

Housing Authority of Champaign County

Moving to Work



Year 4 Plan

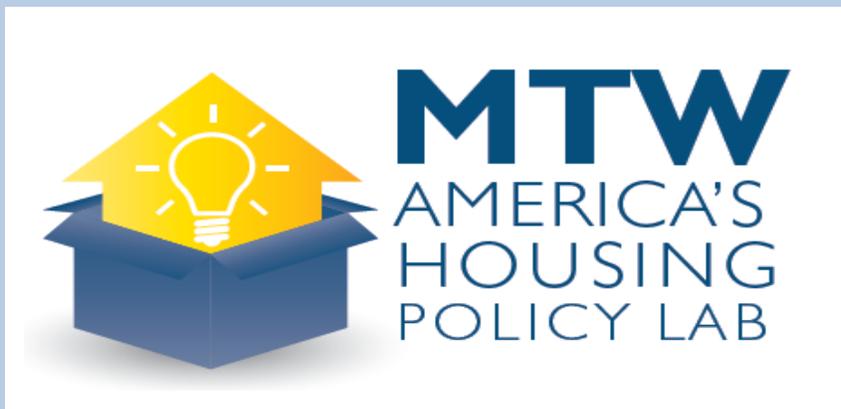
*January, 2014
through
December, 2014*

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SECTION I INTRODUCTION



BACKGROUND

On October 17, 2010, the Housing Authority of Champaign County executed a Moving to Work Agreement with the U.S Department of Housing and Urban Development. Moving to Work (MTW) is a demonstration that provides a limited number of Public Housing Authorities with the ability to design and test innovative approaches, tailored to their communities, using federal dollars more efficiently, providing increased support for families to become economically self-sufficient and increasing housing choice for low income households.

Created by Congress in 1996, Moving to Work (MTW) is a Department of Housing and Urban Development (HUD) demonstration program that allows housing authorities to design and test innovative, locally-designed strategies for providing low-income families with affordable housing and new paths to economic independence. MTW is currently the only mechanism through which public housing authorities can wholly transform housing delivery, programs and operations. The broad flexibility to waive statute and regulations allows HACC to better serve and house residents while streamlining internal operations.

All data contained in this plan is based on data reported in HUD systems (Voucher Management System, VMS; and the Public Housing Information Center, PIC) as of June 30, 2013.

OVERVIEW OF SHORT TERM AND LONG TERM GOALS

Short Term Goals - Upon receipt of the Moving to Work designation, the Housing Authority of Champaign County identified three short term goals that would drive its MTW activities. These goals continue to be its focus during the 2014 Plan year.

Goal 1 - Operational Efficiency through Innovation - Streamline business processes and implement advanced technological solutions that will result in operational cost efficiencies and enable reallocation of resources to local initiatives and strategies.

Objectives

- a. Reduce current workloads of staff by simplifying routine transactional processes.
- b. Implement additional technology to ease administrative burden and reduce paperwork for standard operations.
- c. Utilize cost savings to support new initiatives designed under this plan.

Proposed New MTW Activities - HACC will implement the following new activity in 2014 under this goal:

2014-1 Local Inspections Standards.

Ongoing MTW Activities:

2011-1	Local Investment Policies
2011-2	Biennial Re-certifications
2013-1	Rightsizing Vouchers

Goal 2 - Self-Sufficiency - Provide alternate incentives designed to motivate families to actively seek financial independence and transition from dependency on housing subsidy. Carefully measure success of each incentive to identify and replicate the greatest motivators.

Objectives

- a. Engage families in self-improvement activities designed to meet their individual needs and goals.
- b. Adopt policies that mandate personal accountability and financial responsibility.
- c. Assess results and adjust incentives to provide continued motivation.

Proposed New MTW Activities - HACC does not intend to implement any new MTW Activities related to this goal during Year 4.

Ongoing MTW Activities

2011-3	Mandatory LSS Program and Employment/Education Requirements
2011-4	Tiered Flat Rents and Minimum Rent by Bedroom Size

Goal 3 - Expand Housing Opportunities through Repositioned Assets - Maximize HACC's economic viability and sustainability through repositioning the current real estate portfolio and development of new affordable housing opportunities to meet the broad spectrum of low and moderate income residents of Champaign County.

Objectives

- a. Increase the number of "hard" units with HACC ownership that provide direct subsidy to the lowest income tenants.
- b. Create opportunities for additional development of "hard" units through public and private partnerships.
- c. Maximize income and extend viability of existing designated public housing sites through conversion to alternate subsidy.
- d. Develop homeownership opportunities relevant to today's real estate market.

Proposed New MTW Activities - HACC does not intend to implement any new MTW Activities related to this goal during Year 4.

Ongoing MTW Activities

2011-5	Modified Definition of Elderly
2011-7	Local Project Based Voucher Program
2012-1	Local Payment Standards
2012-2	Acquisition without HUD Prior Approval
2012-3	Replacement Housing and Non-Traditional Use of Funds

Long Term Goals – HACC’s long term MTW goal is to effectuate our Vision.



Our Mission - *“To provide a quality living environment as a foundation for individuals to achieve their full potential.”*

Our Vision – *“To develop quality affordable housing communities providing opportunity and support to maximize individual potential; while sustaining long term financial viability of HACC”*

“To develop quality affordable housing communities...”

HACC has implemented a detailed plan to realize this portion of our Vision guided by the following principles:

- To develop an equal or greater number of HACC owned affordable housing units than the original HACC public housing portfolio (new units would be other affordable units not public housing units);
- To have a direct or indirect ownership in units developed;
- To assure that all developments are mixed income communities; and,
- To provide a direct housing subsidy to assure affordability to the same level of incomes of families served under the traditional public housing program.

To this end, HACC’s real estate portfolio is projected to include the following quality affordable housing communities by 2015.

HOUSING AUTHORITY OF CHAMPAIGN COUNTY		
SUBSIDIZED PORTFOLIO - DECEMBER 2015		
Project	Total Units	Units with Subsidy
Traditional Public Housing	354	354
Oakwood Trace	50	25
Hamilton on the Park	36	36
Providence	252	226
Total HACC Hard Units 6-30-15	692	641

“providing opportunity and support to maximize individual potential...”

To achieve this part of our Vision, HACC began implementation of a mandatory self-sufficiency requirement which is driven by the following principles:

- **Self-Sufficiency** - HACC shall define self-sufficiency as behavior that exhibits personal accountability and financial responsibility demonstrated through consistent (more than 12 months) employment appropriate to the maximum skill level achievable by the individual.
- **Mandatory Participation** – Participation in a self-sufficiency program shall be a condition of eligibility for new admissions and a condition of continued occupancy for existing residents and participants.
- **Adult Requirements** - All abled bodied individuals ages 18 through 54 will be required to actively pursue activities to achieve economic self-sufficiency.

- **Dependent Requirements** - Family members ages 5 through 18 will be required to be enrolled and attend school or, for age appropriate dependents, meet employment requirements.
- **Initial Assessment** - An initial assessment of each family will be conducted and a self-sufficiency plan developed pursuant to the unique needs of the family members. The self-sufficiency plan will identify specific goals and objectives for each applicable family member to achieve self-sufficiency.
- **Annual Review** – HACC will work with each household as needed based on their individual plan(s). Formal tracking of progress will be maintained for each family member in the tracking software. At the time of annual re-certification, the LSS Plan will be formally reviewed and a determination made as to compliance with the stated goals and objectives.

“...while sustaining long term financial viability of HACC.”

To accomplish this portion of our Vision, HACC will closely monitor financial resources.

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SECTION II OPERATIONAL INFORMATION



Steer Place

Urban Park Place

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Public Housing Stock

The chart below summarizes the traditional Public Housing units that comprise HACC's public housing portfolio as of January 1, 2014.

HOUSING AUTHORITY OF CHAMPAIGN COUNTY									
PUBLIC HOUSING UNITS									
Project	Name	Type	Total Units	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
IL06-17	Hayes Homes	Elderly	6	0	6	0	0	0	0
IL06-06	Columbia Place	Elderly	16	0	16	0	0	0	0
IL06-07	Skelton Place	Elderly/Disabled	84	14	68	2	0	0	0
IL06-08	Youman Place	Elderly	20	0	20	0	0	0	0
IL06-09	Scattered Sites	Family	16	0	0	0	0	0	16
IL06-12	Steer Place	Elderly	108	0	107	1	0	0	0
IL06-13	Washington Square	Elderly	104	0	103	1	0	0	0
TOTAL PUBLIC HOUSING UNITS			354	14	320	4	0	0	16

HUD Required Element - The charts below reflect the HUD required elements of the Plan which identify changes in the Public Housing stock in 2014. As noted, HACC anticipates that 2 units will be removed from public housing and no new units will be built, resulting in 352 total public housing units at the end of 2014.

II.1.Plan.HousingStock											
A. MTW Plan: Housing Stock Information											
Planned New Public Housing Units to be Added during the Fiscal Year											
AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
None	0	0	0	0	0	0	0	0	N/A	0	0
Total Public Housing Units to be Added								0			
* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other											
If Other, please describe: None											
Planned Public Housing Units to be Removed During the Fiscal Year											
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed		Explanation for Removal								
IL06-09 Scattered Sites	2		Eminent domain action taken by the City of Champaign								
Total Number of Units to be Removed		2									

Housing Choice Vouchers

The chart below summarizes the MTW Housing Choice Vouchers authorized.

HOUSING CHOICE VOUCHERS AUTHORIZED	
Number of MTW Vouchers Authorized	1798

In addition to Housing Choice Vouchers, HACC administers a 25 unit SRO project under the Section 8 Moderate Rehabilitation Program.

HUD Required Element - The chart below reflects the HUD required elements of the Plan which identifies the Housing Choice Vouchers which will be project based during 2014.

New Housing Choice Vouchers to be Project-Based During the Fiscal Year			
Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project	
Usban Park Place	24	24 unit mixed finance project to be acquired and rehabilitated by HACC; 14 units designed as permanent supportive housing.	
Hamilton on the Park	36	New construction mixed finance community of 36 units built on the site of the former Dunbar Public Housing Community	
Providence	226	New Construction mixed finance community with a total of 252 units to be located on two sites: the former Dorsey public housing site and a site newly acquired by HACC.	
Anticipated Total New Vouchers to be Project-Based	286	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	226
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	60

*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

The projects listed above in which HACC will place new project based vouchers are considered "mixed finance" because they will be developed with a combination of various financing tools including MTW Block Grant funds, tax exempt bonds, Low Income Housing Tax Credits, private mortgage financing and Illinois Permanent Supportive Housing grants funds. The term "mixed finance" used above is not in reference to HUD's mixed finance program; the projects will have no new ACC public housing units.

HUD Required Element – The charts below reflect the HUD required elements of the Plan which discuss other planned changes in housing stock and planned Capital Fund expenditures during 2014.

Other Changes to the Housing Stock Anticipated During the Fiscal Year
HACC intends to submit a portfolio RAD conversion but timing for full conversion from public housing to PBV has not been determined at the time of submission of this plan. A revision will be done during the MTW year if RAD applications are approved.
Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.
General Description of All Planned Capital Fund Expenditures During the Plan Year
Skelton Place - New boiler system; Steer Place - HVAC equipment and control (zone valves); Youman Place - asbestos abatement and new flooring in the community center.

Leasing Information

HUD Required Element – The charts below reflect the HUD required elements of the Plan which discuss leasing of housing stock during 2014.

II.2.Plan.Leasing		
B. MTW Plan: Leasing Information		
Planned Number of Households Served at the End of the Fiscal Year		
MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***
Federal MTW Public Housing Units to be Leased	349	4188
Federal MTW Voucher (HCV) Units to be Utilized	1534	18408
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	36	432
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	0	0
Total Households Projected to be Served	1919	23028
<p>* 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 PHA should estimate the number of households to be served. ***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.</p>		
Reporting Compliance with Statutory MTW Requirements		
<p>If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.</p>		
Not Applicable		
Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions		
Housing Program	Description of Anticipated Leasing Issues and Possible Solutions	
Public Housing	No anticipated leasing problems. (Note - 4 units are HUD approved off-line, used for non-dwelling purposes.)	
Housing Choice Voucher Tenant Based	No anticipated leasing problems.	
Housing Choice Voucher Project Based	No anticipated leasing problems.	
Low Income Housing Tax Credit	No anticipated leasing problems.	

Wait List Information

HUD Required Element – The charts below reflect the HUD required elements of the Plan regarding HACC’s wait list activity for 2014.

II.3.Plan.WaitList				
C. MTW Plan: Wait List Information				
Wait List Information Projected for the Beginning of the Fiscal Year				
Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Public Housing Units	Site-Based	157	Partially Open	Yes
Federal MTW Housing Choice Voucher Tenant Based Program	Community Wide	262	Closed	No
Local MTW Housing Choice Voucher Project Based Program	Site-Based	196	Closed	Yes

Rows for additional waiting lists may be added, if needed.

* *Select Housing Program* : Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** *Select Wait List Types* : Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

Public Housing waiting list is open for 1 bedroom elderly and disabled applicants and 5 bedroom family applicants.

If Local, Non-Traditional Housing Program, please describe:

If Other Wait List Type, please describe:

Not Applicable

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

Not Applicable

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SECTION III PROPOSED MTW ACTIVITIES



Hamilton on the Park

Proposed Activities - HACC has identified one new activity that it will develop and implement during Year 4 of its MTW Agreement.

Activity 2014-1: Local Inspection Standards

A. Description of Proposed MTW Activity

HACC will adopt HUD’s Uniform Physical Condition Standards (UPCS) for tenant based voucher units in the Housing Choice Voucher Program. In addition, HACC will implement a rating system for each property that will determine the frequency of inspections. This activity is designed to meet the following objectives:

- Utilize a consistent inspection standard regardless of whether a housing unit receives subsidy under Section 8 or Section 9 of the Act;
- Ensure that any unit receiving subsidy provides a quality living environment in excess of the federal Housing Quality Standards (HQS) for low income families; and
- Reduce the costs associated with conducting inspections.

A rating system will be implemented for each property based on the following criteria:

HOUSING AUTHORITY OF CHAMPAIGN COUNTY						
LOCAL INSPECTION STANDARDS						
PROPERTY RATING	MF / SF	YRS SINCE BUILT/ RECONDITIONED	YRS WITH HACC PROGRAM	INSPECTION HISTORY	HEALTH AND SAFETY THREATS	INSPECTION FREQUENCY ***
A	MF	< 5		Passes annual inspection by gov't agency	None within one mile	Inspection Not Required
	MF	< 15		>= 90% Pass on 1st inspection *		Triennial - Random Sample
B	MF	<= 20		>= 80% Pass on 1st inspection *	None within 1/2 mile	Biennial
	SF	<= 10	< 3	>= 67% Pass on 1st inspection **		
C	MF	> 20	< 3	50% to 79% Pass on 1st Inspection *	None within 1/2 mile	Annual - Owner Certify
	SF	< 10	< 3	50% to 66% Pass on 1st Inspection **		Annual - Re-inspect
D	MF	> 20	< 3	< 50% Pass on 1st Inspection *	None within one block	Semi-Annual - 18-month Maximum Eliminated from Program after 3 inspections
	SF	> 10	< 3	< 50% Pass on 1st Inspection **		
* % Passed based on MF units in Property inspected over the last 24 months ** % Passed based on SF units of owner inspected over the last 24 months *** In the case of a Multi-Family unit, the Inspection Frequency is applicable to all the MF units in the property, and in the case of a Single-Family unit, the Inspection Frequency is applicable to all the SF units under contract to HACC which are owned by the owner.						

Property Rating	Criteria	Inspection Frequency
A	Multi-family properties built within the past five years; are inspected annually by one or more other governmental entities; and, furnish a copy of the annual inspection report completed by the inspecting agency which reflects that the property is in compliance with all requirements of that agency. There are no immediate health or safety threats within a one mile radius of the property.	Inspection Report kept on file; no further inspection required.
	Multi-family properties built within the past 15 years which have a history of passing HACC's previous inspections on a first time basis defined as 90% of all units inspected in the past 24 months have passed the first time inspection. There are no immediate health or safety threats within a one mile radius of the property.	Triennial with random sample of units under contract inspected.
B	Multi-family properties built and/or substantially rehabilitated within the past 20 years that have a history of passing HACC's previous inspections on a first time basis defined as 80% of all units inspected in the past 24 months have passed the first time inspection. There are no immediate health or safety threats within a half mile radius of the property.	Biennial inspection of all units under contract in the property.
	Single Family properties built within the past ten years that have continuously been on HACC's HCV program for 3 consecutive years and have a history of passing previous inspections on a first time basis defined as 2 out of 3 inspections completed passed on the first inspection. There are no immediate health or safety threats within a half mile radius of the property.	
C	Multi-family properties built over 20 years ago that have participated in the HCV program for less than 3 years or have participated longer but have a history of failed first time inspections defined as more than 20% and less than 50% of all units inspected fail on the first inspection. There are no immediate health or safety threats within a half mile radius of the property.	Annual inspection with owner certification of repairs completed.
	Single Family properties built within the past ten years that have continuously been on HACC's HCV program for 3 consecutive years and have a history of passing previous inspections on a first time basis defined as 2 out of 3 inspections completed passed on the first inspection. There are no immediate health or safety threats within a half mile radius of the property.	Annual inspection and re-inspection to confirm repairs.
D	Multi-family properties built over 20 years ago that have a history failed first time inspections defined as more than 50% of all units fail on the first inspection. Health and safety threats are in existence within a one block area of the property.	Semi-annual inspections will be conducted until the property reaches a rating of C or better.
	Single family properties built over ten years ago that have been on the HCV program less than 3 consecutive years and have a history of failing the previous inspections on first time basis defined as 50% of inspections conducted for the property owner fail on the first inspection. Health and safety threats are in existence within a one block area of the property.	

All inspections standards utilized by other governmental agencies in the State of Illinois including the Illinois Housing Development Authority and all municipalities in Champaign County are significantly more restrictive than the federal Housing Quality Standards.

Properties will be classified in the categories above if they meet **all** criteria described. If a property meets some of the criteria but not all, it will be classified at the next lowest level until such time that all criteria has been met. If a situation is not clearly covered by the chart above, it will be inspected pursuant to the criteria set forth in category D.

This activity will include the following provisions as well as those described above:

- HACC will continue to perform “complaint” inspections when a participant indicates that the property owner is non-responsive to requests for needed repairs.
- HACC will continue to conduct quality control inspections on a random sample of units under contract each year, regardless of the property rating.

HACC will utilize an independent third party to conduct inspections of units in which HACC or any related entity has an ownership interest including units subsidized under Section 9. The third party shall be fully versed and trained in the local inspection standards.

B. Relation to Statutory Objectives

This activity directly relates to the Statutory Objectives 1 and 3. The activity will reduce costs and achieve greater cost effectiveness in federal expenditures through decreased staff time to complete inspections. The activity will also expand housing choice through improved unit quality in the Housing Choice Voucher Program.

C. Anticipated Impact of MTW Activity

The primary anticipated impact of this MTW Activity is to improve the quality of housing units rented by tenant based voucher families. The secondary impact is to reduce staff time devoted to conducting inspections.

D. Anticipated Schedule

The following chart provides the anticipated schedule for development and implementation of this activity.

Task	Completed On or Before
Design and develop implementation plan	March 31, 2014
Communication with participants and landlords	June 30, 2014
Effective Date of Implementation	October 1, 2014

E. Standard HUD Metrics

CE#1 – Agency Cost Savings				
E. Unit of Measurement	F. Baseline	G. Benchmark	H. Outcome	Benchmark Achieved?
Total Costs to Conduct Inspections	Costs Prior to Implementation \$156,000	Costs After Implementation \$117,000	Reduction in costs of 5% per year over 5 years	TBD
CE#2 – Staff Cost Savings				
E. Unit of Measurement	F. Baseline	G. Benchmark	H. Outcome	Benchmark Achieved?
Decrease in staff hours to complete inspections	Total hours of staff time to complete inspection prior to implementation 5,360 Hours	Total hours of staff time to complete inspections after implementation 4,020 Hours	Reduction in staff hours of 5% per year over five years	TBD

HACC will also track the following local metrics to determine the impact this activity has on the overall quality of housing in the HCV program.

HACC Additional Metrics				
E. Unit of Measurement	F. Baseline	G. Benchmark	H. Outcome	Benchmark Achieved?
Increase in property ratings.	Number of properties with D and F ratings prior to implementation TBD Prior to Implementation	Number of properties that increase one rating grade each year	All properties in HCV program have C rating or higher; 10% of properties increase one rating per year over five years.	TBD

I. Data source from which metric will be compiled.

HACC will work with its software vendor, Tenmast to create additional fields in the unit module where the property ratings both a current and historical record can be maintained to track property ratings. The existing time study to document the average time and cost of inspections will be updated prior to implementation. At least annually after implementation another time study will be completed to measure staff time and costs.

J. Authorizations

The Agency is authorized to undertake this initiative through Attachment C (C)(9) which waives certain provisions of Section 6 (f) of the 1937 Act and 24 CFR 902-Subpart B and D (5) which waives certain provisions of Section 8(o)(8) of the 1937 Act and 24 CFR 982, subpart I.

K. Why Authorization is Needed

The authorizations are needed to enable HACC to implement a risk-based inspection protocol and more stringent inspection standards that exceed the criteria set forth in the HQS standards.

Re-Proposed Activities: HACC is re-proposing the following activity due to a significant change in the nature and scope of the activity.

Previous Activity 2011-6 Local Homeownership Program

(This activity replaces the earlier homeownership activity included in prior plans).

A. Description of Proposed MTW Activity

HACC has partnered with Habitat for Humanity to utilize its MTW flexibility to fill a gap in affordable homeownership needs in Champaign County. The goal of the MTW Local Homeownership program is to expand on HACC's Mandatory Self-sufficiency Program and to assure that other existing affordable homeownership opportunities and services in Champaign County are not duplicated.

HACC will target existing residents of HACC programs that complete HACC's MTW Mandatory Local Self-Sufficiency Program through compliance with employment requirements. Habitat will complete intake of each prospective homebuyer and determine eligibility for the program. All families must meet the eligibility criteria set forth in Habitat's Partner Family Selection Process including income limits; asset limits; housing expense to income and total debt to income ratios; and other applicable credit requirements. Families selected will be processed for the homeownership program in accordance with the Habitat Partner Family Selection Process. Once a partner family completed the requirements of the applicable program year, if funding and staff resources permit, the buyer will start the home building process.

Habitat will provide all homeownership services program consistent with HACC's MTW goals of self-sufficiency including pre and post home purchase counseling; financial literacy, credit repair and counseling; sweat equity by the home buyer; and, home mortgages at 0% interest, amortized at 25 years. To provide additional resources for Habitat to serve HACC resident referrals, HACC will purchase the equity from Habitat in the homes built.

HACC will provide a second mortgage at the time of construction completion and closing of permanent financing for the difference between the appraised value of the home and the maximum mortgage that can be supported by the purchaser. However, HACC's maximum second mortgage shall not exceed \$50,000 per home. The second mortgage shall be foregiveable at the rate of 5% per year over a 20 year period. HACC will also establish a foreclosure prevention fund that will provide assistance with monthly mortgage payments for a limited period of time based on extreme hardship conditions.

HACC and Habitat shall establish an annual goal of the number of households to be served under this program prior to January 1st of each calendar year. The annual goal shall be based on available Habitat staff resources and HACC funding.

B. Relation to Statutory Objectives

This activity directly relates to the Statutory Objectives 1 and 3. The activity will reduce costs and achieve greater cost effectiveness through increased leverage of federal dollars. The activity will also expand housing choice through expansion of homeownership opportunities.

C. Anticipated Impact of MTW Activity

The primary anticipated impact of this MTW Activity is to increase homeownership opportunities. A secondary impact is to leverage federal dollars through zero interest mortgages and limiting maximum dollars per home purchased.

D. Anticipated Schedule

It is anticipated that the detailed Implementation Plan for this activity will be presented to the HACC Board for approval in March 2014 with an effective commencement date of April 1, 2014.

E. Standard HUD Metrics

<i>CE #4: Increase in Resources Leveraged</i>			
Unit of Measurement	Baseline	Benchmark	Outcome
Amount of funds leveraged in dollars (increase).	Leverage of federal funds for homeownership prior to implementation: \$1.00 HACC Funds for \$0.13 of private funds	Leverage of federal funds for homeownership after implementation: \$1.00 of HACC Funds for \$3.00 of private funds	Increase in leveraged funds of 10% per year over 15 years
<i>HC #6: Increase in Homeownership Opportunities</i>			
Unit of Measurement	Baseline	Benchmark	Outcome
Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home under the traditional Section 8 HO Program: 9 over 10 years.	Number of households to purchase a home after implementation: 25 over five years.	Increase in number of households purchasing home of 4 each year

I. Data source from which metric will be compiled.

HACC utilizes Tracking at a Glance software to track all self-sufficiency activities. Homeownership referrals to Habitat will be tracked in this software. Habitat will provide HACC with a monthly report of all homeownership activity which will also be used to compile the data for this activity.

J. Authorizations

HACC is authorized to undertake this initiative through Attachment D. Further authorization to undertake this activity is through the “use of funds” flexibility which allows HACC to utilize Section 8 and Section 9 funds to provide secondary financing for homeownership. HACC will comply with the terms of PIH Notice 2011-45 when administering this local, non-traditional program.

K. Why Authorization is Needed

The authorizations are needed to allow HACC to provide the secondary financing necessary to expand homeownership opportunities and increase leverage of federal funds.

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SECTION IV APPROVED MTW ACTIVITIES



HACC 2013 Summer Resident Picnic

A. Implemented Activities - The chart below summarizes all Moving to Work activities that have been implemented to date. Activities are listed in order of implementation date and reflect the MTW Plan year in which they were approved by HUD.

Effective Date	Activity Number	MTW Activity	MTW Plan Year
October 2010	2011-7	Local Project Based Voucher Program	2011
April 2011	2011-1	Local Investment Policies	2011
April 2011	2011-5	Modified Definition of Elderly	2011
April 2011	2011-2	Biennial Recertifications	2011
January 2012	2011-4	Tiered Flat Rents and Minimum Rent by Bedroom Size	2011 2011
January 2013	2012-2	Acquisition without HUD Prior Approval	2012
January 2013	2011-3	Mandatory LSS Program and Employment/Education Requirements	2011 2011
January 2013	2012-3	Replacement Housing/Non-Traditional Use of Funds	2012
July 2013	2013-1	Rightsizing Vouchers	2013

Activity 2011-1: Local Investment Policies

Description - HACC adopted investment policies consistent with Illinois Public Funds Investment Act (30ILCS235) to the extent such policies were in compliance with applicable OMB circulars and other federal laws. HACC invested in securities authorized under state law that allowed the flexibility to invest productively, efficiently and securely.

Update on Status of Activity - This activity was approved in HACC's Year 1 (2011) Plan and the implementation plan was approved by the HACC Board in March 2011. All components have been fully implemented.

Changes or Modifications – No changes or modifications are anticipated for this activity during the Plan year.

Metrics, Baselines or Benchmarks Changes – No changes to the metrics, baselines or benchmarks are anticipated during the Plan year.

Activity 2011-2: Biennial Re-certifications

Description - Elderly and disabled households in both the Public Housing and Housing Choice Voucher programs are re-certified on a biennial basis. The Public Housing Program chose to implement this activity by property with residents of some properties re-certified in 2011 and 2013 and residents in the remaining public housing properties re-certified in 2012 and 2014. The Housing Choice Voucher Program implemented this activity by randomly selecting 50% of applicable households each month for 2012 and 2013.

Update on Status of Activity - This activity was approved in HACC's Year 1 (2011) Plan and the implementation plan was approved by the HACC Board in March 2011. All components have been fully implemented.

Changes or Modifications – No changes or modifications are anticipated for this activity during the Plan year.

Metrics, Baselines or Benchmarks Changes – No changes to the metrics, baselines or benchmarks are anticipated during the Plan year.

Activity 2011-3: Mandatory LSS Program and Employment/Education Requirements

Description - Participation in a self-sufficiency program shall be a condition of eligibility for new admissions and a condition of continued occupancy for existing residents and participants.

All abled bodied individuals ages 18 through 54 are required to actively pursue activities to achieve economic self-sufficiency. The head of the household is required to develop a self-sufficiency plan that identifies goals and objectives for each household member required to participate in the Mandatory LSS Program and is held accountable for progress of all household members.

Family members ages 5 through 18 are required to be enrolled and attend school or for age appropriate dependents meet employment requirements. Employment income for dependents is included in total household income if they are not also pursuing a training certification or college degree.

Households in which all members ages 18 through 54 have been employed 20 hours per week for a minimum of 12 months are exempt from the Mandatory LSS Program. All elderly and disabled individuals are exempt from the Mandatory LSS Program and all corresponding employment requirements. Households are considered as having completed their mandatory self-sufficiency program when all members ages 18 through 54 are employed 20 hours per week for a minimum of one year.

After the effective date of implementation, eligibility for new admissions for both public housing and the housing choice voucher program includes a requirement that one member of the household must be employed 20 hours per week or meet the criteria for exemption from this requirement. All other household members must be enrolled in the Mandatory Self-Sufficiency Program as described above.

Eligibility for continued occupancy for both public housing and the housing choice voucher program includes the following requirements:

- **First Re-certification** – development of a self-sufficiency plan as described above.
- **Second Re-certification** – one adult member must be employed 20 hours per week; **or**, enrolled on a full time basis as defined by the institution in a training or educational program that offers a certificate or degree;

- **Fourth Re-certification** – one adult member must be employed 20 hours per week; **and**, all other adult members must be employed 20 hours per week **or** enrolled on a full time basis as defined by the institution in a training or educational program that offers a certificate of degree;
- **Sixth Re-certification** – all adult members must be employed 20 hours per week.

Waivers are provided for full time students in good standing seeking a degree that requires more than three years to obtain per the educational institution provided progress through successful completion of degree requirements is demonstrated annually.

Update on Status of Activity – This activity was approved in HACC's Year 1 (2011) Plan. As of the writing of this Plan, initial assessments and LSS contracts have been executed with 338 households; 308 households were found to be fully compliant and 21 households have been issued proposed termination notices for failure to respond.

Changes or Modifications – No changes or modifications are anticipated for this activity during the Plan year.

Metrics, Baselines or Benchmarks Changes – No changes to the metrics, baselines or benchmarks during the Plan year.

Activity 2011-4: Tiered Flat Rents and Minimum Rents by Bedroom Size

Description – Flat rent schedules are established annually and are effective on January 1st of each calendar year. The flat rent schedule is based on the gross annual income of the household with no further deductions or allowances. Gross annual income is calculated pursuant to the HUD regulatory requirements. However, employment income for dependents is included in total household income if they are not also pursuing a training certification or educational degree. Current income exclusions as defined by HUD continue to apply.

Separate flat rent schedules are established for the Public Housing and the Housing Choice Voucher Programs. In the Public Housing Program, different flat rent schedules are established based on the utilities paid by the tenant at the applicable property. In the Housing Choice Voucher Program, two flat rent schedules are established: one schedule will represent units in which the participant is responsible for payment of heat; the second schedule represents the flat rent for units in which the cost of heat is included in the Rent to Owner.

The tiered flat rent amount is based on income ranges established in increments of 5% of the Area Median Income (AMI). The applicable flat rent for an assisted household is the corresponding rent for the range in which the gross annual income of the household falls. The flat rent is the amount that the tenant will pay towards rent. Utility allowances are eliminated. Households with gross annual income less than 5% of the Area Median Income (AMI) pay a minimum rent based on bedroom size of the assisted housing unit. In the public housing program the assisted housing unit is the public housing unit in which the household resides regardless of family size. In the Housing Choice Voucher Program, the minimum rent is based on the actual size of the unit selected, not the size of the voucher.

The minimum rent by bedroom size is the amount of tenant rent to be paid to HACC by Public Housing residents and to the landlord by Housing Choice Voucher participants. There is no utility allowance applied to the minimum rent. The Minimum Rent schedule is established annually and is effective on January 1st of each calendar year.

Update on Status of Activity - This activity was approved in HACC's Year 1 (2011) Plan and the implementation plan was approved by the HACC Board in November 2011. All components have been fully implemented with a gradual phase-in for existing residents and participants as described below. The phase in process has been completed and as of June 1, 2015, all existing residents and participants will be converted to the flat rents at the regularly scheduled annual re-certifications.

Changes or Modifications – The initial implementation of this activity utilized a maximum rent at 80% of AMI. We intend to modify this activity to establish a market based rent for those households whose annual income is greater than 80% of the Area Median Income. Market rents for both the Public Housing Program and the Housing Choice Voucher Program will be established based on the applicable HCV local payment standard for the PRESM (Primary Real Estate Sub-Market) in which the property is located.

Metrics, Baselines or Benchmarks Changes – No changes to the metrics, baselines or benchmarks are anticipated during the Plan year.

Activity 2011-5: Modified Definition of Elderly

Description - The definition of elderly families in the Public Housing Program and the HCV Program was modified from head or co-head aged 62 or older to all household members aged 55 or older.

Update on Status of Activity - This activity was approved in HACC's Year 1 (2011) Plan and the implementation plan was effective April 1, 2011. All components have been fully implemented.

Changes or Modifications – No changes or modifications are anticipated for this activity during the Plan year.

Metrics, Baselines or Benchmarks Changes – No changes to the metrics, baselines or benchmarks are anticipated during the Plan year.

Activity 2011-7: Local Project Based Voucher Program

Description - HACC developed and implemented a local Project Based Voucher (PBV) Program to ensure that a greater number of quality units are available to low-income families throughout Champaign County. The local PBV Program includes the following components:

- Project based assistance at properties owned by HACC or an affiliate of the Authority that are not public housing.

- Establishment of a reasonable competitive process for project basing leased housing assistance at units in which HACC or a related affiliate has no ownership interest that meet existing Housing Quality Standards or any standards developed by HACC pursuant to this MTW Agreement and approved by the Secretary, and that are owned by non-profit or for-profit housing entities.
- Adoption of alternate standards for determining the location of existing, newly constructed or substantially rehabilitated housing to receive subsidy in compliance with the requirements outlined in Attachment C of the MTW Agreement.
- Establishment of project based waiting lists and processing of all project based activities at the property by the respective property management company.
- Elimination of the automatic conversion to tenant based assistance after one year in the project based unit.

Update on Status of Activity - This activity was approved in HACC's Year 1 (2011) Plan and the implementation plan for this activity was effective October 1, 2010 and all components have been fully implemented.

Changes or Modifications – No changes or modifications are anticipated for this activity during the Plan year.

Metrics, Baselines or Benchmarks Changes – No changes to the metrics, baselines or benchmarks are anticipated during the Plan year.

Activity 2012-2: Acquisition without HUD Prior Approval

Description - To facilitate the development activities described, HACC will utilize its authorization to acquire sites without prior HUD approval and will certify that the HUD site selection requirements have been met.

Update on Status of Activity - This activity was approved in HACC's Year 2 (2012) Plan and the implementation plan was approved by the HACC Board in April 2012. All components have been fully implemented. Under this activity, HACC has acquired three single family parcels for inclusion in the Hamilton on the Park site and a 12 acre site that will serve as the additional site in the redevelopment of Providence (former Dorsey public housing).

Changes or Modifications – No changes or modifications are anticipated for this activity during the Plan year.

Metrics, Baselines or Benchmarks Changes – No changes to the metrics, baselines or benchmarks are anticipated during the Plan year.

Activity 2012-3: Affordable Housing Development

(Previously called Replacement Housing/Non-Traditional Use of Funds)

Description - To facilitate development activities, HACC will utilize its authorization under the Second Amendment to the Amended and Restated Moving to Work Agreement (Amendment to Attachment D) to use Replacement Housing Factor Funds for Development under Option 3. HACC will also use Section 8 and Section 9 funds for development of additional affordable housing.

Update on Status of Activity - This activity was approved in HACC's Year 2 (2012) Plan. As of the date of this Plan, Replacement Housing Funds have been used to support the development and construction of Hamilton on the Park (replacement housing project for the former Dunbar public housing community) with a permanent secondary loan of \$725,000. Non-traditional use of funds has also commenced with the execution of a pre-development loan in the amount of \$500,000 for the Providence redevelopment project (redevelopment of the former Dorsey public housing community along with the additional site acquired for this project).

Changes or Modifications – No changes or modifications are anticipated for this activity during the Plan year.

Metrics, Baselines or Benchmarks Changes – No changes to the metrics, baselines or benchmarks are anticipated during the Plan year.

Activity 2013-1: Rightsizing Vouchers

Description - Housing Choice Voucher Program participants will be required to lease a unit equal to or smaller than the size of the voucher issued. HACC will utilize the existing subsidy standards as detailed in its HCV Administrative Plan to determine the size of a voucher to be issued to a family. A Request for Tenancy Approval will be considered only if the unit selected by the family contains an equal or lesser number of bedrooms than those listed on the voucher issued.

Update on Status of Activity - This activity was approved in HACC's Year 3 (2013) Plan. The implementation plan for this activity was effective July 1, 2013 with the following provisions:

- **New Admissions** – All new admissions after the effective date shall be required to lease a unit equal to or smaller than the size of the voucher issued to the family.
- **Existing Participants** – The “rightsizing” shall be effective for all existing participants as follows:
 1. At the first annual recertification after the effective date, existing participants will be limited to units that are no more than one bedroom greater than the voucher size issued.
 2. At the second annual recertification after the effective date of this plan, existing participants will be required to lease a unit equal to or smaller than the size of the voucher issued.

Changes or Modifications – No changes or modifications are anticipated for this activity during the Plan year.

Metrics, Baselines or Benchmarks Changes – No changes to the metrics, baselines or benchmarks are anticipated during the Plan year.

B. Activities Not Yet Implemented - The chart below summarizes the Moving to Work activities that have NOT been implemented to date.

Implement Date	Activity Number	MTW Activity	MTW Plan Year
TBD	2011-6	Local Homeownership Program	2011
NOTE: Please see Local Homeownership Program in Section III of this Plan. This activity has been re-proposed under a separate activity Non Traditional Use of Funds.			
January 2014	2012-1	Local Payment Standards	2012

Activity 2012-1: Local Payment Standards

Description - HACC will identify the primary real estate sub-markets within Champaign County and adopt payment standards for the Housing Choice Voucher Program that are reflective of the actual rents in each of the identified sub-markets. To facilitate administration of this activity, HACC will utilize clearly identified boundaries for each sub-market such as the entire Village, Town or Township in the more rural areas of the County and census tracts in the urban areas of the County.

Update on Status of Activity - This activity was approved in HACC's Year 2 (2012) Plan. As of the date of this Plan, all work has been completed to develop the implementation plan: the PRESMs have been established and agreed upon; and, the rent data collection and analysis has been completed; and, payment standard schedules for each PRESM have been established. The full implementation plan is scheduled for presentation and adoption by the HACC Board in September with an effective date of October 1, 2013.

Changes or Modifications – No changes or modifications are anticipated for this activity during the Plan year.

Metrics, Baselines or Benchmarks Changes – No changes to the metrics, baselines or benchmarks are anticipated during the Plan year.

Changes or Modifications – We anticipate a modification of this activity that would change the assistance provided under the local homeownership program to a second soft mortgage equal to the difference between the Habitat first mortgage and the appraised value of the house.

Metrics, Baselines or Benchmarks Changes – No changes to the metrics, baselines or benchmarks are anticipated during the Plan year.

C./D. Activities on Hold/Closed Out Activities – Not applicable.

MOVING TO WORK 2014 ANNUAL PLAN

SECTION V SOURCES AND USES OF FUNDS



Washington Place and Youman Place

Sources and Uses of Funds – The charts below provide the estimated sources and uses of funds for the activities outlined in this Plan.

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	709,000
70600	HUD PHA Operating Grants	14,302,920
70610	Capital Grants	-
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	-
71100+72000	Interest Income	70,000
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	385,000
70000	Total Revenue	15,466,920

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	1,325,500
91300+91310+92000	Management Fee Expense	706,500
91810	Allocated Overhead	-
92500 (92100+92200+92300+92400)	Total Tenant Services	5,000
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	346,650
93500+93700	Labor	-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	627,000
95000 (95100+95200+95300+95500)	Total Protective Services	-
96100 (96110+96120+96130+96140)	Total Insurance Premiums	120,150
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	526,500
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	-
97100+97200	Total Extraordinary Maintenance	-
97300+97350	Housing Assistance Payments + HAP Portability-In	11,054,800
97400	Depreciation Expense	893,400
97500+97600+97700+97800	All Other Expenses	-
90000	Total Expenses	15,605,500

Assumptions – When preparing the above sources and uses of funds estimates, HACC utilized the actual prorated percentages that were approved in 2013 for each funding area.

Operating Deficit - The projected operating deficit of \$138,580 reflected above, will be covered by operating reserves.

Single Fund Flexibility – There are no activities that utilize only the Single Fund Flexibility. All activities that will utilize the single fund flexibility also utilize other MTW authorizations.

B. MTW Plan: Local Asset Management Plan			
Is the PHA allocating costs within statute?	Yes	or	No
Is the PHA implementing a local asset management plan (LAMP)?	Yes	or	No

MOVING TO WORK 2014 ANNUAL PLAN

SECTION VI ADMINISTRATIVE

"So we should move aggressively to identify, test and evaluate a variety of new approaches and to institute and spread effective initiatives, to help more poor children advance and poor adults surmount barriers to success in the labor market."

Robert Greenstein, Founder and Executive Director, Center on Budget and Policy Priorities; February 4, 2013, *NY Times*

A. Board Resolution and Annual MTW Plan Certification of Compliance

Resolution 2013-39: Approval of the Year 4 Annual MTW Plan and the Certification of Compliance with all MTW requirements.

RESOLUTION 2013-39

WHEREAS, the Moving to Work Agreement executed between the Housing Authority of Champaign County and HUD on October 17, 2010, requires the Authority to prepare and submit for approval an annual MTW Plan; and,

WHEREAS, the HACC prepared the attached MTW Plan; issued a public advertisement on August 11, 2013, to solicit comments on the Plan; posted said plan for public review as of the same date; and conducted two public hearings on said Plan on August 21, 2013; and,

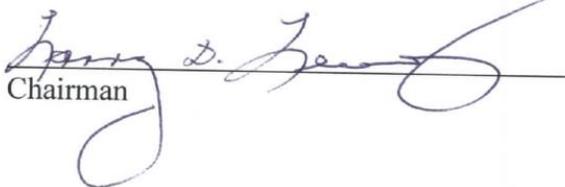
WHEREAS, HACC met with the Resident Advisory Board on August 28, 2013, to discuss the 2014 MTW Annual Plan; and,

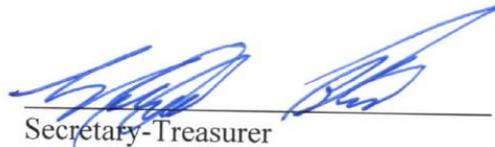
WHEREAS, the HACC received no comments from the general public or from the Resident Advisory Board on the 2014 MTW Plan; and,

WHEREAS, HACC has complied with all provisions outlined in the HUD Certification of Compliance with Regulations (HUD Form 50900) for the Annual Moving to Work Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Champaign County hereby approves the 2013 Annual MTW Plan in the format attached hereto and authorizes the Chairman of the Board to execute the Certification of Compliance with Regulations (HUD Form 50900).

Dated this 26th day of September, 2013


Chairman


Secretary-Treasurer

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Certifications of Compliance

Annual Moving to Work Plan
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***

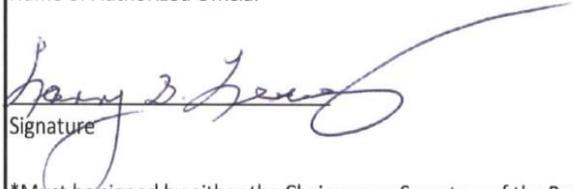
Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning January 1, 2014, hereinafter 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 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 PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The 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 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.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
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 certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The 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.
10. The 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 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The 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 and implementing regulations at 49 CFR Part 24.
13. The 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. The 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 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.
16. With respect to public housing the 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.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The 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.
21. 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 PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

HOUSING AUTHORITY OF THE COUNTY OF CHAMPAIGN	IL06
PHA Name	PHA Number/HA Code

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)

Rev. Larry Lewis	Chairperson
Name of Authorized Official	Title
	9/26/2013
Signature	Date

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

- B.** The chart below highlights the beginning and end dates when the Annual MTW Plan was made available for public review, the dates, locations of public hearings and total number of attendees for the draft Annual MTW Plan. Supporting documentation is attached to this section of the plan.

Beginning Date Annual Plan available for Public Comment	August 15, 2013
Ending Date Annual Plan available for Public Comment	September 13, 2013
Date of Public Hearings (2:00 PM and 6:00 PM)	August 21, 2013
Number of attendees at Public Hearing	7
Date of First Presentation to Board	August 22, 2013
Date of RAB Meeting	August 28, 2013
Number of attendees at RAB Meeting	13
Date of Board Approval	September 26, 2013

C. Description of University of Illinois evaluation of the MTW Demonstration

**Evaluation of the
Moving to Work Program
in Champaign County**



ILLINOIS
UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN

Year 4 Planning Report
Housing Authority of Champaign County

Paul E. McNamara, Principal Investigator
Cathy Strick, Visiting Research Coordinator
With Research Assistant Hanbum Lee
Department of Agricultural and Consumer Economics

August 12, 2013

Introduction

This report describes the Moving to Work (MTW) evaluation activities planned for the Housing Authority of Champaign County (HACC) during Year 4, January 1 – December 31, 2014.

Evaluation Overview

The overall purpose of this evaluation is to measure the impact on households participating in the Housing Authority of Champaign County Moving to Work program, especially in terms of their family self-sufficiency measured by variables such as income, employment, hours worked, attainment of educational and job skills goals, and other variables related to family self-sufficiency. The evaluation is designed to quantitatively measure these potential impacts as well as identify factors that might be related to non-attainment of the program's self-sufficiency goals. Such factors may include difficulties with access to child care, limited job opportunities, and personal-level factors such as undiagnosed mental health issues or other barriers participants may face.

To measure the program impact on participants we utilize three sources of information. First, we have conducted qualitative interviews using an in-depth key informant interviewing approach with MTW participants, HACC Waitlist participants, and Decatur housing program participants. We utilize Decatur Housing Authority participants as controls and a comparison group for the qualitative interviews and for the social survey. The key informant interviews provide information on the program participants' perspectives on topics such as self-sufficiency, work, stress, housing and neighborhood issues, education and job skills, and overall quality of life and family issues. We hypothesize that overtime it may be possible to observe a change in some participants' attitudes and practices related to self-sufficiency as a result of the MTW Program.

A second information source is the social survey we have fielded with MTW participants, HACC Waitlist participants, and with Decatur Housing Authority (DHA) participants. The social survey has a variety of question domains ranging from education, housing choices, neighborhood issues, and employment history and current work situation to family structure and social supports. There are also questions about food security, health care access, and mental health status among other domains. This detailed data which are being collected over time allow us to create multivariate regression models to assess the program's impact and these models can be constructed to control for confounding variables, and they can have non-treated (non-MTW participants) controls, and they can address the issue of unobserved factors which could affect the impact of the program on participants.

A third source of data is administrative data available from HACC and HUD. This data also allows the creation of econometric program evaluation analyses that allow for non-treated controls, and for confounding variables, and for unobserved variables which could affect the program's performance at the individual level. Further, we are investing the possibility of creating linked models using the social survey and the administrative data. The administrative data also allows the investigation of program outcomes such as differential program dropping out behaviors and other dynamics due to the MTW program.

Wave 3 Data Collection and Analyses

Beginning January, 2014, our evaluation enters the third year of data collection.

Qualitative Key Informant Interviews

During Baseline Wave 1 Data Collection, we interviewed 25 HACC program participants and 24 DHA program participants. In the 3rd Wave we will contact these same Key Informants and conduct a follow-up Key Informant Interview. Should we lose any Key Informants to attrition, we will recruit new HACC and DHA program participants as Key Informants.

In our March 29, 2013 progress report to HACC, we prepared a descriptive analysis of core themes surrounding the phenomenon of self-sufficiency of half (50%) of the current program participants of the HACC who completed qualitative Key Informant Interviews. Our most salient questions pertained to housing quality, employment, and how people describe self-sufficiency.

It is our intent to continue our qualitative data analysis and submit one scholarly paper to a peer-reviewed journal by May, 2014.

Quantitative Housing & Self-Sufficiency Social Surveys

During Baseline Wave 1, 308 HACC program participants and 162 DHA program participants completed a Social Survey. We are currently collecting social survey data in Wave 2, both for participants who completed a social survey in Wave 1, as well as, new Baseline Wave 2 participants. To date during this 2nd Wave, 250 program and waitlist participants have completed a social survey. Wave 2 data collection continues through December 31, 2013. Therefore, in Wave 3, we will contact everyone who completed a Survey in Wave 1 or Wave 2 to complete a Survey again. To account for attrition we will recruit new HACC and DHA program participants.

As with the 2012 quantitative social survey data, we will plan to analyze 2013 social survey data for outcome comparison and inclusion in the January, 2014 Annual Report.

Treatment Plan Data

We are currently waiting for UIUC Institutional Review Board (IRB) approval to receive HACC 'Mandatory Self-Sufficiency and Employment/Education Requirements Implementation Plan' data. We anticipate receiving this data in late 2013 or early 2014. We will describe the steps MTW participants have agreed to in their Plan, and analyze the nature of the Treatment Plans. This will be a baseline analyses from which to make future comparisons with regard to adherence and successful completion of Plans and how this relates to education and employment outcomes.

Administrative Data

During Year 4, we anticipate continuing to receive annual HACC HUD 50058 administrative data, which is historical from 2002.

From the administrative data alone, we will prepare analyses, similar to the 2012 analyses, informing trends in type of housing programs, attrition, demographic and socioeconomic characteristics of assisted households, race and income.

Currently, we have linked the 2012 50058 administrative data with social survey data for statistical analyses that examine variations in employment behaviors and to learn how that affects family self-sufficiency.

We are also currently investigating the possibility of receiving administrative data from HUD for local housing authorities, for example, Decatur, Bloomington, and possibly two other Illinois housing authorities, with the intent to strengthen comparison statistical analyses.

Informing HACC and HUD

As in previous years, it is our intent to continue to report and present our evaluation findings to the HACC at Board Meetings and through progress reports. As well, we look forward to attending a HUD Conference to present our comprehensive findings to inform housing policy initiatives.

- D. Annual Statement/Performance and Evaluation Report for MTW and non-MTW Capital Fund grants for each grant that has unexpended amounts, including estimates for the Plan Year and all three parts of the report.**

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 25.77-0226
 Expires 8/31/2011

Part E: Summary		Grant Type and Number		FFY of Grant: 2013	
PHA Name: Housing Authority of Champaign County		Capital Fund Program Grant No. IL06P006013 Replacement/Housing Factor Grant No: Date of CFPP:		FFY of Grant Approval: 2013	
Type of Grant		Reserve for Disaster/Emergencies		Revised Annual Statement (revision not Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Original Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disaster/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision not Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised ¹	Total Actual Cost ¹	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 2.1) ²				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 2.1)	57,922			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—None expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	521,302			
16	1495.1 Relocation Costs				
17	1499 Development Activities ³				

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PH As with under 2.50 units in management may use 100% of CFP Grants for operations.
⁴RHFF funds shall be included here.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

Part I: Summary		FFY of Grant: 2013				
PHA Name: Housing Authority of Champaign County		FFY of Grant Approval: 2013				
Grant Type and Number Capital Fund Program Grant No: IL06P00650113 Replacement Housing Factor Grant No: Date of CFFP:						
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Summary by Development Account		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Original	Revised ¹	Total Estimated Cost	Obligated	Expended
18a	1501 Collateralization of Debt Service paid by the PHA					
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)		579,224.00			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Signature of Public Housing Director		Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHPF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2013	
PHA Name: Housing Authority of Champaign County		Capital Fund Program Grant No: Replacement Housing Factor Grant No: 11J6R00650213 Date of CFPP:		FFY of Grant Approval: 2013	
Type of Grant		<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision not Final Performance and Evaluation Report)	
<input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	26,001			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1409 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—None spendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	234,012			
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴RIFP funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part E: Summary		FFY of Grant: 2013 FFY of Grant Approval: 2013	
PHA Name: Housing Authority of Champaign County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL08R00650213 Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Total Estimated Cost	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		Original	Revised ¹
Line			Total Actual Cost ¹
18a	1501 Collision Eviction or Debt Service paid by the PHA		Obligated
18ba	9000 Collision Eviction or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant - (sum of lines 2 - 19)	260,013	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
34	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHP funds shall be included here.

