

Lease Effective Dates for New Moves — Frequently Asked Questions

To help mitigate property owner confusion during the moves process, the Chicago Housing Authority is changing its policy to require that all new moves have a lease effective date of the 2nd or the 16th of the month.

When will this policy be implemented?

The new lease effective dates will be required for all leases executed on or after July 1, 2018. Once implemented, CHA will NOT accept any new leases with lease effective dates other than the 2nd or 16th of the month.

Why is CHA making this change?

To limit the instances in which two different property owners have legitimate claims to a Housing Assistance Payment (HAP) for the same tenant, yet CHA can only provide full HAP to one of them due to HUD regulations.

Why is this a problem?

Due to the nature of the HCV Program, move-in/move-out dates are not always easily discernable and, in some situations, the voucher holder may technically reside in both the old and the new unit at the same time. In many cases, this results in a property owner receiving their normally scheduled HAP, only to have it later rescinded because CHA receives a lease or other documentation that shows the tenant had moved into a new unit.

Why can't CHA pay subsidy to both property owners?

HUD regulations do not allow CHA to provide double subsidy for a voucher holder (i.e., full-month HAP for more than one unit at a time for the same tenant). However, if a tenant is in your unit on the first of the month, you may receive full HAP for that month since the lease effective date for the new unit would be either the 2nd or the 16th. The new owner, in this instance, would then receive a pro-rated HAP for that initial month.

Will this change completely eliminate this issue?

Unfortunately, this change will not completely eliminate cases in which property owners receive HAP that then has to be rescinded. However, this new policy should drastically decrease the frequency of such instances.

How does this benefit the property owner?

Although this change may inconvenience some initially, this policy will better protect property owners when their tenants move to another subsidized unit.

Do other Housing Authorities have this policy?

The Housing Authority of Cook County has a similar policy and it has worked well for them in addressing this issue.