

Exception Payment Standards for Accessible Units

In an effort to expand housing opportunities for HCV participants with disabilities, CHA has implemented an Exception Payment Standard policy for accessible units. An Exception Payment Standard is an increased amount of subsidy (up to 250%), which offers HCV participants, who meet specific criteria, the opportunity to rent units previously outside of their affordability range.

Qualification Criteria

To qualify for an Exception Payment Standard, a member of the HCV participant household must have a verifiable disability, and the unit’s accessibility features must assist them in managing their disability.

Approval Process

To have an Exception Payment Standard applied to the rent calculations, the participant must first identify either: a unit with the necessary accessibility features or a unit where accessible modifications will be made. Approval for an Exception Payment Standard follows one of three processes:

The unit has existing accessibility features that meet the participant’s needs <i>(Move Only)</i>	The property owner renovates the unit to meet the participant’s needs <i>(Move or Rent Increase)</i>	The participant utilizes the HomeMod Fund to renovate the unit <i>(Move or Rent Increase)</i>
Participant submits a Reasonable Accommodation for Exception Payment Standard		Participant submits a Reasonable Accommodation for Exception Payment Standard and HomeMod Fund
Property owner submits the Request for Tenancy Approval Packet	Property owner submits the Request for Tenancy Approval Packet (new unit) or a Rent Increase Request (current unit)	
CHA reviews/approves the Reasonable Accommodation request and screens the property owner for eligibility		
N/A	Property owner submits renovation plans, checklists and photos to CHA	Participant submits HomeMod project application to MOPD
	Renovations made to unit according to project specifications	
	3rd Party inspector verifies renovations; property owner submits post-renovation documents to CHA	MOPD inspector verifies renovations; MOPD submits post-renovation documents to CHA
CHA conducts a HQS Inspection to verify that the unit is in safe, decent and sanitary condition		
CHA calculates the rent offer using the Exception Payment Standard		

A Note on Rent Offers

CHA determines rent offers by choosing the lowest of three amounts: the property owner’s asking rent, the market rent (as determined by a rent reasonableness study of comparable units) and the participant’s affordable rent (the participant’s income plus CHA’s subsidy, or Payment Standard). While an Exception Payment Standard increases the participant’s affordable rent, the market rent is dependent on the rental amount of comparable units. In order to generate an accurate market rent amount for an accessible unit, CHA may expand its selection criteria for comparable accessible units on a case-by-case basis. However, CHA cannot make an above-market offer.

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CHA

CHICAGO HOUSING
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ACCESSIBLE

units are in high demand

Does your rental unit have accessibility features?

Did you know CHA may be able to help?

When rented to HCV participants with a verified disability, accessible units may qualify for additional subsidy!

High-demand accessibility features include:

Ramps | Porch or Stair Lifts | Widened Doorways

Comfort-Height Toilets | Roll-In Showers | Grab Bars or Rails

Zero-Step Entry or Room Transitions

This initiative is applicable only to the Housing Choice Voucher (HCV) Program and is managed by CHA's HCV Fair Housing Department in partnership with the Chicago Mayor's Office for People with Disabilities. See back for more details.