



Chicago Housing Authority Demonstration Program and Special Initiatives Overview

In accordance with the Admissions and Continued Occupancy Policy (ACOP) for Public Housing and the Housing Choice Voucher Administrative Plan, CHA operates a number of demonstration programs and special initiatives that provide subsidized housing for a special population of people in need.

For demonstration programs and special initiatives, applicants that meet the individual program criteria are pulled from the existing CHA wait list, although these programs and initiatives may have different eligibility criteria for applicants compared to CHA's standard criteria. If there are no applicants eligible for a specific program or initiative on the wait list, then applicants may be generated by referral from various community organizations or other government agencies. Referred applicants who meet program requirements are added to the wait list and are provided a local preference in accordance with the demonstration program for which they qualify.

This overview describes CHA's current demonstration programs and special initiatives. CHA may update this document from time to time, as CHA amends, terminates, or develops programs/initiatives. The current demonstration programs and special initiatives describe here are:

New: Approved by the CHA Board of Commissioners, August 2015

- Sponsor Based voucher program for Transition Aged Youth (50 SBV)
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Approved by the CHA Board of Commissioners, February 2015

- Matched Unit Mobility Counseling Program (up to 218 over four years)

Approved by the CHA Board of Commissioners, November 2014

- Re-Entry Program (50 participants total over a two year period)

Approved by the CHA Board of Commissioners, August 2014

- Moving On Demonstration Program (50 vouchers each year for 2015 and 2016)
- Housing Choice Voucher Deinstitutionalization Initiative (200 tenant-based vouchers, 140-200 project-based vouchers)
- Access Living Family Voucher Initiative (~190 vouchers annually)

Transition Aged Youth Demonstration Program (Approved August 2015)

Overview

Transition Aged Youth is defined as youth transitioning out of foster care or juvenile detention facilities, youth have run away from home or dropped out of school, and youth with disabilities. These youth, aged 18-24 experience a number of challenges on their path to a successful adulthood, including securing access to safe, decent and affordable housing.

The Transition Aged Youth Demonstration Program will utilize 50 vouchers in the Sponsor Based Voucher Program to house youth who are not part of CHA's waitlist and who are currently being served by Homeless Youth Services providers. Through this demonstration program, CHA invites social service agencies to participate in its Sponsor Based Voucher program, a subset of the Property Rental Assistance program that enable entities to master lease units from owners in order to house low income individual and families who require supportive services.

Purpose Why was this program created?

To provide access to housing for Transition Aged Youth ages 18-24 who need access to or must maintain access to safe, decent and affordable housing. Youth serving agencies are often limited on the duration someone can remain in transitional housing as well as wanting to ensure that youth remain on a path of independence. These youth also have a demonstrated need to continue to engage with a social service provider, in this case, a Sponsor Agency.

Eligibility Who can participate?

Youth must be between the ages of 18-24. As this is part of the Sponsor Based Voucher Program, the eligibility criteria will be defined as sponsor agencies submit applications for approval.

Selection How are potential participants selected?

Each applicant agency will define how their participants will be selected for participation and evaluated as part of their application to CHA.

Housing Where and how will CHA house participants?

Participants will be housed in the private market using a Housing Choice Voucher through CHA's Sponsor Based Voucher Program, a subset of the Property Rental Assistance Program.

This demonstration program is not for Public Housing.

Responsibilities What do participants have to do?

Participants will engage in supportive services with their Sponsor Agency and must comply with their lease and with all HCV requirements as outlined in the CHA's Administrative Plan.

Timeline When will the program take place?

Program implementation will begin after approval from CHA Board until 50 vouchers are utilized.

Match Unit Mobility Counseling Program (Approved February 2015)

Overview

This Match Unit Mobility Counseling Demonstration Program will allow individuals from the Public Housing Wait List (as of December 2014) to self-select to participate in receiving a housing choice voucher to move to an Opportunity or General Area. Individuals who are uninterested in moving to the defined areas would be returned to the public housing wait list. Participants will receive mobility counseling through the existing mobility counseling contractor and post move services through the regional FamilyWorks provider for a period up to two years. This demonstration will match units to units being rehabbed at Altgeld Gardens up to 218 over four years or longer if the development process is limited or interrupted.

New CHA acquisitions or PRA units that are in opportunity or general areas will count towards the overall number of 218, which may decrease the number participating in the mobility counseling demonstration.

While CHA anticipates meeting the matched unit agreement in four years, the timing will be contingent upon: 1) the number of vouchers that CHA has available; 2) any delays or interruption in CHA redevelopment activities at Altgeld Gardens through actions such as court filing or failure to reach agreement on section 106; or 3) any currently unknown situations that would impact the redevelopment.

Purpose Why was this program created?

As a condition of rehabbing units at Altgeld Gardens in blocks 7 & 8, CHA has agreed to match units in general or opportunity areas. CHA is also interested in using the Mobility Counseling program to further evaluate mobility counseling services.

Eligibility Who can participate?

- Families with at least one child on the public housing wait list who self-select to participate in the demonstration as a result of a special invitation and consent. The consent will indicate that that in order to receive the voucher they must move to an opportunity or general area. Those who are unwilling to consent will be returned to the public housing wait list. Those who are housed as a result of this demonstration will be removed from the public housing wait list.
- CHA may request through the MTW process, to implement a work requirement as part of this demonstration.

Process What is the process for housing?

- Families with at least one child on PH waitlist (as of December 2014) would receive an invitation to participate in the demonstration program. Invitations will be sent based on position on the waitlist, in batches, according to slots for the year.
- Families interested would be required to send a signed consent form to Resident Services indicating that they understand the participation requirements (in order to receive the voucher they must move to an opportunity or general area). This consent would inform the individual that the voucher is for participation in this program only and a decision to not participate would require a return to the PH waitlist. The voucher would not be available to use anywhere but a general or opportunity area.
- Interested participants would then attend an HCV briefing and meet with Mobility Contractor.
- Mobility Counseling agency will conduct the housing assistance and provide mobility counseling
- The mobility contractor will complete a pre-inspection of units to flag potential issues that may increase the inspection process.

- Upon unit identification, the mobility contractor will work closely with HCV and Resident Services to ensure smooth process.
- For any port outs (to Cook or other counties), the mobility contractor would be required to assist the participant through the process including unit selection.
- All Families in the program would receive post move services for two years through the FamilyWorks program.

Administration What are the next steps required for implementation?

- Upon exhaustion of first preference in Administrative Plan, issue letter of invitation to all households with families who were on the public housing wait list as of December 16, 2014 based on wait list order.
- Amend current mobility contractor's scope of work and budget to include the demonstration. No additional board action/authorization is required due to existing authorization.

Timeline When will the program take place?

- The program will be presented to the CHA Board of Commissioners for approval in February 2015
- April 2015 invitation letters will be sent to target population based on order and annual slots available.
- Anticipate 50 participants to be housed in 2015, 70 in 2016, 60 in 2017, and the remaining units needed in 2018.

Reentry Pilot (Approved November 2014)

Overview

Individuals who have been convicted of crimes that would otherwise make them ineligible for CHA housing may qualify for housing under the Reentry Pilot program. Those currently on a CHA wait list may qualify for subsidy, and those whose family lives in traditional public housing may be qualified to reunite with their family.

Purpose Why was this program created?

To test the provision of stable housing against recidivism.

Many individuals leaving incarceration are committed to getting their life back on track but struggle to find adequate, affordable housing. This demonstration will allow ex-offenders who are participating in re-entry services to continue their positive re-integration into society. CHA believes that the stable, affordable housing it offers can be a springboard for residents, including the ex-offenders in this demonstration, who are committed to improving their lives.

Eligibility Who can participate?

- Ex-offenders who have completed a minimum of one year in a re-entry program with one of the following Reentry Pilot service providers:
 - Safer Foundation
 - Lutheran Social Services
 - St. Leonard's Ministries
- Participants must be currently on a CHA wait list or reuniting with spouse, parent, grandparent, sibling or adult child currently in CHA's Public Housing or HCV program.
- Participants with the following convictions are not eligible: murder, attempted murder, terrorism, and any of the Department of Housing and Urban Development's (HUD's) mandatory criminal background exclusions including sex offenses and criminal drug activity resulting in eviction (see CHA's Administrative Plan and Admission and Continued Occupant Policies for detailed information).
- A maximum of 50 families may participate in the pilot over the two-year enrollment period.

Selection How are potential participants selected?

Track 1: From the wait list

- If a Reentry Pilot candidate is on a Public Housing or HCV wait list and is called for an intake interview, the Reentry Pilot service provider with which they are working will issue them a Reentry Pilot Certificate and application, provided that the individual has completed at least one year of services, is drug free, is current on their rent (if applicable) and compliant with CHA's work requirement.
- The Reentry Pilot candidate can present the Reentry Pilot Certificate as well as the signed *Consent to Participate in the Re-entry Pilot* during the screening process. Provided the candidate does not have a conviction listed above in the Eligibility section, CHA will consider the Reentry Pilot Certificate and the signed consent to participate form as proof of mitigation of the individual's criminal record. The candidate will be admitted into the housing program, barring extreme circumstances in which CHA determines the individual would not be an acceptable tenant.
- Reentry Pilot candidates receive no preference for housing over others on the wait list.

Selection How are potential participants selected? (continued)

Track 2: As family members of current residents

- The re-entry service providers listed in the eligibility section will identify potential participants who have completed at least one year of reentry services, are drug free, are current on their rent (if applicable), are compliant with CHA's work requirement and who have a spouse, parent, grandparent, sibling or adult child currently in CHA's Public Housing or HCV program.
- The re-entry service provider will provide a detailed plan signed by the provider and participant to document how the potential participant will be a good candidate for the demonstration program.
- The identified receiving household must participate in an intake interview. During the interview, CHA will determine the receiving household's willingness to participate and they will receive information about the pilot as well as the responsibilities involved if they agree to participate.
- The receiving household must sign an agreement accepting the terms of the Pilot (see responsibilities below).
- CHA has the discretion to exclude any potential participant.
- No more than one Reentry Pilot participant may reside in a receiving household at any time.
- The landlord (or Property Manager) must approve their participation in the Reentry Pilot. For HCV, if the landlord does not approve, a new landlord must be identified (after the family's existing lease expires, in the case of Track 2 participants).

Housing Where and how will CHA house participants?

- Participants will be housed in traditional Public Housing or in the private market using a Housing Choice Voucher. Participants will not be housed in mixed-income housing. CHA may consider a transfer to traditional public housing if a unit is available (equal bedroom size), with the transfer considered as final.
- CHA will not increase a family's unit size (in Public Housing) or subsidy (for HCV families) to accommodate the pilot participant. In accordance with CHA policy, HCV families may move to a larger unit, provided they do not pay more than 40% of their income in rent.

Responsibilities What do participants have to do?

Of participants:

- Track 1 participants will be considered as a regular leaseholder, but must agree to continue to participate in services under this demonstration program as specified on the *Consent to Participate in the Re-Entry Pilot* form.
- Track 2 participants will sign a conditional tenancy agreement for a period of two years with the option to extend for an additional two years. The option period will be extended with mutual agreement of CHA, and in cases of HCV the landlord.
- Participants must engage in supportive services with one of the re-entry providers listed above, including weekly contacts with the provider for the first 90 days and monthly contacts thereafter, monthly in-home visits with the provider for the first 90 days and quarterly in-home visits thereafter, monthly visits from a CHA FamilyWorks representative and any additional meetings, contacts or home visits that the provider deems clinically necessary.

- Participants must show that they are drug-free by passing regular and/or random drug testing, as determined clinically necessary by the Reentry Pilot service provider. CHA and its property manager's experience with the participant will be considered in determining if a random drug test is warranted.
- Participants must meet the public housing work requirement.
- The Participant must exit the household if found to be in violation of CHA policies.

Of receiving families (in the case of Track 2):

- Receiving households must participate in an intake interview as described in the Selection section.
- Receiving households must continue to be compliant with their lease and other CHA policies.
- Any violations on the part of the pilot participant could impact the receiving family if the family does not take appropriate actions, which may include barring the participant from the unit.
- After the successful completion of the four-year term (initial 2-year term plus a 2-year extension), the family can request that the pilot participant be added to their lease.
- There will be no increase in the number of bedrooms of the unit for the family as a result of the reentry participant joining the family.

Timeline When will the program take place?

- The program will be presented to the CHA Board of Commissioners for approval in November 2014.
- CHA submitted a request to HUD's MTW office to approve certain parameters of this proposed demonstration.
- Program implementation will begin after approval from CHA Board and HUD.
- CHA and the Chicago Coalition for the Homeless, a partner in the Reentry Pilot, will hold quarterly meetings to discuss the pilot.
- The program will be evaluated for four years after it begins, following approval from HUD through Chicago State University.

Moving On Demonstration Program (Approved September 2014)

Overview

Moving On is a demonstration program that targets persons living in permanent supportive housing (PSH) who are ready to move into affordable housing options in the community. Applicants with stable housing histories and who no longer need the intensive support of PSH will be able to access new affordable housing resources in the form of a Chicago Housing Authority (CHA) Housing Choice Voucher (HCV), if available.

The program's initial pilot was from May 2012-May 2014; during the pilot phase, approximately 50 individuals received tenant-based vouchers. As of August 2014, 33 of those individuals have "moved on." The CHA will commit an additional 50 vouchers annually to the Moving On Demonstration Program through 2016.

Purpose Why was this program created?

CHA believes that the stable, affordable housing it offers can be a springboard for residents, including persons living in permanent supportive housing who no longer require intensive services. Moving On provides a continuum of housing and frees up valuable housing and service resources for persons who are unable to live independently.

Eligibility Who can participate?

To be eligible for this project, applicants will need to demonstrate self-sufficiency and housing stability, as defined by the assessment tool created for the pilot. Applicants may apply for the program at any time and may come from both CHA's PRA units for PSH and non-CHA units. The CHA will prioritize individuals living in PRA PSH developments. When an individual "moves on" from a PRA PSH unit, that vacancy is filled using the existing PRA wait list. If no one living in existing PRA PSH developments is ready to move on, the CHA will accept referrals from other PSH developments. Applicants must also meet all the standard HCV eligibility requirements outlined in the CHA's HCV Administrative Plan.

Process

- Potential participants complete an assessment and must score between 48-55 points to be referred to the Corporation for Supportive Housing.
- Referrals are sent to the Corporation for Supportive Housing for review and tracking and then to CHA.
- CHA processes application and conducts the appropriate background check.
- CHA has the discretion to exclude any potential participant.
- CHA invites participant and their case manager to a briefing.
- Participants are encouraged to participate in the CHA's Mobility Counseling Program to learn more about moving to an Opportunity Area.
- The typical HCV leasing process is followed (inspection, lease, HAP, etc.).
- Follow-up is conducted 6, 12, and 18 months post move by the referring agency.



Housing Where and how will CHA house participants?

Participants will be housed in units using a tenant-based HCV only. This pilot program is not for Public Housing.

Requirements What do participants have to do?

Participants must engage in follow-up supportive services with their referring agency and must comply with their lease and with all HCV requirements as outlined in the CHA's Administrative Plan.

Timeline When will the program take place?

- The program will run through the end of 2016.

Housing Choice Voucher Deinstitutionalization Initiative (Approved Sept 2014)

Overview

The Housing Choice Voucher (HCV) Deinstitutionalization Initiative is a demonstration program that targets Colbert or Williams class members to assist in their transition from living in an institution to living in the community. The initiative is a partnership with the State of Illinois. Applicants who are referred to the CHA by the State of Illinois or by an agency approved by the State may receive a tenant-based voucher to assist in their transition from institutional living.

On September 29, 2010, the State of Illinois entered into a Consent Decree, settling the *Williams v. Quinn* class action lawsuit, first filed in 2005. The lawsuit alleged that Illinois was in violation of Title II of the American with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act by "needlessly segregating" Plaintiffs, a class of 4,500 Illinois residents with Serious Mental Illness (SMI) living in institutional settings (Institutes of Mental Disease), and denying them opportunities to receive services in more integrated settings. As a result of the 2010 consent decree, the State is responsible for transitioning qualified and consenting residents of State-funded nursing homes designated as Institutes for Mental Disease (IMDs) who wish to move into community-based housing with person-centered support services, to be able to do so.

The *Colbert v. Quinn* lawsuit, filed in 2007 on behalf of persons who reside in skilled nursing facilities in Cook County, was settled in November 2011. This lawsuit also alleged that Illinois was in violation of Title II of the ADA and Section 504 of the Rehabilitation Act. The plaintiffs alleged that they we have been inappropriately segregated and institutionalized in nursing facilities. Under the terms of the Colbert consent decree, the State is also responsible for transitioning residents of skilled nursing homes into community-based settings.

Purpose Why was this program created?

In 2012, the Illinois Housing Development Authority (IHDA) applied to HUD for Section 811 Project Rental Assistance Demonstration funding to develop additional housing for extremely low-income persons with disabilities to assist with implementing the Williams and Colbert consent decrees. In support of this application, the CHA committed 200 tenant-based vouchers, 140-200 project-based vouchers, and up to 60 accessible public housing units. The CHA has subsequently committed an additional 200 tenant-based HCVs in support of the State's deinstitutionalization effort.

Eligibility Who can participate?

To be eligible for this project, applicants must be Colbert or Williams class members referred to the CHA by the State of Illinois or by a referral agency approved by the State. The CHA will first reach out to Colbert and Williams class members on the HCV wait list; if there are no individuals meeting this criteria on the wait list, then the CHA will accept referrals from the State or one of its approved agencies.

Applicants must also meet all the standard HCV eligibility requirements outlined in the CHA's HCV Administrative Plan.

Process

- Colbert and Williams class members looking to transition to community-based living are referred to the CHA by the State of Illinois or an agency approved by the State.
- CHA processes application and conducts the appropriate background check.
- CHA has the discretion to exclude any potential participant.
- The typical HCV leasing process is followed (inspection, lease, HAP, etc.).

Housing Where and how will CHA house participants?

Participants will be housed in units using Housing Choice Vouchers. This demonstration program is not for Public Housing.

Requirements What do participants have to do?

Participants must comply with their lease and with all HCV requirements as outlined in the CHA's Administrative Plan.

Timeline When will the program take place?

- The demonstration program will run from 2014 through 2018, or until the total commitment is met.

Access Living Family (ALF) Vouchers Initiative (Approved September 2014)

Overview

The Access Living Family (ALF) Voucher Initiative is a special initiative that targets families with one or more disabled members and disabled individuals who are working with Access Living to secure permanent affordable housing. Families and individuals referred to CHA by Access Living may receive a tenant-based voucher. The CHA sets aside up to 10% of its annual attrition vouchers for the ALF Voucher Initiative. (For reference, the number of attrition vouchers in 2013 was approximately 1,900.)

Purpose Why was this program created?

The CHA recognizes the challenges that families with disabled household members and disabled individuals face in the search for affordable housing.

Eligibility Who can participate?

To be eligible for the ALFs initiative, applicants must be referred to CHA by Access Living. The CHA will work with Access Living to prioritize families and individuals currently on the HCV wait list. At least one household member must have a documented disability. Applicants must also meet all the standard HCV eligibility requirements outlined in the CHA's HCV Administrative Plan.

Process

- Access Living assists a family or individual in finding a suitable unit to rent.
- Access Living refers the family or individual to CHA and conducts an initial inspection of the unit.
- CHA processes the application and conducts the appropriate background check.
- CHA has the discretion to exclude any potential participant.
- The typical HCV leasing process is followed (inspection, lease, HAP, etc.).

Housing Where and how will CHA house participants?

Participants will be housed in units using a tenant-based HCV only. This pilot program is not for Public Housing.

Requirements What do participants have to do?

Participants must comply with their lease and with all HCV requirements as outlined in the CHA's Administrative Plan.

Timeline When will the program take place?



- The CHA is committed to providing up to 10% of its annual attrition vouchers to the ALF Voucher Initiative through 2018.