of the property's compliance with Housing Quality Standards. CHA will not perform initial inspections on such units prior to entering into the PRA Housing Assistance Payment (HAP) contracts. The impact of this activity is to reduce costs by reducing the number of 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.
- **Implementation Year:** FY2011
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **2016 Outcome:** In FY2016, CHA spent \$18,156 on initial PRA inspections and 507 staff hours for initial PRA inspections for units that are not new construction or will require substantial rehab.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline^	FY2016 Benchmark	2016 Outcome	Benchmark Achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2011, CHA spent \$5,054 for initial PRA inspections (351 units x \$14.40 per year).	In FY2016, CHA will spend \$19,276 on initial PRA inspections (585 units x \$32.95 per year).	In FY2016, CHA spent \$18,156 on initial PRA inspections (551 units x \$32.95 per year).	CHA exceeded the benchmark.
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2011, 176 hours of staff time were dedicated to initial PRA inspections for new construction and substantial rehab units (351 units x .50 hours).	In FY2016, 538 hours of staff time will be dedicated to initial PRA inspections for new construction and substantial rehab units 585 units x .92 hours).	In FY2016, 507 hours of staff time were dedicated to initial PRA inspections for new construction and substantial rehab units 551 units x .92 hours).	CHA exceeded the benchmark.
^Since the baseline was established, CHA has updated the cost of conducting initial PRA inspections to \$32.95 from \$14.40, and has also updated the estimated inspection time to .92 hours					

- **Data Collection:** CHA estimates the cost of conducting initial PRA inspections per unit is \$32.95. CHA tracks the decrease in costs and staff time associated with accepting Certificates of Occupancy issued by the City of Chicago for initial inspections. CHA currently estimates it takes .92 hours to conduct an inspection.
- **Authorization:** Attachment C, Section D(7)(d)(ii) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(8) of the 1937 Housing Act and 24 C.F.R. 982 Subpart I.

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

- **Description and Impact:** To provide an incentive for participation in CHA's PRA Program and to ensure the long-term viability of newly constructed and substantially rehabilitated properties, CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period. Such an approach is consistent with practices in the affordable housing industry (e.g., initial operating reserve for tax-credit properties, provision of operating subsidy for mixed-finance and public housing properties, and allowable vacancy payments from execution of contract to initial occupancy in the Moderate Rehabilitation Program). These payments allow 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. Payments are contingent on the owner demonstrating compliance with program rules, including taking all feasible actions to fill the vacancies and not rejecting eligible applicants except for good cause acceptable to CHA. Further, CHA does not compensate landlords for units that receive funding from another source.
- **Implementation Year:** FY2012
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low income families.
- **2016 Outcome:** In FY2016, CHA spent approximately \$1,890 in payments during initial occupancy/leasing for new construction and substantially rehabilitated properties. These vacancy payments are equal to 50% of the contract rent for up to the initial 60 days of the vacancy.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark Achieved?
HC-1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0 PBV units made available through vacancy payments during initial leasing prior to the implementation of the activity.	350 PBV units made available through vacancy payments during initial leasing prior to the implementation of the activity.	3 PBV units made available through vacancy payments during initial leasing.	CHA met the benchmark.

- **Data Collection:** CHA tracks the number of PRA developments and number of units that are made available through vacancy payments during initial leasing as well as the associated costs.
- **Authorization:** Amendment No. 6 to CHA's Amended and Restated MTW Agreement which authorizes implementation of approved local, non-traditional activities using MTW funds.

## Not Yet Implemented Activities

### *Mobility Counseling Demonstration Program Work Requirement (2016-02)*

- Description and Impact: In FY2015, CHA designed a Mobility Counseling Demonstration Program for applicants on the public housing waitlist as of December 16, 2014 who have at least one school-aged child under the age of 13. Applicants who consent to participation in the program would move to either a CHA Opportunity or Gautreaux-designated General Area utilizing a tenant-based Housing Choice Voucher. Participants would also agree to participate in mobility counseling services, which include education and information on tenant rights and responsibilities, community tours, and housing search counseling. Further, participants who move with the voucher will receive \$500 towards their move in fee or security deposit. These services are consistent with CHA's existing mobility counseling program. In addition, participants will receive 2 years of follow up services through CHA's FamilyWorks program, including social service supports necessary for obtaining and retaining employment and/or enrollment in education or training programs.

CHA determines eligibility by filtering the existing public housing waitlist and sending outreach letters to potential candidates who have more than one person listed in the household composition. If a candidate does not respond to the outreach letter, they remain on the public housing waitlist. If a candidate does respond to the letter, household eligibility is determined in order to ensure that the household has a least one school-aged child under the age of 13 along with other requirements. If the household is deemed eligible by CHA, they are then referred to participate in a HCV screening and briefing/orientation prior to voucher issuance. Only participants who lease a unit are removed from the public housing wait list. If at any time during the outreach, eligibility and selection process a candidate is deemed ineligible, the household maintains their position on the waitlist.

All Housing Choice Voucher program rules apply. However, since the Mobility Counseling Demonstration Program targets CHA Opportunity Areas, exception payment standards are allowable. Furthermore, participants receive 150-day search time from the time the voucher is issued, rather than requiring participants to request extensions. If a participant is not able to find a unit within the allotted time, they are returned to the public housing waitlist.

Since the target population for the Mobility Counseling Demonstration Program comes from the public housing waitlist, where applicants assume that they will participate in CHA's work requirement activity, CHA is proposing to carry the work requirement over to this population in order to test how a work requirement might work in the HCV program. CHA will utilize the same work requirement policies in effect for public housing, including Safe Harbor. Specifically, Public Housing Work Requirement (2009-02) requires that applicable adult members of public housing 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. Further, in the FY2011 ACOP, CHA changed the age range of the work requirement to apply to adult members of public housing households age 18 to age 54, or age 17 and not attending school full time.

CHA intends to begin implementation of the Mobility Counseling Demonstration Program in FY2015, prior to HUD approval of the work requirement component. Upon HUD approval, all new participants who consent to the program will be subject to CHA's existing work requirement, Public Housing Work Requirement (2009-02). Details of the full work requirement activity can be found on page 33 under that activity.

- Implementation Year: Proposed FY2016
- Statutory Objective: 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.
- 2016 Outcome: CHA has received official approval for this activity in late 2016. Numbers below reflect current program participants (52) who enrolled in the program; however, CHA will not roll this activity out until 2017.

- Hardship Policy: Participants unable to meet CHA's work requirement, who are not exempt, can apply for Safe Harbor which provides relief in 90 day increments while engaging in activities to become compliant.
- Standard Metrics:

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in dollars (increase).	In FY2014, the average income from wages for public housing households with a "work-able" adult subject to the work requirement was \$12,085 (5,051 households).	The average income from wages for households with program participants will be consistent with CHA's average for public housing households subject to the work requirement in FY2016.	In FY2016, the average income from wages among participants were \$11,311 (52 Participants).	CHA did not meet this benchmark.
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	In FY2014, 2,464 (59%) of 4,154 "work-able" public housing heads of household subject to the work requirement had income from wages.	The percent of program participant heads of household with income from wages will be consistent with CHA's average for public housing households subject to the work requirement in FY2016.	In FY2016, 33 participants had income from wages.	
		In FY2014, 59% of "work-able" public housing heads of household subject to the work requirement had income from wages.		In FY2016, 33 of 52 participants had income from wages, which is 63%.	
SS-4: Households Removed from TANF	Number of households receiving TANF assistance (decrease).	Zero program participants were removed from TANF prior to implementation of the demonstration program	5 households will be removed from TANF in FY2016.	In 2016, only 2 participants in this activity received TANF assistance.	CHA did not meet the benchmark.
SS-5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Zero program participants received services prior to implementation of the demonstration program.	100 households participating in the program will received services in FY2016.	62 participants received services in 2016 which is 100%	CHA did not meet the benchmark
SS-6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	In FY2014, the average subsidy per HCV household was \$9,570 based on 39,319 vouchers.	The average subsidy per HCV household is projected to be \$9,756 (based on 45,977 HAP vouchers) in FY2106.	In FY2016, the average subsidy per HCV household was	CHA met the benchmark.

				\$9,756 (based on 51,821 eligible vouchers – EXCLUDES: VASH, Mod Rehab and Mainstream, Non-MTW Section 8).	
SS-7: Increase in Agency Rental Revenue	Rental revenue in dollars (increase).	Zero dollar increase in agency rental revenue prior to implementation of the demonstration program.	The total contribution of participation households will be consistent with CHA's average in FY2016.	Contributions from participants in this activity averaged \$3,852 for 2016.	CHA exceeded the benchmark.
SS-8: Households Transitioned to Self-Sufficiency**	Number of households transitioned to self-sufficiency (increase).	In FY2014, 47% of public housing households subject to the work requirement (2,357 of 5,051) had all adults in compliance.	The number of program participant households subject to the work requirement with all adults in compliance will be consistent with CHA's average for public housing households subject to the work requirement in FY2016.	No mobility demonstration program participants were subject to the work requirement in 2016.	N/A
HC-5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Zero program participants received services prior to implementation of the demonstration program.	100 households will be housed in FY2016.	During 2016, a total of 62 households enrolled in this activity over the course of the yr. ***	CHA did not meet this benchmark.
<p>*For SS-1 and SS-3 tracking, CHA defines "work-able residents" as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.</p> <p>**For SS-8, CHA is establishing households in which all adults are compliant with the work requirement as a definition of self-sufficiency.</p> <p>*** Enrollment total differs from income metric household counts due to participants porting out prior to the end of 2016.</p>					

- Data Collection: CHA tracks work requirement compliance at the time of re-examination. CHA tracks the changes in compliance status each year compared to the previous year. In addition, CHA tracks income and employment outcomes for work-able public housing heads of household as well as contribution toward rent, average subsidy, engagement in services and average time for applicants on the wait list.

- **Authorization:** Attachment C, Section D(3)(b) of CHA's Amended and Restated MTW Agreement which gives CHA authority to implement resident eligibility policies in the HCV program that differ from standard program requirements and regulations. Attachment C, Section D(2)(a) of CHA's Amended and Restated MTW Agreement which gives CHA authorization for the security deposit. Attachment D, Section 21 of CHA's Amended and restated MTW Agreement which gives CHA authorization for the work requirement.

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

- **Description and Impact:** CHA is participating in the Rental Assistance Demonstration (RAD) program and is working to transition more than 10,000 public housing units to Project-Based Vouchers (PBV) through RAD. HUD regulations state that the Earned Income Disregard (EID) policy is only available to residents with disabilities for the Housing Choice Voucher (HCV) program. For public housing sites transitioning to PBV under the RAD program, including RAD PBV transfer of assistance, CHA is proposing to retain the EID policy for residents in RAD PBV units, which will allow any eligible resident, including non-disabled persons, to have the opportunity to utilize EID.  
As of February 2016, 17 households in sites transitioning to RAD PBV have an EID exclusion. CHA is requesting this authorization to prevent undue hardship on current and future working heads of household and families in sites that transition to RAD.
- **Implementation Year:** CHA intends to implement this activity in FY2017.
- **Statutory Objective:** 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.
- **Status Update:** CHA has received official approval for this activity in late 2016. CHA intends to implement this activity in FY2017.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	FY2016 Outcome	Benchmark Achieved?
SS-1: Increase in Household Income*	Average earned income of households affected by this policy in dollars (increase).	In FY2015, the average income from wages for households in RAD PBV sites with a "work-able" adult was \$14,091 (405 households).	In FY2016, the average income from wages for households in RAD PBV sites with a "work-able" adult will remain stable at \$14,000.	As the activity will be implemented in FY2017, there is no outcome to report for FY2016.	N/A
SS-3: Increase in Positive Outcomes in Employment Status*	Other category: Having earned income	154 "work-able" heads of household in RAD PBV sites had income from wages in FY2015. <hr/> 66% of "work-able" heads of household in RAD PBV sites had income from wages in FY2015.	In FY2016, the number of "work-able" heads of household in RAD PBV sites with income from wages will remain stable at 150. <hr/> In FY2016, the percent of "work-able" heads of household in RAD sites with income from wages will remain stable at 66%.	As the activity will be implemented in FY2017, there is no outcome to report for FY2016.	N/A

\*For SS-1 and SS-3 tracking, CHA defines "work-able residents" as those age 18 to 54 who are not receiving SSI, SSDI or a pension. CHA defines "employed" based on whether income from wages is recorded in Yardi, CHA's system of record.

- **Data Collection:** CHA tracks EID participation at the time of re-examination. CHA will track income and employment outcomes for work-able heads of household in RAD PBV sites.
- **Authorization:** Attachment C, Section D(2)(a) of CHA's Amended and Restated MTW Agreement which allows CHA to adopt policies to calculate the tenant portion of the rent that differ from current Housing Choice Voucher (HCV) program requirements.

***Uniform Physical Condition Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program (2016-04)***

- **Description and Impact:** As a participant in the RAD program, CHA is evaluating administrative processes to better streamline the agency's role as Contract Administrator for the program. One primary responsibility of the Contract Administrator is to conduct inspections to ensure RAD PBV units and buildings meet HUD standards. For RAD and the Housing Choice Voucher (HCV) Program, HUD requires Housing Quality Standard (HQS) inspections. CHA is requesting authorization to continue utilizing public housing Uniform Physical Condition Standards (UPCS) for inspections in CHA public housing properties/units transitioning to PBV properties under the RAD program, including RAD PBV transfer of assistance sites. CHA is proposing to retain the UPCS inspection criterion because it is considered a more stringent set of standards for inspections when compared to HQS, therefore ensuring a better housing product. In addition, CHA anticipates this activity will be cost effective.
- **Implementation Year:** CHA intends to implement this activity in FY2017.
- **Statutory Objective:** MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- **Status Update:** CHA has received official approval for this activity in late 2016. CHA intends to implement this activity in FY2017.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	2016 Outcome	Benchmark achieved?
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2015, CHA spent \$113,067 on inspections in sites transitioning to RAD PBV.	CHA is unable to provide a benchmark for FY2016 due to an evaluation of how inspections are conducted which will result in changes in FY2016. CHA will report the actual FY2016 cost of inspections for sites transitioning to RAD PBV in the FY2016 MTW Annual Report.	As the activity will be implemented in FY2017, there is no outcome to report for FY2016.	N/A

- **Data Collection:** CHA will track the cost of inspections for RAD PBV sites.
- **Authorization:** Attachment C, Sections D(5) and D(7)(d) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(8) of the 1937 Housing Act and 24 C.F.R. 982 Subpart I.

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

- **Description and Impact:** In an effort to retain consistent housing quality and services across the RAD portfolio of PBV properties, CHA is requesting authorization to exceed the Fair Market Rent (FMR) cap of 110% for RAD PBV properties (under current standard Project-Based Voucher rules), as needed to retain the subsidy level CHA currently receives for properties. FMR is one of three criteria used to set initial contract rents under the RAD program – the other two criteria are current subsidy levels and reasonable (market) rents; the lower of the three applies.

CHA has conducted an initial contract rent analysis using the aforementioned criteria. Of the 33 senior properties analyzed, nine were negatively impacted by the 110% of FMR cap imposed by current PBV rules. CHA is proposing that a cap up to 120% of FMR is necessary for certain properties to retain current subsidy levels.

CHA has made a commitment to, at minimum, retain existing services and property maintenance at the level residents experience today. The increase of the cap from 110% to 120% of FMR would better safeguard the impacted CHA communities against a reduction in funds that could impact operations, service levels, and appropriate capital investments. As RAD was designed by HUD to be a budget-neutral program to preserve subsidized housing, the requested flexibility would allow CHA to retain current subsidy levels and maintain current standards for operating RAD PBV sites. Further, the requested increase to up to 120% of FMR is consistent with the rent cap for RAD Project-Based Rental Assistance (PBRA) properties.

- **Implementation Year:** proposed FY2016. CHA intends to implement this activity in FY2017.
- **Statutory Objective:** MTW Statutory Objective I: Increase housing choices for low-income families.
- **Status Update:** CHA has received official approval for this activity in late 2016. CHA intends to implement this activity in FY2017.
- **Standard Metrics:**

Standard Metric	Unit of Measurement	Baseline	FY2016 Benchmark	FY2016 Outcome	Benchmark achieved?
HC-2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	In FY2015, 2,242 dwelling units were available in nine properties transitioning to RAD PBV that may require an increased FMR threshold to maintain current standards for property operations.	In FY2016, a minimum of 2,242 dwelling units will be available in nine properties transitioning to RAD PBV that may require an increased FMR threshold to maintain current standards for property operations.	As the activity will be implemented in FY2017, there is no outcome to report for FY2016.	N/A

- **Data Collection:** CHA will track the number of available dwelling units in applicable RAD PBV sites.
- **Authorization:** Attachment C, Section D(2)(a) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(1-3), 8(o)(10), and 8(o)(13(H-I)) of the 1937 Act and 24 C.F.R. 982.508, 982.503, and 982.518.

## FY2016 Implemented MTW Activities

## Housing and Development

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2000-01	Revitalization of 25,000 Units	CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents.	Increase Housing Options	Attachment D, Paragraph 1 and MTW Agreement, Amendment 3
2010-01	Reasonable Cost Formula and Methodologies for Redevelopment and Rehabilitation	HUD approved the reasonable cost formula for redevelopment in FY2010. Through an amendment to the FY2014 MTW Annual Plan, CHA received approval to utilize the FY2010 reasonable cost formula for both redevelopment and rehabilitation projects in the future.	Increase Housing Options	Attachment C, Section C(16)
2015-01	Expedited Public Housing Unit Acquisition	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.	Increase Housing Options	Attachment C, Section C(13) and Attachment C, Section B2

## Public Housing and HCV

MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2009-01	\$75 Minimum Rent for Public Housing and HCV Programs	CHA increased the minimum rent from \$50 to \$75 in FY2009.	Reduce Costs and Cost Effectiveness	Attachment C, Section C(11) and Attachment C, Section D(2)
2011-01	Choose to Own Homeownership Program for Public Housing and HCV	CHA expanded the Choose to Own (CTO) Home Ownership Program beyond HCV participants to current CHA public housing residents.	Increase Housing Options Self-Sufficiency	Attachment D, Paragraph 21
2014-01	Modified Family Self-Sufficiency Program for HCV and Public Housing Participants	CHA received approval to revise the participation requirements for the Family Self-Sufficiency program for public housing and HCV participants	Self-Sufficiency	Attachment C, Section E

## Section IV: Approved MTW Activities

2014-02	Triennial Re-examinations for Households with only Elderly-Disabled Participants and Fixed Income for HCV and Public Housing	CHA is implementing a streamlined triennial re-examination schedule for public housing and HCV fixed income households consisting of only elderly and/or disabled participants	Reduce Costs and Cost Effectiveness	Attachment C, Section C(4) and Attachment C, Section D(1)(c)
2014-04	CHA Re-Entry Pilot Program	CHA received HUD approval to implement a Re-entry Pilot Program for up to 50 eligible participants in CHA traditional public housing or CHA's HCV program.	Increase Housing Options	Attachment C, Section B(4)
2016-02	Mobility Counseling Demonstration Program Work Requirement	CHA will implement a work requirement for applicants who consent to participation in the Mobility Counseling Demonstration Program and move to either a CHA Opportunity Area or Gautreaux-designated General Area utilizing a tenant-based Housing Choice Voucher.	Self-Sufficiency	Attachment C, Section D(3)(b)
2006-01 2004-03	Biennial Re-examination for HCV and Public Housing	CHA is implementing biennial re-examinations for public housing residents and will continue to implement biennial re-examinations for HCV program participants.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(1)(c) and Section C(4)
<b>Public Housing</b>				
<b>MTW Activity Number</b>	<b>Ongoing MTW Activity</b>	<b>Description</b>	<b>Statutory Objective</b>	<b>Authorization</b>
2009-02	Public Housing Work Requirement	CHA implemented a work requirement across CHA's public housing portfolio. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.	Self-Sufficiency	Attachment D, Paragraph 21
2008-01	Office of the Ombudsman	The Office of Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership.	Self-Sufficiency	Attachment D, Paragraph 20
<b>HCV</b>				
<b>MTW Activity Number</b>	<b>Ongoing MTW Activity</b>	<b>Description</b>	<b>Statutory Objective</b>	<b>Authorization</b>

2010-02	Exception Payment Standards	CHA is authorized to apply exception payment standards that may be up to 300% of HUD's published Fair Market Rents (FMRs) for the City of Chicago in order to increase housing options in opportunity areas throughout Chicago.	Increase Housing Options	Attachment C, Section D(2)
2011-03	Owner Excellence-Vacancy Payments	As part of the HCV Owner Excellence Program, CHA may provide a modest vacancy payment to eligible owners participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.	Increase Housing Options	Attachment C, Section D(1)
<b>PRA/PBV</b>				
<b>MTW Activity Number</b>	<b>Ongoing MTW Activity</b>	<b>Description</b>	<b>Statutory Objective</b>	<b>Authorization</b>
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
2011-05	PBV Contract Commitments with 16-30 Year Initial Terms	To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 16 and 30 years.	Increase Housing Options	Attachment C, Section D(2)
2011-06	Acceptance of City Certificates of Occupancy for Initial PRA Inspections	CHA is authorized to accept the issuance of Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards for initial PRA inspections.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(7)
2011-08	Payments During Initial Occupancy/Leasing - New Construction and Substantially Rehabilitated Properties	CHA provides vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period in order 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

**FY2016 Not Yet Implemented MTW Activities****Public Housing and HCV**

<b>MTW Activity Number</b>	<b>Ongoing MTW Activity</b>	<b>Description</b>	<b>Statutory Objective</b>	<b>Authorization</b>
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2016-02	Mobility Counseling Demonstration Program Work Requirement	CHA will implement a work requirement for applicants who consent to participation in the Mobility Counseling Demonstration Program and move to either a CHA Opportunity or Gautreaux-designated General Area utilizing a tenant-based Housing Choice Voucher.	Self-Sufficiency	Attachment C, Section D(3)(b)
2016-03	Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Programs within the RAD Program.	CHA will retain the public housing EID policy for residents in properties transitioning to RAD PBV.	Self-Sufficiency	Attachment C, Section D(7)(d)
2016-04	Uniform Physical Condition Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program.	CHA will continue utilizing UPSC for inspections in properties transitioning to RAD PBV.	Reduce Costs and Cost Effectiveness	Attachment C, Section D(7)(d)
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)

### Activities on Hold

The following MTW activities were on hold for FY2016.

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

- Description and Impact: As part of the HCV Owner Excellence Program, and for units with a UEP designation only, CHA is authorized to approve tenancy for a unit that passed inspection within the previous 90 calendar days without conducting a new inspection for each Request for Tenancy

Approval [RTA] received. The purpose of this activity is to provide incentives to retain high quality owners and units, to continue to provide viable housing options for HCV participants.

- Implementation Year: FY2012 (approved FY2011)
- Statutory Objective: MTW Statutory Objective I: Increase housing choices for low income families.
- 2016 Outcome: In response to a low number of units qualifying for this benefit, it was placed on hold as of June 2015. After re-evaluating, CHA reinstated the activity in the FY2017 MTW Annual Plan.

## Closed Out Activities

The following activities were closed out by CHA in FY2016 and will no longer be implemented.

### *Two-Year Requirement for PBV Participant Transition to Housing Choice Voucher (2011-07)*

- Description and Impact: Under the PRA program, CHA reduced the turnovers in project-based voucher developments by allowing families only to receive a Housing Choice Voucher after two years of occupancy rather than one year, except for tenants currently residing in a supportive housing unit. Supportive housing units are exempt from the two-year tenancy requirement in cases where families who graduate from their supportive services program(s) before two years wish to move to traditional family housing. In those cases, the family was issued a tenant-based voucher and the unit would become available for another family in need of supportive services.
- Implementation Year: FY2011
- Statutory Objective: MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- Status Update: In FY2016, CHA closed out this MTW activity and transition to the one-year requirement per standard regulations.
- Final Outcomes: CHA closed out this MTW activity and transitioned to the one-year tenancy requirement per HUD standard regulations.

Standard Metric	Unit of Measurement	Baseline	FY2011 Outcomes	FY2012 Outcomes	FY2013 Outcomes	FY2014 Outcomes	2015 Outcomes	2016 Outcomes	Final Outcome
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2010, CHA spent \$567 (1 transfer x \$567) to transfer tenants from PBV units to tenant-based vouchers in 2010.	N/A- this was prior to the new reporting requirements	N/A- this was prior to the new reporting requirements	In FY2013, CHA spent \$0 to transfer tenants for PBV units to tenant-based vouchers within 1-2 years of initial occupancy.	In FY2014, CHA spent zero dollars to transfer tenants from non-supportive PBV units to tenant-based vouchers	In FY2015, CHA spent zero dollars to transfer tenants from non-supportive PBV units to tenant-based vouchers.	In FY2016, CHA spent zero dollars to transfer tenants from non-supportive PBV units to tenant-based vouchers.	CHA transitioned to the one-year tenancy requirement per HUD standard regulations.

CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2010, CHA spent 10.5 staff hours (1 transfer x 10.5 staff hours per transfer) to transfer tenants from PBV units to tenant-based vouchers.	N/A- this was prior to the new reporting requirements	N/A- this was prior to the new reporting requirements	In FY2013, CHA spent 0 staff hours to transfer tenants from PBV units to tenant-based vouchers within 1-2 years of initial occupancy.	In FY2014, CHA spent zero staff hours to transfer tenants from non-supportive PBV units to tenant-based vouchers.	In FY2015, CHA spent zero staff hours to transfer tenants from non-supportive PBV units to tenant-based vouchers.	In FY2016, CHA spent zero staff hours to transfer tenants from non-supportive PBV units to tenant-based vouchers.	Not applicable. CHA transitioned to the one-year tenancy requirement per HUD standard regulations.
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- Lessons Learned: CHA transitioned to the one year tenancy requirement to align with HUD standard regulations.
- Authorization: Attachment C, Section D (7) of CHA's Amended and Restated MTW Agreement which waives certain provisions of 24 CFR 983.

***Authorization of Qualified PRA Owners/Property Managers to Perform Initial Eligibility Determinations and Re-examinations (2011-04)***

- Description and Impact: CHA has authority to train and certify qualified owners, as defined by CHA, in the Property Rental Assistance (PRA) Program to perform initial tenant eligibility determinations and re-examinations of PBV participants. CHA will require the owners to enter re-examination and initial eligibility data into CHA's systems of record for transmission to HUD PIC, will monitor owner performance monthly, and will perform comprehensive quality control reviews. However, CHA will continue to monitor EIV for income verification and participating owners will not be granted access to this function. The anticipated impact of this activity is to reduce costs, to minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.
- Implementation Year: FY2012 (approved FY2011)
- Statutory Objective: MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.
- Status update: CHA closed out the activity in FY2016.
- 2016 Outcome: The activity was in conflict with existing contractual agreements with a third party vendor providing the same or similar services.

Standard Metric	Unit of Measurement	Baseline	FY2011 Outcomes	FY2012 Outcomes	FY2013 Outcomes	FY2014 Outcomes	2015 Outcomes	2016 Outcomes
CE-1: Agency Cost Savings	Total cost of task in dollars (decrease).	In FY2012, CHA spent \$1,081,356 for PRA initial eligibility determinations and re-examinations prior to	N/A- this was prior to the new reporting requirements.	N/A- this was prior to the new reporting requirements.	In FY2013 CHA spent \$558,168 (1,319 units x \$445.92) for PRA initial eligibility determinations	<u>Initial Eligibility Determinations</u> : In FY2014, CHA spent \$527,350 on initial eligibility determinations for PRA. This includes	N/A- the activity was on hold in 2015.	N/A- CHA closed out the activity in 2016.

		implementation (2,425 units x \$445.92).			re-examinations.	\$224,688 (604 new admission units X \$372) plus \$302,662.50 (525 new units x \$576.50 new admission fee). CHA did not pay a new admission fee for 79 units.  <u>Re-examinations:</u> In FY2014, CHA spent \$19,375 on re-examinations for PRA (625 re-examinations X \$31).		
CE-2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	In FY2012, 8,488 hours of staff time were dedicated to PRA initial eligibility determinations and re-examinations prior to implementation (2,425 units x 3.5 hours).	N/A- this was prior to the new reporting requirements.	N/A- this was prior to the new reporting requirements.	In FY2013, 4,616 hours of staff time were dedicated to PRA initial eligibility determinations and re-examinations (1,319 units x 3.5 hours).	In FY2014, CHA spent 13,832 hours of staff time for PRA initial eligibility determinations and re-examinations for all PRA units (2,128 units x 6.5 hours). CHA did not save staff time through this activity.	N/A- the activity was on hold in 2015.	N/A- CHA closed out the activity in 2016.

- Lessons Learned: The activity was in conflict with existing contractual agreements with a third party vendor providing the same or similar services.
- Authorization: Attachment C, Section D (1)(a), (1)(c), and 3(b) of CHA's Amended and Restated MTW Agreement, which waive certain provisions of Sections of 8(o)(5) and 8(o)(7) of the 1937 Act and 24 C.F.R. 982.162, 24 C.F.R. 982.516, and 982 subpart E.

Section Five  
**MTW SOURCES  
AND USES OF  
FUNDS**

5

**Section V: MTW Sources and Uses of Funds**

**Section V-A: Sources and Uses of MTW Funds**

***Actual Sources and Uses of MTW Funds***

CHA will submit FY2016 unaudited financial information by the due date of February 28, 2017. CHA’s FY2016 audited information will be submitted by the due date of September 30, 2017.

***Activities that Used Only MTW Single-Fund Flexibility***

The following section describes CHA’s use of MTW single-fund flexibility.

Describe the Activities that Used Only MTW Single Fund Flexibility
<p>The table below outlines CHA’s use of the MTW single fund for FY2016, with expenditures by category. (This includes reserve expenditures of \$107.5M.)</p> <p>CHA continues to use single fund flexibility by designing and/or continuing to implement local MTW activities as described in Section I.</p> <p>CHA uses capital dollars as well as Section 8 MTW Block Vouchers from the single fund to support ongoing revitalization activities. Section II describes capital expenditures and specific development and capital activities for FY2016.</p> <p>Through the use of MTW funds, CHA also continues to implement numerous resident service 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 below section.)</p>

**THE CHICAGO HOUSING AUTHORITY  
USE of MTW SINGLE FUND  
FY2016 ANNUAL REPORT**

	<u><b>FY2016 ACTUALS</b></u>
<b>CENTRAL OFFICE</b>	<b>\$ 40,265,413</b>
<b><u>HOUSING</u></b>	
Housing Choice Voucher	468,688,223
Asset Mgmt	161,569,665
Resident Services	37,731,712
Housing Administration	434,956
<b>TOTAL HOUSING</b>	<b>668,424,556</b>
<b><u>CAPITAL</u></b>	
Capital Repairs and Improvements	239,441,595
Capital Development	2,276,812
Capital Administration	3,264,791
<b>TOTAL CAPITAL</b>	<b>244,983,198</b>
<b>DEBT SERVICE</b>	<b>1,016,116</b>
<b>TOTAL USES</b>	<b>\$ 954,689,283</b>

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, CHA provides relocation notices to families impacted by building closures or consolidation and makes move-related payments. Additionally, residents are offered pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services and support for residents in managing their household and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating.

## Section V-A: Sources and Uses of MTW Funds

### *Activities that Used Only MTW Single-Fund Flexibility*

#### 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, CHA provides relocation notices to families impacted by building closures or consolidation and makes move-related payments. Additionally, residents are offered pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services and support for residents in managing their household and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating. In 2016, there were 14 moves associated with relocation. In addition, 86% of the families awaiting their right of return engaged in services.

#### Support Services for Families

CHA currently offers public housing families living in CHA properties or temporarily utilizing a Housing Choice Voucher a variety of case management and workforce development services, as well as select services to other HCV residents. These services focus on four main goals, each with measurable outcomes, including permanent housing choices, lease compliance, and employment preparation, placement and retention. A summary of the services planned for 2016 is below.

#### *Increasing Economic Independence:*

- **Transition counseling.** Assistance for families to overcome social and emotional barriers to leaving subsidized housing.
- **Housing locator assistance.** Help finding appropriate, affordable housing in the private or affordable market for families transitioning off of subsidy or moving to an Opportunity Area.
- **Choose to Own homeownership program.** Financial assistance toward the mortgage payment, pre- and post-purchase homebuyer education, credit counseling and other services to help families navigate the home-buying process.
- **Family Self-Sufficiency program.** Focused assistance in reaching self-sufficiency goals, including escrow accumulation.

#### *Projected FY2016 Outcomes:*

- 30 families will purchase a home through the CHA Choose to Own homeownership program.
- 65% of participants in the Family Self-Sufficiency program will accumulate escrow.

#### *FY2016 Outcomes:*

- *36 families purchased a home through the Choose to Own program, with a program total of 516 throughout the 14 years the program has been in existence. 115 participants have assumed their own mortgage.*
- *The average escrow amount earned from graduates was \$6,300.*

*Increasing Earning Power:*

**Employment placements.** Job readiness training to prepare residents for work; assistance finding a job; follow-up to foster, promote, and enhance job retention.

- **Transitional Jobs.** Time-limited, subsidized jobs with a training component to help residents transition to permanent employment.
- **Employment readiness and placement for youth.** Starting in elementary school, career exploration programming. For older youth, job readiness training and summer placements with ongoing support.
- **Section 3.** Assist residents with registration in the new Section 3 database in order to apply for posted positions with CHA contractors.

*Projected FY2016 Outcomes:*

- 2,000 residents will be connected to new or better jobs.
- At least 2,000 youth will be engaged in paid summer opportunities.

*FY2016 Outcomes:*

- 1,518 adults were connected to new or better jobs
- 79.7% of residents employed have been retained in a job for a year
- 64% of work able residents were employed
- 2,956 youth were engaged in paid summer opportunities, earning about \$2.9 Million dollars

*Developing Academic Achievement:*

- **Connections to education.** Coaching and support in accessing post-secondary education, including at the City Colleges of Chicago, where residents can attend at no cost after financial aid.
- **Scholarships.** CHA offers scholarships in amounts of \$1,000 and \$2,500 for youth and adults attending college.
- **Academic enrichment for youth.** Programs for middle school and high school aged youth to expand academic skills and prevent summer learning loss with the goal of preparing youth for college or other post-secondary education.

*Projected FY2016 Outcomes:*

- More than 600 residents will attend the City Colleges of Chicago.
- At least 220 youth and adults will receive CHA college scholarships.

*FY2016 Outcomes:*

- About 637 residents attended City Colleges of Chicago through CHA's Partners in Education program, among 7,538 who were enrolled in a post-secondary institution
- 230 CHA college bound youth and adults received a CHA scholarship
- 44 families enrolled in a pilot home visiting program for families with children 0-3 that combines early education and clinical services.

*Increasing Stability and Quality of Life:*

- **Recreational programming for youth.** Sports, wellness and arts programs for youth starting at age six, including through the Chicago Park District, as well as special events throughout the year.
- **Lease violation referrals.** Assistance for families referred by their property manager to help them address lease violation issues.
- **Right of Return outreach.** Outreach and assistance for 10/1/99 families who still need to satisfy their Right of Return under the Relocation Rights Contract.
- **Clinical mental health services.** Individual and group counseling for any resident who needs it.
- **Victim Assistance.** Referral to counseling services and, if appropriate, relocation for residents who have been victims of violent crimes or trauma and who need to move for safety reasons.
- **Health initiatives.** Opportunities with CHA partners to address specific health issues such as asthma and cardiovascular health. For seniors, exercise and dance classes, health seminars, frail and emergency well-being checks, and crisis intervention.
- **Social events for seniors.** On-site, regional and city-wide activities such as clubs, classes, field trips and music events.
- **Assessments and outreach for seniors.** Ongoing one-on-one contact with seniors to identify and address issues and engage them in activities.
- **Senior referrals.** Connections to outside resources, such as assistance getting benefits, housekeeping services and transportation assistance. Many services are provided by the City of Chicago’s Department of Family and Support Services (DFSS).

*Projected FY2016 Outcomes:*

- 7,000 youth will be engaged in out-of-school-time programming.
- 80% of lease compliance referrals will be resolved.
- 190,000 Golden Diner and 90,000 Summer Food meals will be served to seniors and youth.
- Percent of families with Right of Return outstanding will be maintained at 5%.
- Regional senior music fests and the Senior Holiday Luncheon will engage more than 2,000 seniors.

*FY2016 Outcomes:*

- More than 8,200 youth engaged in out-of-school time programming
- When measuring lease compliance data between Q1 and Q4 of 2016, 79% remained lease compliant
- 226,263 and 83,382 meals were served to seniors and youth respectively.
- Families with a Right of Return decreased to 3.2%
- Events for seniors engaged more than 6,564 senior residents

**Section V-B: Local Asset Management Plan**

**Local Asset Management Plan**

Has the PHA allocated costs within statute during the plan year?  
 Has the PHA implemented a local asset management plan (LAMP)?

No
Yes

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. It shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

Yes
-----

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:

- 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.

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.

Section Six  
**ADMINISTRATIVE**



## Section VI: Administrative

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

*Description of any HUD reviews, audits or physical inspection issues that require the agency to take action to review the issue.*

This section is not applicable.

### *Results of PHA-Directed Evaluations of the Demonstration*

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

### *Certification of Compliance with MTW Statutory Requirements*

FY2016 MTW Annual Report  
Section VI: Administrative

**Certification of Compliance with MTW Statutory Requirements:  
Composition of Households Served**

Chicago Housing Authority  
Applicant Name

Moving to Work Demonstration Program  
Program/Activity Receiving Federal Funding

The undersigned certifies that:

- (1) At least 75 percent of the families assisted by CHA are very low-income families;
- (2) CHA continued to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
- (3) CHA maintained a comparable mix of families (by family size) served, as would have been provided had the amounts not been used under the demonstration.

Eugene E. Jones, Jr.  
Name of Authorized Official

Chief Executive Officer  
Title

[Signature]  
Signature

3/29/17  
Date



Chicago Housing Authority  
60 E. Van Buren  
Chicago, IL 60605  
312-742-8500  
www.thecha.org

# APPENDICES



## **Appendices**

### ***CHA Local Asset Management Plan***

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

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

The local asset management program incorporates the following key components:

- Implementation of project-based management – CHA has decentralized property operations to each property by contracting with professional private management companies. These private management companies manage the day-to-day operations in accordance with HUD public housing requirements and are overseen by CHA’s 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 OMB Circular A-87

### **Program Principles**

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

- Costs incurred are deemed reasonable and consistent with the amended 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. CHA is in keeping with 24 CFR 990 and uses property level management, accounting, and budgeting and has established a Central Office Cost Center (COCC).

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

- Executive Offices
- Internal Audit
- Legal Services
- Office of the Inspector General
- Finance
- Administration
- Property Office
- Capital Construction and Development
- Housing Choice Voucher
- Resident Services

**CHA Cost Objectives Under MTW**

As a Moving to Work Demonstration program agency, the 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:

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

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

**Financial Reporting**

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

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

# Certification for Drug-Free Workplace

## Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name  
**Chicago Housing Authority**

Program/Activity Receiving Federal Grant Funding  
**Public Housing and Housing Choice Voucher Programs**

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: **Kimberly Ross** Title: **Director, Human Resources**

Signature: *Kimberly Ross* Date: **February 17, 2017**

form HUD-50070 (3/98) ref Handbooks 7417.1, 7475.13, 7485.1 & 3

If an investigation confirms violation of the policy has occurred, the CHA will take corrective action. These measures may include, but are not limited to, written warning, counseling, oral reprimand, suspension, or dismissal of the employee engaging in such misconduct. A record of such disciplinary actions will be placed in the employee's personnel file.

### CONFIDENTIALITY

Complaints of harassment, investigation of complaints of harassment, and any corrective action taken in response will be kept confidential to the extent possible.

### NO RETALIATION

The CHA forbids any reprisal or retaliation against an employee for filing a good faith complaint of harassment or for supporting or assisting, in good faith, another employee in pursuing a complaint, or filing a discrimination charge. Anyone experiencing or witnessing any conduct he or she believes to be retaliatory should immediately report it to any of the individuals named above. The CHA will not retaliate or discriminate against any employee for exercising any rights under this policy. Retaliation is a violation of this policy.

### American with Disabilities (ADA)

The CHA is committed to complying fully with the Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act of 1973, and all other state, federal and local laws ensuring equal opportunity in employment for qualified persons with disabilities. We continually review our hiring and selection procedures to assure they are consistent with equal opportunity, and it is our policy to fully explore reasonable accommodations in accordance with the law to enable disabled individuals to safely and effectively perform their jobs. This policy is neither exhaustive nor exclusive.

Reasonable accommodation is available to all disabled employees, where their disability affects the performance of job functions. All employment decisions are based on the merits of the situation in accordance with defined criteria, not the disability of the individual.

The CHA is also committed to not discriminating against any qualified employees or applicants because they are related to or associated with a person with a disability. The CHA will follow any state or local law that provides individuals with disabilities greater protection than the ADA.

### Drug Free Environment

The CHA is a Drug Free Work Place and its Policy on drug and alcohol use is one of "Zero Tolerance." Employees must not appear for work with the presence of alcohol or under the influence of alcohol or illegal non-prescribed drugs in their systems. Employees are prohibited from possessing alcohol or illegal non-prescription drugs. Employees who take prescribed drugs that affect their cognitive abilities should not report to work and should use appropriate leaves. Employees who violate this Policy will be terminated.

Employees are required to participate in drug and alcohol testing at a CHA designated testing facilities in the following circumstances:

1. Upon the CHA's making a conditional offer of employment.
2. Upon re-employment or return from any period of continuous absence of thirty (30) calendar days or more.
3. In instances where the employee has been involved in an automobile accident during the course of employment, regardless of whether the automobile is a CHA vehicle or the employee's vehicle and regardless of whether the employee is injured, the employee must submit to a medical evaluation which includes drug and alcohol testing as immediately after the accident as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
4. In instances where the employee has suffered an alleged accident, regardless of whether the employee is injured or not, the employee must submit to a medical evaluation which includes drug and alcohol testing immediately after the accident or as soon as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
5. In instances where the employee's supervisor has a reasonable suspicion that, the employee is at work under the influence of drugs and/or alcohol.

Employees who occupy safety sensitive positions will be subject to random or periodic drug testing.



The CHA drug and alcohol testing vendors are N.I.D.A. accredited. Drug and alcohol test results are confidential and are not disclosed to third parties by the CHA, except upon express written authorization of the employee or as required by law. Employees who submit to drug and alcohol testing described above and whose test results show a positive result will be terminated. Employees who refuse to cooperate in the testing process will be terminated. Employees whose test results are positive may elect to have the sample re-tested at a different N.I.D.A. accredited laboratory at the employee's cost. Arrangements for re-testing must be made through the Director of Human Resources.

The CHA is committed to being a drug-free, healthful, and safe workplace. You are required to come to work in a mental and physical condition that will allow you to perform your job satisfactorily.

Under the Drug-Free Workplace Act, if you perform work for a government contract or grant, you must notify the CHA if you have a criminal conviction for drug-related activity that happened at work. You must make the report within five (5) days of the conviction.

If you have questions about this policy or issues related to drug or alcohol use at work, you can raise your concerns with your supervisor or the Human Resources Department without fear of reprisal.

**Immigration Law Compliance**

The CHA is committed to complying with the immigration laws that require we employ only citizens and others who are authorized to work in the United States. The CHA does not, however, discriminate on the basis of national origin.

In compliance with the Immigration Reform and Control Act of 1986, each new employee, as a condition of employment, must complete the Employment Eligibility Form I-9 and present documentation that establishes identity and employment eligibility. Former employees who are rehired must also complete the form if they have not completed an I-9 with the CHA within the past three (3) years, or if their previous I-9 is no longer retained or valid.

Employees may raise questions or complaints about immigration law compliance without fear of reprisal.

**Relationships in the Workplace**

When relatives or persons involved in a dating relationship work in the same area of an organization, it may cause problems at work. In addition to claims of favoritism and morale issues, personal conflicts from outside can sometimes carry over to work.

For this policy, we define a relative as any person who is related to you by blood or marriage, or whose relationship with you is similar to that of a relative. We define a dating relationship as a relationship that might reasonably be expected to lead to a consensual "romantic" relationship. This policy applies to all employees regardless of their gender or sexual orientation.

Our policy is that an employee may not directly work for a relative or supervise a relative. We also discourage a person in a dating relationship to supervise or to report for that person. The CHA also reserves the right to take quick action if an actual or potential conflict of interest arises involving relatives or persons involved in a dating relationship who are in positions at any level (higher or lower) in the same line of authority that may affect the review of employment decisions.

If two employees become relatives, or start a dating relationship and one of them supervises the other, the acting supervisor is required to tell management about the relationship. The two employees are to decide which one of them is to be transferred to another available position. If they do not make that decision within thirty (30) calendar days, the CHA will decide who to transfer or, if necessary, terminate.

There may also be situations when there is a conflict or the potential for conflict due to employee relationships, even if there is no direct reporting or authority involved. In that case, we may reassign or terminate his/her employment. If you are in a close personal relationship with another employee, we ask that you avoid displays of affection or excessive personal conversation at work.

CHA Sites for Work Performance:

- Chicago Housing Authority**
- 1. 60 E. Van Buren St  
Chicago, IL 60605
- 2. **Charles Hayes Family Investment Center**  
4859 S. Wabash Ave  
Chicago, IL 60615
- HCV Satellite Offices**
- Southwest Regional
- 3. 10 W. 35<sup>th</sup> St, 5<sup>th</sup> Fl  
Chicago, IL 60616
- West Regional
- 4. 2750 W. Roosevelt Rd  
Chicago, IL 60608

BOC Resolution



March 21, 2017

Item No. 4

FY2016 MTW Annual Report

Recommendation

The Chief Executive Officer (CEO) recommends that the Board of Commissioners of the Chicago Housing Authority approve the FY2016 Moving to Work (MTW) Annual Report and authorize the CEO to submit the report to the United States Department of Housing and Urban Development for approval.

Background

Submission of the FY2016 MTW Annual Report fulfills CHA's annual MTW reporting requirements and supports CHA's goal of successful continued compliance with the obligations of HUD's MTW Demonstration Program.

CHA and HUD signed the original MTW Agreement on February 6, 2000, which allowed CHA to implement the original Plan for Transformation. CHA's Amended and Restated MTW Agreement with HUD was fully executed on June 26, 2008, which extended CHA's participation in the MTW Demonstration Program through FY2018. On April 14, 2016, HUD extended the MTW Agreement through 2028.

As part of the MTW Agreement, CHA is required to submit an Annual Report to HUD, due 90 days after the end of the fiscal year. The FY2016 Annual Report provides information necessary for HUD to assess CHA's performance in FY2016 in its operations, as well as activities authorized by the MTW Demonstration Program.

In May 2013, HUD issued a revised Form 50900 (Attachment B to the Amended and Restated MTW Agreement) which outlines the requirements for the content of MTW Annual Plans/Reports and for tracking the impact of MTW activities. CHA continues to work with HUD to ensure compliance with Form 50900.

The Board action recommended in this item complies in all material respects with applicable Chicago Housing Authority board policies and applicable federal (HUD) regulations.

Respectfully Submitted:

Jenny Hoyle
Director, Strategic Management and Partnerships

RESOLUTION NO. 2017-CHA-34

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated March 21, 2017 requesting approval of the FY2016 MTW Annual Report, attached hereto;

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

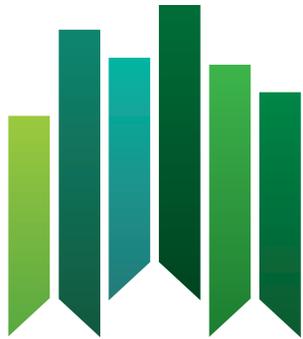
THAT, The Board of Commissioners hereby approves the FY2016 Moving to Work Annual Report and authorizes the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, This approval of the FY2016 MTW Annual Report supersedes any and all conflicting language found in prior CHA MTW Annual Reports;

THAT, The Board of Commissioners grants authorization to submit the FY2016 MTW Annual Report to the U.S. Department of Housing and Urban Development upon Board approval. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.



Eugene E. Jones, Jr.
Chief Executive Officer
Chicago Housing Authority



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**BOARD OF COMMISSIONERS**