



CHICAGO HOUSING AUTHORITY FY2025 MTW ANNUAL PLAN

Approved by HUD on December 11, 2024

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Section I: Introduction

Overview of CHA's MTW Goals and Objectives

CHA and HUD signed the original Moving To Work (MTW) Agreement on February 6, 2000 which allowed CHA to implement its strategic plan to rehabilitate or redevelop housing units; 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 where CHA developments are located. CHA's Amended and Restated MTW Agreement with HUD was fully executed on June 26, 2008. Pursuant to Congressional action, all MTW Agreements have repeatedly been extended, with the most recent extension continuing through 2038.

CHA continues to pursue the three statutory objectives of the MTW Demonstration Program through a variety of innovative programs and initiatives:

- **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 plan to HUD no later than 75 days prior to the start of the fiscal year. In September 2024, 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.

CHA Use of MTW Regulatory and Single Fund Flexibility

CHA uses its MTW regulatory and single fund flexibility to support its ongoing revitalization and development strategy; to design and implement locally-designed programs that provide innovative housing options for low-income families; and to implement MTW activities and resident services programs designed to promote resident self-sufficiency and enhance the quality of life for CHA residents.

CHA Revitalization and Development Strategy

CHA uses a variety of strategies to bring new units of affordable housing to diverse communities throughout Chicago:

- **Mixed-Income Development:** CHA plans to continue with new on- and off-site phases in mixed-income developments with an emphasis on the site of former CHA properties. HUD's Rental Assistance Demonstration program is an important tool used for this strategy.
- **Project-Based Voucher (PBV) Program:** CHA will continue to expand its use of project-based vouchers to create new units through long-term Housing Assistance Payment (HAP) contracts with for-profit and non-profit owners and developers.
- **Rental Assistance Demonstration (RAD) Program:** CHA continues to use the RAD program to preserve its existing housing stock as well as invest in new construction affordable housing developments. With recent projects, CHA has utilized the new Faircloth to RAD innovation to expand its portfolio. By the end of FY2025, CHA projects that it will administer

7,242 RAD PBV units, including 6,886 family and senior RAD PBV units as well as units in mixed-income properties at CHA legacy sites, and 356 RAD2 supportive housing units.

Section II of the MTW Plan includes additional information about CHA development and revitalization plans for FY2025, including projects that will be in planning or under construction next year and will deliver units in future years. These development activities include ongoing work at CHA legacy sites such as Cabrini Green, Ickes, LeClaire, Oakwood Shores, Robert Taylor Homes and Stateway Gardens.

The table below provides additional detail regarding CHA’s anticipated FY2025 unit delivery, which includes 680 total housing units: 297 units for CHA families, 182 affordable units and 201 market rate units:

CHA ANTICIPATED UNIT DELIVERY FOR FY2025						
Subsidy	Target Population	Development	Total Units	CHA Units	Affordable Units	Market Rate Units
PBV	Supportive	Sarah’s Lakeside 4747 N Sheridan	24	24	0	0
	Supportive	Lakeview Landing 835 W Addison	37	37	0	0
Faircloth to RAD	Family	Westhaven IID	96	38	25	33
	Family	Ogden Commons A2	75	30	27	18
	Family	Oak & Larrabee 1	78	37	17	24
	Family	Roosevelt Square IIIB	207	75	40	92
RAD	Family	Grace Manor 3400 W Ogden	64	19	45	0
	Family	Parkside 5	99	37	28	34
TOTAL			680	297	182	201

CHA Local Programs

- **Homeownership:** CHA will continue to provide homeownership option through its Home Ownership Made Easy (HOME) program, which includes more than 400 homes purchased by CHA residents in prior years, as well as 75 new units supported by both CTO and the new Down Payment Assistance program in FY2025. Homes purchased using the Down Payment Assistance option are categorized as local, non-traditional housing units. Since program inception, more than 860 households have closed on a home through CTO
- **Restore Home:** Beginning in 2024, CHA will invest up to \$50 million to renovate and rehabilitate vacant buildings in the small and medium-sized Apts portfolio (commonly known as the agency’s “scattered sites.”). This includes approximately three dozen small and medium-sized vacant apartment buildings around the city that have been targeted for renovation, with more than 175 units brought back into leasable condition through 2025. As part of Restore Home, CHA also plans to renovate approximately 40 single-family homes that are part of the scattered sites portfolio and make them available for affordable homeownership opportunities. Those single-family homes are listed as the Disposition Table in Section II.
- **Funding for City of Chicago Housing Programs:** CHA has implemented program-based assistance to help families access housing and remain stably housed, with social services linked to the housing assistance to ensure that families achieve stability. Through CHA’s funding assistance, 125 units of housing will continue to be made available to families in need

through funding provided by CHA to the City of Chicago's flexible housing pool and other initiatives. CHA has also committed to providing additional funds for City of Chicago housing programs if needed.

- **Support for People Experiencing Homelessness:** In addition to funding City of Chicago housing programs, CHA provides more than 5,300 project- and tenant-based vouchers to people experiencing homelessness or at-risk of becoming homeless, including more than 2,000 supportive housing PBVs, 1,300 Veterans Administration Supportive Housing (VASH) vouchers, 1,165 emergency housing vouchers and 850 Foster Youth to Independence and Family Unification Program vouchers.

CHA MTW Activities

New/Modified Activities

CHA is proposing a modification to the following activity:

- *Exception Payment Standards (2010-02):* CHA is proposing to discontinue the 250% EPS for Reasonable Accommodations and instead follow the established HUD waiver process for these requests.

CHA is proposing to streamline activities related to re-examinations, rent calculations, and incentive payments to landlords by consolidating multiple activities related to these policies:

- CHA will combine Biennial Re-Examinations for HCV (2006-01) and PH (2014-03) and Triennial Re-Examinations for HCV and PH (2014-02) into a single activated called *Modified Re-Examination Schedule for HCV and PH (2024-01)*
- CHA will combine four activities related to rent calculation (*Income Calculation Hardship Exemption, Medical and Disability Expense Waiver, Elimination of Assets in Income Calculation after Initial Eligibility for HCV Program, Income Calculation Stability for CHA Residents*) into a single activity called *Streamlined Income Calculation for PH and HCV Residents (2024-02)*
- CHA will combine two activities that provide incentives for HCV landlords (*HCV Vacancy Payments 2011-03 and Incentive Payments for Landlords in CHA Mobility Areas 2017-02*) into a single activity called *HCV Landlord Incentives (2024-03)*

Detailed information regarding these changes can be found in Section III.

Previously Approved MTW Activities

In FY2025, CHA will continue to administer 21 previously-approved MTW activities (including the previously-approved but modified activities outlined above) to expand housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and voucher program administration. Detailed information regarding these activities and their projected outcomes can be found in Section IV of the MTW Annual Plan.

Activities Designed to Increase Housing Options

- Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation (2010-01)

- Exception Payment Standards (2010-02)
- HCV Vacancy Payments (2011-03)
- Increased Payment Standards at Interims (2018-01)
- Using Voucher Size to Determine Payment Standard (2021-01)
- Providing Payments to Participants for Moving Costs (2022-01)
- Exceed the Limit of 25% PBV Assistance in Family Properties (2008-02)
- Payments during PBV Initial Occupancy/Leasing--New Construction and Substantially Rehabilitated Properties (2011-08)
- Adjusting Fair Market Rent (FMR) Thresholds to Retain Existing Subsidy Levels for RAD PBV Properties (2016-05)
- Funding for City of Chicago Housing Assistance Programs (2017-04)

Activities Designed to Promote Self-Sufficiency

- Home Ownership Made Easy (HOME) Program for HCV and Public Housing (2011-01)
- LevelUp Self-Sufficiency Program for HCV and Public Housing Participants (2014-01)
- Office of the Ombudsman (2008-01)
- Work Requirement for Public Housing Properties and Public Housing and Mixed-Income Properties Transitioning to PBVs or Added as PBVs Through the RAD Program (2009-02)
- Safety Net Program (2022-01)
- Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Properties within the RAD Program (2016-03)

Activities Designed to Increase Efficiency and Cost Savings

- \$75 Minimum Rent for Public Housing and HCV (2009-01)
- Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders (2021-2)
- Acceptance of City Certificates of Occupancy for Initial PBV Inspections (2011-06)
- Single HAP for Non-Contiguous PBV Properties (2019-01)
- Income Calculation Stability for CHA Residents (2024-02)

Activities on Hold

Four activities will be on hold in FY2025:

- PBV Contract Commitments with 21-30 Year initial Terms (2011-05)
- Uniform Physical Conditions Standards (UPCS) Inspection Standards for PBV Properties within the RAD Program (2016-04)
- Increasing Digital Access (2022-02)
- CHA Re-entry Pilot Program (2014-04)
- Expedited Public Housing Unit Acquisition Process (2015-01)
- Flexibility in New Construction Design (2024-01)

Closed Activities

- Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03)
- Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval (RTA) within 90 Days of Passed Date (2011-02)
- Revitalization of 25,000 Housing Units (2000-01)
- Mobility Counseling Demonstration Program Work Requirement (2016-01)

Resident Services Programs

CHA currently offers PH families and HCV participants a variety of support services, including family coaching, workforce development, youth and education, mobility counseling, asset building, homeownership, and resident service coordination. These services focus on four main goals of supporting academic achievement, increasing earning power, fostering economic independence and enhancing stability and quality of life. Programs have measurable outcomes designed to demonstrate impact for CHA residents. Additional information about these programs and their projected outcomes for FY2025 can be found in Section V of the MTW Annual Plan.

Section II: General Operating Information

This section contains operating information for CHA's Public Housing (PH) and Housing Choice Voucher (HCV) programs, including housing stock, leasing, and waitlist information.

Section IIA: Housing Stock Information

i. Planned New Public Housing Units in FY2025

Planned New Public Housing Units to be Added During FY2025											
Amp Name and Number	Bedroom Size							Total Units	Population Type	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
Westhaven IID	0	33	5	0	0	0	0	38	Family	2	6
Ogden Commons A2	0	22	5	3	0	0	0	30	Family	2	5
Oak and Larrabee Phase 1	0	24	20	3	0	0	0	37	Family	2	6
Roosevelt Square IIIB	0	39	28	8	0	0	0	75	Family	4	11
Total Public Housing Units to be Added								180			

• Overview of New Public Housing Units in FY2025

The planned new public housing properties above are being developed using Faircloth to RAD, which means that units are being developed as public housing and will immediately be converted to RAD PBVs upon construction completion. *There is no loss of CHA units as a result of this transaction.*

ii. Planned Public Housing Units to be Removed in FY2025

PLANNED PUBLIC HOUSING UNITS TO BE REMOVED*		
AMP Name and Number	Units to be Removed	Explanation for Removal
Westhaven IID	38	Faircloth to RAD: units are being developed as public housing and will immediately be converted to RAD PBVs upon construction completion. There is no loss of CHA units as a result of this transaction.
Ogden Commons A2	30	Faircloth to RAD: units are being developed as public housing and will immediately be converted to RAD PBVs upon construction completion. There is no loss of CHA units as a result of this transaction.
Oak and Larrabee Phase 1	37	Faircloth to RAD: units are being developed public housing and will immediately be converted to RAD PBVs upon construction completion. There is not loss of CHA units as a result of this transaction.
Roosevelt Square IIIB	75	Faircloth to RAD: units are being developed as public housing and will immediately be converted to RAD PBVs upon construction completion. There is no loss of CHA units as a result of this transaction.
Encuentro Square	55	Faircloth to RAD: units developed in 2024 as public housing and will be converted to RAD PBVs in early 2025 if not 2024. There is no loss of CHA units as a result of this transaction.

PLANNED PUBLIC HOUSING UNITS TO BE REMOVED*		
AMP Name and Number	Units to be Removed	Explanation for Removal
North Town Village I 1311 N. Halsted St	39	Conversion of 39 family public housing units in the Near North community to RAD PBV.
North Town Village II 706-724 W Evergreen Ave	40	Conversion of 40 family public housing units in the Near North community to RAD PBV.
Renaissance North 551 West North Ave	18	Conversion of 18 family public housing units in the Near North community to RAD PBV. There is no loss of CHA units as a result of this transaction
Parkside Phase 1A 1152 N Cleveland	72	Conversion of 72 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Parkside IB 545 W. Division St	35	Conversion of 35 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Parkside IIA 544 W. Oak St	39	Conversion of 39 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Jazz on the Boulevard 4162 S. Drexel Blvd	30	Conversion of 30 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Park Douglas 2639-2651 W 12th Pl	60	Conversion of 60 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Hansberry Square 30 W. 40th Pl	83	Conversion of 83 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Savoy Square 4016 S. State St	60	Conversion of 60 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Coleman Place 123-125 E Pershing Rd	52	Conversion of 52 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Mahalia Place 116 E. 43rd St.	54	Conversion of 54 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Quincy 606 E. 43rd St	27	Conversion of 27 family public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
West End II 224 S. Campbell	65	Conversion of 65 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Jackson Square at West End 2425 S. Campbell	57	Conversion of 57 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Roosevelt Square IIB S Racine & W Roosevelt	120	Conversion of 120 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Hilliard Homes Phase I 2031 S. Clark St	153	Conversion of 153 family and senior public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Hilliard Homes Phase II 30 West Cermak	152	Conversion of 152 family and senior public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction

PLANNED PUBLIC HOUSING UNITS TO BE REMOVED*		
AMP Name and Number	Units to be Removed	Explanation for Removal
Westhaven Park Phase 1 2207-2223 W Maypole Av	87	Conversion of 87 family public housing in the Near West Side community to RAD PBV. There is no loss of CHA units as a result of this transaction
Westhaven Park IIB 1804 W Washington Ave	70	Conversion of 70 family public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Westhaven Park IIC 117-123 N Damen Ave	46	Conversion of 46 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Oakwood Shores 1A 3867 S. Ellis Ave	63	Conversion of 63 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Oakwood Shores IB 860 E Pershing Rd	63	Conversion of 63 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Oakwood Shores 2A 649-661 E 37th St	81	Conversion of 81 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Oakwood Shores 2B(One) 3754-3758 S Vincennes Ave	29	Conversion of 29 family public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
The Pershing 3845 S. State St	27	Conversion of 27 family public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Park Boulevard 1B 3506 S State St	54	Conversion of 54 family public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Britton Budd Apts 501 W Surf	172	Conversion of 172 senior public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Kenmore Senior Apts 5040 N Kenmore	100	Conversion of 100 senior public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Pomeroy Senior Apts 5650 N Kenmore	105	Conversion of 105 senior public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Crowder Place 3801 North Pine Grove	33	Conversion of 33 senior public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Mulvey Place 416 West Barry	34	Conversion of 34 senior public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Devon Place 1950 West Devon	20	Conversion of 20 family public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction
Langston 654 E 43 rd St	29	Conversion of 29 public housing units to RAD PBV. There is no loss of CHA units as a result of this transaction.
420-30 W North Ave	12	Conversion of 12 public housing units to RAD PBV. Possible demolition.

PLANNED PUBLIC HOUSING UNITS TO BE REMOVED*		
AMP Name and Number	Units to be Removed	Explanation for Removal
IL002178000 Region 1 Single Units	10	Disposition of the following public housing properties as part of the affordable homeownership phase of Restore Home: 1618 N Albany 1620 N St Louis 1629 N Washtenaw 1823 W Ohio 1831 N St Louis 2119 N Spaulding 2517 N Cortland 1718 N Maplewood 1719 N Washtenaw 1816 N Talman
IL002182000 Region 2 Single Units	5	Disposition of the following public housing properties as part of the affordable homeownership phase of Restore Home: 2711 N Moody 2956 N Oak Park 4232 W Van Buren 625 N Springfield 3019 S Drake
IL002182000 Region 2 Single Units	1	Disposition or demolition of the following public housing property for the development of affordable housing as part of the homeownership phase of Restore Home: 849 N St Louis
IL002185000 Region 3 Single Units	2	Disposition or demolition of the following public housing properties as part of the affordable homeownership phase of Restore Home: 1220 E 46 th St 1419 E 69 th St May be a conversion to RAD PBV which assistance would be transferred to another property. Units may be sold or demolished.
IL002189000 Region 4 Single Units	20	Disposition of the following public housing properties as part of the affordable homeownership phase of Restore Home: 10050 S Calhoun 1018 W Vermont 12440 S Parnell 12834 S Peoria 2227 W 72 nd St 2251 W 54 th Pl 3329 W 38 th Pl 4520 S Leamington 5341 S Campbell 547 W 116 th St 5724 S Wood 5754 S Wolcott 6101 S Sacramento

PLANNED PUBLIC HOUSING UNITS TO BE REMOVED*		
AMP Name and Number	Units to be Removed	Explanation for Removal
		6236 S Loomis 7614 S Coles 7619 S Marshfield 8540 S Aberdeen 9437 S Bell 9730 S Avenue M 9736 S Avenue M
IL002093000 Horner-Westhaven	1	Disposition of the following public housing property as part of the affordable homeownership phase of Restore Home: 2115 W Adams May be a conversion to RAD PBV which assistance would be transferred to another property. Units may be sold or demolished.
IL002033000 SS Region 3	1	Disposition of the following public housing property as part of the affordable homeownership phase of Restore Home: 310 W 42 nd PI May be a conversion to RAD PBV which assistance would be transferred to another property. Units may be sold or demolished.
IL003034000 SS Region 4	2	Disposition of the following public housing property: 10527 S Corliss May be a conversion to RAD PBV which assistance would be transferred to another property. Units may be sold.
IL002183000 Region 2 Small (2-6) Units	14	Demolition or disposition of the following public housing properties as part of Restore Home: 2828 S Drake 1254 S Troy 1309 S Independence May be a conversion to RAD PBV which assistance would be transferred to another property. Units may be sold or demolished.
IL002186000 Region 3 Small (2-6) Units	3	Demolition or disposition of the following public housing property as part of Restore Home: 6442 S Eggleston May be a conversion to RAD PBV which assistance would be transferred to another property. Units may be sold or demolished.
IL002190000 Region 4 Small (2-6) Units	6	Demolition or disposition of the following public housing properties as part of Restore Home:

PLANNED PUBLIC HOUSING UNITS TO BE REMOVED*		
AMP Name and Number	Units to be Removed	Explanation for Removal
		8840 S Escanaba 2920 E 91 st St May be a conversion to RAD PBV which assistance would be transferred to another property. Units may be sold or demolished.
Total Number of Units to be Removed		2,208

*Other demo/dispo/repositioning activity previously proposed in annual plans may be carried out in FY2025. As noted in the table, RAD conversions do not result in the loss of any CHA units. RAD conversion units are listed in this table because they are being removed from a public housing to a project-based voucher platform.

iii. Planned New Project-Based Vouchers in FY2025

CHA continues to expand the use of project-based vouchers (PBVs) through RAD and use of its HCV allocation to increase housing options for low-income families in the region. The following table provide an overview of the 2,054 new PBVs planned to be under AHAP or HAP in FY2025.

PROPERTY NAME	NUMBER OF NEW VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
PBV				
Heart of Uptown	15	Leased	No	Family housing in the Uptown community.
Apna Ghar 3959 N Lincoln	64	Committed	No	Supportive housing in the North Center community.
Prairie District / Mercy Housing 1800 S Michigan	12	Committed	No	Family and supportive housing in Near South Side community.
Subtotal	91			
RAD PBV				
Ogden Commons A2 1325 S. Washtenaw	30	Leased	Yes	Family housing in the North Lawndale community. Faircloth to RAD.
Lathrop 1C	121	Committed	Yes	Family housing in the Lincoln Park & North Center communities.
North Town Village I 1311 N. Halsted St	39	Committed	Yes	Conversion of 39 family public housing units in the Near North community to RAD PBV.
North Town Village II 706-724 W Evergreen Ave	40	Committed	Yes	Conversion of 40 family public housing units in the Near North community to RAD PBV.
Renaissance North 551 West North Ave	18	Committed	Yes	Conversion of 18 family public housing units in the Near North community to RAD PBV.
Parkside Phase 1A 1152 N Cleveland	72	Committed	Yes	Conversion of 72 family public housing units to RAD PBV.
Parkside IB 545 W. Division St	35	Committed	Yes	Conversion of 35 public housing units to RAD PBV.
Parkside IIA 544 W. Oak St	39	Committed	Yes	Conversion of 39 public housing units to RAD PBV.

PROPERTY NAME	NUMBER OF NEW VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Jazz on the Boulevard 4162 S. Drexel Blvd	30	Committed	Yes	Conversion of 30 public housing units to RAD PBV.
Park Douglas 2639-2651 W 12th Pl	60	Committed	Yes	Conversion of 60 public housing units to RAD PBV.
Hansberry Square A-1 30 W. 40th Pl	83	Committed	Yes	Conversion of 83 public housing units to RAD PBV.
Savoy Square 4016 S. State St	60	Committed	Yes	Conversion of 60 public housing units to RAD PBV.
Coleman Place 123-125 E Pershing Rd	52	Committed	Yes	Conversion of 52 public housing units to RAD PBV.
Mahalia Place 116 E. 43rd St.	54	Committed	Yes	Conversion of 54 public housing units to RAD PBV.
Quincy 606 E. 43rd St	27	Committed	Yes	Conversion of 27 family public housing units to RAD PBV.
West End II 224 S. Campbell	65	Committed	Yes	Conversion of 65 public housing units to RAD PBV.
Jackson Square at West End 2425 S. Campbell	57	Committed	Yes	Conversion of 57 public housing units to RAD PBV.
Roosevelt Square IIB S Racine & W Roosevelt	120	Committed	Yes	Conversion of 120 public housing units to RAD PBV.
Hilliard Homes Phase I 2031 S. Clark St	153	Committed	Yes	Conversion of 153 family and senior public housing units to RAD PBV.
Hilliard Homes Phase II 30 West Cermak	152	Committed	Yes	Conversion of 152 family and senior public housing units to RAD PBV.
Westhaven Park Phase 1 2207-2223 W Maypole Av	87	Committed	Yes	Conversion of 87 family public housing in the Near West Side community to RAD PBV.
Westhaven Park IIB 1804 W Washington Ave	70	Committed	Yes	Conversion of 70 family public housing units to RAD PBV.
Westhaven Park IIC 117-123 N Damen Ave	46	Committed	Yes	Conversion of 46 public housing units to RAD PBV.
The Pershing Phase I 3845 S. State St	27	Committed	Yes	Conversion of 27 family public housing units to RAD PBV.
Oakwood Shores Phase 1A 3867 S. Ellis Ave	63	Committed	Yes	Conversion of 63 public housing units to RAD PBV.
Oakwood Shores Phase IB 860 E Pershing Rd	63	Committed	Yes	Conversion of 63 public housing units to RAD PBV.
Oakwood Shores 2A 649-661 E 37th St	81	Committed	Yes	Conversion of 81 public housing units to RAD PBV.
Oakwood Shores 2B(One) 3754-3758 S Vincennes Ave	29	Committed	Yes	Conversion of 29 family public housing units to RAD PBV.
Park Blvd 1A 3506 S State St	54	Committed	Yes	Conversion of 54 family public housing units to RAD PBV at:
Britton Budd Senior Apts 501 W Surf	172	Committed	Yes	Conversion of 172 senior public housing units to RAD PBV.
Kenmore Senior Apts 5040 N Kenmore	100	Committed	Yes	Conversion of 100 senior public housing units to RAD PBV.
Pomeroy Senior Apts 5650 N Kenmore	105	Committed	Yes	Conversion of 105 senior public housing units to RAD PBV.
Crowder Place 3801 North Pine Grove	33	Committed	Yes	Conversion of 33 senior public housing units to RAD PBV.
Mulvey Place 416 West Barry	34	Committed	Yes	Conversion of 34 senior public housing units to RAD PBV.
Devon Place 1950 West Devon	20	Committed	Yes	Conversion of 20 family public housing units to RAD PBV.

PROPERTY NAME	NUMBER OF NEW VOUCHERS TO BE PROJECT-BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Langston 654 E 43rd St	29	Committed	Yes	Conversion of 29 family public housing units to RAD PBV.
420-30 W North Ave	12	Committed	Yes	Conversion of 12 family public housing units to RAD PBV.
Subtotal	1,993			
Total New PBVs	2,084			

iv. Existing Project-Based Vouchers

CHA plans to administer 12,521 existing PBVs in FY2025.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
PBV				
1237 N California	18	Committed	No	Family housing in the West Town community.
3714-16 W. Wrightwood Apts	5	Leased	No	Family and individual housing in the Logan Square community.
5150 Northwest Highway	20	Leased	No	Family and individual housing in the Jefferson Park community.
5150 Northwest Highway	10	Leased	No	VASH PBV housing in the Jefferson Park community.
5751 S Michigan Inc (Harriet Tubman Apts)	11	Leased	No	Family housing in the Washington Park community.
5801 S Michigan LLC (Sojourner Truth Apts)	23	Leased	No	Family housing in the Washington Park community.
5840 S Dr Martin Luther King Jr Drive	4	Leased	No	Supportive housing for families and individuals experiencing homelessness in the Washington Park community.
600 S Wabash LP	71	Leased	No	Supportive housing for individuals experiencing homelessness in the Loop community.
65th Infantry Regiment Veterans Housing 1045 N Sacramento	12	Leased	No	Supportive housing for veteran families in the West Town community.
65 th Infantry Regiment Veterans Housing 1045 N Sacramento	36	Leased	No	Supportive housing for veteran families in the West Town community. (VASH)
9000 S Justine LLC	4	Leased	No	Family and individual housing in the Washington Heights community.
Access Housing Multiple Addresses	38	Leased	No	Supportive housing for disabled families and individuals in the Hermosa, Humboldt Park, Logan Square and West Town communities.
Anchor House 1230 W 76th St	108	Leased	No	Family and individual housing in the Auburn Gresham community.
Archer Avenue Senior Residences 2928 S Archer Ave	12	Leased	No	Senior housing for seniors 62+ in the Bridgeport community.
Bettendorf Place 8425 S Saginaw	18	Leased	No	Supportive housing for individuals with HIV/AIDS experiencing homelessness in the South Chicago community.
BJ Wright Preservation 1354 S Morgan	82	Leased	No	Family housing on the Near West side.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Boulevard Apts Multiple Addresses	12	Leased	No	Family and individual housing in the West Town and Logan Square communities
Boxelder Court 6205-6215 S Langley	6	Leased	No	Family housing in the Woodlawn community.
Brainerd Park Apts 8920 S Loomis	9	Leased	No	Family and individual housing in the Washington Heights community.
Branch of Hope 5628-5630 S Halsted	58	Leased	No	Family and individual housing in the Englewood community area for families & individuals.
Bryn Mawr 5550 N Kenmore	10	Leased	No	Family and individual housing in the Edgewater community.
Buffett Place 3208 N Sheffield	51	Leased	No	Supportive housing for disabled individuals in the Lakeview community.
Butler Lindon 6146 S Kenwood	18	Leased	No	Supportive housing for homeless individuals in the Woodlawn community.
Carling, LLC 1512 N LaSalle	39	Leased	No	Individual housing in the Near North community.
Casa Durango 1850 S Racine	9	Leased	No	Family housing in the Near West Side community.
Casa Maravilla LP 2021 S Morgan St	15	Leased	No	Senior housing for seniors 62+ in the Lower West Side community. Developed under Regional Housing Initiative.
Casa Morelos LP 2015 S Morgan St	9	Leased	No	Family and individual housing in the Lower West Side community. Developed under Regional Housing Initiative.
Casa Veracruz 2014 S Racine	60	Leased	No	Family housing in the Lower West Side community.
Chicago Lighthouse 1800 W Roosevelt	19	Leased	No	Family and individual housing in the Near West Side community.
Clark Estes Apts 7070 N Clark	15	Leased	No	Family and individual housing in the Rogers Park community.
Covent Apts 2653 N Clark	30	Leased	No	Supportive housing in the Lincoln Park community for people experiencing homelessness.
Crestwood Apts 525 N Austin Blvd	57	Leased	No	Senior housing for seniors 55+ in the Austin community.
Crowder Place Apts 3801 N Pine Grove	10	Leased	No	Senior housing for seniors 62+ in the Lakeview community.
Deborah's Place II 1530 N Sedgwick	39	Leased	No	Supportive housing for female individuals experiencing homelessness in the Near North community.
Devon Place 1950 W Devon	14	Leased	No	Family and individual housing in the West Ridge community.
Drex 8031 LLC 8031-8035 S Drexel	12	Leased	No	Supportive housing for veteran families and individuals in the Chatham community.
East Park Apts 3300 W Maypole	150	Leased	No	Individual housing in the East Garfield Park community.
Englewood Family Homes	7	Leased	No	Supportive housing for homeless families living with HIV AIDS in the West Englewood community.
Englewood Permanent Supportive Housing 901 W 63rd St	50	Leased	No	Supportive housing for individuals experiencing homelessness in the Englewood community.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Evergreen Towers II 1343 N Cleveland	10	Leased	No	Senior housing for seniors 62+ in the Near North community
Focus Apts 165 N Central	10	Leased	No	Supportive housing for ex-offenders in the Austin community.
G & A Senior Residence at Eastgate Village 300 E 26th St	35	Leased	No	Senior housing for seniors 62+ in the Near South community.
G & A Senior Residences at Ravenswood 1818 W Peterson	37	Leased	No	Senior housing for seniors 62+ in the Ravenswood community.
G & A Senior Residences of West Ridge 6142 N California	19	Leased	No	Senior housing for seniors 62+ in the West Ridge community.
G & A Residence at Spaulding 1750 N Spaulding	9	Leased	No	Family housing in the Humboldt Park community. Approved by Regional Housing Initiative.
Garden View, LLC. 1235 S Sawyer Ave	16	Leased	No	Supportive housing for families and individuals with HIV/AIDS in the North Lawndale community.
Greenwood Courts 4433-4437 S Greenwood	9	Leased	No	Family housing in the Kenwood community.
Hancock House Limited Partnership 12045 S Emerald	18	Leased	No	Senior housing for seniors 62+ in the West Pullman community.
Harvest Commons Apts 1519 W Warren	89	Leased	No	Supportive housing for individuals experiencing homelessness in the Near West community.
Hillard Homes I 2111 S Clark	81	Leased	No	Senior housing in the Near South community.
Hilliard Homes II 30 W Cermak	81	Leased	No	Senior housing in the Near South community.
Hollywood House 5700 N Sheridan Rd	51	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
HOME (Nathalie Salmon / Blackhawk Manor) Multiple Addresses	8	Leased	No	Senior housing for seniors 62+ in the Belmont Cragin and Rogers Park communities.
Hope Manor Apts I 3053 W Franklin	30	Leased	No	Supportive housing for veterans in the Humboldt Park community.
Hope Manor Apts I (VASH) 3053 W Franklin	10	Leased	No	Supportive housing for veterans in the Humboldt Park community.
Hope Manor Apts II 815-823 W 60th St / 6000-6030 S Green / 6002 S Halsted	73	Leased	No	Supportive housing for veteran families & individuals in the Englewood community.
HOW Evanston 2215 Dempster St (Evanston, IL)	12	Leased	No	Supportive housing for disabled, homeless, HIV/AIDS positive, or mentally ill families & individuals in Evanston. Approved under Regional Housing Initiative. Administered by CHA.
Howard Apts LP 1567-1569 N Hoyne	12	Leased	No	Individual housing in the West Town community.
Humboldt House 1819 N Humboldt	31	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Logan Square community.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Humboldt Park Residence 1152 N Christiana	28	Leased	No	Individual housing in the Humboldt Park community.
Illinois Accessible Housing Initiative Multiple Addresses	46	Leased	No	Supportive housing for disabled families and individuals in the Lakeview, Bridgeport, Edgewater, Hyde Park, Lakeview, Near South Side and New City communities.
Independence Apts 924 S Lawndale/ 925-935 S Independence	9	Leased	No	Family and individual housing in the North Lawndale community.
Ironwood Courts 6019-6029 S Indiana Ave	14	Leased	No	Family housing in the Washington Park community.
Jade Garden Limited Partnership 330-338 W Cermak Rd / 2156-2162 S Tan Ct	35	Leased	No	Family housing in the Armour Square community.
Jarvis Apts 2049-2051 W Jarvis	2	Leased	No	Family housing in the Rogers Park community.
Karibuni Place 8200 S Ellis Ave	11	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Kenmore Plaza 5225 N Kenmore	105	Leased	No	Senior housing for seniors 62+ in the Edgewater community.
King Legacy LP 3800-3814 W 16th St /1550- 1556 S Hamlin/1549-1555 S Avers	10	Leased	No	Family housing in the Lawndale community.
Lake Street Studios 727 W Lake St	61	Leased	No	Individual housing in the Near West community.
Lake Village East Apts 4700 S Lake Park /1350- 1360 E 47th Pl	67	Leased	No	Family and individual housing in the Kenwood community.
Lawson House 809 N Dearborn	100	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.
Lawson House (VASH) 809 N Dearborn	30	Leased	No	VASH supportive housing for homeless vets in the Near North community.
Leigh Johnson Courts 1034-1112 E 73rd St /7227- 7239 S Dobson	18	Leased	No	Family housing in the Greater Grand Crossing community.
Leland Apts (VASH) 1207 W Leland	10	Leased	No	Supportive housing for veteran families and individuals in the Uptown community. VASH
Leland Apts 1207 W Leland	14	Leased	No	Family housing for individuals in the Uptown community. Approved under Regional Housing Initiative.
Levy House 1221 W Sherwin	36	Leased	No	Senior housing in Rogers Park for seniors 62+.
Leontyne Apts 43rd St & Vincennes	14	Leased	No	Family and individual housing in the Grand Boulevard community.
Liberty Square Apts Central Park & Harrison	16	Leased	No	Family and individual housing in the East Garfield Park community.
Los Vecinos Apts 4250 W North Ave	11	Leased	No	Supportive housing for individuals experiencing homelessness in the Humboldt Park community.
LPCS Permanent Supportive Housing 1521 N Sedgwick St	20	Leased	No	Supportive housing for individuals experiencing homelessness in the Near North community.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Luxe Properties Multiple Addresses	6	Leased	No	Family and individual housing in the East Garfield Park, Hermosa, Logan Square, South Lawndale and West Town communities.
Lyndale Apts 2569-2575 W Lyndale/2207- 2221 N Rockwell	67	Leased	No	Family and individual housing in the Logan Square community.
Major Jenkins 5016 N Winthrop	76	Leased	No	Individual housing in the Uptown community.
Maple Pointe Apts 150 W Maple	114	Leased	No	Family and individual housing in the Near North community.
Mark Twain Apts 111 W Division	148	Leased	No	Individual housing in the Near North community.
Marshall 1232 LLC 1216 N La Salle	90	Leased	No	Individual housing in the Near North community.
Midwest Apts 6 N Hamlin	69	Leased	No	Individual housing in the West Garfield Park community.
Milwaukee Avenue Apts 3064 N Milwaukee	11	Leased	No	Supportive housing for disabled families in the Avondale community.
Montclare Senior Residences of Avalon Park 1210 E 78th St	38	Leased	No	Senior housing for seniors 55+ in the Avalon Park community.
Montclare Senior Residences of Calumet Heights 9401 S Stony Island	34	Leased	No	Senior housing for seniors 62+ in the Calumet Heights community.
Mulvey Place 416 W Barry	8	Leased	No	Senior housing for seniors 62+ in the Lakeview community.
Near North Limited Partnership (aka Schiff Residence) 1244 N Clybourn	46	Leased	No	Individual housing in the Near North community.
New Mom's Oak Park 206-212 Chicago Ave (Oak Park, IL)	14	Leased	No	Supportive housing for homeless mothers age 18-24 with children in Oak Park. Approved under Regional Housing Initiative. Administered by CHA.
New Mom's Transformation Project 5317 W Chicago	40	Leased	No	Supportive housing for single mothers age 18-24 with children in the Austin community.
North Avenue Apts 2654 W North Ave	16	Leased	No	Family and individual housing in the West Town community. Approved under Regional Housing Initiative.
North Avenue Apts (North & Talman Family LP)	8	Lease	No	Family and Individual housing in the West Town community.
North & Talman III LP 1605-1619 N Washtenaw	8	Leased	No	Family and individual housing in the West Town community.
North Park Village 5801 N Pulaski	81	Leased	No	Senior housing for seniors 62+ in the North Park community.
Nuestro Hogar 1314 N Karlov/ 4101 S Kammerling	12	Leased	No	Family and individual housing in the Humboldt Park community. Approved under Regional Housing Initiative.
Lakeview Landing 835 W Addison	37	Leased	No	Supportive housing in the Lakeview community.
Park Apts 202-224 E Garfield/5447 S Indiana/5446-50 S Prairie/5732 S Calumet Ave	30	Leased	No	Family and individual housing in the Washington Park community.
Paseo Boricua Arts Building 2709-15 W Division	6	Leased	No	Family housing in the Humboldt Park community.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Pedro Albizu Campos Apts 1203 N California	31	Leased	No	Family housing in the West Town community.
Phoenix House 1251 S Sawyer Ave	32	Leased	No	Supportive housing for individuals with HIV/AIDS in the North Lawndale community.
Pierce House 3527 W North Ave	25	Leased	No	Supportive housing for homeless aged 18-24 in the Logan Square community.
Pullman Artspace 11137 S Langley	6	Leased	No	Family housing in the Pullman community.
Reba Place Fellowship 1528 W Pratt / 1545 W Pratt	7	Leased	No	Family and individual housing in the Rogers Park community.
Renaissance West Apts 2517 W Fullerton	99	Leased	No	Individual housing in the Logan Square community.
Roosevelt National Public Housing Museum	5	Leased	No	Family housing in the Near West community.
Roosevelt Road Veterans (VASH) 2908 W Roosevelt	75	Leased	No	Supportive housing for veterans in the North Lawndale community.
Roosevelt Towers 3440 W Roosevelt	126	Leased	No	Senior housing for seniors 62+ in the North Lawndale community.
Rosa Parks Limited Partnership Central Park Ave & Chicago	26	Leased	No	Family housing in the Humboldt Park community.
Rosenwald Courts 4642 S Michigan	60	Leased	No	Senior housing for seniors 62+ in the Grand Boulevard community.
San Miguel 907 W Argyle St	11	Leased	No	Family and individual housing in the Uptown community.
Sankofa House 4041 W Roosevelt	36	Leased	No	Family and individual housing in the North Lawndale community.
Sarah's Lakeside 4747 N Sheridan	24	Leased	No	Supportive housing in the Uptown community.
Sarah's on Sheridan 1005 W Leland	27	Leased	No	Supportive housing for homeless women in the Uptown community.
Schiller Place 1433 N Halsted	24	Leased	No	Family housing in the Near North community.
Senior Suites Chicago, Auburn Gresham, LLC 1050 W 79th St	17	Leased	No	Senior housing for seniors 62+ in the Auburn Gresham community.
Sheffield Apts 2700 N Sheffield	50	Leased	No	Family housing in the Lincoln Park community.
South Park Plaza LP Dr Martin Luther King Jr Dr & 26 th St	34	Leased	No	Family and individual housing in the Douglas community.
Spaulding & Trumbull LP 1310-1314 S Spaulding/ 1428 S Trumbull	13	Leased	No	Supportive housing for homeless families in the North Lawndale community.
St. Andrews Court 50 N Hoyne	30	Leased	No	Supportive housing for ex-offender graduates of St. Leonard's in the Near West community.
St. Edmund's Court 5921-5937 S Wabash	10	Leased	No	Family housing in the Washington Park community.
St. Leo Residence 7750 S Emerald	50	Leased	No	Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.
St. Leo Residence (VASH) 7750 S Emerald	40	Leased	No	Supportive housing for homeless and disabled veteran individuals in the Auburn Gresham community.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Sunnyside Kenmore Apts 4130 N Kenmore/847-849 W Sunnyside	10	Leased	No	Family housing in the Uptown community.
Teachers Village 2620 W Hirsch	27	Committed	No	Family housing in the Humboldt Park community.
The Raven 1825 W Lawrence	17	Leased	No	Family housing in the Uptown community.
The Resurrection Homes 1910 S Albany/ 2124 W 19th St	5	Leased	No	Family housing in the Lower West Side and North Lawndale communities.
The Suites of Autumn Green at Wright Campus 4255 N Oak Park	8	Leased	No	Senior housing for seniors 55+ in the Dunning community.
Thresholds at Casa de Troy 6355-6357 S Troy/3116-3120 W 64th St	16	Leased	No	Supportive housing for families & individuals with a diagnosed mental illness in the Chicago Lawn community.
Thresholds at Edgewater Shores 5326 N Winthrop	8	Leased	No	Supportive housing for individuals with a diagnosed mental illness in the Edgewater community.
Thresholds RAD LLC (Austin Apts) 334 N Menard	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in Austin.
Thresholds RAD LLC (Graiss Apts) 6808 N Wayne	4	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apts) 500 W Englewood	5	Leased	No	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Tierra Linda Apts Varies by Building	14	Leased	No	Family and individual housing in the Humboldt Park and Logan Square communities.
Town Hall Apts 3600 N Halsted	79	Leased	No	Senior housing for seniors 55+ and LGBT-friendly in the Lakeview community.
Veterans New Beginnings 8140 S Racine	48	Leased	No	Supportive housing for veteran individuals in the Auburn Gresham community.
Victory Centre of South Chicago SA 9233 S Burley	18	Leased	No	Senior housing for seniors 62+ in the South Chicago community.
Wabash Apts 23-31 E 61 st St 6100-6108 S Wabash	24	Leased	No	Family housing in the Washington Park community.
Warren Apts 3-11 N Ashland	25	Leased	No	Family housing in the Near West community.
Washington Park Apts 5000 S Indiana	32	Leased	No	Individual housing in the Grand Boulevard community.
Wentworth Commons 11045 S Wentworth	10	Leased	No	Family housing in the Roseland community. Developed under Regional Housing Initiative.
West Humboldt Place 3543 W Chicago	4	Leased	No	Supportive housing for families with a child with HIV/AIDS in the Humboldt Park community.
Wilson Yards 1026 W Montrose	16	Leased	No	Family and individual housing in the Uptown community.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Wilson Yards Senior Apts 1032 W Montrose	20	Leased	No	Senior housing for seniors 62+ in the Uptown community.
Winterberry Place 321-325 E 48th St/4802-4806 S Calumet	6	Leased	No	Family and individual housing in the Grand Boulevard community.
Wrightwood Senior Apts 2815 W 79th St	17	Leased	No	Senior housing for seniors 62+ in the Ashburn community.
Xavier Apts 625 W Division	24	Leased	No	Family and individual housing in the Near North community.
Zapata Apts 3734 W Cortland/3503 W Armitage/1955 N St Louis / 3230 W Armitage	18	Leased	No	Family housing in the Logan Square community.
4715 N Western	16	Leased	No	Family housing in the Lincoln Square community.
Subtotal	4,762			
RAD PBV				
Albany Terrace Apts 3030 W 21 st Place	350	Leased	Yes	Senior housing in the South Lawndale community. Former public housing units.
Aurea Martinez Apts 3213-3223 W Diversey	45	Leased	Yes	Family and individual housing in the Belmont Cragin community. Lathrop Homes transfer of assistance.
Butler Lindon Apts 6146 S Kenwood	5	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Caroline Hedger Apts 6400 N Sheridan	450	Leased	Yes	Senior housing for seniors 62+ in the Rogers Park community. Former public housing units.
Concord at Sheridan 6438 N Sheridan	65	Leased	Yes	Family and individual housing in the Rogers Park community. Lathrop Homes transfer of assistance.
Daniel Hudson Burnham Apts 1930 W Loyola	178	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Former public housing units.
Deborah's Place III, Limited Partnership 2822 W Jackson	90	Leased	Yes	Supportive housing for female individuals experiencing homelessness in the East Garfield Park community.
Eddie Mae & Alex Johnson Apts 6230 S Dorchester	29	Leased	Yes	Supportive housing for individuals experiencing homelessness in the Woodlawn community.
Edith Spurlock Sampson 2640/2720 N Sheffield	405	Leased	Yes	Senior housing in the Lincoln Park community. Former public housing units.
Elizabeth Davis Apts 440 N Drake	148	Leased	Yes	Senior housing for seniors 62+ in the Humboldt Park community. Former public housing units.
Lucy Gonzalez Parsons Apts 2602-2638 N Emmett	50	Leased	Yes	Family housing in the Logan Square community. Lathrop transfer of assistance.
Encuentro Square Phase 1 3745 W Cortland	55	Leased	Yes	Family housing in the Logan Square community. Faircloth to RAD.
Fannie Emanuel Apts 3916 W Washington	180	Leased	Yes	Senior housing for seniors 62+ in the West Garfield Park community. Former public housing units.
Grace Manor 3201-3423 W. Ogden	19	Committed	Yes	Family housing in the North Lawndale community.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Hattie Callner Apts 855 W Aldine	146	Leased	Yes	Senior housing for seniors 62+ in Lakeview community. Former public housing units.
Southbridge Phase 1A 2310 S State	34	Leased	Yes	Family housing in the Near South community. Altgeld Gardens transfer of assistance.
Southbridge Phase 1B 2344 S State	34	Leased	Yes	Family housing in the Near South community. Altgeld Gardens transfer of assistance.
Independence Apts 4022 N Elston	30	Leased	Yes	Senior housing for seniors 62+ in the Irving Park community. Lathrop Homes transfer of assistance.
Irene McCoy Gaines 3700 W Congress	149	Leased	Yes	Senior housing for seniors 55+ in the East Garfield Park community.
John Pennycuff Memorial Apts 2031 N Milwaukee	47	Leased	Yes	Family and individual housing in the Logan Square community. Lathrop Homes transfer of assistance.
Judge Fisher Apts 5821 N Broadway	199	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Judge Green Apts 4030 S Lake Park	153	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
Judge Slater Apts 4218 S Cottage Grove/740 E 43rd St	402	Leased	Yes	Senior housing for seniors 55+ in the Grand Boulevard community. Former public housing units.
Dr. Mildred C. Harris Apts 6360 S Minerva	165	Leased	Yes	Senior housing for seniors 62+ in the Woodlawn community. Former public housing units.
Las Americas Apts 1611 S Racine	211	Leased	Yes	Senior housing for seniors 62+ in the Lower West Side community. Former public housing units.
Lathrop 1A Clybourn & Diversey	151	Leased	Yes	Family housing in the Lincoln Park and North Center community areas.
Lathrop 1B Clybourn & Diversey	28	Leased	Yes	Family housing in the Lincoln Park and North Center community areas.
Levy House	20	Committed	Yes	Senior housing in Rogers Park for seniors 62+.
Lincoln Perry Apts and Annex 243 E 32nd St/3245 S Prairie	442	Leased	Yes	Senior housing for seniors 62+ in the Douglas community. Former public housing units.
Long Life Apts 344 W 28th Place	114	Leased	Yes	Senior housing for seniors 62+ in the Armour Square community. Former public housing units.
Lorraine Hansberry 5670 W Lake	168	Leased	Yes	Senior housing for seniors 62+ in the Austin community. Former public housing units.
Major Robert Lawrence Apts 655 W 65th St	191	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Minnie Riperton Apts 4250 S Princeton	335	Leased	Yes	Senior housing for seniors 55+ in the Fuller Park community. Former public housing units.
Northtown Apts 2410 W Pratt	30	Leased	Yes	Senior housing for seniors 62+ in the West Ridge community. Lathrop Homes transfer of assistance.
Oakwood Shores 3-1 616 E Pershing	19	Leased	Yes	Family housing in the Oakland community. Faircloth to RAD.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
Ogden Commons A1 1351 S Washtenaw	37	Leased	Yes	Family housing in the North Lawndale community. Faircloth to RAD.
Oso Apts 3435 W Montrose	32	Leased	Yes	Family and individual housing in the Irving Park community.
Park Boulevard 37th and State	36	Leased	Yes	Family housing in the Douglas community.
Parkside 4 Phase 2	54	Leased	Yes	Family housing in the Near North community. Lathrop Homes transfer of assistance
Patrick Sullivan Apts 1633 W Madison	480	Leased	Yes	Senior housing for seniors 55+ in the Near West community. Former public housing units.
Ravenswood Senior Living 4501 N Winchester	74	Leased	Yes	Senior housing for seniors 62+ in the Lincoln Square community. Lathrop Homes transfer of assistance
Renaissance Partners 3757 S Wabash	100	Leased	Yes	Supportive housing for homeless individuals in the Douglas community.
Roosevelt Square 1 Roosevelt and Racine	125	Leased	Yes	Family housing in the Near West Side community.
Roosevelt Square 3B	75	Leased	Yes	Family housing in the Near West community.
Schneider Apts 1750 W Peterson	174	Leased	Yes	Senior housing for seniors 62+ in the Edgewater community. Former public housing units.
Thresholds RAD LLC (Austin Apts) 334 N Menard	52	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Austin community.
Thresholds RAD LLC (Graiss Apts) 6808 N Wayne	41	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Rogers Park community.
Thresholds RAD LLC (Rowan Trees Apts) 500 W Englewood	39	Leased	Yes	Supportive housing for individuals experiencing homelessness with a diagnosed mental illness in the Englewood community.
Villages of Westhaven Damen Ave & Madison	95	Leased	Yes	Family and individual housing in the Near West community. Former public housing units.
Vivian Carter Apts 6401 S Yale	221	Leased	Yes	Senior housing for seniors 55+ in the Englewood community. Former public housing units.
Vivian Gordon Harsh Apts 4227 S Oakenwald	123	Leased	Yes	Senior housing for seniors 62+ in the Oakland community. Former public housing units.
Westhaven IID 2059 W Lake	38	Leased	Yes	Family housing in the Near West community. Faircloth to RAD.
William Jones Apts 1447 S Ashland	114	Leased	Yes	Senior housing for seniors 62+ in the Near West community. Former public housing units.
Oak & Larrabee Phase 1	37	Committed	Yes	Family housing in the Near North community.
Southbridge 1C	38	Committed	Yes	Family housing in the Near South community
Parkside 5	37	Committed	Yes	Family housing in the Near North community.
LeClaire 1A North	44	Committed	Yes	Family housing in the Garfield Ridge community.

PROPERTY NAME	PLANNED NUMBER OF PBVs	STATUS AT END OF PLAN YEAR	RAD?	DESCRIPTION OF PROJECT
LeClaire 1A South	42	Committed	Yes	Family housing in the Garfield Ridge community.
Legends South A3	24	Committed	Yes	Family housing in the Garfield Ridge community.
Subtotal	7,269			
Mod-Rehab				
16 N Lorel	23	Leased	No	Family and individual housing in the Austin community.
4441-47 S Greenwood LP	32	Leased	No	Family and individual housing in the Kenwood community.
Austin Village 431-439 N Central	28	Leased	No	Family and individual housing in the Austin community.
Belray Apts 3150 N Racine	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Lakeview community.
Holland House 240 W 107th Pl	70	Leased	No	Supportive housing for individuals experiencing homelessness in the Roseland community.
Karibuni Place 8200 S Ellis	60	Leased	No	Supportive housing for individuals experiencing homelessness in the Chatham community.
Los Vecinos Apts 4250 W North	50	Leased	No	Individual housing (SRO) located in the Humboldt Park community area for individuals experiencing homelessness.
Mae Suites 148 N Mayfield	39	Leased	No	Individual housing (SRO) located in the Austin community area for individuals experiencing homelessness.
WGC743 LLC (aka Pine Central) 743-755 N Central	35	Leased	No	Family and individual housing in the Austin community.
Rebecca Walker 126 S Central Ave	22	Leased	No	Supportive housing for individuals experiencing homelessness in the Austin community.
Washington Park Apts 5000 S Indiana Ave	31	Leased	No	Supportive housing for individuals experiencing homelessness in the Grand Boulevard community area
Subtotal	460			
TOTAL PBVS	12,491			

- **Overview of Planned and Existing Project-Based Vouchers in FY2025**

Through the PBV Program, CHA invests in privately-owned rental housing throughout Chicago to create affordable housing opportunities for families, seniors, and people in need of supportive housing. CHA also utilizes HUD's RAD program to preserve and create new housing opportunities in Chicago. By the end of FY2025, it is anticipated that a total of 14,575 PBVs will be under AHAP or HAP including 2,084 new PBVs under AHAP or HAP. The following is an overview of CHA's PBV initiatives:

- *Project-Based Voucher (PBV) Program:* By the end of FY2025, through the PBV Program, CHA plans to subsidize 4,853 housing units through partnerships with developers/owners and service providers. This includes:

- Family, Senior and Individual Housing (Non-Supportive): 3,298 high-quality affordable housing units for families, seniors and individuals in communities across Chicago, including 15 new units under AHAP or HAP.
 - Supportive Housing: 1,555 supportive housing units under AHAP or HAP, targeted to individuals and families in need of comprehensive supportive services, including those who are experiencing homelessness 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.
 - Regional Housing Initiative (RHI): Note that CHA will no longer count PBVs that were approved under the Regional Housing Initiative (RHI) separately. RHI is no longer convening and each PHA is administering the developments created. These units are located both in Chicago and throughout the Chicagoland area. All RHI units are included in the above count.
- *Rental Assistance Demonstration (RAD) PBVs*: By the end of FY2025, CHA projects that it will administer 9,262 RAD PBV units, including 8,906 family and senior RAD PBV units, 1,993 of which are new, and 356 RAD2 supportive housing units.
 - *Moderate Rehabilitation*: Mod Rehab provides property-based rental assistance to low-income households but is governed by separate regulations. CHA continues to work with the properties benefitting from the Mod Rehab program and will continue to process applications to CHA's PBV portfolio either through RAD conversions or the standard PBV selection process. During FY2025, Mod Rehab is projected to assist 460 units.

Project-Based Rental Assistance (PBRA)

CHA continues to administer 337 PBRA units across three City-State sites under HAP contracts with HUD: Harrison Courts, Loomis Courts, and Lathrop Elderly.

v. Planned Other Changes to the Housing Stock in FY2025

The following section describes other planned changes to CHA's housing stock during FY2025 by category, including disposition activity, units offline pending redevelopment, planned development activity and planned capital maintenance activity.

Other Changes to the Housing Stock Planned in FY2025	
<i>Planned Disposition Activity</i>	
CHA proposes disposition of the following properties for mixed-income and homeownership housing development: Region 1 Single Units (10 locations), Region 2 Single Units (6 units), Region 3 Single Units (2 units), Region 4 Single Units (20 units), Horner-Westhaven (2115 W Adams), SS Region 3 (310 W 42nd Pl), SS Region 4 (10527 S Corliss), Region 2 Small (2-6) Units (2828 S Drake, 1254 S Troy, 1309 S Independence), Region 3 Small (2-6) Units (6442 S Eggleston), and Region 4 Small (2-6) Units (8840 S Escanaba, 2920 E 91st); 45th & Evans (4400 Grove), Stateway Gardens (39th & 35th St/State Street/Pershing/Metra Railway Line); Oakwood Shores (37th St/Cottage Grove Ave/Pershing Rd/Vincennes Ave), Lakefront Properties (S Lake Park Ave/E 41st Pl/E 42nd St/Train Tracks), and Roosevelt Square (W Roosevelt Rd/S Loomis St/W Grenshaw St/S Lytle St & W 15th St/S Throop St/W 14th/S Blue Island). CHA is also proposing disposition of vacant land at Altgeld Gardens for Forest Preserves of Cook County for a new trail and water service line to the Beaubien Woods Boat Launch, and disposition or sale for mixed-use development or community investments for Altgeld using Altgeld vacant land (13350 S Langley Ave, 13320 S Dobson Ave, and lot located at S. Greenwood Ave, south of E. 132nd Street, and north of E 133rd Street.)	
<i>Units Offline Pending Redevelopment</i>	

A total of 764 units at Francis Cabrini Rowhouses and Lathrop Homes are offline due to pending redevelopment plans.

Planned Development Activity

Development activity will begin or continue at sites including Oak and Larrabee Phase 1 and Parkside 5 (Cabrini); Southbridge 1C (Ickes); Lathrop 1C; Lakefront Properties Phase 2; Ogden Commons A2; LeClaire 1A North and 1A South; Oakwood Shores For Sale (Madden-Wells); Park Boulevard 4B and Park Boulevard For Sale (Stateway); Legends South A3 and Legends South For Sale (Robert Taylor); 45th and Evans (Washington Park); and Humboldt Village (Off-Site).

Planned Capital Maintenance Activity

Capital maintenance activity will begin or continue at family sites including ABLA (Brooks Homes), Trumbull Homes, and Washington Park; and senior properties including Armour Square, Flannery, and Maria Diaz Martinez.

Planned Disposition Activity*

Planned Disposition Activity for FY2025*			
IL Number	Development/ Site	Location	Description of Activity
IL002178000	Region 1 Single Units	1618 N Albany	Disposition for affordable housing development as part of the homeownership phase of Restore Home.
		1620 N St. Louis	
		1629 N Washtenaw	
		1823 W Ohio	
		1831 N St. Louis	
		2119 N Spaulding	
		2517 W Cortland	
		1718 N Maplewood	
		1719 N Washtenaw	
		1816 N Talman	
IL002182000	Region 2 Single Units	2711 N Moody	Disposition for affordable housing development as part of the homeownership phase of Restore Home.
		2956 N Oak Park	
		4232 W Van Buren	
		625 N Springfield	
		3019 S Drake	
		849 N St Louis	Demolition or disposition as part of the affordable homeownership phase of Restore Home. A determination about demolition vs disposition will be based on an analysis of property value, rehabilitation cost and other market factors.
IL002185000	Region 3 Single Units	1220 E 46 th St	Demolition or disposition as part of the affordable homeownership phase of Restore Home. A determination about demolition vs disposition will be based on an analysis of property value, rehabilitation cost and other market factors.
		1419 E 69 th St	
IL002189000	Region 4 Single Units	10050 S Calhoun	Disposition for affordable housing as part of the homeownership phase of Restore Home.
		1018 W Vermont	
		12440 S Parnell	
		12834 S Peoria	
		2227 W 72 nd St	
		2251 W 54 th Pl	
		3329 W 38 th Pl	
		4520 S Leamington	
		5341 S Campbell	
		547 W 116 th St	
		5724 S Wood	
		5754 S Wolcott	

Planned Disposition Activity for FY2025*			
IL Number	Development/ Site	Location	Description of Activity
		6101 S Sacramento	
		6236 S Loomis	
		7614 S Coles	
		7619 S Marshfield	
		8540 S Aberdeen	
		9437 S Bell	
		9730 S Avenue M	
		9736 S Avenue M	
IL002093000	Horner-Westhaven	2115 W Adams	Disposition for affordable housing as part of the homeownership phase of Restore Home.
IL002033000	SS Region 3	310 W 42 nd Pl	Disposition for affordable housing as part of the homeownership phase of Restore Home.
IL002034000	SS Region 4	10527 S Corliss	Disposition for affordable housing as part of Restore Home.
IL002183000	Region 2 Small (2-6) Units	2828 S Drake	Demolition or disposition as part of Restore Home. A determination about demolition vs disposition will be based on an analysis of property value, rehabilitation cost and other market factors.
		1254 S Troy	
		1309 S Independence	
IL002186000	Region 3 Small (2-6) Units	6442 S Eggleston	Demolition or disposition as part of Restore Home. A determination about demolition vs disposition will be based on an analysis of property value, rehabilitation cost and other market factors.
IL002190000	Region 4 Small (2-6) Units	8840 S Escanaba	Demolition or disposition as part of Restore Home. A determination about demolition vs disposition will be based on an analysis of property value, rehabilitation cost and other market factors.
		2920 E 91st	
IL002034	45 th & Evans (4400 Grove) Phase II	Boundaries: Cottage Grove, Evans, 45 th St., and 44 th St.	Disposition for the development of mixed-income rental housing.
IL2-022	Stateway Gardens – Park Boulevard	39th St./State St./ Pershing Rd/ Metra Railway Line	Disposition for mixed-use development.
IL2-022	Stateway Gardens – Park Boulevard	35th St. /State St./ Pershing Rd/ Metra Railway Line	Disposition for the development of homeownership and rental housing.
IL002137000 IL002017000 IL 2-033 IL 2-036	Oakwood Shores	37th St./Cottage Grove Ave./ Pershing Rd./ Vincennes Ave.	Disposition for the development of homeownership/rental housing.
	Lakefront Properties	S Lake Park Ave. (w), Railroad tracks (e), E 41st Pl. (n), E 42nd Pl. (s).	Disposition for the development of homeownership/rental housing.
	Roosevelt Square	W Roosevelt Rd. (s), W Grenshaw Ave. (n), S Loomis St. (w), S Lytle St. (e).	Disposition for the development of homeownership/rental housing.
	Roosevelt Square	Throop St (w), 15 th St. (s), 14 th St. (n), Blue Island Ave. (e).	Disposition for the development of homeownership/rental housing.

Planned Disposition Activity for FY2025*			
IL Number	Development/ Site	Location	Description of Activity
IL002002000	Altgeld-Murray	An approximately 2,200 square-foot portion of the vacant lot at the south-west corner immediately east of S. Greenwood Avenue at E. 133rd Street.	A permanent easement or sale of the lands to the Forest Preserves of Cook County to facilitate the construction of a new trail and water service line from Altgeld Gardens to the Beaubien Woods Boat Launch, and allow ongoing access for utilities and access to the proposed trail.
		Vacant lot addressed generally as 13350 S Langley Ave (PIN: 25-34-216-003).	A ground lease or sale for future mixed-use or other development partnerships to support clean energy, workforce development, or other community investments to serve Altgeld-Murray residents.
		Vacant lot addressed generally as 13325 S Dobson Ave (PIN: 25-35-100-015).	A ground lease or sale for future mixed-use or other development partnerships to support clean energy, workforce development, or other community investments to serve Altgeld-Murray residents.
		Vacant lot addressed located generally area of S. Greenwood Ave, south of E. 132nd Street, and north of E 133rd Street (Part of PIN: 25-35-100-020).	A ground lease or sale for future mixed-use or other development partnerships to support clean energy, workforce development, or other community investments to serve Altgeld-Murray residents.

*These dispositions were also included in the FY2024 MTW Annual Plan Amendment submitted concurrently with the FY2025 MTW Annual Plan.

**Other disposition activity previously included and approved in annual plans may also be carried out in FY2025.

Units Offline Pending Redevelopment

As of Q2 2024, 764 units at Frances Cabrini Rowhouses and Lathrop Homes are offline due to pending redevelopment plans. CHA is moving forward to expedite the finalization of plans to the extent possible given community planning processes and key stakeholder input.

Units Offline Pending Redevelopment		
Development/Site	Offline Units	Background/Status
Francis Cabrini Rowhouses IL002091000	438	In FY2024, CHA continued a comprehensive community planning project to re-envision the Cabrini-Green neighborhood. A new solicitation for the Rowhouses will be issued following this process.
Lathrop Homes IL002022000	326	CHA and its development partner-initiated construction on the redevelopment of in October 2017. To date, phases 1A and 1B have been completed, delivering 179 units for CHA residents. Work is ongoing on Phase 1C.

Planned Development Activity

The following housing development activity will begin and/or continue in FY2025, with housing scheduled to be delivered in FY2025 or later.

Planned Development Activity		
Development/Site	Phase/Project Name	Planned FY2025 Activity
Cabrini	Oak and Larrabee Phase I	Mixed-income construction
	Parkside 5	Mixed-income construction
Harold Ickes	Southbridge 1C	Mixed-income construction

Planned Development Activity		
Development/Site	Phase/Project Name	Planned FY2025 Activity
Lathrop Homes	Lathrop 1C	Mixed-income construction
Lakefront	Phase II	For-sale construction
Lawndale	Ogden Commons A2	Mixed-income construction
LeClaire	Phase 1A North	Mixed-income construction
	Phase 1A South	Mixed-income construction
Madden Wells	Oakwood Shores for-sale	For-sale construction
Stateway	Park Boulevard 4B	Preconstruction planning
	Park Boulevard for-sale	Preconstruction planning
Robert Taylor Homes	Legends South A3	Mixed-income construction
	Legends South for-sale	For-sale construction
Washington Park	45 th and Evans	Preconstruction planning
Off-Site	Humboldt Village	Mixed-income construction

Funding for Redevelopment Activities

In response to Choice Neighborhoods or other Federal Notices of Funding Availability (NOFAs) released in FY2025, CHA may submit application(s) for grant funding for redevelopment and/or planning activities.

Planned Capital Maintenance

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 continues to make strategic capital investments in its properties. These capital investments may require that some units in occupied buildings be vacated for construction to occur; however, CHA has committed to holding the minimum number of units offline for the duration of construction projects and resume leasing as soon as feasible when units are completed.

Planned Capital Maintenance for FY2025	
Property	Project Description
Brooks Homes (ABLA)	Continued interior renovations, site and landscaping improvements
Trumbull Homes	Interior and exterior building renovations
Washington Park	Interior and exterior building renovations
Armour Square	Elevator modernization
Thomas Flannery Apts	Exterior masonry restoration
Maria Diaz Martinez Apts	Plumbing system supply and waste riser replacement and unit renovations

vi. General Description of Planned Capital Expenditures in FY2025

General Description of Planned Capital Expenditures During FY2025
Based on the CHA 2024-2028 5-year Capital Plan, CHA anticipates a total of \$210 million in planned capital expenditures for FY2025 to account for three investment categories that include Preservation , New Construction , and Capital Planning at various properties and projects.
Preservation is the largest investment category comprises approximately 60-65% of the total capital plan. Preservation encompasses a wide range of capital improvement projects for existing properties. Preservation work is planned at various buildings which may include family sites such as ABLA (Brooks

Homes), Altgeld Murray, Dearborn, and Trumbull; various small, medium and large multi-family properties; and senior properties such Armour Square, Wicker Park and Irene McCoy Gaines.

New Construction category comprises approximately 25%-30% of the total capital plan. These transaction-based endeavors are activated by investments exceeding \$5 million and targeting an annual goal of 1,000 units. An allocated capital expenditure for project feasibility is a necessary capital investment for these projects and also included in this investment category. New Construction work is planned to continue or start at various sites which may include Oak and Larrabee, Cabrini Rowhomes, Parkside 5, Lathrop, Legends South A3, LeClaire, Ogden Commons, Southbridge and North Avenue.

Capital Planning category comprises approximately 10-15% of the capital plan. This category includes administrative and operational improvements (ERP system upgrades) as well as planning for longer term initiatives such as completion of all Physical Needs Assessments (PNA's) of properties required for any rehabilitation or RAD conversion projects, to ensure an up-to-date assessment of overall property-based capital needs.

Capital Planning work is planned to continue with various projects including administrative and operational improvements through the Enterprise Resource Planning (ERP) upgrades, planning for longer term initiatives such as completion of all Physical Needs Assessments (PNA's) as well as updating and replacing security cameras across various properties to achieve 50 years sustainability.

Section II-B: Leasing Information

i. Planned Number of MTW Households Served at the End of FY2025

By the end of FY2025, CHA anticipates serving a total of 58,517 MTW households across HCV, PH and Local Non-Traditional Programs.

Planned Number of Households Served		
Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased*	Planned number of Households to be Served**
MTW Public Housing Units Leased	150,000	12,500
MTW Housing Choice Voucher (HCV) Utilized	550,224	45,852
Local, Non-Traditional: Tenant-Based***	1,500	125
Local, Non-Traditional: Property-Based***	0	0
Local, Non-Traditional: Homeownership***	480	40
Total MTW Households		58,517
Planned Total Households Served		58,517
*Unit months occupied/leased is the total number of months the PHA has leased/occupied units according to unit category during the fiscal year. **Calculated by dividing the planned number of unit months occupied/leased by 12. ***In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the agency should estimate the number of households to be served.		

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED / LEASED	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED
Tenant-Based	Funding for City of Chicago Housing Assistance Programs (2017-04)	1,500	125
Property-Based	N/A	0	0
Homeownership	Home Ownership Made Easy-- Down Payment Assistance Program (20-01)	480	40
Total Local Non-Traditional Households		1,980	165

Planned Number of Non-MTW HCV Households Served at the End of FY2025

By the end of FY2025, CHA anticipates serving a total of 10,160 households through non-MTW voucher programs, including Veterans Affairs Supportive Housing (VASH), Moderate Rehab, Mainstream 5-Year, Emergency Housing and RAD programs.

Non-MTW Households to be Served Through:	Planned Number of Unit Months Occupied/Leased	Planned Number of Households Served
VASH	15,696	1,308
Mod Rehab	5,892	491
Mainstream 5-Year	3,792	316
Emergency Housing Vouchers	12,900	1,075
RAD	83,640	6,970
Total Non-MTW Households	121,920	10,160

ii. Description of Anticipated Issues Related to Leasing in FY2025

Include a Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions in FY2025	
Housing Program	Description of Leasing Issues and Solutions
MTW Public Housing Program	CHA will continue to expedite unit turns and leasing to ensure that units are available for occupancy as expeditiously as possible.
MTW Housing Choice Voucher Program	CHA continues to increase housing opportunities for HCV participants in mobility areas through the exception payment standards and the landlord incentive payment program activities. A lack of affordable housing in Chicago continues to cause delays and difficulties in voucher leasing.

Section II-C: Waitlist Information

Overview of Waitlists

Public Housing Waitlists

- ***Family Housing Site-Based Waitlists:*** CHA administers 26 site-based waitlists for its family housing portfolio, including traditional family and mixed-income properties. CHA transitioned over two, staggered phases from a community-wide waitlist to site-based waitlists in FY2018. In FY2025, all family housing site-based waitlists are expected to remain open.
- ***Single Units, Small and Medium Multi-Family Properties (fka Scattered Sites) (Community Area) Waitlists:*** CHA administers 65 community area waitlists for applicants who are interested in housing opportunities in CHA's portfolio of single units and small and medium apartment buildings located throughout Chicago. In FY2025, all single unit, small and medium multi-family property community area waitlists are expected to remain open.
- ***Senior Site-Based Waitlists:*** CHA administers 26 senior site-based waitlists for applicants requesting studio and one-bedroom Apts in senior-designated housing developments. CHA continues to lease according to the current, approved Senior Designated Housing Plan. In FY2025, all senior site-based waitlists are expected to remain open.

Voucher Waitlists

- ***HCV Housing Choice Voucher Waitlist (tenant-based vouchers):*** In FY2025, CHA plans to continue the screening of applicants on the HCV waitlist. The HCV waitlist opened in late 2014 and in early 2015, selected registered applicants by lottery. The HCV waitlist is partially open for the following categories of applicants: (1) families that are participating in CHA demonstration programs or special initiatives; (2) victims of federally declared natural disasters affecting the city of Chicago; (3) families that are active participants in Witness Protection or State Victim Assistance Programs; (4) families living in CHA public housing units that must be rehabilitated to meet ADA/504 requirements and for whom alternate CHA public housing units are not available; (5) over-housed or under-housed families living in Section 8 Moderate Rehabilitation projects administered by CHA for which no appropriate size units are available in the same projects that are already under HAP contracts; (6) families who qualify for targeted funding vouchers (e.g. VASH, NED, FUP, etc.); and (7) Public Housing residents covered under the Violence Against Women Act (VAWA) and for those whom the CHA has determined that it does not have a suitable unit in its portfolio to which the household can be relocated. In FY2025, CHA plans to explore options for reopening the HCV waitlist, including the appropriate timing.
- ***Project-Based Voucher Waitlists:*** In FY2014, CHA established a separate waitlist for the PBV program, conducted a random lottery in FY2015 and selected 16,000 applicants for the waitlist. In FY2018, CHA established site-based waitlists for all PBV properties, including RAD, PBV and Mod Rehab properties. All applicants, including the original 16,000 applicants, were provided an opportunity to update their waitlist contact and family information as well as select a PBV family, supportive housing or senior site-based waitlist. In FY2025, all PBV family, senior and supportive housing site-based waitlists are expected to remain open.

i. Waitlist Information Anticipated

Waitlist Information Projected for the Beginning of FY2025				
Waitlist Name	Description	Number of Households on Waitlist	Waitlist Open, Partially Open or Closed	Plans to Open the Waitlist During FY2025?
Federal MTW Public Housing Units	Site-Based Family Housing	53,300	Open	Yes
Federal MTW Public Housing Units	Community Area Scattered Sites	48,900	Open	Yes
Federal MTW Public Housing Units	Site-Based Senior	5,300	Open	Yes
Federal MTW Project-Based Voucher Program	Site-Based Project-Based Vouchers	106,600	Open	Yes
Federal MTW Housing Choice Voucher Program	Community-Wide Tenant-Based Vouchers	15,000	Partially Open	No

Please describe any duplication of applicants across waitlists:

CHA Waitlist applicants can be on a single PH Waitlist, PBV Waitlist and the HCV Waitlist at the same time. Senior Site-Based Waitlist includes applicants for PH properties slated for RAD conversion through FY2025. Those applicants may or may not have been captured in the HCV or PBV sections of the report.

Description of Partially Opened Waitlists

HCV and PBV Waitlists

In FY2025, the CHA HCV Waitlist will remain open for the following families:

- A family that meets the eligibility criteria for and is participating in a CHA demonstration program or special initiative.
- A family that is a victim of a federally declared natural disaster affecting the city of Chicago.
- A family that is an active participant in a Witness Protection Program or State Victim Assistance Program.
- A family living in a CHA PH unit which must be rehabilitated to meet ADA/504 requirements and for whom an alternate CHA PH unit is not available.
- 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.
- A family that qualifies for a targeted funding voucher (e.g. VASH, NED, FUP, etc.).

Description of Local, Non-Traditional Program

N/A

Description of Other Waitlist Type

N/A

ii. Changes to CHA Waitlists in FY2025

Planned Changes to Waitlists in FY2025	
Waitlist Name	Description of Planned Changes to Waitlist
In FY2025, CHA plans to explore options for reopening the HCV waitlist, including the appropriate timing. No changes are proposed to the Public Housing, Project Based Voucher, or Project Based Rental Assistance waitlists, which remain open.	

Section III: Proposed MTW Activities

CHA proposes to modify the following-previously approved activity:

Exception Payment Standards (2010-02)

Plan Year Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2018, Amended FY2019.

Description: Beginning in FY2010, CHA has received HUD approval to implement Exception Payment Standards (EPS) that exceed the standard limit of 110% of HUD's published Fair Market Rents (FMRs) in two circumstances described below:

(1) *Mobility Areas (formerly Opportunity Areas):* CHA currently has an Exception Payment Standard of no more than 150% of HUD FMR in CHA Mobility Areas. CHA initially received approval for the 150% EPS in FY2014 for Opportunity Areas, which were defined as census tracts with low family poverty and low subsidized housing saturation. In FY2018, CHA received approval to switch to Mobility Areas, which are defined as Community Areas with a poverty level at or below 20% and below median violent crime, or with moderate poverty and crime plus other positive economic indicators. This change significantly increased the number of areas where voucher holders can receive an EPS and provides access to previously unavailable communities.

(2) *Reasonable Accommodations:* In FY2018, CHA received approval for an amendment to this activity that allowed CHA to approve exception payments of up to 250% of HUD FMR for reasonable accommodations, which allowed CHA to manage these requests internally rather than going through the HUD waiver process for payments that exceeded CHA's approved 150% exception payment standard. This change was proposed to expedite and streamline this process.

CHA is now proposing to formally discontinue the 250% EPS for Reasonable Accommodations and instead follow the established HUD waiver process for these requests for the reasons outlined below:

- HUD FMRs have increased 44% since CHA first proposed this amendment in FY2018, which means that a larger number of dwelling units in all areas of Chicago are within FMR limits or CHA's 150% EPS limit.

CHA will continue to utilize the 150% EPS in Mobility Areas. All HCV rents, including rents for which an EPS might apply, are subject to a review for rent reasonableness.

Update: CHA discontinued the 250% for reasonable accommodations in Q4 2023 and is now removing it from the plan.

Planned Non-Significant Changes: N/A

Planned Significant Changes: CHA will discontinue the 250% EPS for reasonable accommodations and will instead follow the established HUD waiver process.

Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2025.

Standard Metric	FY2025 Benchmark
HC-5: Increase in Resident Mobility	8,900 households will lease in Mobility Areas with an exception payment, including new and existing leases.

CHA is proposing non-significant changes to several activities in order to streamline the planning and reporting process as outlined below. These changes will not impact residents and CHA will continue to report on the same metrics for these activities. Additional waivers are not required for these changes.

- CHA proposes combining the Biennial and Triennial Re-Examinations for Public Housing and HCV, which are currently two separate activities, into a single activity called “Modified Re-Examination Schedule for Public Housing and HCV Residents:

Modified Re-Examination Schedule for Public Housing and HCV (2024-01)
(formerly known as Triennial Re-examinations for Households for Fixed-Income Households 2014-02, Biennial Re-examinations for Public Housing 2014-03 and HCV 2006-01)

Plan Year Approved, Implemented, Amended: Biennial Re-Examinations for HCV approved 2006; Triennial Re-examinations for Fixed-Income Public Housing and HCV Households and Biennial Re-Examinations for Public Housing approved in 2014

Description: CHA has implemented a streamlined re-examination schedule for PH and HCV:

- Triennial Re-Examination Schedule:*** Applies to PH 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 and a decreased burden on fixed income elderly/disabled households.
- Biennial Re-Examination Schedule:*** CHA has implemented biennial reexaminations to establish continued program eligibility for PH and HCV residents. Biennial re-examinations are applicable for those PH residents who are not on annual or triennial re-examination schedules. CHA continues to conduct annual re-examinations for PH and HCV households participating in the CTO program and in PBV Mod Rehab properties.

Update: N/A

Planned Non-Significant Changes: CHA is combining the separate biennial and triennial activities into a single activity. There will be no impact on residents and CHA will continue to report the same metrics for these activities. No additional waivers are required.

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2025 benchmarks.

Standard Metric	FY2025 Benchmarks
CE-1: Agency Cost Savings	<u>HCV:</u> CHA will spend \$725,000 (5,000 reexams x \$145) to administer reexams for fixed income near elderly/elderly/disabled households who are due for reexams based on the triennial schedule. <u>HCV:</u> CHA will spend \$2,175,000 (15,000 reexams x \$145) to administer reexams to households who are due for reexams based on the biennial schedule. <u>Public Housing:</u> CHA will spend \$261,725 (1,805 exams x \$145) to administer reexams for fixed income elderly/disabled households who are due for reexams based on the triennial schedule.

	<u>Public Housing:</u> CHA will spend \$288,695 (1,991 reexams x \$145) to administer reexams to households who are due for reexams based on the biennial schedule.
CE-2: Staff Time Savings	<u>HCV:</u> CHA will spend 32,500 CHA staff hours (5,000 reexams x 6.5 hours) to administer reexams for fixed income near elderly/elderly/disabled households who are due for reexams based on the triennial schedule. <u>HCV:</u> CHA will spend 97,500 staff hours (15,000 reexams x 6.5 hours) on reexams for households due for reexams based on the biennial schedule. <u>Public Housing:</u> CHA will spend 11,733 staff hours (1,805 reexams x 6.5 hours) to administer reexams for fixed income elderly/disabled households who are due for reexams based on the triennial schedule. <u>Public Housing:</u> CHA will spend 12,942 staff hours (1,991 reexams x 6.5 hours) on reexams for households due for reexams based on the biennial schedule.
SS-8: Households Transitioned to Self-Sufficiency*	<u>HCV:</u> 1,680 HCV households (out of approx. 30,000 households eligible for biennial reexams) will move up at least one AMI category. <u>Public Housing:</u> 400 PH households (out of approx. 3,900 eligible for biennial reexams) will move up at least one AMI category.

*For SS-8 tracking, CHA has established the movement up to a higher AMI category as a definition of self-sufficiency.

- CHA proposes combining four different activities related to income calculation into a single activity called “Streamlined Income Calculation for HCV and PH Residents.”

Streamlined Income Calculation for PH and HCV Residents (2024-02)

Plan Year Approved, Implemented, Amended: *Income Calculation Hardship Exemption* Approved FY2018, Implemented FY2018, Amended FY2019; *Medical and Disability Expense Waiver* Approved FY2021, Implemented FY2021, Amended FY2024; *Elimination of Assets in Income Calculation after Initial Eligibility for HCV Program* Approved FY2017, Implemented FY2017, Amended FY2019; *Income Calculation Stability for CHA Residents* Approved FY2024, Implemented FY2024

Description: Since FY2017, CHA has received approval for several activities that streamlined the income calculation process, creating efficiencies for both CHA and residents, while allowing residents to maintain income stability and savings that support self-sufficiency goals:

- Elimination of Assets Income Calculation for HCV Program (2017-01):* The calculation of assets is only done at intake and assets below \$50,000 are excluded; calculation of assets is no longer done at re-examination.

- *Income Calculation Hardship Exemption (2018-02)*: CHA deducts child support payments from income for working adults in HCV households.
- *Medical Disability and Expense Waiver (2021-03)*: CHA uses a 3% threshold for unreimbursed health and medical care expenses for PH and HCV residents; CHA provides a \$400 flat deduction for elderly/disabled HCV households.
- *Income Calculation Stability for CHA Residents (2024-02)*: In FY2024, CHA received approval for this activity, which allowed CHA to maintain its existing policies regarding income calculations rather than implement those outlined in the Housing Opportunities Through Modernization Act (HOTMA). CHA follows the rent calculation policies as outlined in the HCV Administrative Plan and Admissions and Continued Occupancy Policy (ACOP): (1) CHA will process any increases in income at the next regularly scheduled annual, biennial or triennial re-examination; (2) CHA will maintain its current methodology for calculating income by using current documentation to project income over the next 12 months; and (3) CHA will maintain its current policy regarding student financial assistance. These policies were designed to reduce the administrative burden on CHA by maintaining the current number of biennial and triennial re-examinations.

Update: N/A

Planned Non-Significant Changes: CHA proposes combining four rent calculation activities into a single activity.

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2025 benchmarks.

Standard Metric	FY2025 Benchmark
CE-1 Agency Cost Savings	Triennial re-exam numbers will remain stable. (approx. 6,800 re-exams x \$145 for a total of \$986,000). Biennial re-exam numbers will remain stable. (approx. 17,000 re-exams x \$145 for a total of \$2,465,000). <u>HCV</u>: CHA will spend \$6,015 calculating assets (401 exams x \$15).
CE-2: Staff Time Savings	Triennial re-exam numbers will remain stable. (approx. 6,800 re-exams x 6.5 hours for a total of 44,200 staff hours). Biennial re-exam numbers will remain stable (approx. 17,000 re-exams x 6.5 hours for a total of 110,500 staff hours). <u>HCV</u>: CHA will spend 136 staff hours on asset calculations for all re-examination types (401 exams x .34 hours).
SS-2: Increase in Household Savings	<u>HCV</u>: 10 participants will receive an income deduction for child support payments 2,700 residents will receive a medical deduction that will impact their tenant portion of the rent. <u>PH</u> 926 residents will continue to receive a medical deduction pursuant to the Admissions and Continued Occupancy Policy.

- CHA proposes combining two activities that provide incentives to landlords in the HCV program into a single activity called HCV Landlord Incentives (2024-03):

HCV Landlord Incentives (2024-03)

Plan Year Approved, Implemented, Amended: *HCV Vacancy Payments* (2011-03) Approved FY2011, Implemented FY2012; *Incentive Payments for Landlords in CHA Mobility Areas* (2017-02)

Description: In order to retain high quality owners and units in the HCV program to provide a variety of housing options for residents, CHA is authorized to provide incentives to landlords who participate in the HCV program:

- *Vacancy Payments:* CHA can provide a modest vacancy payment to participating owners who re-lease a unit to another HCV participant. Units are eligible to receive these payments if they pass two consecutive inspections on the first attempt. CHA will provide vacancy payments to eligible owners/units upon the execution of a new HAP contract for a re-leased 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.
- *Incentive Payments for Landlords in CHA Mobility Areas:* CHA will provide a one-time Landlord Incentive Payment (LIP) to new owners in the HCV program who lease new units in Mobility Areas.

Update: CHA continues to monitor costs associated with both programs to ensure the financial sustainability of this activity.

Planned Non-Significant Changes: CHA proposes combining two HCV landlord incentive activities into a single activity.

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2025 benchmark

Standard Metric	FY2025 Benchmark
HC-2: Units of Housing Preserved	22 units will be preserved through a vacancy payment.
HC-5: Increase in Resident Mobility	308 households will move into Mobility Areas as a result of the incentive payment

Section IV: Implemented Activities

MTW Activities Related to Housing/Development

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

Plan Year Approved, Implemented, Amended: Approved FY2010, Implemented FY2010, Amended FY2014.

Description: 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 PH units that CHA was able to deliver at mixed-income development sites. The increased reasonable cost limits cover the full cost of PH units, as originally intended, and increase PH 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 PH 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 had determined it no longer needed separate alternative reasonable cost limitations for rehabilitation and redevelopment. CHA instead utilizes 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.

Update: In FY2025, CHA plans to use the alternate cost formula to deliver 4 units at Southbridge 1C. CHA does not plan to use the alternate cost formula for rehabilitation of any units in FY2025.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2025 benchmarks.

Standard Metric	FY2025 Benchmark
HC-1: Additional Units of Housing Made Available	CHA will use the alternate TDC to deliver 4 additional units.
HC-2: Units of Housing Preserved	Zero units will be preserved using the alternate TDC.

MTW Activities Related to Public Housing and HCV

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

Plan Year Approved, Implemented, Amended: Approved FY2009, Implemented FY2009

Description: Through the approval of the FY2007 ACOP for PH and the approval of the FY2008 HCV Administrative Plan, CHA instituted an increase in the minimum rent from \$50 to \$75 for PH and HCV programs. The \$75 minimum rent was approved in FY2009 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 household contributions from residents paying the minimum rent. CHA continues to allow PH and HCV households to pay a minimum rent of \$75, or less if they request a hardship to minimum rent.

Update:

- HCV: As of March 2024, the minimum rent population (those paying \$75 per month) includes 8,972 (17%) HCV households. There are 2,146 additional (4%) HCV households in the hardship population, meaning they are paying less than \$75 per month.
- Public Housing: As of March 2024, the minimum rent population (those paying \$75 per month) includes 1,235 (10%) PH households. There are 625 (5%) additional PH households in the hardship population, meaning they are paying less than \$75 per month.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2025 benchmark.

Standard Metric	FY2025 Benchmark
CE-5: Increase in Agency Rental Revenue	<u>HCV:</u> 9,109 residents will pay \$75 minimum rent for a projected total annual contribution of \$ 8,198,100.00. <u>Public Housing</u> 1,344 households will pay \$75 minimum rent for a projected total annual contribution of \$1,209,600.

*CHA tracks Total Tenant Payment (TTP) data to determine the number of residents who contribute \$75 towards rent and those granted hardships.

Home Ownership Made Easy (HOME) (2011-01)

(fka Choose to Own Homeownership Program)

Description and Impact: CHA renamed this activity *Home Ownership Made Easy (HOME)* to reflect that the homeownership program now has two options:

- *Choose to Own:* Participants can receive a subsidy to be used toward the payment of their monthly mortgage obligation. Pre- and post-homeownership education and counseling requirements are an integral component to remaining eligible. Over time this program has been modified to include Public Housing residents (FY2011); to require a higher minimum income requirement for eligibility (FY2014); and to waive the calculation of equity assets to increase administrative efficiency (FY2022).
- *Down Payment Assistance:* In FY2022, CHA received approval to add a down payment assistance option to the program. Instead of receiving a subsidy to be used toward the payment of their monthly mortgage obligation, participants could opt into the down payment assistance option and CHA would have a forgivable recapture agreement over 10 years. Participants choosing this option would no longer receive HAP assistance and technically would be removed from the program. Home purchases using this option will be considered local, non-traditional units.

The overall impact of the HOME programs is to increase self-sufficiency and expand housing options through opportunities for homeownership. Now in its 22nd year, 886 families have purchased homes.

Update: In FY2024, CHA differentiated the amount of down payment assistance available to resident and non-residents. Subject to funding availability, CHA residents are eligible for a grant up to \$20,000 while non-residents are eligible for \$10,000. CHA will continue to monitor funding and program structure to ensure program effectiveness.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2025.

Standard Metric	FY2025 Benchmark
SS-5: Households Assisted by Services that Increase Self-Sufficiency	200 families will receive pre-purchase counseling through CTO or DPA.
SS-8: Households Transitioned to Self-Sufficiency*	75 families will purchase homes.
HC-6: Increase in Homeownership Opportunities	75 families will purchase homes.
CE-4: Amount of funds leveraged in dollars	\$400,000 in anticipated spending towards down payment assistance

*For the SS-8 standard metric tracking, CHA is establishing the purchase of a home through the homeownership programs as a definition of self-sufficiency.

LevelUp (2014-01)

(fka Modified Family Self Sufficiency Program for HCV and Public)

Plan Year Approved, Implemented, Amended: FY2014, FY2017, FY2018 and FY2019 updates

Description: Over the past few years, CHA has modified the Family Self-Sufficiency (FSS) program. These include (from oldest to most recent):

- In FY2014 a revision of the participation requirements included an opt-out of EID, the ability to terminate participants who were not engaged in the program, a 12-month employment requirement and annual requirement to participate in financial education and coaching.
- In FY2017, CHA received authorization for an exemption from the requirement that FSS Program enrollments must take place within 120-days of an annual or interim recertification of income process.
- In FY2018, CHA received authorization to move to a modified escrow calculation based on goal achievement rather than escrow based on an increase in earned income.
- In FY2019, CHA received approval to allow non-heads of household to enroll in the program and remove the interest earned from escrow to create a grant fund for participants.
- In FY2022, CHA began allowing FSS participants participating in the Choose to Own to keep their participation in the FSS program simultaneously.
- In FY2023, CHA completed its transition to bring FSS program administration in-house, supported by internal CHA staff who will serve as FSS coaches. Program name was changed to LevelUp.
- In FY2024, CHA began a design phase of a pilot program with Compass Working Capital to test an opt-out model for FSS, where eligible households would automatically be enrolled in FSS and have the option to un-enroll. For this pilot, CHA proposes to auto-enroll the approximately 1,165 households who received an Emergency Housing Voucher. Compass would provide the financial coaching for those who wanted to engage in services and CHA would provide the traditional escrow from the FSS program.

Update:

- In FY2017, 38% of current participants had accumulated escrow. Following the escrow calculation change in 2018, 77% of current participants had accumulated escrow by the end of FY2018. This number continues to grow with 87% of current participants having accumulated escrow as of end of FY2023.
- To ensure that escrow balances are in line with national averages, CHA will continue to monitor the value of pay points and increase them as needed.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated FY2025 benchmarks.

Standard Metric	FY2025 Benchmark
SS-1: Increase in Household Income	The average income from wages among FSS participants will remain stable at \$25,000.
SS-2: Increase in Household Savings	The average escrow per FSS participant will increase slightly to \$6,000.
SS-3: Positive Change in Employment Status	525 FSS participants will have income from wages. The percent of FSS participants with income from wages will remain stable at 50%.
SS-5: Households Assisted by Services that Increase Self-Sufficiency	1,250 total participants will participate in the program.
SS-8: Households Transitioned to Self-Sufficiency	75 participants will graduate from the program.

Safety Net Program (2022-01)

Plan Year Approved/Implement/Amended: Approved FY2022, Implemented FY2024

Description: Regulations governing the Section 8 and Section 9 programs require that subsidy cease when households reach a certain income threshold. At that time, Section 8 participants may remain in their unit in the private market without subsidy, Section 9 residents may remain in project-based units without subsidy or they may elect to move into the private market.

Residents who are meeting self-sufficiency goals and are at the point where they can exit from assisted housing are often reluctant to do so for fear of losing the safety net provided by subsidized housing and will take steps to maintain their subsidy, including reducing their work hours or moving to mobility areas where higher rents may increase their subsidies. To better assist families who are ready to leave assisted housing but fear losing a safety net, CHA is implementing a local, non-traditional supportive services program that will:

- Enroll graduated participants and current residents assuming full rent in the private market into a five-year Safety Net program.
- Allow for up to two draws each equaling one month's rent financial assistance from a Safety Net fund should graduated participants experience hardship causing rent arrearage.
- Graduates can receive this funding until the fund amount is exhausted.
- Graduates requesting rent payment will additionally be provided services to triage the hardship to ensure on-going stability.
- A component of the program is a dedicated focus on "pathway" households (i.e., households that are still receiving subsidy but are near the income threshold for eligibility). These households are encouraged to connect to Resident Services' programming while still under subsidy in order to strengthen their self-sufficiency prior to exit.

CHA anticipates using its single fund flexibility to fund the program, as well as leverage investments from other sources. Payments could be accessed until the money runs out. If the funding pool is not utilized or only partially utilized in the calendar year, CHA will replenish the

amount up to the funds starting balance. The impact of this activity is to promote 'graduation' or exit from CHA subsidy while ensuring graduates can exit successfully, alleviating financial strain that could lead to future housing instability.

Update: CHA continues to finalize implementation plans for this activity. The Safety Net program launched in 2024 and includes separate strategies of assistance for households near the income threshold for subsidy ("on the pathway") and for households that have graduated from subsidy. Both groups are receiving introductory communications, alerting them to services and programs that may assist in building greater self-sufficiency and navigating short-term hardship.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2025.

Standard Metric	FY2025 Benchmark
HC-5: Increase in Resident Mobility	10 graduates will request Safety Net funds allowing them to remain stably housed after implementation of this activity.
HC-7: Households Assisted by Services that Increase Housing Choice	100% of households requesting services will be linked to resources through the Safety Net program.

MTW Activities Related to Public Housing

Work Requirement for Public Housing Properties and Public Housing and Mixed-Income Properties Transitioning to PBVs or Added as PBVs Through the RAD Program (2009-02)

Plan Year Approved, Implemented, Amended: Approved FY2009, Implemented FY2009, Amended FY2016.

Description: As outlined below, this activity is applicable to both Public Housing (PH) residents and residents of PH and Mixed-Income properties transitioning to PBVs through the RAD Program or added as PBVs through transfer of assistance under the RAD Program:

- **Public Housing:** In FY2009, CHA implemented a work requirement as a condition of occupancy across its PH portfolio that requires applicable adult members of PH 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. The work requirement policy for PH residents is outlined in detail in the Public Housing Admissions and Continued Occupancy Policy (ACOP). With Board approval of the FY2011 ACOP, CHA changed the age range of the work requirement to apply to adult members of PH households age 18 to age 54, or age 17 and not attending school full time.¹
- **RAD PBVs:** In the FY2016 MTW Annual Plan, CHA updated this activity to reflect that existing work requirements in PH and Mixed-Income properties (as described above) transitioning to PBVs through the RAD Program or added as PBVs through transfer of assistance under the RAD program, as outlined in CHA's ACOP and Tenant Selection Plans, will apply to any individual previously subject to a work requirement as well as new residents after RAD PBV conversions. The work requirement policy for RAD PBV sites is also outlined in Chapter 18 of the HCV Administrative Plan, which was released for public comment in November 2014 and approved by CHA's Board in January 2015.

CHA provides resources to aid residents in fulfilling the work requirement through case management services and workforce development programs. The impact of the PH work requirement is a greater number of residents engaged in employment, education, job training, and community service in order to achieve self-sufficiency.

Since it was first approved, CHA has implemented the following updates to the PH work requirement:

- CHA increased the time for each Safe Harbor period from 90 days to 180 days. CHA determined that 90 days was an insufficient amount of time for residents to establish an action plan to meet the requirement, which has often resulted in multiple Safe Harbor requests. Increasing the time period to 180 days enables residents to work with a service provider to create and implement an action and engagement plan.
- CHA requires participation in services for all residents who receive Safe Harbor and for those who are non-compliant with the work requirement. Mandatory services are provided by CHA's FamilyWorks program. This requirement ensures that FamilyWorks service providers intervene in a timely manner to assist residents and provide them with the necessary support to become compliant with the work requirement. CHA implemented the following procedures to enforce this requirement:
 - The resident and service provider develop and sign a resident-driven action plan upon the initial and any subsequent requests for Safe Harbor, which outlines what is needed to become compliant with the work requirement.
 - At the end of the 180-day Safe Harbor period (or upon the resident obtaining employment), the FamilyWorks service provider will confirm that the resident is

¹ The original work requirement applied to every adult member of a PH household, age 18 to age 61 (or age 17 and not attending school full time).

engaged with the work requirement, as defined in the agreed-upon individual action plan.

- Residents who are engaged, as defined by the action plan, but who need additional time will be approved to receive Safe Harbor or additional Safe Harbors, per provider-engagement process.
- Residents who are not engaged, as defined by the action plan, and are not meeting the work requirement will not be approved to receive additional Safe Harbors.
- Non-compliant residents are subject to lease termination.

Currently, upon initial and all subsequent requests for Safe Harbor, CHA 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 180 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.

Update: CHA will continue to implement the work requirement in applicable households.

Planned Non-Significant Change: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2025 benchmarks.

Standard Metric	FY2025 Benchmark
SS-1: Increase in Household Income*	The average income from wages for households with a work-able adult subject to the work requirement will be \$17,000 (6,900 households)
SS-3: Increase in Positive Outcomes in Employment Status*	3,400 work-able PH heads of household subject to the work requirement are expected to have income from wages.
	57% of work-able PH heads of household subject to the work requirement are expected to have income from wages.
SS-5: Households Assisted by Services that Increase Self Sufficiency	1,500 PH households with a work-able adult subject to the work requirement are expected to engage with service providers through FamilyWorks.
SS-8: Households Transitioned to Self-Sufficiency**	42% of households subject to the work requirement in a work-able household will have all adults in compliance. Compliance is achieved by either meeting the work requirement or obtaining the exemption from the work requirement.

Additional Metrics:

Additional Metric	FY2025 Benchmark
Work Requirement Compliance Status	The percentages of residents in each work requirement compliance status will increase by 1%; those in Safe Harbor and Under Legal will decrease by 1%: 51.5% compliance 16.7% exempt 11.2% Safe Harbor 20.3% non-compliant 0.3% under legal

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.

Office of the Ombudsman (2008-01)

Plan Year Approved, Implemented, Amended: Approved FY2008, Implemented FY2008

Description: CHA established the Office of the Ombudsman in FY2008 to address the concerns of PH 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 PH residents renting in mixed-income developments as well as all other interested stakeholders in a virtual-friendly format, allowing for both in-person and at-home attendance.

Update: N/A

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2025.

Standard Metric	FY2025 Benchmark
SS-5: Households Assisted by Services that Increase Self-Sufficiency	700 residents will engage the Ombudsman.

Additional Metric:

Additional Metric	FY2025 Benchmark
Regional meetings to engage residents	A minimum of 4 in-person meetings will be held for residents of mixed-income communities.

MTW Activities Related to HCV Program

Increased Payment Standards at Interims (2018-01)

Plan Year Approved, Implemented, Amended: Approved FY2018, Implemented FY2018

Description: CHA has implemented an activity to increase payment standards at interims for elderly/disabled households and any household that receives a rent increase. Because elderly and disabled households are on a triennial reexamination schedule and other households are on a biennial reexamination schedule, the FMR used to determine their subsidy amount is outdated and does not reflect the current costs of housing in Chicago. Because there is no affordability constraint to the amount an owner can charge after the initial lease term, when an owner requests a rent increase between scheduled reexaminations, the participant is forced to make a decision between increasing their monthly rent burden or incurring expensive moving costs. This activity has enabled CHA to use the current payment standard in effect for a given unit at an interim examination, rather than the payment standard that was in effect at the time of the participant's last regular examination. The goal of this activity is to decrease the financial burden on these households by allowing the CHA subsidy to keep pace with the market, which will decrease the number of voucher holders whose rent burden exceeds 30% of their adjusted monthly income.

Update: Due to this activity, the percentage of tenant-based voucher holders who pay over 40% of their adjusted monthly income on rent has decreased approximately to 11% of the population from 15% when the program was implemented.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2025.

Standard Metric	FY2025 Benchmark
SS-2 Increase in Household Savings	3,500 participants will receive an increase in their payment standard at their interim.

Using Voucher Size to Determine Payment Standard (2021-1)

Plan Year Approved, Implemented, Amended: Approved FY2021, Implemented FY2021

Description: This activity enables CHA to determine payment standard by voucher size irrespective of the size of the unit. For example, a one-bedroom voucher holder who moves into a studio would receive a one-bedroom payment standard as opposed to a studio. This policy will benefit families who move into units smaller than their voucher size (a.k.a. shopping down). The previous policy penalized voucher holders who decided to move into a unit smaller than their voucher and resulted in additional rent burden.

Update: N/A

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A.

Planned Changes to Metrics/Data Collection: CHA has updated the FY2025 benchmark

Standard Metric	FY2025 Benchmark
SS-2 Increase in Household Savings	620 residents will receive an increase in payment standard due to this activity.

Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders (2021-2)

Plan Year Approved, Implemented, Amended: Approved FY2021, Implemented FY2021

Description: CHA has implemented an activity that requires inspections of a sample of units every year in buildings with a large number of HCV voucher holders, rather than having all of them inspected every other year.

Update: N/A

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A.

Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2025.

Standard Metric	FY2025 Benchmark
CE-1 Agency Cost Savings	CHA will decrease inspections costs by \$12,096 (126 inspections x \$96).
CE-2: Staff Time Savings	CHA will save 116 staff hours on inspections (126 inspections x .92 hours).

Providing Payments to Participants for Moving Costs (2023-01)

Plan Year Approved, Implemented, Amended: Approved FY2023, Implemented FY2023

Description: Because federal regulations do not allow housing agencies to provide subsidies for units that do not meet Housing Quality Standards (HQS), voucher holders are required to move (through no fault of their own) when units do not meet these standards. Incurring unexpected moving costs is both financially burdensome and emotionally stressful for families of limited means and often limits their housing choices. Through this activity, CHA provides financial assistance to cover moving costs for participants who are required to move because property owners are not meeting safety requirements or if their lease is not renewed due to CHA not approving a rent increase. This activity helps ensure that HCV participants continue to have a range of quality housing options and increase self-sufficiency by reducing unexpected financial expenditures.

Update: N/A

Planned Non-Significant Changes: CHA is updating language to clarify that this assistance is available to those whose leases were not renewed due to CHA not approving a rent increase.

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the FY2025 benchmark.

Standard Metric	FY2025 Benchmark
HC-7: Households Assisted by Services that Increase Housing Choice	200 participants will receive up to \$1,000 in moving cost assistance (\$200,000 total).

MTW Activities Related to Project-Based Vouchers

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

Plan Year Approved, Implemented, Amended: Approved FY2008, Implemented FY2008

Description: CHA is authorized to increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building to create innovative funding structures for PBV developments and enhance its Project Based Voucher (PBV) Program, increasing the availability of quality housing options throughout Chicago.

Update: FY2025 projections include 31 units at 1203 N. California and 5 units at the Roosevelt Square National Public Housing Museum.

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2025.

Standard Metric	FY2025 Benchmark
HC-1: Additional Units of Housing Made Available	18 additional PBV units will be made available by exceeding 25% in family PBV properties.
HC-2: Units of Housing Preserved	Zero housing units for low-income households will be preserved by exceeding 25% in family PBV properties.

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

Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2011

Description: For PBV developments that are new construction or substantial rehabilitation, CHA considers the Certificate of Occupancy issued by the City of Chicago as evidence of the property's compliance with Housing Quality Standards (HQS), reducing time and costs spent on 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.

Update: CHA will use City of Chicago Certificates of Occupancy as evidence of HQS compliance at 162 units at five PBV developments: Lawson House (100 units), Chicago Lighthouse (19 units), Englewood Family Housing (7 units), 1203 N. California (32 units) and Roosevelt Square National Public Housing Museum (5 units).

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for 2024.

Standard Metric	FY2025 Benchmark
CE-1: Agency Cost Savings	CHA will save \$3,190 on initial PBV inspections. (110 units x \$29 per inspection) for new construction and substantial rehab units.
CE-2: Staff Time Savings	CHA will save 101 staff hours due to utilization of Certificate of Occupancy for initial PBV inspections for new construction and substantially rehabbed units (110 units x .92 staff hours).

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

Plan Year Approved, Implemented, Amended: Approved FY2011, Implemented FY2012

Description: To provide an incentive for participation in CHA's PBV Program and to ensure the long-term viability of newly-constructed and substantially-rehabilitated properties, CHA provides vacancy payments during the initial operating lease-up period, allowing 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.

Update: CHA will make vacancy payments available during the initial leasing period at the following PBV developments: Chicago Lighthouse (19 units), Englewood Family Homes (7 units), 1203 N. California (32 units) and Roosevelt Square National Public Housing Museum (5 units).

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmark for FY2025.

Standard Metric	FY2025 Benchmark
HC-1: Additional Units of Housing Made Available	110 PBV units will be made available through vacancy payments during initial leasing periods.

Single HAP for Non-Contiguous PBV Properties with Same Owner (2019-01)

Plan Year Approved, Implemented, Amended:

Description: This activity allows CHA to use a single HAP contract for PBV units under the same ownership entity and located in buildings of four or more units that are not contiguous. Each site within the defined project will continue to meet all HUD requirements, including environmental clearance and subsidy layering review. This activity reduces the administrative burden on CHA to create and manage multiple HAPs for projects with the same owner in which the units are spread across separate properties and enhances CHA's ability to facilitate housing in communities that have traditionally been underserved, many of which are residential communities containing two to four-unit buildings.

Update: This activity is being used to manage HAPs at the following PBV developments that encompass multiple non-contiguous addresses: Illinois Accessible Housing (41 units), Natalie Salmon House (8 units), Boulevard Apts (9 units), Access Housing (38 units), Liberty Square (16 units), Luxe Properties (6 units), Rosa Parks (23 units), Zapata (12 units), Tierra Linda (14 units), Casa VeraCruz (60 units) and Heart of Uptown (15 Units).

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: N/A.

Standard Metric	FY2025 Benchmark
CE-1: Agency Cost Savings	CHA will save \$11,000 by managing 11 HAPs with non-contiguous PBV properties under a single owner (11 HAPs x \$1,000 per HAP).
CE-2: Staff Time Savings	CHA will save 110 staff hours managing 11 HAPs in non-contiguous PBV properties with a single owner (11 HAPs x 10 hours).

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

Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017

Description: CHA is participating in the Rental Assistance Demonstration (RAD) Program and is working to transition more than 10,000 PH units to PBVs through RAD. As part of the RAD program, regulations state that the Earned Income Disregard (EID) policy is only available to residents with disabilities, in accordance with regulations for the HCV Program. For PH sites transitioning to RAD, 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.

Update:

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA updated the benchmarks for FY2025.

Standard Metric	FY2025 Benchmark
SS-1: Increase in Household Income*	The average income from wages for households at former PH sites converted to RAD PBV properties with a work-able adult will be \$16,000 (215 households).
SS-3: Increase in Positive Outcomes in Employment Status*	85 work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages. 61% of work-able heads of household at former PH sites converted to RAD PBV properties will have income from wages.

*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.

**RAD conversions are currently take place at primarily senior properties.

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

Plan Year Approved, Implemented, Amended: Approved FY2016, Implemented FY2017

Description: In an effort to retain consistent housing quality and services across the PBV RAD portfolio of RAD properties, CHA will exceed the FMR cap of 110% for RAD PBV properties (under current standard PBV rules) as needed to retain the subsidy level CHA currently receives for properties. CHA has made a commitment to, at minimum, retain existing services and property maintenance at the level residents experience today.

Update: N/A

Planned Non-Significant Changes: N/A

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: N/A

Standard Metric	FY2025 Benchmark
HC-2: Units of Housing Preserve	3,602 dwelling units at 17 impacted properties transitioning to RAD that may require an increased FMR threshold to maintain current standards for property operations.

MTW Activities Related to Local Programs

Funding for City of Chicago Housing Assistance Programs (2017-04)

Plan Year Approved, Implemented, Amended: Approved FY2017, Implemented FY2018

Description: To further coordinate with the City of Chicago, Chicago's Continuum of Care and Coordinated Entry System, CHA is participating in what has been named the Flexible Housing Subsidy program, which will provide collective impact to individuals and families who experience homelessness and are in critical need of immediate housing. CHA is utilizing its single fund flexibility to contribute to the fund in order to increase housing options for those in need to access and remain stably-housed. This program will be coordinated with the City of Chicago where CHA would contribute a specified amount of money to be pooled with other sources (e.g. hospitals, ESG, etc) to create a collective solution to housing persons experiencing homelessness. Examples of target populations would include families who experience homelessness or who are at risk of becoming homeless, transitional-aged youth, survivors of domestic violence, homeless veterans and other vulnerable populations that are a priority for the City of Chicago. Funds would be used for bridge rental assistance, rent arrearages with a current landlord, move-in fees and deposits, and subsidized housing.

Update: In FY2025, CHA proposes to contribute \$500,000 to again support the Flexible Housing Pool and may provide additional funds to support the City of Chicago's Housing Initiatives which will be determined at a later date. As of FY2023, 761 total served through the program.

Planned Non-Significant Changes: CHA proposes to provide additional funding for the City of Chicago's Housing Initiatives.

Planned Significant Changes: N/A

Planned Changes to Metrics/Data Collection: CHA has updated the benchmarks for FY2025.

Standard Metric	FY2025 Benchmark
CE-4: Increase in Resources Leveraged	\$500,000 in anticipated funding towards the Flexible Housing Pool from CHA; \$1 million in funds will be leveraged by the City's Department of Family and Support Services and Department of Housing and other resources (e.g. hospitals).
SS-8: Households Transitioned to Self Sufficiency	125 new participants will be transitioned to self-sufficiency by receiving stable housing.

Approved and Implemented MTW Activities in FY2025				
Housing and Development				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2010-01	Alternative Reasonable Cost Formula for Redevelopment and Rehabilitation	HUD approved the reasonable cost formula for redevelopment in FY2010. CHA utilizes the reasonable cost formula for both redevelopment and rehabilitation projects.	Increase Housing Options	Attachment C, Section C (16)
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 Increase Cost Effectiveness	Attachment C, Section C (11) and Attachment C, Section D(2)
2011-01	Home Ownership Made Easy (HOME) (fka Choose to Own Homeownership Program)	CHA expanded the Choose to Own Homeownership Program beyond HCV participants to current CHA PH residents.	Increase Housing Options Self- Sufficiency	Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b)
2014-01	LevelUp (fka Modified Family Self-Sufficiency Program for HCV and Public Housing Participants)	The modified program encourages participants to remain engaged, obtain escrow, and achieve consistent employment so they are better prepared for economic self-sufficiency upon graduation.	Self -Sufficiency	Attachment C, Section E
2014-02	Triennial Re-examinations for Households with only Elderly/Disabled Participants and Fixed Income	CHA implemented a streamlined triennial re-examination schedule for PH and HCV fixed income households consisting of only elderly and/or disabled participants.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section C (4) and Attachment C, Section D (1)(c)
2006-01, 2014-03	Biennial Re-examinations	CHA plans to implement biennial re-examinations for PH residents and will continue to implement biennial re-examinations for HCV program participants.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D (1) (c), and Section C (4)
2022-1	Safety Net Program	CHA is implementing a local, non-traditional supportive services programs to provide assistance to families who are ready to leave assisted housing but fear losing a safety net.	Self-Sufficiency	Amendment 6 to CHA's Amended and Restated MTW Agreement, Attachment C, Notice PIH 2011-45.
2024-02	Income Calculation Stability for CHA Residents	CHA is proposing to maintain its current policies regarding income calculations rather than implement those outlined in the Housing Opportunities Through Modernization Act (HOTMA) to ensure stability for residents.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section C (4) and Attachment C, Section D (3)(a)
Public Housing				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2009-02	Public Housing Work Requirement	CHA implemented a work requirement across CHA's PH 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	Self-Sufficiency	Attachment D, Paragraph 20

Approved and Implemented MTW Activities in FY2025				
		of PH residents living in mixed-income communities and serves as a liaison between residents and CHA leadership.		
HCV				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2010-02	Exception Payment Standards	CHA is authorized to apply EPS that may be up to 150% of HUD's published FMRs for the city of Chicago to increase housing options in mobility areas throughout Chicago.	Increase Housing Options	Attachment C, Section D (2)
2011-03	HCV 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)(d)
2017-01	Elimination of Assets in Income Calculation after Initial Eligibility	The calculation of assets will only be done at intake and is no longer necessary at re-examination.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D(1)(c) and Attachment C, Section D (3)(b)
2017-02	Incentive Payments for Landlords	CHA will provide a one-time incentive payment in the amount of the contract rent to landlords in any instance where an HCV participant is entering into a new lease for a unit located in a mobility area.	Increase Housing Options	Amendment 6
2018-01	Increased Payment Standards at Interims	CHA has implemented an activity to increase payment standards at interims for elderly/disabled households and others who receive a rent increase.	Increase Housing Options	Attachment C, Section D (2)(a)
2018-02	Income Calculation Hardship Exemption	CHA has implemented a hardship exemption for household members who are making required child support payments that hinder their ability to pay their monthly rent portion.	Increase Housing Options	Attachment C, Section D (2)(a)
2021-01	Using Voucher Size to Determine Payment Standard	This activity enables CHA to determine payment standard by voucher size irrespective of the size of the unit.	Increase Housing Options	Attachment C, Section D (2)(a)
2021-02	Conducting HQS Inspections for a Sample of Units in Buildings with Substantial Numbers of HCV Voucher Holders	CHA can inspect a sample of units every year in buildings with a large number of HCV voucher holders, rather than having all of them inspected every other year.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D (5)
2023-01	Providing Payments to Participants for Moving	CHA will provide voucher holders with assistance to cover moving costs for participants who are required to move through no fault of their own.	Increase Housing Options	Amendment 6
2021-03	Medical Disability and Expense Waiver	CHA can provide a flat medical deduction of \$400 to all elderly/disabled households, which will ensure that a greater number of eligible households benefit from the deduction by removing the burden on participants to obtain and provide the appropriate documentation, as well as for staff to calculate the correct amount.	Increase Housing Options	Attachment C, Section D (2)(a)
PBV				

Approved and Implemented MTW Activities in FY2025				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
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
2011-06	Acceptance of City Certificates of Occupancy for Initial PBV 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 HQS for initial PBV inspections.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D(7)(d)
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
2019-01	Single HAP for Non-Contiguous PBV Properties with Same Owner	CHA uses a single Housing Assistance Payment (HAP) contract for PBV units under the same ownership entity and located in buildings of four or more units that are not contiguous.	Reduce Costs and Increase Cost Effectiveness	Attachment C, Section D(2)(a)
2016-03	Expansion of Public Housing Earned Income Disallowance Policy to CHA PBV Programs within the RAD Program	CHA will retain the PH EID policy for residents in properties transitioning to RAD PBV.	Self-Sufficiency	Attachment C, Section D(2)(a)
2016-06	Adjusting 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)
Local Programs				
MTW Activity Number	Ongoing MTW Activity	Description	Statutory Objective	Authorization
2017-04	Funding for City of Chicago Housing Assistance Programs	CHA will implement program-based assistance using its single fund flexibility to help families access and remain stably housed.	Increase Housing Options	Amendment 6

Section IVB. Not Yet Implemented Activities

Flexibility in New Construction Design (2024-01)

Plan Year Approved, Implemented, Amended: Approved FY2024

Description: CHA is proposing an activity that will provide flexibility from the federal regulation that prohibits housing authorities from developing high-rises that will house families unless there is a specific determination from the Secretary of the Department of Housing and Urban Development that there is no practical alternative (See 42 USC 1437d(a)) Chicago. Over the past twenty years, CHA has prioritized new construction housing designs that are consistent with housing styles in the surrounding community while supporting the needs of our residents. A blanket prohibition on high rises for families is impractical and unduly rigid in a city the size of Chicago that has a wide variety of housing styles that differ on a community-by-community basis. In many communities, high rises (defined as exceeding 80 feet in the City of Chicago's Municipal Code) are a standard option for families and should be an option for CHA families as well. CHA further notes that families who have members with mobility issues may prefer a high-rise building with an elevator to other options. Obtaining a specific determination from the HUD Secretary on a case-by-case basis is unduly burdensome given the scope and pace of CHA housing construction and can result in inconsistent application.

Update: N/A

Planned Non-Significant Changes: TBD

Planned Significant Changes: TBD

Planned Changes to Metrics/Data Collection: TBD

Standard Metric	FY2025 Benchmark
HC-1: Additional Units of Housing Made Available	0 new construction public housing units will be delivered in buildings 80 feet or higher. 0 public housing units will be under construction in buildings 80 feet or higher.

Section IVC. Activities on Hold

CHA will place the following activities on hold in FY2025:

- *Guaranteed Income Pilot Program Income Disregard for CHA Residents (2024-03)*: CHA proposed this activity to exclude funds received for participation in any basic/guaranteed income program as income for rent determination. This activity is no longer needed as HOTMA allows for income exclusion from Guaranteed Basic Income programs.
- *Expedited Public Housing Unit Acquisition Process (2015-01)*: CHA proposed this activity to expedite the acquisition of units and/or buildings as PH units in CHA- designated Opportunity Areas as well as Gautreaux-designated General and Revitalizing Areas. However, CHA has not acquired units as PH units in recent years and has not used this activity.

In a prior plan year, CHA put the following activities on hold:

- *CHA Re-Entry Pilot Program (2014-04)*: This activity will remain on hold in FY2025.
- *Increasing Digital Access (2022-3)*: This activity will remain on hold in FY2025.
- *PBV Contract Commitments with 21-30 Year Initial Terms (2011-05)*: This activity will remain on hold in FY2025.

- UPCS Inspection Standards for PBV Properties in the RAD program (2016-04): This activity will remain on hold in FY2025.

Section IVD. Closed Out Activities

- Time Limit Demonstration Program for Housing Choice Voucher Participants (2017- 03), Closed in FY2018
- Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date (2011-02), Implemented FY2012, Closed FY2019
- Mobility Counseling Demonstration Program Work Requirement (2016-01), Closed FY2020
- 25,000 Unit Delivery (2000-01), Closed in FY2022

Section V: MTW Sources and Uses of Funds

This section contains information on CHA's anticipated sources and uses of funding in FY2025.

Section VA: Planned Application of MTW Funds

i. Estimated Sources of MTW Funds for FY2025

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$46,457,195
70600	HUD PHA Operating Grants	\$934,126,457
70610	Capital Grants	\$58,900,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$688,717
71100+72000	Interest Income	\$9,037,200
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$2,881,230
70000	Total Revenue	\$1,052,090,799

Explanations of CHA FY2025 MTW Sources:

- FY2025 estimates for operating subsidies are based on units in PIC at projected per unit rates and HCV Program sources are based on projected FY2025 voucher counts.

ii. Estimated Application of MTW Funds for FY2025

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$87,541,270
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$63,856,480
92500 (92100+92200+92300+92400)	Total Tenant Services	\$35,091,232
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$26,576,032
93500+93700	Labor	\$2,348,727
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$107,602,971
95000 (95100+95200+95300+95500)	Total Protective Services	\$36,077,125
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$7,971,719

96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$7,477,312
96700 (96710+96720+96730)*	Total Interest Expense and Amortization Cost	\$28,472,993
97100+97200	Total Extraordinary Maintenance	\$2,214,801
97300+97350	Housing Assistance Payments + HAP Portability-In	\$590,182,782
97400	Depreciation Expense	\$69,890,137
97500+97600+97700+97800	All Other Expenses	\$0
90000	Total Expenses	\$1,065,303,581

*This includes estimated interest expense on general obligation bonds issued by CHA in FY2018.

Explanations of CHA FY2025 MTW Uses

- The estimated Housing Assistance Payments expense is based on 97% voucher utilization in FY2025.
- Interest income is derived from the Cash and Cash Equivalents and the Investments at Fair Value as presented on the Statement of Net Position in CHA's Comprehensive Annual Financial Report.
- Uses do not reflect planned capital expenditures described in Section II. These are not reported as FDS line items.
- Depreciation is included in Uses based on the FDS line item. CHA reports depreciation as an expense (rather than a use) per standard accounting practices.
- CHA plans to fill the projected gap between Estimated Total Revenue and Estimated Total Expenses by using prior year Block Grant available monies.

iii. Description of Planned Application of MTW Funding Flexibility

Planned Application of MTW Funding Flexibility
CHA continues to use single fund flexibility by designing and/or continuing to implement local activities, including new initiatives described in Section I.
CHA uses capital dollars as well as Section 8 MTW Block Vouchers from the single fund to support ongoing revitalization activities, in an effort to further advance the progress of the original Plan and implement applicable new initiatives. Section II describes capital expenditures and specific development and capital activities planned for FY2025.
Through the use of MTW funds, CHA also continues to implement numerous resident services 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 section below).

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 (RRC), CHA provides relocation notices to families impacted by building closures or consolidation and makes move-related payments. Additionally, as applicable, 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 households and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating. CHA will continue to provide relocation assistance to all residents requesting it under the RRC.

Support Services for Families

CHA currently offers PH families and HCV participants a variety of support services, including family coaching, workforce development, youth and education, mobility counseling, asset building, homeownership, and resident service coordination. These services focus on three main goals of supporting academic achievement, advancing economic and enhancing stability and quality of life. Programs have measurable outcomes designed to demonstrate impact for CHA residents. A summary of the services planned for FY2025 is listed in the table below.

SUPPORT SERVICES FOR FAMILIES PLANNED FOR FY2025		
GOALS	PROGRAMS	PROJECTED FY2025 ACHIEVEMENTS
Advance Economic Power	<i>Transition Counseling:</i> Assistance for families to overcome social and emotional barriers to leaving subsidized housing.	90% of residents in the alumni pipeline will learn about transition services.
	<i>Housing Locator Assistance:</i> Help finding appropriate, affordable housing in the private or affordable market for families transitioning off subsidy or moving to a Mobility Area.	300 families will sign leases for Apts in Mobility Areas.
	<i>Homeownership Programs:</i> 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.	75 families will purchase a home through the CHA homeownership programs.
	<i>Family Self-Sufficiency Program:</i> Focused assistance in reaching self-sufficiency goals, including escrow accumulation.	85% of participants in the Family Self-Sufficiency program will accumulate escrow.
	<i>Employment Placements:</i> Job readiness training to prepare residents for work; assistance finding a job; follow-up to foster, promote, and enhance job retention.	400 residents will be connected to new and better jobs

	<i>Employment Readiness and Placement for Youth:</i> Starting in elementary school, career exploration programming. For older youth, job readiness training and summer placements with ongoing support.	2,000 youth will be engaged in paid summer opportunities
Academic Achievement	<i>Connections to Education:</i> 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. <i>Scholarships:</i> CHA offers scholarships in the amount of \$2,000 for youth and adults attending college. <i>Academic Enrichment for Youth:</i> 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.	More than 300 residents will attend City Colleges of Chicago. At least 175 youth and adults will receive CHA college scholarships. 500 participants will enroll in Career Connections—a summer program designed to mitigate learning loss during the summer months.
Stability and Quality of Life	<i>Recreational Programming for Youth:</i> 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. <i>Enrichment and Out-of-School-Time Opportunities</i> Enrichment and OST opportunities will be provided to youth through other service providers. <i>Lease Violation Referrals:</i> Assistance for families referred by their property manager to help them address lease violation issues. <i>Victim Assistance:</i> 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. <i>Health Initiatives:</i> 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.	1,000 enrollments in Chicago Park District programming through CHA's Intergovernmental Agreement with the Chicago Park District. 1,400 enrollments in OST programming with the Chicago Department of Family and Support Services. 65% of lease compliance referrals will be resolved. 200 victim assistance cases will be opened and assistance provided. 20 health partners will be approved to provide free health and wellness information and resources to CHA residents.

	<i>Social Events for Seniors:</i> On-site, regional and city-wide activities such as clubs, classes, field trips and music events. <i>Assessments and Outreach for Seniors:</i> Ongoing one-on-one contact with seniors to identify and address issues and engage them in activities. <i>Senior Referrals:</i> 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).	The CHA will host senior events with the capacity to serve over 4,000 attendees. 170,000 Golden Diner and 40,000 Summer Food meals will be served to seniors and youth. 50% of residents in senior-designated housing will receive an assessment from a resident services coordinator. 1,200 seniors will receive referrals to outside resources.
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iv. Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY2025 Projected Unspent Balances	Planned Application of PHA Unspent Funds during FY2025
HCV HAP (RNP)	\$54,321,305	\$0
HCV Admin Fee (UNP)	\$ 28,804	\$0
PH Operating Subsidy	\$ 0	\$0
TOTAL:	\$54,350,110	\$0

Source: Projected 2024 DEC RNP_UNP Worksheet

Description of Planned Application of PHA Unspent Operating Fund and HCV Funding

N/A

v. Local Asset Management Plan

Local Asset Management Plan

Has the PHA allocated costs within statute during the plan year?

No

Has the PHA implemented a local asset management plan (LAMP)?

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.

vi. Rental Assistance Demonstration (RAD) Participation

Rental Assistance Demonstration (RAD) Participation

CHA is a participating PHA in the RAD program. In June of 2015, CHA received a portfolio award for 10,937 units under Component 1 of the RAD program. All of CHA's units included in the June 2015 award (as subsequently amended) will be converted as PBV units. As of June 30, 2023, more than 5,600 units have been converted to PBV funding under the RAD program. The remaining 5,300 units are currently scheduled to be converted by FY2025. A significant amendment of the Annual Plan to participate in RAD was submitted in 2014 and approved in March of 2015.

Has the agency submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version of that requires HUD approval.

No

Section VI: Administrative

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

Description of Planned or Ongoing PHA-Directed Evaluations of the Demonstration

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

Documentation of Public Process

Prior to submission of the Proposed FY2025 MTW Annual Plan to CHA's Board of Commissioners for approval, a 30-day public comment period was conducted from July 22nd – August 20th. CHA held three public comment hearings during the comment period: (1) livestream hearing on July 29th at 11am; (2) in-person hearing on July 30th at 6 pm at the Family Investment Center, 4859 S Wabash; and (3) livestream hearing on August 6th at 2pm. A total of 12 people attended the in-person hearing and 221 people participated and/or viewed the livestream hearings. The comments received during the comment period and CHA's responses are listed in the table below.

FY2025 MTW Annual Plan Comment Grid

Public Comment Period: July 22 - August 20, 2024

Public Comment Hearings: Live Stream July 29 & Aug 6; In-Person July 30

Comment #	Individual/ Organization	Comment	CHA Response
1		Please expound on construction work around Legends South. I was just wondering which site? I know there's supposed to be done right around 45th, State.	Thank you for your comment about construction at Legends South. There is planned construction in two different locations. First, Legends South A3, the next mixed-income rental phase of Legends South, was approved by CHA's Board of Commissioners in May, 2024 and is scheduled to close this winter. Legends South A3 will be located on State Street between 45th and 46th Street and includes one new construction 4-story building with 40 units and one 3-story walk-up with 12 units. In total, there will be 52 new rental units, including 21 CHA units. In addition, the first phase of homeownership at Legends South will shortly be implemented, including the construction of model homeownership units. Legends South homeownership units will be located on 44th Street, generally bounded by State Street to the east and Federal Street to the west.
2	Yaundricka Benifield	Say for instance when you're renting, and if you want to move into a different unit, do the price go up, or will your rent stay the same? You understand what I'm saying? This refers to HCV.	Thank you for your comment. Rent for CHA residents is based on their income so, in general, the rent will not change dramatically unless the resident's income changes. Please contact CHA's Housing Choice Voucher Call Center at 312.935.2600 if you have additional questions or require additional assistance.
3	Anthony & Linda Williams Weston	We would like information about the Choose to Own Program.	Thank you for your comment. CHA's Home Ownership Made Easy (HOME) Program, which includes Choose to Own and Down Payment Assistance, is the best place to start for information regarding home ownership programs. Please visit CHA's homeownership webpage at https://www.thecha.org/residents/services/home-ownership-made-easy . You may also contact ctoprogram@thecha.org to follow-up with a CHA staff person. We look forward to working with you.

FY2025 MTW Annual Plan Comment Grid**Public Comment Period: July 22 - August 20, 2024****Public Comment Hearings: Live Stream July 29 & Aug 6; In-Person July 30**

Comment #	Individual/ Organization	Comment	CHA Response
4	Diane Ruff	Can a HCV Program participant inherited money, can they participate in the HOME program?	Thank you for your comment. CHA's Home Ownership Made Easy (HOME) Program, which includes Choose to Own and Down Payment Assistance, is the best place to start for information regarding home ownership programs. Please visit CHA's homeownership webpage at https://www.thecha.org/residents/services/home-ownership-made-easy . You may also contact ctoprogram@thecha.org to follow-up with a CHA staff person. We look forward to working with you.
5	Diane Ruff	Are there any free job training programs available to seniors to allow them to reenter the job market?	Thank you for your comment. CHA offers various job training and placement programs through the Workforce Opportunity Resource Center. Please visit CHA's webpage at www.thecha.org/residents/services/workforce-opportunity-resource-center . You may also contact worc@thecha.org to follow-up with a CHA staff person. We look forward to working with you.
6	Sonya Butler	My comments are on the application process. My father is on a limited income and a veteran of the Army at age 77. He currently lives in a 2 story walk up, on the second floor, in south Chicago. He walks with the assistance of a cane and is a recent survivor of lung cancer. As he endured cancer treatment in 2023, I asked that he seek new housing to make life easier (i.e. groceries). This week he shared with me that he pursued Section 8 housing. I was hopeful until he shared with me the process he endured. As my father has limited income, having a computer, internet, virus protection & up to date software can be an added expense that most can not afford. Requiring a person with limited income to complete the application online does NOT make sense. This can easily discourage a person with need from applying. My father did request a paper application. He completed it and then paid \$22 to have it faxed so that it could be processed quickly. I work in state government in Michigan. And I am sensitive to how the needs of the public should be addressed. I plead that your program look at the clients you serve and determine sensible ways that can assist the needs of your clients. Then bring in partners to assist in addressing client needs. In this case a church or community center with computer access. Or train staff to take application requests over the phone.	Thank you for your comment. CHA strives to provide excellent customer service and we are sorry that we missed the mark here. We appreciate you bringing this to our attention and we will continue to train staff on offering alternatives when families are unable to apply online. Please contact CHA's Housing Choice Voucher Call Center at 312.935.2600 if you have additional questions or require additional assistance.

FY2025 MTW Annual Plan Comment Grid**Public Comment Period: July 22 - August 20, 2024****Public Comment Hearings: Live Stream July 29 & Aug 6; In-Person July 30**

Comment #	Individual/ Organization	Comment	CHA Response
7	Shaunagh McGoldrick The Network: Advocating Against Domestic Violence	In its proposed plan, CHA utilizes its MTW authority to provide moving assistance to voucher participants who are required to move when property owners do not meet Housing Quality Standards ("HQS") requirements. CHA recognizes that it is proposing this initiative because these properties "are not meeting safety requirements." The Network remains supportive of this initiative, as we indicated in our Comments on the Proposed FY2023 MTW Annual Plan. However, we again urge CHA to expand this initiative to explicitly include survivors who are fleeing a unit that is unsafe due to gender-based violence. As it stands, the only change proposed to this part of the Plan is clarifying language that moving assistance is available for leases not renewed due to CHA not approving a rent increase. The Network receives thousands of calls per year to the Hotline from survivors who need shelter or resources to flee a dangerous situation, and we understand how pivotal these supports can be in a survivor's journey to safety. Survivors of gender-based violence have to move more frequently than the general population, and the cost burdens from a move can cause a survivor to stay in an unsafe situation. Additionally, perpetrators of abuse often take action to destroy a survivors' economic resources, making survivors in CHA programs less able to move and more likely to experience additional gender-based violence and housing instability. CHA can and should adjust its proposed initiative to not only cover moving expenses for participants in properties not meeting safety requirements, but to also include properties that are unsafe for survivors of gender-based violence. By making this adjustment, CHA would be complying with its obligations under the Violence Against Women Act ("VAWA"), and also allowing survivors to equally access their subsidized housing.	Thank you for your comment. CHA appreciates your input as we continue to review the implementation of this activity.
8	Shaunagh McGoldrick The Network: Advocating Against Domestic Violence	The proposed Plan should preserve and utilize existing public housing units and assets.	Thank you for your comment. CHA is committed to using all tools available to extend the life of public housing buildings, including making greater capital investments in our properties and converting public housing units to Rental Assistance Demonstration (RAD) project-based vouchers. CHA's FY2025 MTW Annual Plan proposes \$210 million in capital spending, including funding allocated for preservation work at existing public housing properties. Preservation is the largest investment category and encompasses capital work at sites including but not limited to family sites such as ABLA (Brooks Homes), Altgeld Murray, Dearborn, and Trumbull; various small, medium and large multi-family properties; and senior properties such as Armour

FY2025 MTW Annual Plan Comment Grid
Public Comment Period: July 22 - August 20, 2024
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Comment #	Individual/ Organization	Comment	CHA Response
			Square, Wicker Park and Irene McCoy Gaines. CHA is also exploring converting additional family and senior public housing properties to RAD project-based vouchers. HUD's RAD program allows additional resources like tax credits and mortgages to improve, redevelop, and preserve these buildings. Additional financing options made available through RAD ensure the long-term financial stability of properties and contribute to improving housing quality.
9	Shaunagh McGoldrick The Network: Advocating Against Domestic Violence	CHA's proposed plan again has a significant amount of planned disposition activity for FY2025 yet specific details for how CHA intends to preserve affordability and maximize the use of its land for housing development are scarce. The planned disposition focuses on disposition for the development of mixed income housing, which has historically resulted in a net loss of public housing units on site because the new developments will also contain market rate units. CHA likewise proposes disposing of many scattered site units without any details regarding how it intends to ensure those units remain affordable for the long term. The planned dispositions are especially concerning for opportunity areas, including the Oak & Larrabee (mixed income), Roosevelt Square 2B (mixed income), Westhaven IID (mixed income), and ABLA (sale) development sites. These areas are higher-income, racially diverse neighborhoods without the high concentration of public housing that exists in other Chicago neighborhoods. Additionally, these areas have access to transportation, grocery stores, and job opportunities.	Thank you for your comment. In the context of the MTW Annual Plan, the term "Disposition" refers to a highly regulated HUD process that applies to a variety of real estate transactions, such as redevelopment, sales, ground leases, and easements. Including properties in the annual plan for disposition is a preliminary step that must occur prior to an actual real estate transaction. The full regulatory process for disposition can take up to 18 months and includes steps such as communication with resident leadership, Board approval, and environmental reviews. The parcels identified for disposition in Section II of the proposed plan include single-family homes (formerly part of CHA's scattered site portfolio) proposed for disposition as part of the affordable homeownership phase of Restore Home; easements to facilitate the construction of community improvements at locations such as Altgeld Gardens; and mixed-income housing being developed on land that is currently vacant. Disposition of vacant land for mixed-income housing development will result in the creation of hundreds of new units for CHA residents in thriving mixed-income communities. Mixed-income development often also includes other types of affordable units. Under consent decrees and modern HUD policies, CHA is required to create mixed-income communities. CHA is committed to working with partners, including the City of Chicago, non-profit agencies, and developers, to invest in creating mixed-use, mixed-income environments that catalyze families' growth, health, and economic independence.

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10	Shaunagh McGoldrick The Network: Advocating Against Domestic Violence	Although the Plan makes several references to the Project-Based Voucher ("PBV") program, permanent affordability must be included so that CHA does not cause Chicago to lose more low-income housing in the future. Furthermore, CHA needs to hold its agents and developers responsible for ensuring that maintenance of these units regularly occurs, and work orders are processed in a reasonable timeframe or else these units will fall into disrepair and risk being lost in the future.	Thank you for your comment. Project-based vouchers continue to be an important tool for the preservation and development of affordable housing in Chicago. CHA's investment in project-based vouchers has led to the development and preservation of more than 11,000 housing units, including family, senior and supportive housing units, in communities throughout Chicago through long-term Housing Assistance Payment contracts. This includes communities such as Humboldt Park, Logan Square, Jefferson Park and Lincoln Square that lack access to affordable housing.
11	Shaunagh McGoldrick The Network: Advocating Against Domestic Violence	Finally, like previous MTW Annual Plans, this Plan continues to highlight the number of CHA-owned vacant land parcels not being utilized by CHA to house CHA applicants or participants. CHA is still not utilizing hundreds of vacant units—many in opportunity areas—while tens of thousands of people sit on its waitlists. CHA's inaction is concerning for many reasons, but also weighs against any planned disposition without a plan to ensure all of CHA's current Faircloth Authority is utilized to acquire and/or build new units, with an expedited timeline for completion of long-overdue replacement units. The removal of vacant land is also in direct contradiction to the City of Chicago's and CHA's stated barriers to affordable housing development in a joint application made to HUD for additional funds, which states that one of two leading barriers to affordable housing development is the lack of available land for development. According to the City of Chicago and CHA, the lack of public control of land in well-resourced areas is a critical barrier to the development of affordable housing in Chicago. CHA must fulfill its mission as Chicago's public housing authority to ensure its land remains available for future affordable housing development. Recent dispositions of land for soccer fields, tennis facilities, and other private uses only further limit CHA's ability to deliver critically needed housing, and the current plan fails to halt such practices.	Thank you for your comment. Section II of the MTW Annual Plan identifies vacant land proposed for mixed-income housing development that will create hundreds of new units for CHA residents in thriving mixed-income communities. CHA continues exploring options to return other vacant land in our portfolio for housing or community amenities that support strong, healthy communities. Many of CHA's vacant parcels are part of long-term phased development plans that will deliver mixed-income housing in mixed-use communities. These developments require time and multiple resources, such as tax credits and outside financing, to bring large-scale developments to fruition. This year, CHA also kicked off urban planning studies in areas with large vacant parcels awaiting additional development.

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Comment #	Individual/ Organization	Comment	CHA Response
12	Shaunagh McGoldrick The Network: Advocating Against Domestic Violence	The proposed Plan should preserve the higher exception payment standard for reasonable accommodations. CHA is proposing to “formally discontinue” the 250% exception payment standard (“EPS”) for reasonable accommodations, replacing it instead with the inaccessible HUD waiver process. When CHA originally announced this activity, it was because “CHA had requested waivers from HUD in these situations, however, this process was time consuming and burdensome for the family, and many times while approval was pending, the unit became unavailable. Research shows that units with accessibility features have significantly higher rents.” Now, CHA intends to revert back to this “time consuming and burdensome” HUD waiver process. CHA has already discontinued this activity in practice and is requiring tenants to relocate, simply so CHA can pinch pennies at their expense. CHA attempts to justify this change by noting that “HUD FMRs have increased 44%” since this initial EPS was approved for reasonable accommodations in 2018, and so more units throughout Chicago are “within FMR limits or CHA’s 150% EPS limit.” Increased FMRs reflect the unprecedented rise in rents, which are increasing even more in areas that have more accessible housing and in areas in close proximity to hospital systems. We are troubled by this proposal and urge CHA to consider the ramifications of lowering the EPS for reasonable accommodations. This proposed change is already having a profound negative impact on people with disabilities, including survivors of gender-based violence. People with disabilities face higher incidences of gender-based violence due to their unique vulnerabilities, and this change will only increase barriers that survivors with disabilities face in seeking safe and stable housing. In some situations, survivors with disabilities need to live in higher rent areas in order to be close to life-saving medical treatment. The 250% EPS has been particularly meaningful for these survivors and has provided an avenue out of violent situations when time is of the essence. Delays in the HUD waiver process will make it even more difficult for survivors to relocate. Moreover, the Plan itself recognizes that EPSs are meant to increase housing options, so it is counterintuitive to eliminate an EPS that has made housing more accessible for survivors of gender-based violence, particularly survivors with disabilities who already face unique challenges finding available accessible housing.	Thank you for your comment. The HUD waiver process for reasonable accommodations exceeding payment standards is the process followed by housing agencies throughout the United States.

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Comment #	Individual/ Organization	Comment	CHA Response
13	Shaunagh McGoldrick The Network: Advocating Against Domestic Violence	CHA is reminded of its obligation to comply with VAWA, which protects survivors of domestic violence, dating violence, sexual assault, and stalking from being denied housing due to experiencing gender-based violence. Similarly, CHA must comply with the Fair Housing Act's affirmatively furthering fair housing provision and promote integrative housing for people with disabilities under Section 504 of the Rehabilitation Act. CHA's rollback of an accessible reasonable accommodation process for voucher holders needing accessible housing is just another example of CHA's rollback of its integrative housing options. In previous years, CHA discontinued its housing counseling for people with disabilities, and this year CHA only projects it will provide mobility counseling to support 300 households (out of 45,852 total HCV participants) moving to mobility areas. With the rollback of housing navigation for people with disabilities and the elimination of the EPS for reasonable accommodations, we question whether CHA can comply with its civil rights mandates. CHA should be using its MTW authority to increase housing access and should not discontinue this critical activity. To meet its statutory objectives, the Plan must take into account how the proposed changes for FY 2025 will impact survivors of gender-based violence. As currently drafted, the Plan fails to consider or include the unique safety needs of survivors. The final version of the Plan should include increased housing choices for survivors of gender-based violence, and not worrisome changes or discontinuations that will further limit survivors' access to safe housing. If you have any questions about these comments, please contact us at the information below.	Thank you for your comment. CHA will continue to comply with all requirements of the Violence Against Women Act.

FY2025 MTW Annual Plan Comment Grid
Public Comment Period: July 22 - August 20, 2024
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Comment #	Individual/ Organization	Comment	CHA Response
14	John McDermott Coordinator, Preserve Lathrop Campaign Consultant to Palenque LSNA	Proposed Amendment to FY2024 Annual Plan Planned changes to the Scattered Site portfolio; the Restore Home program: • Given the 500 vacant Scattered Site units and the deteriorated conditions documented by Block Club Chicago in late 2023, shouldn't the CHA designate one senior executive to oversee the entire Scattered Site portfolio? • Under the Restore Home program, how will CHA identify eligible homebuyers? Will these opportunities be limited to CHA Choose to Own Program participants? Will they have first preference? Will CHA collaborate with local organizations to make these opportunities available? • What mechanism will ensure that the public investment in rehabbing these homes benefits homeowners who intend to use them as their primary residence? • If some of these for-sale homes do not attract buyers, what will CHA do with them? • In the proposed Amendment, CHA lists nine properties for either disposition or demolition. If CHA opts for demolition, what will be done with the resulting vacant lots? • If HUD approves this Amendment and some of the single-unit Scattered Site homes are amendment are sold to homebuyers, will CHA be required by HUD to place a deed restriction on the properties to prevent flipping?	Thank you for your comment. In the context of the MTW Annual Plan, the term "Disposition" refers to a highly regulated HUD process that applies to various real estate transactions, such as redevelopment, sales, ground leases, and easements. Including properties in the annual plan for disposition is a preliminary step that must occur prior to the actual disposition process, which can take up to 18 months and includes steps such as communication with resident leadership, Board approval, and environmental reviews. As you noted, many of the properties potentially subject to HUD's disposition process are part of Restore Home, a major capital investment by CHA to renovate and rehabilitate vacant in the small and medium-sized Apts portfolio (commonly known as "scattered sites.") Approximately three dozen small- and medium-sized vacant apartment buildings around the city have been targeted for renovation. An additional 40 single-family homes, including those listed in the annual plan, are being renovated and will be made available for affordable homeownership opportunities. CHA is currently reviewing various options for the Restore Home affordable homeownership phase to ensure that the program offers a viable path to stable homeownership for low-income residents while allowing them to build generational wealth over time, including potential partnerships with non-profit organizations. CHA also continues to assess the condition of certain properties to determine whether demolition or disposition makes more sense, including an analysis of the land's use if CHA proceeds with demolition. Please note that CHA is not proposing to dispose of all single-family properties; several properties have already completed the rehabilitation process and were rented to CHA residents. This remains an option for all properties that are part of Restore Home.
15	John McDermott Coordinator, Preserve Lathrop Campaign Consultant to Palenque LSNA	Has CHA considered partnering with local Community Land Trusts (CLTs) to maximize public investment in these properties by ensuring permanent affordability? CLTs specialize in marketing homes to first-time homebuyers and ensuring permanent affordability through a 99-year ground lease. An excellent case study for how a Public Housing Authority can work with a CLT is the strategy that the Housing Authority of Contra Costa County (HACCC) Housing used for the disposition of their scattered site portfolio in North Richmond, California. HACCC issued a Request for Qualifications (RFQ) that aligned the PHA's goals with existing community planning documents, like a local Quality of Life Plan, and awarded points to proposals that matched those goals. Extra points	Thank you for your comment and the information you have provided regarding community land trusts. CHA is currently reviewing various options for the Restore Home affordable homeownership phase to ensure that the program offers a viable path to stable homeownership for low-income residents while allowing them to build generational wealth over time, including potential partnerships with non-profit organizations.

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Comment #	Individual/ Organization	Comment	CHA Response
		were awarded for local organizations with a strong community presence, for innovative models and for commitments to long-term affordability. A copy of this RFQ is available at: https://contracostaha.org/wp-content/uploads/2023/04/RFQ-for-Sale-of-Units-Below-Market-FINAL-with-Attachments-4.10.2023-compressed.pdf . A community developer who worked on this PHA-CLT collaboration is now in Chicago: Dessi Mia Carbajal, who is now the Director of Special Projects for the Here to Stay Community Land Trust. She would be happy to share her experience. She can be reached at mcarbajal@heretostayclt.org .	
16	John McDermott Coordinator, Preserve Lathrop Campaign Consultant to Palenque LSNA	Planned changes to Family Works program: • Why does CHA plan to end Family Works services for CHA residents in Scattered Site and mixed-income properties as of December 31, 2024? Why isn't this change included in the Draft FY2025 Plan? • Why target these populations, as opposed to residents of Family Properties (100% CHA developments)? How will CHA make up for this loss of services?	Thank you for your comment. CHA has no plans to end FamilyWorks services for CHA residents in Scattered Site and mixed-income properties. CHA's internal team of Service Coordination Specialists in the Resident Services Division will continue to provide FamilyWorks services to residents in small, medium and large Scattered Site properties and mixed income properties, while traditional family properties will continue to be served by CHA's contracted FamilyWorks providers. All families also continue to be eligible for various programs offered by CHA, including workforce services, paid summer youth opportunities, free or no cost tuition at City Colleges through Partners in Education, and the CHA Scholarship program, LevelUP (asset Building) and Home Ownership Made Easy programs such as CTO and DPA. For a more comprehensive list of programs offered by CHA, please visit the CHA website at www.thecha.org .
17	John McDermott Coordinator, Preserve Lathrop Campaign Consultant to Palenque LSNA	Transfer of RAD Assistance from Lathrop Homes: • On Page 88, in the list of properties planned to be added to the Rental Assistance Demonstration (RAD) program, the Draft Plan lists a proposed \$11,620,000 Transfer of Assistance from Lathrop Homes to support 35 units in Parkside 4, Phase 2 (551 W. Elm St.). Parkside is part of the redevelopment of the Cabrini-Green site. Does this Transfer of Assistance mean that CHA intends to count these 35 units as part of its commitment to develop 525 off-site "Lathrop Replacement" units? That would represent a breach of CHA's commitment. As then-CEO Eugene Jones wrote in his February 17, 2016, letter: "CHA is committed to producing 525 new housing opportunities, in general and opportunity areas, in the north side of the city." At the time Mr. Jones made this commitment, CHA had already committed, years earlier, a number of replacement public housing units on the Cabrini-Green site. Therefore, these 35 units do not constitute new housing opportunities.	Thank you for your comment. The proposed RAD Transfer of Assistance from Lathrop to Parkside 4 is not related to the 525-unit commitment for Lathrop off-site replacement housing. The 35 units at Parkside will not count towards that commitment.

Certification of Compliance

OMB Approval No. 2577-0216 (exp. 08/31/2027)

CERTIFICATIONS OF COMPLIANCE	
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan	
Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning 01/01/2025, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:	
(1)	The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
(2)	The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
(3)	The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
(4)	The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.
(5)	The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
(6)	The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
(7)	The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
(8)	The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
(9)	In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing
(10)	The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
(11)	The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.
(12)	The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment, 31 U.S.C. § 1352.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.334 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

Chicago Housing Authority
MTW PHA NAME

IL002
MTW PHA NUMBER/PHA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. § 3729, 3802).

Angela Hurlock
NAME OF AUTHORIZED OFFICIAL

Chair, Board of Commissioners
TITLE

SIGNATURE

DATE

* *Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

Board Resolution and Letter



Agenda #: 8

RESOLUTION NO. 2024-CHA-37

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated September 12, 2024 requesting approval of the Proposed FY2025 MTW Annual Plan and authorization to submit the Proposed FY2025 MTW Annual Plan to HUD attached hereto;

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

THAT, The Board of Commissioners hereby approves the Proposed FY2025 Moving to Work Annual Plan and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final updates as deemed necessary;

THAT, This approval of the Proposed FY2025 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans;

THAT, The Board of Commissioners grants authorization to submit the Proposed FY2025 MTW Annual Plan 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.



A handwritten signature in black ink, appearing to read "Angela Hurlock".

**Angela Hurlock
Chairperson
Chicago Housing Authority**



Chicago Housing Authority

60 E Van Buren St
Chicago, IL 60605

Board Letter

Agenda Date: September 12, 2024

Agenda #: 8

Approval of the FY2025 MTW Annual Plan.

Presenter: Jennifer Hoyle, Deputy Chief of Staff

Recommendation

The Chief Executive Officer ("CEO") of the Chicago Housing Authority ("CHA") recommends that the CHA Board of Commissioners ("Board") approve the FY2025 MTW Annual Plan and authorize CHA to submit the FY2025 MTW Annual Plan to the Department of Housing and Urban Development (HUD).

The requested action complies in all material respects with all applicable federal, state and local laws, and CHA policies. CHA staff has completed all necessary due diligence to support the submission of this initiative.

Background

As part of its MTW Agreement, CHA is required to submit an Annual Plan to HUD, due no later than 75 days before the start of CHA's fiscal year. The MTW Annual Plan provides an overview of CHA's operations, finances and MTW activities, as well as information necessary for HUD to assess CHA's compliance with the MTW Program.

In 2021, HUD issued a revised Form 50900 (Attachment B to the MTW Agreement) which outlines requirements for the content of MTW annual plans and reports and for tracking the impact of MTW activities. This submission complies with all of the requirements of the Amended and Restated MTW Agreement, including the revised Form 50900 and applicable HUD regulations for the submission of annual reports.

Respectfully Submitted:

A handwritten signature in blue ink, appearing to read 'Tracey Scott', is written over a horizontal line.

Tracey Scott
Chief Executive Officer

Lobbying Disclosure

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 1/31/2027)

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/Housing Choice Voucher Programs

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Tracey Scott

Title

Chief Executive Officer

Signature



Date (mm/dd/yyyy)

10/10/2024

Previous edition is obsolete

form HUD 50071 (01/14)

Appendices

List of CHA Public Housing Properties

Property Name	Address	Development Type	Total Units
4400 Grove	4434 S Cottage Grove	Mixed-Income	21
Ada S. Dennison-McKinley Apts	661 E 69th St	Senior	125
Alfreda Barnett Duster Apts	150 S Campbell Ave	Senior	131
Altgeld-Murray Homes	901-923 E 130th Pl	Family	1,541
Armour Square Apts & Annex	3120 S Wentworth Ave	Senior	392
Bridgeport Homes & Elderly	841-857 W 31st St	Family	129
Britton Budd Apts	501 W Surf St	Senior	173
Brooks Homes	1244-60 W 14th St	Family	330
Cabrini Rowhouses	900-914 N Cambridge Ave	Family	585
Casa Queretaro	2012 W 17th St	Mixed-Income	15
Ella Flagg Young Apts	4645 N Sheridan	Senior	235
Castleman Apts	4945 N Sheridan Rd	Senior	201
City Gardens	316-32 S Maplewood Ct	Mixed-Income	25
Clybourn 1200	454 W Division	Mixed-Income	26
Crowder Place Apts	3801 N Pine Grove Ave	Family	60
Dearborn Homes	2701 S Dearborn Sts	Family	668
Domain Lofts	900 N Kingsbury St	Mixed-Income	16
Elizabeth Wood Apts	1845 N Larrabee St	Senior	83
Margaret Day Blake Apts	2140 N Clark	Senior	100
Maria Diaz Martinez Apts	2111 N Halsted	Senior	134
Flannery Apts	1507 N Clybourn Ave	Senior	252
Fountain View	1335-1343 S Independence	Mixed-Income	14
Hilliard Towers Apts	2031 S Clark St	Mixed-Income	59
Hilliard Towers Apts	30 W Cermak Rd	Senior	94
Hilliard Towers Apts	2030 S State St	Mixed-Income	58
Hilliard Towers Apts	2111 S Clark St	Senior	94
Horner-Westhaven	1815 W Monroe St	Family	353
Jazz On the Boulevard	4162-4178 S Drexel Blvd	Mixed-Income	30
Keystone Place	6336 S Ingleside Ave	Mixed-Income	38
Lake Parc Place	3939 S Lake Park Ave	Family	290
Langston	722-746 E Bowen Ave	Mixed-Income	29
Lathrop Homes	2600-2604 N Hoyne Ave	Family	326
Lawndale Gardens	2733-2763 W 25th St	Family	121
Mahalia Place	4233 S Indiana Ave	Mixed-Income	54
Hansberry Square	4020-4030 S Dearborn St	Mixed-Income	83
Coleman Place	123-125 E Pershing Rd	Mixed-Income	52
Savoy Square	4432-4434 S State St	Mixed-Income	60
Gwendolyn Place	4325 S Michigan Ave	Mixed-Income	30

Property Name	Address	Development Type	Total Units
Lidia Pucinska Apts	847 N Greenvview Ave	Senior	379
Lowden Homes	222-226A W 95th St	Family	127
Mahalia Jackson Apts	9141 S South Chicago Ave	Senior	282
Mary Hartwell Catherwood Apts	3920 N Clark St	Senior	358
Mary Jane Richardson-Jones Apts	4930 S Langley Ave	Senior	267
Mohawk North	1441 N Larrabee St	Mixed-Income	16
North Town Village I	1311 N Halsted St	Mixed-Income	39
North Town Village II	706-724 W Evergreen Ave	Mixed-Income	40
Oakwood Shores Phase 1A	3845 S Ellis Ave	Mixed-Income	63
Oakwood Shores 2D	636 E 38th St	Mixed-Income	22
Oakwood Shores Phase 1B	860 E Pershing Rd	Mixed-Income	63
Oakwood Shores 2A	649-661 E 37th St	Mixed-Income	81
Oakwood Shores 2B	3754-3758 S Vincennes Ave	Mixed-Income	29
Oakwood Shores 2C	3753-55 S Cottage Grove Ave	Mixed-Income	19
Oakwood Shores	508 E Pershing Rd	Mixed-Income	20
Old Town Square	301 W Goethe St-300 W Scott	Mixed-Income	16
Old Town Village West	1205-1255 N Orleans St	Mixed-Income	66
Orchard Park	1037 N Kingsbury St	Mixed-Income	81
The Pershing	3845 S State St	Mixed-Income	27
Park Boulevard Phase 1	3506 S State St	Mixed-Income	54
Park Boulevard Phase 2A	3622 S State S	Mixed-Income	46
Park Boulevard Phase 2B	3720 S Dearborn St	Mixed-Income	37
Park Douglas	2639-2651 W 12th Pl	Mixed-Income	60
Parkside Condo	437 W Division St	Mixed-Income	72
Parkside Condo Phase 1B	545 W Division St	Mixed-Income	35
Parkside of Old Town Phase 2A	544 W Oak St	Mixed-Income	39
Parkside of Old Town Phase 2B	459 W Division St	Mixed-Income	36
Quincy	600-602 E 41st St	Mixed-Income	27
Region 1 Large (50+) Units	925 N California Ave	Family	51
Region 1 Medium(7-49) Unit	Varies by Property	Family	190
Region 1 Single Units	Varies by Property	Family	66
Region 1 Small (2-6) Units	Varies by Property	Family	1,133
Region 2 Medium(7-49) Unit	Varies by Property	Family	169
Region 2 Single Units	Varies by Property	Family	32
Region 2 Small (2-6) Units	Varies by Property	Family	426
Region 3 Large (50+) Units	7120 S Merrill	Family	51
Region 3 Medium(7-49) Unit	Varies by Property	Family	31
Region 3 Single Units	Varies by Property	Family	21
Region 3 Small (2-6) Units	Varies by Property	Family	260
Region 4 Medium(7-49) Unit	Varies by Property	Family	45

Property Name	Address	Development Type	Total Units
Region 4 Single Units	Varies by Property	Family	89
Region 4 Small (2-6) Units	Varies by Property	Family	290
Renaissance North	551 W North Ave	Mixed-Income	18
Roosevelt Square Phase 2	S Racine & W Roosevelt	Mixed-Income	120
Rosenwald Courts Apts	4642 S Michigan Ave	Senior	60
Shops and Lofts at 47th	747 E 47th St	Mixed-Income	28
St. Edmunds Meadows	6145-6147 S Wabash Ave	Mixed-Income	14
St. Edmund's Oasis	6106-6124 S Prairie Ave	Mixed-Income	19
Lofts on Arthington	3301 W Arthington St	Mixed-Income	66
Sullivan Station	4131 S Lake Park Ave	Mixed-Income	47
Taylor Street Library and Apts	1342 W Taylor St	Mixed-Income	37
The Dorchester	6949-6959 S Dante St	Mixed-Income	12
The Kenmore	5040 N Kenmore	Senior	100
The Pomeroy	5650 N Kenmore	Senior	105
Trumbull Park Homes/ Ida Platt Senior Apts	2418-2432 E 107th St	Family	465
Washington Park Low Rises & Elderly	601-611 E 40th St	Family	252
Wentworth Gardens	236-258 W 37th Pl	Family	343
West End Phase 1	2638 W Monroe St	Mixed-Income	14
Jackson Square at West End	2652 W Monroe St	Mixed-Income	57
West End Phase 2	340-342 S Artesian Ave	Mixed-Income	65
Westhaven Park Phase 1	2207-2223 W Maypole Ave	Mixed-Income	87
Westhaven Park Tower	100 N Hermitage Ave	Mixed-Income	34
Westhaven Park Phase 2B	1804 W Washington Ave	Mixed-Income	70
Westhaven Park Phase 2C	117-123 N Damen Ave	Mixed-Income	46
Wicker Park Apts & Annex	1414 N Damen Ave	Senior	230
Zelda Ormes Apts	116 W Elm St	Senior	269

List CHA-Owned Vacant Parcels

The following vacant parcels may be considered for disposition, repositioning or redevelopment.

Address	Address	Address	Address
100 S Campbell Ave	1109 S Throop St	1130 N Cleveland Ave	1234 W Grenshaw St
1000 S Racine Ave	111 S Maplewood Ave	1131 N Cambridge Ave	1235 N Orchard St
101 S Maplewood Ave	1110 N Cleveland Ave	1132 N Cleveland Ave	1235 W 14Th PI
1010 N Cleveland Ave	1110 S Lytle St	1133 N Cambridge Ave	1235 W Fillmore St
1010 N Keystone Ave	1111 E Bowen Ave	1138 E Bowen Ave	1235 W Grenshaw St
1011 N Cambridge Ave	1111 N Cambridge Ave	11819 S Union Ave	1236 W Grenshaw St
1012 N Cleveland Ave	1112 N Cleveland Ave	120 S Campbell Ave	1237 N Orchard St
1013 N Cambridge Ave	1113 N Cambridge Ave	120 S Maplewood Ave	1237 S Fairfield Ave
1014 N Cleveland Ave	1114 E Bowen Ave	1203 N Orchard St	1237 W Fillmore St
1015 N Cambridge Ave	1114 N Cleveland Ave	1209 W 59Th St	1237 W Grenshaw St
1016 N Cleveland Ave	1115 E Bowen Ave	121 S Maplewood Ave	1237 W Roosevelt Rd
1017 N Cambridge Ave	1115 N Cambridge Ave	1211 N Orchard St	1238 W Grenshaw St
1018 N Cleveland Ave	1116 E Bowen Ave	1212 N Orchard St	1239 W 14Th PI
1019 N Cambridge Ave	1116 N Cleveland Ave	1213 N Orchard St	1239 W Fillmore St
1020 N Cambridge Ave	1117 E Bowen Ave	1214 N Orchard St	1239 W Grenshaw St
1020 N Cleveland Ave	1117 N Cambridge Ave	1214 S Kolin Ave	1239 W Roosevelt Rd
1020 S Lytle St	1118 E Bowen Ave	1220 W 74Th PI	1240 S Tripp Ave
1021 N Cambridge Ave	1119 E Bowen Ave	1221 W Roosevelt Rd	1240 W 15Th St
1022 N Cambridge Ave	1119 N Cambridge Ave	1223 W Roosevelt Rd	1240 W Grenshaw St
1022 N Cleveland Ave	1120 N Cleveland Ave	1225 W Roosevelt Rd	1241 W 14Th PI
1023 N Cambridge Ave	1121 E Bowen Ave	1226 W Grenshaw St	1241 W Fillmore St
1024 N Cambridge Ave	1121 N Cambridge Ave	1227 N Orchard St	1241 W Grenshaw St
1024 N Cleveland Ave	1122 E Bowen Ave	1227 W 14Th PI	1241 W Roosevelt Rd
1025 N Cambridge Ave	1122 N Cleveland Ave	1229 W Grenshaw St	1242 W Grenshaw St
1026 N Cleveland Ave	1123 E Bowen Ave	1230 N Orchard St	1243 S California Ave
1027 N Cambridge Ave	1123 N Cambridge Ave	1230 W Grenshaw St	1243 W 14Th PI
1028 N Cleveland Ave	1124 E Bowen Ave	1231 S Throop St	1243 W Fillmore St
1030 N Cambridge Ave	1124 N Cleveland Ave	1231 W 14Th PI	1243 W Grenshaw St
10533 S Avenue M	1125 N Cambridge Ave	1231 W Grenshaw St	1243 W Roosevelt Rd
110 S Campbell Ave	1126 N Cleveland Ave	1231 W Roosevelt Rd	1244 W Grenshaw St
1100 E Bowen Ave	1127 N Cambridge Ave	1232 W Grenshaw St	1245 W Fillmore St
1102 S Lytle St	1128 N Cleveland Ave	1233 W 14Th PI	1245 W Grenshaw St
1105 S Throop St	1129 N Cambridge Ave	1233 W Grenshaw St	1246 W Fillmore St
1106 S Lytle St	1130 E 42Nd PI	1233 W Roosevelt Rd	1246 W Grenshaw St

Address	Address	Address	Address
1247 W Fillmore St	1304 N Clybourn Ave	13420 S Drexel Ave	1430 N Clybourn Ave
1247 W Grenshaw St	1306 N Clybourn Ave	1343 W Roosevelt Rd	1430 S Blue Island Ave
1247 W Roosevelt Rd	131 S Maplewood Ave	1344 S Talman Ave	1430 W Hastings St
1248 S Fairfield Ave	1318 N Larrabee St	1345 S Washtenaw Ave	1430 W Washburne Ave
1248 S Washtenaw Ave	1319 W Grenshaw St	1348 W Roosevelt Rd	1431 N Larrabee St
1248 W Fillmore St	1320 N Larrabee St	1349 W Grenshaw St	1431 W Roosevelt Rd
1248 W Grenshaw St	1320 W Roosevelt Rd	1352 N Mohawk St	1433 N Larrabee St
1249 S Washtenaw Ave	1323 W Grenshaw St	1353 W Grenshaw St	1434 N Clybourn Ave
1249 W Fillmore St	1325 W Grenshaw St	1356 N Mohawk St	1435 N Larrabee St
1249 W Grenshaw St	1327 W Grenshaw St	1357 W Grenshaw St	1436 S Blue Island Ave
1249 W Roosevelt Rd	1327 W Roosevelt Rd	1358 N Mohawk St	1437 N Larrabee St
1250 W Fillmore St	1328 N Larrabee St	1360 N Mohawk St	1438 N Clybourn Ave
1250 W Roosevelt Rd	1328 S Washtenaw Ave	1362 N Mohawk St	1438 S Blue Island Ave
1251 W Fillmore St	1329 S Washtenaw Ave	1386 N Clybourn Ave	1440 S Blue Island Ave
1252 W Fillmore St	1329 W Grenshaw St	14 W 45Th Pl	1442 S Blue Island Ave
1253 W Fillmore St	1330 N Larrabee St	140 S Maplewood Ave	1444 N Clybourn Ave
1253 W Roosevelt Rd	1330 S Keeler Ave	1404-1414 S Homan Ave	1444 S Blue Island Ave
1254 W Fillmore St	1330 S Talman Ave	1409 N Clybourn Ave	1446 N Clybourn Ave
1255 W Fillmore St	1330 W Roosevelt Rd	1409 N Larrabee St	1449 W Roosevelt Rd
1255 W Roosevelt Rd	1331 W Grenshaw St	1411 N Clybourn Ave	1450 N Larrabee St
1256 W Fillmore St	13325 S Dobson Ave	1413 N Clybourn Ave	1450 S Blue Island Ave
1257 W Fillmore St	1334 N Larrabee St	1417 N Clybourn Ave	1457 W Roosevelt Rd
1257 W Roosevelt Rd	1334 N Mohawk St	1419 N Clybourn Ave	150 S Maplewood Ave
1258 W Fillmore St	1335 S Washtenaw Ave	1419 N Larrabee St	150 S Western Ave
1259 W Fillmore St	1335 W Grenshaw St	1420 S Blue Island Ave	150 W 51St St
127 N Seeley Ave	13350 S Langley Ave	1421 N Larrabee St	1500 W Ogden Ave
12941 S Halsted St	1336 N Larrabee St	1421 S Throop St	1501 S Millard Ave
12943 S Halsted St	1337 W Grenshaw St	1423 N Clybourn Ave	1507 W Roosevelt Rd
130 S Campbell Ave	1338 N Ridgeway Ave	1423 N Larrabee St	1509 S Millard Ave
130 S Maplewood Ave	1338 S Talman Ave	1424 S Blue Island Ave	1509 W Roosevelt Rd
1300 N Clybourn Ave	1339 S Fairfield Ave	1425 N Clybourn Ave	1510 W 15Th St
1300 N Larrabee St	1340 N Ridgeway Ave	1425 N Larrabee St	1510 W Washburne Ave
1301 W Grenshaw St	1340 S Fairfield Ave	1427 N Larrabee St	1511 S Millard Ave
1302 N Clybourn Ave	1342 N Larrabee St	1429 W 13Th St	1511 W Roosevelt Rd

Address	Address	Address	Address
1515 W Roosevelt Rd	1831 W Lake St	2401 S Dearborn St	2543 W Wilcox St
1519 W Roosevelt Rd	1831 W Maypole Ave	2411 S Dearborn St	2544 W Wilcox St
1520 S Millard Ave	1833 W Lake St	2414 W Monroe St	2545 W Wilcox St
1521 W Roosevelt Rd	1833 W Maypole Ave	2415 S Dearborn St	2546 W Monroe St
1523 W Roosevelt Rd	1835 W Lake St	2416 S State St	2546 W Wilcox St
1524 S Millard Ave	1837 W Lake St	2416 W Gladys Ave	2547 W Monroe St
1524 W 15Th St	1839 W Lake St	2418 W Gladys Ave	2547 W Wilcox St
1527 W Roosevelt Rd	1841 W Lake St	2420 W Monroe St	2548 W Wilcox St
1528 W Washburne Ave	1848 W Maypole Ave	2422 W Gladys Ave	2549 W Madison St
1529 W Roosevelt Rd	1848 W Washington Blvd	2422 W Van Buren St	2549 W Wilcox St
1530 W 15Th St	1854 W Maypole Ave	2424 W Monroe St	2550 W Wilcox St
1531 S Millard Ave	1931 W Maypole Ave	2425 W Gladys Ave	2552 W Monroe St
1531 W Roosevelt Rd	1935 W Lake St	2428 W Gladys Ave	2552 W Wilcox St
1532 S Millard Ave	1940 W Washington Blvd	2430 W Gladys Ave	2553 W Madison St
1535 W Roosevelt Rd	1963 W Lake St	2430 W Monroe St	2554 W Monroe St
1537 S Kildare Ave	20 W 44Th St	2432 W Madison St	2554 W Wilcox St
1544 W 13Th St	20 W 45Th Pl	2435 S Dearborn St	2555 W Madison St
1614 N Rockwell St	200 S Western Ave	2435 W Monroe St	2557 W Madison St
1615 N Talman Ave	205 S Maplewood Ave	2437 W Adams St	2565 W Madison St
1618 N Albany Ave	206 S Campbell Ave	2440 W Monroe St	2570 W Madison St
170 S Western Ave	207 S Maplewood Ave	2450 S State St	2620 W Potomac Ave
1721 N Talman Ave	209 S Maplewood Ave	2522 W Monroe St	2634 W Maypole Ave
18 W 44Th St	2102 W Washington Blvd	2524 W Monroe St	2638 W Maypole Ave
1800 W Maypole Ave	213 S Maplewood Ave	2530 W Monroe St	2642 W Maypole Ave
1810 W Maypole Ave	215 S Maplewood Ave	2532 W Monroe St	2651 S Prairie Ave
1815 W Lake St	217 S Maplewood Ave	2533 W Madison St	2663 W Lake St
1817 W Lake St	22 W 44Th St	2534 W Monroe St	2710 S Calumet Ave
1821 W Lake St	221 S Maplewood Ave	2536 W Monroe St	2711 S Prairie Ave
1825 W Lake St	2210 S State St	2537 W Madison St	2719 S Prairie Ave
1825 W Maypole Ave	2222 S State St	2540 W Monroe St	2722 S Calumet Ave
1827 W Lake St	2256 W Warren Bl	2540 W Wilcox St	2724 S Calumet Ave
1829 W Lake St	2301 S Dearborn St	2541 W Wilcox St	2725 S Prairie Ave
1829 W Maypole Ave	24 W 44Th St	2542 W Wilcox St	2726 S Calumet Ave
1830 N Sawyer Ave	2400 S State St	2543 W Monroe St	2728 S Calumet Ave

Address	Address	Address	Address
2730 S Calumet Ave	3313 W Crystal St	3544 S Vincennes Ave	3630 S Federal St
2732 S Calumet Ave	332 S Campbell Ave	3544 W 38Th Pl	3631 S Dearborn St
2800 S Calumet Ave	333 S Campbell Ave	3546 S Vincennes Ave	3633 S Dearborn St
2801 S Prairie Ave	334 & 342 & 350 W 42nd St	3548 S Vincennes Ave	364 W Locust St
2802 S Calumet Ave	335 S Campbell Ave	3550 S Vincennes Ave	364 W Oak St
2803 S Prairie Ave	335 W 69Th St	3552 S Vincennes Ave	365 W Oak St
2804 S Calumet Ave	337 S Campbell Ave	3553 S Rhodes Ave	3650 S Vincennes Ave
2805 S Prairie Ave	339 W 69Th St	3554 S Vincennes Ave	37 W 47Th St
2807 S Prairie Ave	34 W 44Th St	36 W 44Th St	3700 S Vernon Ave
2809 S Prairie Ave	35 W 37Th St	360 W Oak St	3701 S Rhodes Ave
2811 S Prairie Ave	3501 S Federal St	3603 S Federal St	3702 S Vincennes Ave
2813 S Prairie Ave	3506 S Dearborn St	3604 S Federal St	3711 S Rhodes Ave
2815 S Prairie Ave	3508 S Dearborn St	3605 S Dearborn St	3716 S Langley Ave
2822 S Calumet Ave	3510 S Dearborn St	3605 W Douglas Bl	3717 S Langley Ave
2904 W Walnut St	3512 S Dearborn St	3607 S Dearborn St	3719 S Langley Ave
2933 W Madison St	3514 S Dearborn St	3607 S Federal St	3720 S Cottage Grove Ave
300 S Western Ave	3516 S Dearborn St	3608 S Federal St	3720 S Lake Park Ave
3017 W Washington Bl	3518 S Dearborn St	3609 S Dearborn St	3720 S Langley Ave
303 & 309 & 311 & 321 W 42nd St	3520 S Dearborn St	361 W Oak St	3720 S Vernon Ave
304 S Campbell Ave	3520 S Federal St	361 W Walton St	3722 S Langley Ave
309 S Maplewood Ave	3522 South Dearborn	3610 S Vincennes Ave	3723 S Langley Ave
31 W 54Th St	3524 S Dearborn St	3611 S Dearborn St	3724 S Langley Ave
311 S Maplewood Ave	3525 S Rhodes Ave	3612 S Federal St	3725 S Federal St
3137 W Washington Blvd	3526 S Dearborn St	3613 S Dearborn St	3727 S Langley Ave
315 S Maplewood Ave	3526 S Vincennes Ave	3615 S Dearborn St	3728 S Vincennes Ave
316 S Campbell Ave	3528 S Vincennes Ave	3617 S Dearborn St	3730 S Lake Park Ave
318 S Campbell Ave	3530 S Vincennes Ave	3619 S Dearborn St	3731 S Rhodes Ave
319 S Campbell Ave	3532 S Vincennes Ave	3620 S Dearborn St	3737 S Langley Ave
32 W 44Th St	3535 S Rhodes Ave	3620 S Vincennes Ave	3738 S Vincennes Ave
321 S Campbell Ave	3536 S Vincennes Ave	3621 S Dearborn St	3740 S Dearborn St
323 S Campbell Ave	3539 S Rhodes Ave	3623 S Dearborn St	3740 S Lake Park Ave
325 S Campbell Ave	3540 S Vincennes Ave	3625 S Dearborn St	3740 S Vincennes Ave
325 S Maplewood Ave	3542 S Vincennes Ave	3627 S Dearborn St	3741 S Langley Ave
331 S Campbell Ave	3543 S Rhodes Ave	3629 S Dearborn St	3741 S Rhodes Ave

Address	Address	Address	Address
3742 S Vincennes Ave	3812 S Vincennes Ave	4019 S Federal St	415 E Pershing Rd
3744 S Vincennes Ave	3813 S Rhodes Ave	4021 S Federal St	415 W Oak St
3745 S Langley Ave	3814 S Vincennes Ave	4028 S State St	4154 S Lake Park Ave
3746 S Vincennes Ave	3815 S Ellis Ave	4031 S State St	42 W 44Th St
3747 S Vincennes Ave	3818 S Lake Park Ave	405 N Avers Ave	420 W Locust St
3748 S Langley Ave	3819 S Rhodes Ave	4054 S Federal St	4200 S Michigan Ave
3749 S Rhodes Ave	3820 S Dearborn St	4100 S Dearborn St	4201 S Lake Park Ave
3749 S Vincennes Ave	3823 S Rhodes Ave	4100 S Ellis Ave	4204 S Keating Ave
3750 S Vincennes Ave	3825 S Federal St	4104 S Dearborn St	4208 S Oakenwald Ave
3751 S Rhodes Ave	3827 S Rhodes Ave	4106 S Federal St	4210 S Oakenwald Ave
3751 S Vincennes Ave	3829 S State St	4108 S Dearborn St	4212 S Keating Ave
3752 S Langley Ave	3830 S Evans Ave	4110 S Oakenwald Ave	4212 S Oakenwald Ave
3753 S Rhodes Ave	3830 S Lake Park Ave	4112 S Dearborn St	4213 S Cicero Ave
3753 S Vincennes Ave	3834 S Lake Park Ave	4112 S Federal St	4214 S Oakenwald Ave
3754 S Langley Ave	3838 S Lake Park Ave	4114 S Oakenwald Ave	4216 S Oakenwald Ave
3755 S Rhodes Ave	3840 S Langley Ave	4116 S Dearborn St	4217 W Adams St
3755 S Vincennes Ave	3841 S Evans Ave	4116 S Federal St	4218 S Oakenwald Ave
3756 S Langley Ave	3911 S Indiana Ave	4118 S Federal St	4220 S Keating Ave
3757 S Rhodes Ave	3934 S Calumet Ave	4118 S Oakenwald Ave	4220 S Oakenwald Ave
3757 S Vincennes Ave	3956 S Calumet Ave	4120 S Oakenwald Ave	4225 S Cicero Ave
3759 S Rhodes Ave	40 W 23Rd St	4122 S Oakenwald Ave	4226 W Van Buren St
38 W 44Th St	40 W 44Th St	4124 S Federal St	4230 S Keating Ave
3800 S Dearborn St	4000 S State St	4124 S Oakenwald Ave	4235 S Cicero Ave
3801 S Rhodes Ave	4004 S State St	4126 S Oakenwald Ave	4244 S Keating Ave
3802 S Vincennes Ave	4005 S Dearborn St	4128 S Oakenwald Ave	4247 S Cicero Ave
3804 S Dearborn St	4006 S State St	4130 S Federal St	4247 S Wabash Ave
3805 S Rhodes Ave	4007 S Dearborn St	4133 S Lake Park Ave	4249 S Wabash Ave
3806 S Dearborn St	4008 S State St	4135 S Lake Park Ave	4258 S Keating Ave
3806 S Vincennes Ave	4009 S Federal St	4136 S Federal St	43 W 36Th St
3808 S Lake Park Ave	4010 S State St	4137 S Lake Park Ave	430 N Harding Ave
3808 S Vincennes Ave	4011 S Federal St	4139 S Lake Park Ave	430 W Locust St
3809 S Rhodes Ave	4013 S Dearborn St	4140 S Ellis Ave	4303 S La Crosse Ave
3810 S Langley Ave	4015 S Federal St	4141 S Lake Park Ave	4303 S Lamon Ave
3810 S Vincennes Ave	4016 S Dearborn St	4141 S Langley Ave	4303 S Laporte Ave

Address	Address	Address	Address
4310 S Federal St	4435 S Evans Ave	4610 S Federal St	4921 S Dearborn St
4330 S Federal St	4439 W Congress Pkwy	4618 S Ashland Ave	4925 S Federal St
4331 S Federal St	4444 W Jackson Blvd	4619 S Federal St	4926 S Federal St
4333 S Federal St	45 W 37Th St	4620 S Federal St	4926 S State St
4334 S Dearborn St	45 W Cermak Rd	4630 S Dearborn St	4929 S Dearborn St
4335 S Federal St	4500 S Federal St	4639 S Federal St	4929 S Federal St
4336 S Dearborn St	4510 S State St	4640 S Federal St	4930 S Federal St
4337 S Federal St	4511 S Federal St	47 W 40Th Pl	4930 S State St
4338 S Dearborn St	4511 W Adams St	48 W 40Th Pl	4935 S Dearborn St
4339 S Federal St	4514 S Champlain Ave	4800 S Bishop St	4936 S State St
4340 S Dearborn St	4516 S Champlain Ave	4800 W 43Rd St	4941 S Federal St
4341 S Federal St	4516 S Federal St	4815 & 4826 S Federal St	4942 S Federal St
4342 S Dearborn St	4518 S Champlain Ave	4830 S Dearborn St	500 E 37Th St
4343 S Cicero Ave	4520 S State St	4830 S Federal St	5000 S State St
4344 S Dearborn St	4521 S Federal St	4830 S State St	501 E 36Th Pl
4349 S Cicero Ave	4522 S Champlain Ave	4831 S Dearborn St	501 E 36Th St
4351 S Cicero Ave	4524 S Champlain Ave	4831 S Federal St	5016 S Federal St
4355 S Cicero Ave	4526 S Champlain Ave	4835 S Federal St	5019 S Federal St
4359 S Cicero Ave	4528 S Champlain Ave	4836 S Federal St	502 E 36Th St
436 N Springfield Ave	4530 S Champlain Ave	4836 S State St	5020 S Federal St
44 W 44Th St	4530 S Federal St	4847 S Federal St	5022 S Dearborn St
4400 S Federal St	4530 S State St	4848 S State St	5026 S Federal St
4403 S La Crosse Ave	4531 S Federal St	4850 S Federal St	503 E Browning Ave
4403 S Lamon Ave	4532 S Champlain Ave	4850 W 43Rd St	5030 S Federal St
4403 S Laporte Ave	4534 S Champlain Ave	4857 S Marshfield Ave	5033 S Hermitage Ave
4403 S Laverne Ave	4538 S Champlain Ave	4900 S Federal St	5035 S Federal St
4404 S St Lawrence Ave	4544 S Champlain Ave	4904 S Federal St	5036 S Federal St
4412 S Federal St	4556 S Woodlawn Ave	4906 S Federal St	504 E 36Th St
4415 S Evans Ave	4593 S Oakenwald Ave	4908 S Federal St	504 W Hobbie St
4416 W 28Th St	4595 S Oakenwald Ave	4909 S Federal St	504 W Oak St
4418 S Federal St	4599 S Oakenwald Ave	4910 S Federal St	5040 S Dearborn St
4419 S Evans Ave	46 W 35Th Pl	4910 S State St	5040 S Federal St
4425 S Evans Ave	46 W 44Th St	4914 S Federal St	5042 S Federal St
4430 S Federal St	4609 S Federal St	4916 S Federal St	5048 S Federal St

Address	Address	Address	Address
505 E 36Th St	512 E 36Th St	520 W Hobbie St	528 E 38Th St
505 E Browning Ave	512 E 63Rd St	520 W Oak St	529 E 38Th Pl
505 W Hobbie St	512 W Hobbie St	5200-5204 W Oakdale Ave	529 E Browning Ave
5050 S Federal St	512 W Oak St	521 E 37Th Pl	530 E 36Th St
5054 S Federal St	513 E 37Th Pl	521 E 37Th St	530 E 37Th Pl
506 E 36Th St	513 E Browning Ave	521 E 38Th Pl	530 E 37Th St
506 W Hobbie St	513 W Hobbie St	521 E Browning Ave	530 E 38Th St
506 W Oak St	5130 S Federal St	521 W Hobbie St	530 E Pershing Rd
507 E Browning Ave	5130 S State St	522 E 36Th St	530 N Hartland Ct
507 W Hobbie St	5131 S Federal St	522 E 38Th St	531 E 36Th Pl
508 E 36Th St	514 E 36Th St	5225 S Federal St	531 E 37Th Pl
508 W Hobbie St	514 W Hobbie St	5226 S Federal St	531 E 37Th St
508 W Oak St	514 W Oak St	523 E 37Th Pl	531 E 38Th Pl
509 E Browning Ave	515 E 36Th Pl	523 E 38Th Pl	531 E Browning Ave
509 W Hobbie St	515 E 37Th Pl	523 E Browning Ave	531 W Oak St
51 W 40Th Pl	515 E Browning Ave	523 W Oak St	532 E 38Th St
510 E 36Th St	515 W Hobbie St	524 E 36Th St	533 E Browning Ave
510 E 37Th Pl	515 W Oak St	524 E 38Th St	5330 S Campbell Ave
510 W Hobbie St	516 E 36Th St	5242 S Federal St	5334 S Campbell Ave
510 W Oak St	516 W Hobbie St	5246 S Federal St	534 E 36Th St
5100 W 47Th St	516 W Oak St	5247 S Federal St	534 E 38Th St
5106 W 47Th St	517 E 37Th Pl	525 E 36Th St	535 E 37Th St
5108 W 47Th St	517 E Browning Ave	525 E 37Th Pl	535 E Browning Ave
511 E 37Th Pl	517 W Hobbie St	525 E 38Th Pl	535 W Hobbie St
511 E 37Th St	518 E 36Th St	525 E Browning Ave	535 W Oak St
511 E 38Th Pl	518 W Hobbie St	5250 S Federal St	537 E Browning Ave
511 E Browning Ave	518 W Oak St	5259 S Emerald Ave	537 W Hobbie St
511 W Hobbie St	519 E 37Th Pl	526 E 36Th St	537 W Oak St
5110 S Federal St	519 E Browning Ave	526 E 37Th Pl	5374 S Maplewood Ave
5110 S State St	519 W Elm St	526 E 38Th St	538 E 36Th St
5111 S Dearborn St	519 W Hobbie St	527 E 37Th St	539 E Browning Ave
5111 S Federal St	52 W 40Th Pl	527 E 38Th Pl	539 W Hobbie St
5112 W 47Th St	520 E 36Th St	527 E Browning Ave	540 E 36Th St
5114 W 47Th St	520 E 37Th Pl	528 E 36Th St	540 E 37Th St

Address	Address	Address	Address
540 E Bowen Ave	5719 S Carpenter St	6221 S Wabash Ave	663 W Scott St
5402 S Dearborn St	5732 S Bishop St	6223 S Wabash Ave	6732 S Elizabeth St
541 E Browning Ave	5823 S Damen Ave	6225 S Wabash Ave	6803 S Racine Ave
541 W Hobbie St	600 W Evergreen Ave	6231 S Calumet Ave	6936 S Wallace St
541 W Oak St	601 W 62Nd St	6238 S Hermitage Ave	700 W Division St
542 E 36Th St	601 W Scott St	624 E Pershing Rd	706 W Division St
542 E 37Th St	608 E 40Th St	6240 S Michigan Ave	708 W Division St
543 E Browning Ave	610 W 61St St	6241 S May St	711 E 41St St
543 W Hobbie St	610 W Evergreen Ave	6243 S Indiana Ave	715 W Scott St
544 E 36Th St	610 W Scott St	6244 S Michigan Ave	716 W Division St
545 E 36Th Pl	6131 S Calumet Ave	6246 S Prairie Ave	718 E 37Th St
545 E Browning Ave	614 W Scott St	6251 S Indiana Ave	724 E 37Th St
545 W Hobbie St	6145 S Calumet Ave	626 E Pershing Rd	724 E 45Th St
545 W Oak St	6151 S Wabash Ave	628 E Pershing Rd	725 E 44Th St
546 E 36Th St	6153 S Wabash Ave	630 E Pershing Rd	725 W Scott St
547 E Browning Ave	6155 S Wabash Ave	630 W Evergreen Ave	726 E 38Th Pl
547 W Hobbie St	616 E 40Th St	6314 S Ellis Ave	726 W Division St
547 W Oak St	616 E Pershing Rd	632 E 43Rd St	727 E 44Th St
549 E Browning Ave	618 E Pershing Rd	633 E 37Th Pl	734 E 45Th St
549 W Hobbie St	620 E 40Th St	6349 S Ellis Ave	736 E 38Th Pl
551 E 36Th Pl	620 E Pershing Rd	636 W Evergreen Ave	736 E Pershing Rd
551 E Browning Ave	620 W Evergreen Ave	637 E 37Th Pl	736 N Throop St
551 W Hobbie St	6201 S Wabash Ave	637 E Pershing Rd	740 E 37Th St
5519 S Elizabeth St	6205 S Calumet Ave	639 E Pershing Rd	740 E Pershing Rd
552 E 37Th St	6205 S Wabash Ave	6405 S Ellis Ave	7429 S Peoria St
553 E Browning Ave	6209 S Wabash Ave	6426 S Justine St	7438 S Peoria St
5548 S Emerald Ave	621 S Independence Blvd	650 W Division St	7440 S Green St
5557 W Congress Pkwy	6211 S Wabash Ave	6508 S Greenwood Ave	759 E 37Th St
560 E 40Th St	6213 S Wabash Ave	651 W Scott St	809 E 38Th St
5600 S Marshfield Ave	6215 S Calumet Ave	6531 S University Ave	813 N Cleveland Ave
5626 S Ada St	6217 S Wabash Ave	6551 S Ellis Ave	820 S Racine Ave
5626 S Paulina Ave	6219 S Calumet Ave	658 W Division St	823 E 42Nd Pl
5643 S Marshfield Ave	622 E 40Th St	659 E Bowen Ave	826 N Sedgwick St
5652 S Prairie Ave	622 E Pershing Rd	661 W 129Th Pl	872 N Orleans St

Address
874 N Orleans St
929 N Larrabee St
931 N Larrabee St
935 N Larrabee St
937 N Larrabee St
939 N Larrabee St
943 N Larrabee St
945 N Larrabee St
949 N Larrabee St
976 N Cambridge Ave
979 N Cambridge Ave
1101-1111 E 130Th Pl

Local Asset Management Plan

CHA's Amended and Restated MTW Agreement 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.

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), as codified in 2 CFR. 200.400 et. seq. and 2 C.F.R. 200.500 et. seq., respectively

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 2 CFR. 200.400.

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 2 CFR 200.412, 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 Office
- Legal
- Finance
- Human Resources & Administration
- Property & Asset Management
- Housing Choice Voucher
- Resident Services
- Development Management
- Inspector General
- Information Technology Services

CHA Cost Objectives under MTW

As a Moving to Work Demonstration program agency, 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:

Program Direct Costs	
Operating costs	Operating costs directly attributable to properties
Asset Management Department costs	Housing assistance payments
Capital improvement costs for properties	Property development costs
Resident Services 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

Program COCC Indirect Costs	
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 (Annual Comprehensive Financial Report)

Affirmatively Furthering Fair Housing

Physical Housing Stock—Public Housing

The CHA incorporates Uniform Federal Accessibility Standards (UFAS) into new construction and rehabilitation, ensuring that housing is provided for people with disabilities currently residing in CHA housing as well as those on its waiting lists. Whereas most housing authorities provide 5.0% and 2.0% of its units to people with mobility and sensory impairments, CHA provides 5.3% and 2.1% respectively. To ensure compliance with the exacting UFAS standards, the CHA contracts with a third-party architecture firm to certify all UFAS units. To date, CHA has 1,536 UFAS-504 Mobility units and 467 UFAS-504 Sensory units and has certified 103 common areas as UFAS accessible.

Policies and Procedures

All Programs

CHA completed an Americans with Disabilities Act Title II Self-Evaluation Update- Policies, Procedures and Effective Communication in January 2020 and is currently taking steps to implement the recommendations outlined in the report.

Public Housing

CHA has an Accessibility Specialist who works in the public housing Property and Asset Management Office. The Accessibility Specialist oversees the review and implementation of all Requests for Reasonable Accommodation in CHA's Public Housing Program to ensure that CHA can find a unit that meets the needs the requested reasonable accommodation.

Housing Choice Voucher (HCV)

The HCV Fair Housing team is responsible for compliance with all applicable fair housing and disability-related laws and regulations. The Fair Housing team serves HCV participants who need fair housing and disability-related assistance locate accessible housing that meets their disability related needs.

The Fair Housing team organizes and facilitates trainings on fair housing and disability both for CHA staff and external partners, including participants and property owners. In the HCV Program, CHA created the first of its kind Modification Fund, which consists of a pool of money set aside for the construction and installation of accessibility features for HCV participants. CHA has an Intergovernmental Agreement (IGA) with the Mayor's Office for People with Disabilities (MOPD) to provide customized accessibility modifications that meet the needs of people with disabilities.

Blueprint for Fair Housing

The CHA participated in the Cook County Regional Assessment of Fair Housing, a first-of-its-kind planning effort, convening 13 jurisdictions and six public housing authorities to understand the underlying causes behind the region's residential segregation and related fair housing issues. As part of the regional effort, the City of Chicago and CHA partnered to craft goals and strategies to affirmatively further fair housing and make Chicago a more equitable, prosperous place, with the most impacted residents at the center of the conversation.

Rental Assistance Demonstration Program

The CHA amended the FY2016 and FY2017 Moving to Work Annual Plan to reflect adjustments to the public housing developments anticipated for the RAD Program. CHA previously amended the FY2014 and FY2015 MTW Annual Plans with required RAD elements.

Through RAD, CHA is converting select properties to PBV under the guidelines of PIH Notice 2012-32 (HA), H-2017-03, REV-4 and any successor notices. Upon conversion to PBV, CHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6.C & 1.6.D of PIH Notice 2012-32 (HA), H-2017-03 REV-4 as amended by applicable HUD permissions and CHA's MTW authority. These resident rights, participation, waiting list and grievance procedures are appended to this Amendment. Additionally, CHA is currently and will remain compliant under RAD with all fair housing and civil rights requirements, Gautreaux and other court orders, if applicable.

RAD was designed by HUD to assist in preserving affordable housing assets and addressing capital needs of public housing by providing CHA with access to private sources of capital. Upon conversion, CHA's Capital Fund Budget will be reduced by the pro rata share of public housing units converted to PBV as part of the Demonstration, and CHA may also borrow funds to address capital needs in the future. CHA has and will continue to conduct physical capital needs assessments to determine the need for appropriate contributions to replacement reserves and to determine the immediate capital needs to address during the conversion of properties. Regardless of any funding changes that may occur as a result of conversion under RAD, CHA will maintain its continued service level as calculated using HUD's MTW Baseline methodology.

Specific information related to the additional public housing developments anticipated for RAD follows.

NAME AND STATUS	PIC AMP	RAD Type	Total Units	Unit Mix (Pre-Conversion / Post-Conversion)	Property Type	Transfer of Assistance Proposed	Capital Fund Allocation
Fannie Emanuel (Parkview) – converted 2016	IL002065000	PBV	181	1BR - 181	Senior	No	\$24,000,000
Daniel Burnham Apts – converted 2016	IL002075000	PBV	181	1BR - 181	Traditional Senior	No	\$7,400,000
Schneider – converted 2017	IL002059000	PBV	174	1BR – 174	Traditional Senior	No	\$5,222,933
Las Americas – converted 2017	IL002063000	PBV	212	1BR – 211 2BR – 1	Traditional Senior	No	\$7,110,040
Lorraine Hansberry – converted 2017	IL002064000	PBV	169	1 BR – 169	Traditional Senior	No	\$8,900,000
Mary Hartwell Catherwood	IL002055000	PBV	357	0BR – 11 1BR – 343 2BR – 3	Traditional Senior	No	TBD
Margaret Day Blake (incl. Maria Diaz Martinez and Elizabeth Woods)	IL002072000	PBV	317	1BR – 313 2BR – 4	Traditional Senior	No	TBD
Zelda Ormes	IL002049000	PBV	269	0BR – 82 1BR – 186 2BR – 1	Traditional Senior	No	TBD
Dr. Mildred C. Harris Apts – converted 2018	IL002082000	PBV	165	0BR – 24 1BR – 140 2BR – 1	Traditional Senior	No	\$5,100,000
Mahalia Jackson	IL002041000	PBV	282	1BR – 280 2BR – 2	Traditional Senior	No	TBD
Hilliard 1 Senior	IL002135000	PBV	94	1BR – 94	Mixed-Income	No	TBD
Hilliard 1 Family	IL002099000	PBV	59	1BR – 12 2BR – 27 3BR – 10 4BR – 10	Mixed-Income	No	TBD
Caroline Hedger – converted 2016	IL002076000	PBV	450	0BR – 303 1BR – 145 2BR – 2	Traditional Senior	No	\$1,200,000
Minnie Riperton – converted 2016	IL002078000	PBV	339	0BR - 13 1BR - 325 2BR - 1	Traditional Senior	No	\$4,500,000
Robert Lawrence – converted 2017	IL002086000	PBV	193	1BR – 192 2BR – 1	Traditional Senior	No	\$8,996,010
Ada S. Dennison McKinley	IL002081000	PBV	125	1BR – 124 2 BR – 1	Traditional Senior	No	TBD
Ella Flagg Young (incl. Castleman)	IL002060000	PBV	436	0BR – 40 1BR – 396	Traditional Senior	No	TBD
William Jones – converted 2018	IL002070000	PBV	116	1BR – 115 2BR – 1	Traditional Senior	No	\$8,080,000
Irene McCoy Gaines	IL002062000	PBV	151	0BR – 32 1BR – 118 2BR – 1	Traditional Senior	No	TBD
Alfreda Barnett Duster	IL002042000	PBV	129	0BR – 26 1BR – 102 2BR – 1	Traditional Senior	No	TBD
Elizabeth Davis – converted 2018	IL002050000	PBV	149	1BR – 148 2BR – 1	Traditional Senior	No	\$5,675,000

Albany Terrace	IL002061000	PBV	350	1BR – 350	Traditional Senior	No	TBD
Edith Spurlock Sampson – converted 2021	IL002074000	PBV	394	0BR – 46 1BR – 346 2BR – 2	Traditional Senior	No	\$4,000,000
Flannery	IL002044000	PBV	252	0BR – 54 1BR – 196 2BR – 2	Traditional Senior	No	TBD
Wicker Park	IL002068000	PBV	225	1BR – 223 2BR – 2	Traditional Senior	No	TBD
Long Life – converted 2018	IL002066000	PBV	116	1BR – 115 2BR – 1	Traditional Senior	No	\$6,200,000
Mary Jane Richardson (incl. Maudelle Brown Bousfield)	IL002079000	PBV	266	0BR – 87 1BR – 177 2BR – 2	Traditional Senior	No	TBD
Vivian Gordon Harsh (incl. Judge Green) – converted 2019	IL002083000	PBV	278	0BR – 21 1BR – 255 2BR – 2	Traditional Senior	No	\$7,577,300 and \$13,127,700
Judge Fisher – converted 2017	IL002057000	PBV	199	0BR – 40 1BR – 159	Traditional Senior	No	\$11,008,000
Lidia Pucinska	IL002043000	PBV	378	1BR – 376 2BR – 2	Traditional Senior	No	TBD
Patrick Sullivan – converted 2019	IL002067000	PBV	482	0BR – 240 1BR – 240 2BR – 2	Traditional Senior	No	\$10,980,000
Armour Square	IL002046000	PBV	392	0BR – 43 1BR – 345 2BR – 4	Traditional Senior	No	TBD
Lincoln Perry – converted 2016	IL002052100	PBV	450	0BR – 8 1BR 440 2BR – 2	Traditional Senior	No	\$7,650,000
Judge Slater – converted 2016	IL002084000	PBV	407	0BR – 13 1BR – 393 2BR - 1	Traditional Senior	No	\$7,250,000
Vivian Carter – converted 2018	IL002080000	PBV	224	1BR – 223 2BR – 1	Traditional Senior	No	\$6,800,000
Hattie Callner – converted 2018	IL002048000	PBV	147	0BR – 30 1BR – 116 2BR – 1	Traditional Senior	No	\$7,700,000
Horner Westhaven (Superblock)* - converted 2016	IL002156000	PBV	95	1BR-30/1BR-38 2BR-54/2BR-31 3BR-99/3BR-21 4BR-10/4BR-4 5BR-8/5BR-1	Mixed-income	No	TBD
Lathrop Homes* Phase 1A converted 2017	IL002022000	PBV	400	1BR-454/1BR-TBD 2BR-401/2BR-TBD 3BR-63/3BR-TBD 4BR - TBD	Mixed-Income	Yes – multiple locations TBD	TBD
Lathrop Homes* Phase 1B – converted 2021	IL002022000 C	PBV	28	1BR – 15 2BR – 11 3BR – 2	Mixed-Income	Yes – multiple locations TBD	\$8,950,000
Concord at Sheridan 6438 N. Sheridan	IL002022000 MP1	PBV	65	1BR – 47 2BR – 18	Family	Yes – Transfer from Lathrop Homes	\$20,600,000
Ravenswood Senior Living 4501 N. Winchester	IL002022000 MP2	PBV	74	1BR – 74	Senior	Yes – Transfer from Lathrop Homes	\$12,500,000
Pennycuff Apts 2031 – 37 N. Milwaukee	IL002022000 MP4	PBV	47	1BR – 35 2BR – 12	Family	Yes – Transfer from Lathrop Homes	\$8,225,000

<i>Aurea E. Martinez Apts 5525 W. Diversey</i>	<i>IL002022000 MP3</i>	<i>PBV</i>	<i>45</i>	<i>1BR – 45</i>	<i>Family</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$4,700,000</i>
<i>Independence Apts 4022 N. Elston</i>	<i>IL002022000 MP5</i>	<i>PBV</i>	<i>30</i>	<i>1 BR – 30</i>	<i>Senior</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$9,950,000</i>
<i>Northtown Apts 6800 N. Western</i>	<i>IL002022000 MP6</i>	<i>PBV</i>	<i>30</i>	<i>1 BR – 30</i>	<i>Senior</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$10,900,000</i>
<i>Oso Apts 3435 W. Montrose</i>	<i>IL002022000 MP7</i>	<i>PBV</i>	<i>32</i>	<i>1 BR – 19 2 BR - 13</i>	<i>Family</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$9,760,000</i>
<i>Parkside 4, Phase 2 551 W. Elm St.</i>	<i>IL002022000 MP8</i>	<i>PBV</i>	<i>35</i>	<i>1BR – 9 2BR – 1 3BR – 24 4BR – 1</i>	<i>Family</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$11,620,000</i>
<i>Lucy Gonzalez Parsons Apts (fka Emmett Street) 2602-2638 N. Emmett St.</i>	<i>IL002022000 B</i>	<i>PBV</i>	<i>50</i>	<i>1BR – 16 2BR – 25 3BR – 9</i>	<i>Family</i>	<i>Yes – Transfer from Lathrop Homes</i>	<i>\$12,992,000</i>
<i>Altgeld Gardens*</i>	<i>IL002002000 B</i>	<i>PBV</i>	<i>0</i>	<i>0BR– 2/0BR– 0 1BR–12/1BR–0 2BR–104/2BR–0 3BR–102/3BR–0 4BR–24/4BR–0</i>	<i>Family</i>	<i>Yes – multiple locations TBD</i>	<i>---</i>
<i>Ickes Phase 1A and 1B 25th and State St.</i>	<i>IL002002000 CAT1A IL002002000 CAT1B</i>	<i>PBV</i>	<i>68</i>	<i>TBD</i>	<i>Family</i>	<i>Yes – Transfer from Altgeld Gardens</i>	<i>\$21,239,000</i>
<i>Park Boulevard</i>	<i>IL002002000 CAT1D</i>	<i>PBV</i>	<i>36</i>	<i>1BR – 10 2BR – 24 3BR – 2</i>	<i>Family</i>	<i>Yes – Transfer from Altgeld Gardens</i>	<i>\$14,956,000</i>
<i>Ogden Commons</i>	<i>--</i>	<i>PBV</i>	<i>44</i>	<i>1BR – 29 2BR – 10 3BR – 5</i>	<i>Family</i>	<i>Yes – Proposed Transfer from Altgeld Gardens</i>	<i>TBD</i>
<i>Grace Manor</i>	<i>--</i>	<i>PBV</i>	<i>19</i>	<i>1BR – 9 2BR – 10</i>	<i>Family</i>	<i>Yes – Proposed Transfer from Altgeld Gardens</i>	<i>TBD</i>
<i>Levy House</i>	<i>--</i>	<i>PBV</i>	<i>20</i>	<i>1BR – 20</i>	<i>Senior</i>	<i>Yes – Proposed Transfer from Altgeld Gardens</i>	<i>TBD</i>
<i>Lake Park Crescent – converted 2022</i>	<i>IL002105000</i>	<i>PBV</i>	<i>60</i>	<i>1BR – 13 2BR – 27 3BR – 20</i>	<i>Mixed- Income</i>	<i>No</i>	<i>\$11,310,000</i>
<i>Roosevelt Square I</i>	<i>IL002116000</i>	<i>PBV</i>	<i>125</i>	<i>1BR – 25 2BR – 58 3BR – 29 4BR - 13</i>	<i>Mixed- Income</i>	<i>No</i>	<i>TBD</i>
<i>Renaissance North</i>	<i>IL002098000</i>	<i>PBV</i>	<i>18</i>	<i>1BR – 3 2BR – 9 3BR – 6</i>	<i>Mixed- Income</i>	<i>No</i>	<i>TBD</i>
<i>Langston</i>	<i>IL002021000</i>	<i>PBV</i>	<i>29</i>	<i>1BR – 9 2BR – 11 3BR – 4 4BR – 5</i>	<i>Mixed- Income</i>	<i>No</i>	<i>TBD</i>

Quincy	IL002020000	PBV	27	1BR – 5 2BR – 14 3BR – 7 4BR – 1	Mixed- Income	No	TBD
Other	---	PBV	452	TBD	TBD	TBD	TBD
*Represents proposed partial RAD conversions							

RAD Residents Rights, Participation, Waiting List and Grievance Procedures for PBV
Extracted from PIH Notice 2012-32, REV-2, Section 1.6 (C), adapted for CHA-specific policies

In FY2014, CHA updated the HCV Administrative Plan to reflect the below RAD-specific policies, as well as created a RAD lease/lease addendum and RAD grievance procedure. These RAD policies were released for public comment in November 2014 and approved by CHA's Board in January 2015.

- 1. No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute and regulations, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.
- 2. Right to Return.** Other than the Horner Superblock, CHA has not confirmed plans to substantially rehabilitate occupied RAD properties that would require off-site temporary displacement of any residents at the time of RAD conversion. If it is later determined that off-site relocation is required for select sites, CHA will comply with all RAD relocation and Right of Return provisions. For the Horner Superblock, CHA followed the relocation process outlined in the November 2013 Horner Agreed Order and the Tenant Relocation Plan for Horner Phase I Superblock Development approved by HUD.
- 3. Renewal of Lease.** Under RAD, CHA or the owner must renew all leases upon lease expiration, unless cause exists. This provision is incorporated into the CHA tenant lease and lease addendum, as appropriate. The lease renewal policy, along with other RAD policy updates, were incorporated into the HCV Administrative Plan that was released for public comment in November 2014 and approved by CHA's Board in January 2015.
- 4. Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10% or \$25 purely as a result of conversion, the rent increase will be phased in over five years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. As part of necessary updates to the HCV Administrative Plan, CHA created a policy setting the length of the phase-in period at five years. This policy will be in place at conversion and may not be modified after conversion.

Rent adjustments under the five-year phase-in schedule are anticipated to occur at annual or interim re-examinations. After this phase-in period, impacted residents will transition to biennial re-examinations (every two years) or triennial re-examinations (every three years), as applicable per CHA's MTW authority, once the calculated income-based TTP is reached. CHA's updated ACOP and HCV Administrative Plan contain more information regarding requirements and qualifications for biennial and triennial re-examinations.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058.

Five-Year Phase-in:

- Year 1: Any re-examination (interim or annual) performed prior to the second annual re-examination after conversion – 20% of the difference between most recently paid TTP and the standard TTP.
- Year 2: Year 2 annual re-examination and any interim re-examination prior to Year 3 annual re-examination – 40% of the difference between most recently paid TTP and the standard TTP.
- Year 3: Year 3 annual re-examination and any interim re-examination prior to Year 4 annual re-examination – 60% of the difference between most recently paid TTP and the standard TTP.
- Year 4: Year 4 annual re-examination and any interim re-examination prior to Year 5 annual re-examination – 80% of the difference between most recently paid TTP and the standard TTP.
- Year 5 annual re-examination and all subsequent re-examinations – Full standard TTP.

Once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. As previously stated, upon completion of the five-year phase-in period, CHA tenants will be transitioned to biennial or triennial re-examination schedules as applicable.

- 5. Public Housing Family Self Sufficiency (PH FSS).** Current Public Housing FSS participants will continue to be eligible for FSS once their housing is converted under RAD. CHA will be allowed to use any remaining PH FSS funds to serve those FSS participants who live in units converted by RAD. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the FY15 Appropriations Act), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD. CHA will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100. Escrowed funds for PH FSS participants will be transferred into the HCV escrow account.
- 6. Resident Participation and Funding.** Resident organizations and representation in place at CHA properties prior to the RAD conversion will continue to be managed and recognized in accordance with current CHA policies and HUD regulations.
- 7. Resident Procedural Rights.** The following items will be incorporated into both CHA's HCV Administrative Plan and the owner's lease (including the required lease or lease addendum), as applicable.
 - a. Termination Notification.** CHA's termination procedure for RAD will provide adequate written notice of termination of the lease. As required, CHA developed a termination policy that was included in updates to the HCV Administrative Plan that were released for public comment in November 2014 and approved by CHA's Board in January 2015.
 - b. Grievance Process.** For issues related to tenancy and termination of assistance, CHA will provide an opportunity for an informal hearing. As required, CHA developed a grievance procedure that incorporates essential components of the current public housing grievance process as well as required RAD provisions. CHA's RAD grievance procedure was released for public comment in November 2014 and approved by CHA's Board in January 2015.
- 8. Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent five-year phase-in, as described in Section 1.6.C.4 (item #4 herein); instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the HCV Program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently

receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only applies to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion, due to loss of employment; tenants that move into the property following conversion, etc.,) is covered by this waiver.

- 9. Under-Occupied Units.** If a household is in an under-occupied unit under 24 CFR 983.259 at the time of conversion, the household may remain in the unit until an appropriate-sized unit becomes available in the RAD property. When an appropriate-sized unit becomes available in the RAD property, the household living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Contract Administrator. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the RAD property, HUD has waived 24 CFR 983.259.
- 10. Waiting List Administration.** CHA will continue to use the Site-Based Waitlists for senior and family housing (as applicable) for RAD properties. For RAD properties where transfer of assistance will be utilized, CHA will notify existing waitlist applicants how they can apply for any new properties with site-based waitlists. All newly established site-based waitlists will be prepared in accordance with all applicable civil rights, fair housing laws and regulations, and applicable court orders.
- 11. Choice Mobility.** After completing a one-year residency requirement under the RAD program, households within RAD PBV units may request a tenant-based HCV. CHA will provide tenant-based vouchers to the households that have requested them to the extent that they are available. CHA reserves the right to provide no more than three-quarters of its turnover vouchers per year to eligible Choice-Mobility households.