



MOVING TO WORK

ANNUAL REPORT 2025
January 1, 2025 – December 31, 2025

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Mission

“Provide a quality living environment as a foundation for individuals to achieve their full potential”

Vision

“Develop quality affordable housing communities providing opportunity and support to maximize individual potential; while sustaining long term financial viability of HACC.”

Goals

In 2019, the Housing Authority of Champaign County completed the conversion of the last remaining public housing community to private ownership under the Rental Assistance Demonstration (RAD) Program.

The exit from the Public Housing Program redefined how we will deliver housing assistance in the future. A visioning process resulted in rebranding the agency to focus on

“Growing and Moving Forward Together”

Growing... housing options to meet the ever-increasing demand for affordable housing throughout Champaign County; and,

Moving Forward Together... with residents and communities we serve, opening doors to support their success.

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.

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.

Goal 3 - Expand Housing Opportunities

Develop new housing in rural communities currently not served by HACC and housing to serve special needs in Champaign County, leveraging private capital to ensure HACC's economic viability and sustainability.

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MESSAGE FROM THE CEO...

Dear Friends and Supporters,

It is with great pride and gratitude that I present the 2024 Annual Impact

Report for the Housing Authority of Champaign County (HACC). Each year, this report provides an opportunity to pause and reflect on the work we have done and the progress we continue to make in service to our community.

At HACC, our mission goes beyond bricks and mortar. We believe housing is the foundation for opportunity, stability, and growth. Our programs are designed not only to provide safe and affordable homes, but also to connect individuals and families to the resources and support they need to thrive.

This year's report showcases the dedication of our team, the strength of

Our partnerships, and the resilience of the residents we serve. From housing developments to supportive services, we remain committed to creating pathways for success throughout Champaign County.

We invite you to explore this report and join us in celebrating the many ways our mission is being realized every day. Your continued support, collaboration, and engagement are vital as we work together to build a stronger, more inclusive community.

With appreciation

Lily L. Walton, MPA

Executive Director



Picture 1 – Executive Director Lily Walton

Operational Information

In 2010 with the MTW designation, the Housing Authority of Champaign County embarked on an aggressive plan to reposition its Public Housing portfolio and expand affordable housing units throughout Champaign County and central Illinois. Repositioning strategies have included the demolition and redevelopment of former Public Housing communities; acquisition and development of new mixed income communities; and conversion of Public Housing to Project Based Rental Assistance under the Rental Assistance Demonstration (RAD) Program.

In 2020, HACC completed construction on the final RAD conversion project: The Haven at Market Place. The traditional Public Housing Program has been replaced with privately financed developments with Project Based Vouchers.

Project Based Vouchers

The MTW Local Project Based Voucher Program has significantly expanded the quality of housing for voucher participants and enabled access to private capital for improvements at former Public Housing Properties and new construction of the final RAD conversion project.

Table 1 below identifies the Public Housing properties that converted to Project Based Vouchers under the Rental Assistance Demonstration Program in 2018 and 2019.

Additionally, three previous PBV developments under construction were completed and began leasing in 2022: Newton Senior Housing, Sugar Creek Crossing and Ladd Senior Housing. HACC's MTW flexibility allowed the development of senior housing in rural areas where decent, safe and affordable housing is needed.

Picture 2 – Ladd Senior Housing Ribbon-Cutting Ceremony



Table 1 – RAD Project Based Vouchers

Property Name	Number of RAD Project Based Vouchers	Description of Project
Hayes Homes	6	RAD Conversion of Public Housing
Columbia Place	16	RAD Conversion of Public Housing
Youman Place	20	RAD Conversion of Public Housing
Steer Place	108	RAD Conversion of Public Housing
Washington Square	104	RAD Conversion of Public Housing
Haven at Market Place	84	RAD Transfer of Assistance
TOTAL RAD PBV	338	

Table 2 identifies all other Project Based Vouchers in HACC’s affordable housing portfolio. Please note that The Haven at Market Place consists of a total of 122 units, of which 84 are listed in Table 1 as the RAD Transfer of Assistance units from the former Skelton Public Housing Community. The balance of 36 PBV’s are MTW Project Based Vouchers and are listed in Table 2.

Table 2- All PBV Commitments

PROJECT BASED HOUSING CHOICE VOUCHERS			
Name of Property	Total Units	PBV Units	HAP Date or Commitment Date
PBV HAP CONTRACTS EXECUTED SINCE IMPLEMENTATION			
Douglass Square	50	20	October 1, 2011
Oakwood Trace	50	46	June 1, 2012
Hamilton on the Park	36	36	September 1, 2013
Providence at Sycamore/Thornberry	252	226	December 1, 2015
Maple Grove Manor	24	15	June 1, 2016
Highland Green	33	33	August 1, 2017
Manor at Prairie Crossing	18	18	November 1, 2017
Bristol Place Residences	90	84	December 1, 2019
The Haven at Market Place	38	36	December 1, 2018
Oak Field Place	30	10	February 28, 2019
Pinewood Place	24	24	July 19, 2018
Newton Senior Housing	35	9	February 11, 2019
Sugar Creek Crossing	43	11	February 11, 2019
Ladd Senior Housing	40	11	February 11, 2019
Main Street Lofts	24	12	February 11, 2019
Williams St. Townhomes	32	8	February 11, 2019
TOTAL UNDER HAP	819	599	
PBV UNDER CONSTRUCTION			
TOTAL UNDER CONSTRUCTION	0	0	
PBV COMMITMENTS			
TOTAL NEW COMMITMENTS	0	0	
ALL PBV AS OF 12/31/2024	819	599	

Traditional Public Housing Portfolio

HACC exited the Public Housing program in 2020 with the disposition of two remaining non-dwelling buildings.

Major Capital Expenditures

None in 2024.

Other Housing Owned/Managed by HACC

In addition to the housing stock described above, HACC owns Oakwood Trace Apartments located in the City of Champaign.

Table 3 - Other HACC Owned Housing

Overview of Other Housing Owned and/or Managed by the PHA at Fiscal Year End		
Housing Program	Overview of the Program	Total Units
Market Rate	Oakwood Trace is a 50-unit LIHTC property owned by a HACC affiliate located in the City of Champaign; 4 of the units are market rate and not reflected elsewhere in this report.	4
LIHTC Only	Providence at Sycamore Hills has 9 LIHTC units only; and Providence at Thornberry has 16 LIHTC units only. These units are not reflected elsewhere in this report.	26
Locally Funded	Maple Grove Manor, the Emergency Housing Shelter has 8 shelter units that are locally funded and not included elsewhere in this report.	8
Total Other Housing Owned and/or Managed		38

Statutory Objectives

The Moving to Work Agreement includes two statutory objectives regarding households served under the MTW Program:

1. At least 75% of the families assisted by HACC must be very low income (<50% of AMI). HUD verifies this information based on the information submitted throughout the fiscal year to the Public Housing Information Center (PIC) utilizing current resident data at the end of the calendar year.
2. HACC must maintain a comparable mix of families (by family size) as would have been served had HACC not been participating in the MTW Program.

The information reported in Table 5 below provides an analysis of the baseline households served by HACC upon execution of the MTW Agreement in 2011.

Table 4 - Baseline Households Served - Family Size

BASELINE HOUSEHOLDS SERVED - OCTOBER 2011					
Family Size:	Occupied Public Housing Units When HACC Entered MTW	Vouchers Utilized When HACC Entered MTW	Non-MTW Adjustments to Distribution	Baseline Number of Households to be Maintained	Baseline Percentages of Family Sizes to be Maintained
1 Person	327	263	0	590	35.2%
2 Person	39	232	0	271	16.2%
3 Person	15	292	0	307	18.3%
4 Person	23	229	0	252	15.1%
5 Person	14	145	0	159	9.5%
6+ Person	12	83	0	95	5.7%
Totals	430	1244	0	1674	100%

The chart below provides the breakdown of the 1,203 total households served in 2024 and a comparative analysis of the percent of each family size served in 2024.

Table 5 - 2024 Households Served - Family Size

	1 Person	2 Person	3 Person	4 Person	5 Person	6+ Person	Totals
Baseline % of Household Sizes to be Maintained	35.2%	16.2%	18.3%	15.1%	9.5%	5.7%	100%
Number of Households Served by Family Size this Year	421	281	236	146	74	45	1203
Percentages of Households Served by Household Size this Fiscal Year	35%	23.4%	19.6%	12.1%	6.2%	3.7%	100%
Percentage Change	(0.2)	7.2%	1.3	(3%)	(3.3%)	(2%)	

Variations in Families Served –The decrease of the number of households served by HACC with 4 persons or more is simply reflective of the overall changing demographics in family size throughout Champaign County. The significant increase in 2 person households is a reflection of the changing family size demographics.

Transition to Self-Sufficiency

HACC implemented a mandatory self-sufficiency program in late 2012 but the program was phased in with all non-exempt households required to participate by 2014. As of December 31, 2024, there were a total of 909 households that had fully transitioned to self-sufficiency over the ten-year period, an average of 83 per year.

Table 6 - HOHs Transitioned to Self-Sufficiency

Number of Households Transitioned to Self-Sufficiency by Fiscal Year End		
Activity Name/#	Number of Households Transitioned	Agency Definition of Self Sufficiency
2011-3 Local Self -Sufficiency Program	909	<i>“demonstrated behavior that exhibits personal accountability and financial responsibility demonstrated through consistent (25 hours per week for more than 12 months) employment appropriate to the maximum skill level achievable by the individual”.</i>
Households Duplicated Across Activities/Definitions	0	
ANNUAL TOTAL NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY	83	

Wait List Information

The MTW Tenant-Based Voucher waiting list opened in August 2024 and 4,000 were selected for the waiting list based on lottery selection. The waiting list was not created until 2025 which is why this number is not reflected in the totals below.

Wait lists for the Project-Based Voucher program are site based and are opened on a property-by-property basis as needed.

As of December 2024, there were 85 applicants on the Tenant-Based Voucher wait list and 6,211 applicants on the Project-Based Voucher waiting lists for all properties combined.

Table 8 below details all wait lists that were opened in 2024.

Table 7 - Wait List Information 2024

WAIT LIST ACTIVITY – 2024		
PROGRAM	MONTH OPENED IN 2024	TOTAL PROGRAM APPLICANTS AS OF 12/31/2024
Tenant Based Vouchers	August	85
PBV – Providence at Sycamore	June	117
PBV – Bristol Place	N/A	758
PBV – Providence at Thornberry	June	205
PBV – Oakwood Trace	N/A	590
PBV – Manor at Prairie	N/A	788
PBV – Haven Flats	N/A	31
PBV – Haven Courts	N/A	947
PBV – Ladd Senior Living	N/A	127
PBV – Mainstreet Lofts	N/A	429
PBV – Newton Senior Living	N/A	33
PBV – Sugar Creek Crossing	N/A	60
PBV – Oak Field Place	N/A	2
PBV – Pinewood Pace	N/A	0
PBV – Hamilton on the Park	June	130
PBV – Williams St. Townhomes	March	402
RAD PBV - Steer Place	N/A	653
RAD PBV – Youman Place	N/A	24
RAD PBV – Hayes Homes	N/A	338
RAD PBV – Washington Square	N/A	331
RAD PBV – Columbia	N/A	563

Leasing Issues – Currently there is a high demand for 1-bedroom units based on the increasing need of individuals needing affordable housing. Due to the shortage of available units, this population has struggled the most to lease-up when provided with a voucher.

FORM 50900: ELEMENTS FOR THE ANNUAL MOVING TO WORK PLAN
AND ANNUAL MOVING TO WORK REPORT

ATTACHMENT B
TO THE MOVING TO WORK AGREEMENT
BETWEEN THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AND MOVING TO WORK AGENCIES

(II) GENERAL OPERATING INFORMATION

ANNUAL MTW REPORT

A. HOUSING STOCK INFORMATION

i. Actual New Project Based Vouchers

Tenant-based vouchers that the MTW PHA project-based for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) was in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

None in 2024.

* Figures in the "Planned" column should match the corresponding Annual MTW Plan.

Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Number of Vouchers Newly Project-Based:

N/A

ii. Actual Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year. Indicate whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
Columbia Place	16	16	Leased	YES	Former Public Housing property converted under RAD
Hayes Homes	6	6	Leased	YES	Former Public Housing property converted under RAD
Steer Place	108	108	Leased	YES	Former Public Housing property converted under RAD
Washington Square	104	104	Leased	YES	Former Public Housing property converted under RAD
Youman Place	20	20	Leased	YES	Former Public Housing property converted under RAD
Douglas Square	20	20	Leased	NO	LIHTC Property, total 50 units, 13 MTW PBV
Oakwood Trace	46	46	Leased	NO	LIHTC Property, total 50 units, 46 MTW PBV
Hamilton on the Park	36	36	Leased	NO	LIHTC Property, all units are MTW PBV
Providence at Sycamore and Thornberry	226	226	Leased	NO	LIHTC Property, total 252 units on two sites; 226 units are MTW PBV
Maple Grove Manor	15	15	Leased	NO	Emergency Family Shelter Transitional Units
Highland Green	33	33	Leased	NO	LIHTC Property for Veterans
Manor at Prairie Crossing	18	18	Leased	NO	Locally funded new construction property
Haven at Market Place (Phase I – Haven Flats)	24	24	Leased	NO	The Haven at Market Place has two phases: Phase I - Haven Flats and Phase II - Haven Court. Haven Flats if 2 twelve-unit buildings which completed construction in 2019 and were occupied. Haven Court is a three story 98 units building which was approximately 50% complete at the end of 2019. This building consists of 84 RAD TOA PBV's; 12 MTW PBV's and 2 Market Rate Units.
Haven at Market Place (Haven Court)	84	84	Leased	YES	
Haven at Market Place	12	12	Leased	NO	
Bristol Place Residences	84	84	Leased	NO	

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS		STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
	Planned*	Actual			
Oak Field Place	10	10	Leased	NO	Oak Field Place is a 30 unit senior project locate in Henry. Of the 30 units, 10 are MTW PBV's. This is a 9% LIHTC new construction project which began construction in 2019.
Pinewood Place	24	24	Leased	NO	Pinewood Place is a 24-unit project located in the City of Urbana that will serve individuals with special needs.
Ladd Senior Housing	11	11	Leased	No	Ladd Senior Housing is a 40 unit senior project located in the town of Ladd. HACC secured a 9% LIHTC allocation in 2019 for this new construction project.
Sugar Creek Crossing	11	11	Leased	No	Sugar Creek Crossing is a 43 unit senior housing project in the town of Robinson. HACC secured a 9% LIHTC allocation in 2019 for this new construction project.
Newton Senior Housing	9	9	Leased	No	Newton Senior Housing is a 35 unit senior housing project in the town of Newton. HACC secured a 9% LIHTC allocation in 2019 for this new construction project.
Williams Street Townhomes	8	8	Leased	No	Williams Street Townhomes is a 24 unit family housing project in the town of Dwight. HACC is a developing partner and will administer 8 PBVs.
Main Street Lofts	24	24	Leased	No	Main Street Lofts is a 24 unit permanent supportive housing community in the city of West Chicago in DuPage County. The Has of DuPage County and Champaign County entered into an agreement for HACC to administer MTW HCVs for this project.
	949	949	Planned/Actual Total Existing Project-Based Vouchers		

* Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

** Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Existing Number of Vouchers Project-Based:

The planned and actual number of existing Project Based Vouchers were the same in 2024.

iii. Actual Other Changes to MTW Housing Stock in the Plan Year

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN THE PLAN YEAR
There were no other changes to the MTW Housing Stock in 2024.

iv. General Description of All Actual Capital Expenditures During the Plan Year

Narrative general description of all actual capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING THE PLAN YEAR
N/A

B. LEASING INFORMATION

i. Actual Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA served at the end of the Plan Year.

NUMBER OF HOUSEHOLDS SERVED THROUGH:	NUMBER OF UNIT MONTHS OCCUPIED/LEASED*		NUMBER OF HOUSEHOLDS SERVED**	
	Planned^^	Actual	Planned^^	Actual
MTW Public Housing Units Leased	0	0	0	0
MTW Housing Choice Vouchers (HCV) Utilized	26,880	14,436	2240	1203
Local, Non-Traditional: Tenant-Based	0	0	0	0
Local, Non-Traditional: Property-Based	276	0	23	0
Local, Non-Traditional: Homeownership	48	48	4	4
Planned/Actual Totals	27,204	14,484	2,267	1,207

* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA planned to have leased/occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan).

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

Please describe any differences between the planned and actual households served:

The planned units exceed the actual units as not all Project Based Vouchers were utilized for the entire plan year. Additionally, the tenant-based voucher program was under-utilized for a significant portion of the year.

Local Non-Traditional Category	MTW Activity Name/Number	Number of Unit Months Occupied/Leased*		Number of Households to be Served*	
		Planned^^	Actual	Planned^^	Actual
Property Based	2015-1 Emergency Shelter (Temporary Units)	96	0	8	0
	2015-1 Emergency Shelter (Permanent PBV Units)	180	0	15	0
Homeownership	2016-1 Local Homeownership Program	48	48	4	4
Planned/Actual Totals		324	48	27	4

- The sum of the figures provided should match the totals provided for each Local, Non-Traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

^^ Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY	AVERAGE NUMBER OF HOUSEHOLDS PER MONTH	TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR
NONE	N/A	N/A

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

Discussion of any actual issues and solutions utilized in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	N/A
MTW Housing Choice Voucher	Shortage of one-bedroom units. The solution was to allow participants to lease a higher bedroom size as long as it fell under the one-bedroom payment standard.
Local, Non-Traditional	Short term assistance for scattered sites has not been utilized yet as those properties are still in the development stages and are not occupied.

C. WAITING LIST INFORMATION

i. Actual Waiting List Information

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
Tenant-Based Vouchers	Tenant-Based Vouchers	85	CLOSED	Yes
Project Based Vouchers	Property Based Waiting List for Each Project Based Voucher Property	6,211	PARTIALLY OPEN	Yes

Please describe any duplication of applicants across waiting lists:

All project-based vouchers have site-based waiting lists. Therefore, applicants may apply to multiple open waiting lists. Additionally, RAD PBV tenants that have lived in their units for at least 12 months and are in good standing can be referred for a Tenant-Based Voucher from their Property Manager.

ii. Actual Changes to Waiting List in the Plan Year

Please describe any actual changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST
NONE	NONE

D. INFORMATION ON STATUTORY OBJECTIVES AND REQUIREMENTS

i. 75% of Families Assisted Are Very Low Income

HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW PHA are very low income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA should provide data for the actual families housed upon admission during the PHA’s Plan Year reported in the “Local, Non-Traditional: Tenant-Based”; “Local, Non-Traditional: Property-Based”; and “Local, Non-Traditional: Homeownership” categories. Do not include households reported in the “Local, Non-Traditional Services Only” category.

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR
80%-50% Area Median Income	4
49%-30% Area Median Income	0
Below 30% Area Median Income	0
	4

Total Local, Non-Traditional Households Admitted

ii. Maintain Comparable Mix

HUD will verify compliance with the statutory requirement that MTW PHAs continue to serve a comparable mix of families by family size by first assessing a baseline mix of family sizes served by the MTW PHA prior to entry into the MTW demonstration (or the closest date with available data) and compare that to the current mix of family sizes served during the Plan Year.

BASELINE MIX OF FAMILY SIZES SERVED (upon entry to MTW)					
FAMILY SIZE	OCCUPIED PUBLIC HOUSING UNITS	UTILIZED HCVs	NON-MTW ADJUSTMENTS*	BASELINE MIX NUMBER	BASELINE MIX PERCENTAGE
1 Person	327	263	0	590	35.2%
2 Person	39	232	0	271	16.2%
3 Person	15	292	0	307	18.3%
4 Person	23	229	0	252	15.1%
5 Person	14	145	0	159	9.5%
6+ Person	12	83	0	95	5.7%
TOTAL	430	1244	0	1674	100%

* "Non-MTW Adjustments" are defined as factors that are outside the control of the MTW PHA. An example of an acceptable "Non-MTW Adjustment" would include demographic changes in the community's overall population. If the MTW PHA includes "Non-MTW Adjustments," a thorough justification, including information substantiating the numbers given, should be included below.

Please describe the justification for any "Non-MTW Adjustments" given above:

NONE

MIX OF FAMILY SIZES SERVED (in Plan Year)				
FAMILY SIZE	BASELINE MIX PERCENTAGE	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 Person	35.2%	421	35%	-0.2%
2 Person	16.2%	281	23.4%	7.2%
3 Person	18.3%	236	19.6%	1.3%
4 Person	15.1%	146	12.1%	-3%
5 Person	9.5%	74	6.2%	-3.3%
6+ Person	5.7%	45	3.7%	-2%
TOTAL	100%	1203	100%	

** The "Baseline Mix Percentage" figures given in the "Mix of Family Sizes Served (in Plan Year)" table should match those in the column of the same name in the "Baseline Mix of Family Sizes Served (upon entry to MTW)" table.

^ The “Total” in the “Number of Households Served in Plan Year” column should match the “Actual Total” box in the “Actual Number of Households Served in the Plan Year” table in Section II.B.i of this Annual MTW Report.

^^ The percentages in this column should be calculated by dividing the number in the prior column for each family size by the “Total” number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

HACC confirms that the 7.2% of Percentage Change from Baseline Year to current Plan Year is primarily due to admissions to senior housing developments and project-based voucher properties that predominantly serve smaller households, including elderly individuals, couples and two-person households. Additionally, housing demand trends during the plan year showed a greater proportion of smaller households seeking assistance, which contributed to the shift in household composition.

iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year

Number of households, across MTW activities, that were transitioned to the MTW PHA’s local definition of self sufficiency during the Plan Year.

MTW ACTIVITY NAME/NUMBER	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF SUFFICIENCY
2011-3 Mandatory Local Self-Sufficiency Program	83	HACC defines self-sufficiency as <i>“demonstrated 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”</i> .
	0	Households Duplicated Across MTW Activities
	83	Total Households Transitioned to Self Sufficiency

* Figures should match the outcome reported where metric SS#8 is used in Section IV of this Annual MTW Report.

Proposed MTW Activities

All proposed MTW activities that were granted approval by HUD are reported in Section IV as “Approved Activities”

Approved MTW Activities

Summary – The chart below summarizes the implemented and ongoing activities continued from prior years that are actively utilizing the MTW flexibility under HACC's MTW Agreement.

Table 8 - HUD Approved MTW Activities

ACTIVITY NUMBER	ACTIVITY NAME	DATE IMPLEMENTED
2011-2	Biennial Re-certifications	March 2011
2011-3	Local Self -Sufficiency Program	November 2012
2011-4	Tiered Flat Rents	January 2012
2011-5	Modified Definition of Elderly	March 2011
2011-6	Local Homeownership Program	July 2014
2011-7	Local Project Based Voucher Program	October 2010
2012-1	Local Payment Standards	July 2014
2012-2	Acquisition without Prior HUD Approval	January 2012
2012-3	Affordable Housing Development	October 2012
2015-1	Emergency Family Shelter	July 2017
2020-2	Sponsor Based Voucher Program	June 2020
2020-3	Good Steward Lease Purchase Program	N/A
2021-1	Construction Trades & YouthBuild Program	N/A
2022-1	Small Business Opportunity & Workforce Development Center	September 2022
2022-2	Landlord Incentives	September 2022
2023-1	Supportive Services	August 2023
2023-2	Mid-Barrier Shelter	N/A
2024-1	Alternate/Flat Utility Allowance	N/A
2024-2	Eliminate Utility Allowance for Scattered Sites	June 2024
2024-3	Short Term Assistance for Scattered Sites	N/A
2024-4	Community Choice Initiative	N/A

Activity 2011-2 Triennial Re-certification

Description – This activity was approved and initially implemented in Year 1 (2011) as biennial recertification. In 2017, HACC revised this activity to triennial re-certification for applicable households. All other components of the activity will remain the same.

Outcomes – In 2024, HACC realized time savings of 3,204 hours of staff time which translates into \$81,093.24 in costs savings. Tables 11 and 12 below detail these savings.

Table 9 -Triennial Re-Certifications Staff Savings

TRIENNIAL RECERTIFICATIONS	ALL PROGRAMS	
	BASELINE 2011	2024
Annual Recertifications Required All Households	1,674	1,203
Recertifications Completed	1,674	99
Hours Per Recertification	4	4
Total Staff Hours for Recertifications	6,696	396
Adjustment for Decreased Households (471 x 4 hours)		1,884
TOTAL STAFF HOURS FOR RECERTIFICATIONS	6,696	1,884
2024 Staff Time Savings	4,812	

Table 10 – Triennial Recertification Cost Savings

2024 RECERTIFICATION ACTIVITIES	ANNUAL RECERTIFICATION COSTS	TRIENNIAL RECERTIFICATION COSTS
TOTAL 2024 HOUSEHOLDS	1,265	1,203
Hours Per Recert	4	4
Total Annual Recertification	1,265	99
Total Hours Annual Recerts	5,060	396
2020 Average Hourly Cost	\$25.31	\$25.31
Total Cost for All Annual Recertifications	\$128,068.60	\$10,022.76
COSTS SAVINGS		\$118,045.84

Impact – As noted, we changed this activity from biennial to triennial recertification. To review the impact of this change we looked at the cumulative savings. The total savings each year is a cumulative total of \$1,105,617.80 over the thirteen-year period of implementation.

Rent Reform Initiative – This activity represents a rent reform initiative. Residents are continuously informed of the opportunity to request a hardship, but no requests were received in 2024.

Benchmarks, Metrics and Data Collection - The cumulative benefit has surpassed the benchmark; thus, we do not anticipate any changes in the benchmark, metrics or data collection methods for this activity.

Activity 2011-3 Local Self-Sufficiency Program

Description – This activity was approved in the Year 1 (2011) Plan but was not implemented until January 1, 2014. Community leadership, stakeholders and residents expressed great concern that compliance with employment requirements would be difficult to meet based on current economic conditions, limitation of available jobs and limitation of transportation. In response to these concerns, HACC developed a new strategy to enable ample time to prepare for employment.

HACC defines self-sufficiency as *“demonstrated 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”*.

Participation in a self-sufficiency program is 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.

Households in which all members ages 19 through 54 have been employed 15 hours or more per week for a minimum of 12 months are compliant with the Mandatory LSS Program. All elderly and disabled individuals are exempt from the Mandatory LSS Program and all corresponding employment requirements. Effective January 1, 2017, HACC amended this activity to include a term limit of 8 years from the amended effective date. However, the 8 year term limit was terminated in 2024.

In January 2019, this activity was amended again to include a job retention program. We found that most individuals were able to get a job but many had difficulty maintaining employment. We entered into a partnership with the Illinois WorkNet Center and participants who had lost their job more than once and demonstrate a pattern of inability to maintain employment for long periods of time are required to participate in the mandatory job retention program developed with WorkNet.

In December 2019, HACC expanded its ability to provide Self-Sufficiency services under the YouthBuild Program. YouthBuild is an education and training program with a strong pre-apprenticeship component that helps at-risk youth complete high school or state equivalency degree programs, earn industry-recognized credentials for in-demand occupations, and undergo training to build housing for low-income or homeless individuals and families in their communities.

"YouthBuild provides great opportunities for students through its unique curriculum and this grant will help bring those same opportunities to Champaign-area youth," **said Davis**. "YouthBuild helps at-risk kids learn valuable construction, IT, or CNA skills they can use to find meaningful employment as well as get their G.E.D. It not only helps them in the classroom, but it also provides support services to make sure these kids have a smooth transition into future jobs. I am proud to support YouthBuild and I look forward to seeing these young people succeed in the workforce."



Picture 3 – YouthBuild Graduation

In August 2020, the Local Self-Sufficiency Program further expanded to offer compliant HACC residents the opportunity to enroll in the SHIFT Program. SHIFT is an FSS Program designed to help Head of Households participating in the HCV Program become economically self-sufficient reach their goal of homeownership, received individualized services, earn financial incentives, and participate in workshops and trainings.

Enrollment in the SHIFT Program offers participants opportunities suited to their specific needs and goals. Once enrolled in the SHIFT Program participants have access to a variety of one-on-one services and workshops. Some of these include case management, homeownership, credit repair, job training, leadership development, life skills, personal budgeting and financing, career building and more. SHIFT participants have the option to work with HACC community partners to provide specialized services that HACC may not be able to offer.

Participants plan short and long-term goals with their FSS Coordinator and as progress is made, goal based financial incentives are earned. Once a SHIFT participant accomplishes their final goal, the money earned is disbursed to the participant where it can be used for education, transportation, travel or down payment on a home. Participants can earn up to \$34,000 which can be used to further advance their goals.

As of December 31, 2024, SHIFT had an enrollment of 132 participants with a combined total of over \$200,000 in incentives earned. Additionally, the program had three graduates in 2024 and all three met their final goal of homeownership!

Participants of the LSS and SHIFT Programs also partnered with the YouthBuild Program and enrolled in workforce development trainings and educational activities. Individuals have earned Forklift, Flaggers and OSHA 10 certifications to increase their job skills and career options. Others have enrolled in the Penn Foster Adult Education Initiative to earn their high school diplomas using the same program as YouthBuild members.



Resident Spotlight

Leon Hounnou is a former participant in HACC's HCV program. During his time on the program, he was active in SHIFT and earned over \$14,000 in incentives. This accomplishment was impressive because during his time on the program he was working to take care of his family while also pursuing his PhD at the University of Illinois Urbana-Champaign.

Leon was a 2024 graduate of SHIFT as he was also the recipient of a \$15,000 down payment assistance grant from HACC. This allowed him to obtain his final goal of homeownership.



Picture 5 – Leon Hounnou



Picture 6 – Rita Conerly

Rita Conerly states that “The HACC SHIFT program has been an invaluable resource in my educational journey, offering accessible learning opportunities and workshops that seamlessly integrate into my schedule. With its virtual attendance options, I can join sessions during my lunch break, making it possible to balance work, family, and education while continuing to grow professionally.

As a busy mother of many active children, SHIFT has given me the confidence that the dreams I envision are within reach. The program's support and guidance have been invaluable in both my personal and professional life, empowering me to take meaningful steps towards self-sufficiency.

The Workforce Development scholarship I received through HACC was a lifeline during a critical time in my education. After completing my bachelor's degree in Summer 2024, I was ineligible for further financial aid due to program requirements for my Master's program. The scholarship helped cover a significant portion of my college expenses, alleviating the financial stress and allowing me to focus on my studies in the MS Human Services program.

Thanks to the SHIFT program and the Workforce Development scholarship, I am not only one step closer to achieving my goal of becoming an independent consultant and supporting marginalized families but also on the path to self-sufficiency and, in the near future, becoming a homeowner.

Impact – The most impressive outcome of this activity has been the significant increase in earned income and its impact on overall household income since the inception of this activity.

Table 11 – Champaign County MFI

CHAMPAIGN COUNTY MEDIAN FAMILY INCOME		
2010	2024	PERCENT OF CHANGE
\$67,100	\$106,20	58%

It would be expected that other economic factors might also impact household income; thus, in analyzing the increase in HACC client income, we also analyzed the county-wide Median Family Income. As noted in Table 14 to the left, the MFI for Champaign County has increased 58% since commencement of our MTW designation.

Table 15 below provides a comparison of household earned income from initiation of the MTW Program through December 31, 2024. The increase in earned income has been 35.4%.

Table 12 – Increase in Income

LSS HOUSEHOLD INCOME	2024 INCOME	2010 INCOME	% OF INCREASE
Average Household Earned Income	\$18,241	\$10,280	77%

Outcome - The outcomes of this activity are best summarized in Table 16 below. HACC served a total of 1203 households in 2024. Of these, 83 transitioned to self-sufficiency and 897 were exempt from the LSS Program. The remaining 306 received active case management services during 2024. Of these, 204 households were fully compliant with the LSS Program.

Table 13 - Outcomes of LSS Participants

MANDATORY LOCAL SELF-SUFFICIENCY PROGRAM - 2024		
Total Households Served	1203	100%
Transitioned to Self -Sufficiency	83	7%
Exempt from LSS	897	75%
Active LSS Households	306	25%
COMPLIANT	204	67%
Education	48	
Employed	156	
NON-COMPLIANT	102	33%
Unemployed/Underemployed	73	
Pending Exemption/Hardship/Termination	29	

Rent Reform Initiative – This activity represents a rent reform initiative. Residents were informed of the opportunity to request a hardship, but no requests were received as a result of this activity.

Benchmarks, Metrics and Data Collection - The greatest outcome from the LSS activity is the increase in household income. We do not anticipate any changes in the benchmarks, metrics, or data collection methods for this activity.



Activity 2011- 4 Tiered Flat Rents

Description – This activity was approved in Year 1 (2011) but was not implemented until January 1, 2012. A tiered flat rent schedule is utilized based on income ranges 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.

Flat rents are reviewed annually, and the flat rent schedule is adjusted effective January 1st of each year as applicable. The flat rent is based on the mid-point of all households within the applicable income range: 30% of the total annual income for the household at mid-point results in the flat rent for that range.

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. Current income exclusions as defined by HUD continue to apply.

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.

To ensure affordability for participants of the Housing Choice Voucher Program, the tenant rent is capped at the flat rent amount. Units, for which the reasonable rent requires the participant to pay more than the established flat rent for their income level, are not approved by HACC.

Impact – The impact of this activity is the costs savings realized through simplified rent calculations which resulted in a reduction in the average staff hours per rent calculation as detailed in Table 14. Simplification of the calculations also contributes to more accurate rent determinations and minimizes calculation errors.

Table 14 - Tiered Flat Rents Cost Savings

TIERED FLAT RENTS	ALL PROGRAMS	
	BASELINE 2011	2024
Total Households	1,674	1203
Annual/Triennial Recertifications Completed	1,674	924
Interim Recertification Completed	502	693
Average Staff Hours Per Rent Calculation	1.5	0.75
Total Staff Hours Per Rent Calculation	3,264	1,213
2024 Staff Hours Saved	2,051	
Average Cost Per Hour	\$25.31	
Total Cost for Rent Calculation	\$82,611	\$51,911
2024 Cost Savings	\$30,700	

Outcome – Significant cost savings have been realized since the inception of this activity as reflected in the Table 18 below.

Rent Reform Initiative – This activity represents a rent reform initiative. Residents were informed of the opportunity to request a hardship, but no requests were received as a result of this activity.

Benchmarks, Metrics and Data Collection - We do not anticipate any changes in the benchmarks, metrics or data collection methods for this activity.

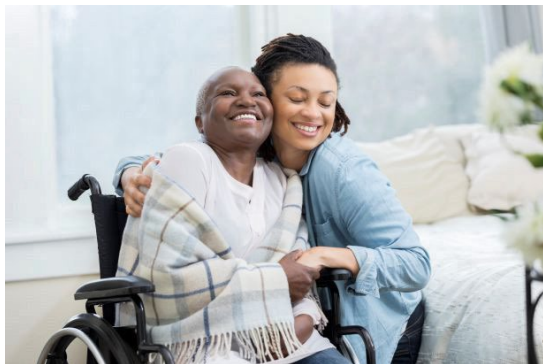
Activity 2011-5 Modified Definition of Elderly

Description - This activity was approved and implemented in Year 1 (2011). HACC adopted a modified definition of elderly to include households in which all household members were age 55 or older.

Impact – Preservation of housing units is defined in this activity as the number of able-bodied individuals age 55 to 61 that were housed in available senior housing that would not have been available without the MTW authorization. The impact of this activity is the expansion of housing choice for a select group of individuals for which HACC previously had limited housing options. It also enables current over-housed assisted families to “age-in” to certain properties sooner, thus making available more units to families. Table 19 below details the new admissions in 2024 for households ages 55 to 61.

Table 15 –New Admissions 55 - 61

MODIFIED DEFINITION OF ELDERLY	
Total Households Admitted 55 to 61	57



Picture 7 – Older Elder Enjoying Younger Elder

Outcomes – This activity does not measure the number of units occupied by individuals under the modified definition of elderly. The outcome in 2024 was 57 individuals housed age 55-61 that would not have been housed without the MTW designation.

Benchmarks, Metrics and Data Collection - We do not anticipate any changes in the benchmarks, metrics or data collection methods for this activity

Activity 2011-6 Local Homeownership Program

Description - HACC has partnered with Habitat for Humanity and through a Memorandum of Agreement, Habitat administers the local homeownership program.

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 targets existing residents of HACC programs that complete the MTW Mandatory Local Self-Sufficiency Program through compliance with employment requirements. 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.

Habitat provides 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 purchases the equity.

HACC provides 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. The second mortgage is limited to a maximum of \$40,000 per home and is forgivable at the rate of 10% per year over a 10-year period.

In 2023, the Local Homeownership Program was modified to include a Down Payment Assistance Program for individuals seeking homeownership outside of Habitat for Humanity. Qualified individuals can apply for up to \$15,000 in assistance. In December of 2023, HACC provided a check for \$15,000 to its first recipient of the down payment assistance program.

Impact – The impact of this Activity has been the motivation of individuals to reach economic self-sufficiency early in the MTW Local Self-Sufficiency Program to become eligible for homeownership. The Resident Spotlight below tells the story of a program participant that recently became homeowners.

Table 16 – Cumulative New Homeowners

LOCAL HOMEOWNERSHIP PROGRAM	
New Homeowners 2014	4
New Homeowners 2015	4
New Homeowners 2016	6
New Homeowners 2017	3
New Homeowners 2018	2
New Homeowners 2019	3
New Homeowners 2020	3
New Homeowners 2021	3
New Homeowners 2022	3
New Homeowners 2023	2
New Homeowners 2024	3
Total Cumulative New Homeowners	36

Outcomes – The outcome of this Activity has been the cumulated 36 households that have successfully transitioned to self-sufficiency and off housing assistance programs through the purchase of their own home.

Benchmarks, Metrics and Data Collection - We do not anticipate any changes in the benchmarks, metrics, or data collection methods for this activity.

Activity 2011-7 Local Project Based Voucher Program

Definition – This activity was approved and implemented in Year 1 (2011). HACC established a local Project Based Voucher Program to assist in repositioning its real estate portfolio and to expand the availability of new high-quality affordable housing units for voucher families. Key components of the Local PBV Program include optional longer-term HAP contracts; administration by the applicable management company for the site, of all program activities including wait list management, leasing and re-certification transactions; and limitation of voucher conversion to tenant based subsidy.



Picture 8 - Providence at Thornberry Community Room

Impact – The impact of this activity is the quality of housing in which vouchers are utilized. In the tenant-based program, the majority of the vouchers are utilized in older, lower quality housing units located in highly impacted neighborhoods. HACC has targeted new construction or substantial rehabilitation for placement of PBV units in neighborhoods of opportunity with higher income levels.

The additional impact is the cost savings to HACC as administrative functions such as recertifications are processed by the private property management company at the Project Based Voucher property. Table 21 below provides analysis of the cost savings of the Local MTW Project Based Voucher Program for 2024.

Table 27 – 2024 PBV Cost Savings

PROJECT BASED VOUCHERS COST SAVINGS - 2024	
Total PBVs Leased in 2024	599
Managed by Private PM's	475
Average Staff Hours Per Unit	12
Total Estimated Staff Hours	5,700
Average Cost Per Hour	\$25.31
Total Staff Cost PBV Administration	\$144,267

Outcomes – The outcomes are the affordable housing units produced with Project Based Voucher assistance under this Activity.

Benchmarks, Metrics and Data Collection - We do not anticipate any changes in the benchmarks, metrics or data collection methods for this activity.

Activity 2012-1 Local Payment Standards

Description – This activity was approved in HACC’s Year 2 (2012) Plan. HACC procured a third-party marketing firm to conduct the market analysis necessary to identify the primary real estate sub-markets (PRESMs) within Champaign County and recommend payment standards for the Housing Choice Voucher Program that are reflective of the actual rents in each of the identified sub-markets.

HACC established boundaries for each sub-market to include a Village, Town or Township in the more rural areas of the County and census tracts in the urban areas of the County.

Impact – This activity is intended to provide Tenant Based Voucher holders with improved ability to move to areas of opportunity. Table 23 below identifies 2024 households that moved to areas of higher poverty; to areas of lower poverty and to poverty neutral areas. As noted, 34.4% of all movers selected areas of lower poverty. The remaining movers selected areas of higher poverty or a poverty neutral area.

Table 18 – 2024 Program Moves

TENANT BASED VOUCHER PROGRAM MOVES - 2023		
Moves to Lower Poverty Rates	53	34.4%
Moves to Higher Poverty Rates	66	42.9%
Moves with No Change in Poverty Rate	35	22.7%
TOTAL MOVES	154	100%

Outcomes – This activity is not anticipated to have any cost savings. In fact, it is expected that this activity will slightly increase the per unit HAP costs for tenant-based vouchers as tenants have options to move to higher rent areas of opportunity.

Table 19 – Cumulative Low Poverty

CUMULATIVE TBV PROGRAM MOVES TO LOW POVERTY	
2016	34
2017	61
2018	32
2019	36
2020	25
2021	42
2022	39
2023	41
2024	53
TOTAL	363

The reason for development and implementation of this activity is the overall condition of units in which participants utilize tenant-based vouchers. In analysis of the properties, HACC found that 80% of all tenant-based vouchers are used in properties rated in the real estate market as C grade or lower. These are marginal properties that meet minimal Housing Quality Standards. This activity is intended to provide an opportunity for tenant-based voucher participants to secure higher quality properties in lower impact neighborhoods.

Table 24 provides the cumulative number of households that have moved to areas of lower poverty since implementation of this activity.

Benchmarks, Metrics and Data Collection - We do not anticipate any changes in the benchmark, metrics or data collection methods for this activity.

Activity 2012 - 2 Acquisition without Prior HUD Approval

Description - This activity was approved and implemented in Year 2 (2012) of MTW implementation. To facilitate development activities, HACC acquires sites without prior HUD approval and certifies that the HUD site selection requirements have been met.

Impact – The impact of this activity has been more expeditious acquisition, resulting in the ability to competitively negotiate prices as owners do not have to wait unreasonable amount of time to complete the sale. Acquisition of these sites has also increased the supply of high-quality affordable housing available to the residents of Champaign County.

Table 25 below identifies the properties that have been developed to date under this activity. As noted, all units serve households below 80% of area median income.

Table 20 - Units Developed with Income Restrictions

HOUSING UNITS RESTRICTED TO 80% AMI				
NAME OF PROPERTY DEVELOPED UNDER THIS ACTIVITY	TOTAL UNITS	UNITS WITH SUBSIDY	UNITS WITH NO SUBSIDY	RENT RESTRICTION LIMITS
Hamilton on the Park	36	36	0	LIHTC <60%
Maple Grove Manor	23	15	8	PSH <80%
Providence at Sycamore Hills	92	83	9	LIHTC <60%
Providence at Thornberry	160	143	17	LIHTC <60%
Highland Green	33	33	0	LIHTC <60%
The Manor at Prairie Crossings	18	18	0	PBV<50%
Bristol Place	90	84	6	LIHTC <60%
Haven at Market Place	122	120	2	LIHTC <60%
Oakfield Place	30	10	20	LIHTC <60%
Pinewood Place	24	24	0	PSH<50%
Ladd Senior Housing	40	11	29	LIHTC <60%
Newton Senior Housing	35	9	26	LIHTC <60%
Sugar Creek Crossing	43	11	32	LIHTC <60%
TOTAL	746	597	149	

HACC did not obtain any new acquisitions in 2024.

Outcomes

The outcome of this activity has been the ability to acquire land, ownership interest and existing properties to expand housing choice for the residents of Champaign County.

Benchmarks, Metrics and Data Collection - We do not anticipate any changes in the benchmarks, metrics or data collection methods for this activity.

Activity 2012 – 3 Affordable Housing Development

Description - To facilitate development activities, HACC utilizes 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. HACC will also utilize Section 8 and Section 9 reserve funds to further the development of new affordable housing units.

Impact – The impact of this activity has been additional units developed and the ability to leverage private capital for development of new affordable housing options. The chart below provides details of private investment that has been leveraged using this MTW activity. As noted, HACC has raised \$4.67 of private capital for each \$1.00 of MTW investment.

Table 21 - Leveraged Capital

LEVERAGED CAPITAL						
DEVELOPMENT PROJECT	Private Capital	MTW Block Grant Funds	Total Development Costs	Units	Total Cost Per Unit	HACC Cost Per Unit
Hamilton on the Park	\$6,657,400	\$725,000	\$7,382,400	36	\$205,067	\$20,139
Maple Grove Manor	\$1,304,343	\$712,000	\$2,016,343	24	\$84,014	\$29,667
Providence	\$34,871,175	\$4,750,000	\$39,621,175	252	\$157,227	\$18,849
Highland Green	\$6,904,264	\$0	\$6,904,264	33	\$209,220	\$0
Manor at Prairie Crossing	\$1,200,000	\$2,480,352	\$3,680,352	18	\$204,464	\$137,797
Bristol Place Residences	\$21,829,506	\$1,700,000	\$23,529,506	90	\$261,439	\$18,889
Haven at Market Place	\$17,753,206	\$9,000,000	\$26,753,206	122	\$219,289	\$73,770
Oak Field Place	\$7,379,745	\$0	\$7,379,745	30	\$245,992	\$0
Pinewood Place	\$3,223,569	\$1,800,000	\$5,023,569	24	\$209,315	\$75,000
TOTAL	\$101,123,208	\$21,167,352	\$122,290,560	629	\$194,421	\$33,652
Leverage	\$4.78	Private dollars for every \$1.00 of MTW Block Grant Funds				

Outcomes - The MTW authorization has made it possible to produce new units of affordable housing for the low-income residents of Champaign County.

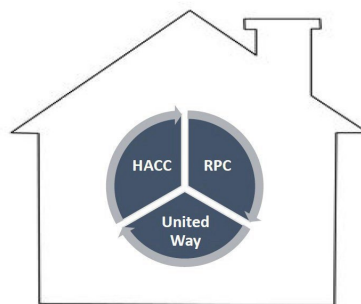
Benchmarks, Metrics and Data Collection - We do not anticipate any changes in the benchmark, metrics or data collection methods for this activity.

Activity 2015-1: Emergency Family Shelter Program

Description - HACC has partnered with the Homeless Continuum of Care, United Way and the Regional Planning Commission to develop and implement an Emergency Family Shelter Program at Maple Grove Manor (formerly Urban Park Place). The Emergency Shelter Program provides temporary shelter and intensive case management services for families with dependent children.

Families are eligible to stay in the shelter for a temporary period of 30 days with extensions up to 45 days. Families must agree to participate in case management services to remain in the shelter.

Under a three-way Memorandum of Agreement, the Champaign County Continuum of Care is responsible for administration and oversight of all program policies and procedures for the eight shelter units including furnishings, housekeeping and preparing units for re-occupancy. United Way funds intensive case management services and manages the contract with the corresponding service agency. HACC provides property management and building maintenance services for all units in the property. HACC administers 15 MTW Project Based Vouchers for the Permanent Supportive Housing units and an operating subsidy to support the 8 Emergency Shelter Units.



Impact – Homeless families with children had a warm and secure place to stay during the arctic winter months and throughout the entire year. Case Management Services assisted to stabilize the families and transition them into permanent housing.

Outcomes – A total of 110 households were assisted at the Emergency Family Shelter in 2024. Out of the 110 families served, 55 of them were stabilized with permanent housing and there was no return to homelessness.

Activity 2020-2: Sponsor Based Voucher Program

Objective – To provide housing choices for vulnerable populations that need housing stability in order to be more successful in their participation in a self-sufficiency initiative.

Background – To meet the MTW statutory goals of expanding housing choice and building self-sufficiency, the Housing Authority of Champaign County proposes the development and implementation of a Sponsor Based Voucher Program (formerly known as Activity 2020-2 Community Improvement and Support Initiative). Through this program, HACC intends to creatively address the housing needs of “hard to house” populations through strategic engagement, goal mapping, and need stabilization for low-income families being serviced by one of our community partners.

In previous plans, HACC had received approval for the following MTW activities:

1. 2019-01 Re-entry Transitional Housing Program
2. 2020-01 Illinois Commitment Student Voucher Program
3. 2020-02 Community Improvement and Support Initiative

In order to better streamline the current process that serves individuals through these approved activities while also expanding our services to meet the needs of other vulnerable populations, the Sponsor Based Voucher Program will work to effectively address the needs faced by families hard to house due to inability to be approved by a landlord based on background, lack of income, income level, and/or credit score.

Priority will be given to providers serving families with children working toward self-sufficiency. MTW funds will be used to provide a rental subsidy to a third-party entity (other than a landlord or tenant) who manages intake and administration of the subsidy program.

Sponsor Based Voucher Program

Over the past two years, HACC has been diligent in the research and development of community need-based housing programs. HACC proposes to utilize its MTW flexibility to develop a Sponsor Based Voucher (SBV) Program that addresses housing insecurity of high-need families. HACC intends to partner with local service providers that work directly with the hard-to-house population including individuals with psychiatric, developmental and behavioral disabilities, and criminal backgrounds. Participants of the program receive housing assistance from HACC and intensive support services/case management from the local service provider/HACC partner. It is important to note that service providers may serve more than one household/individual per voucher during the fiscal year. The following table reflects HACC’s plan for sponsor-based housing.

Table 22 – Sponsor Based Vouchers

Service Provider	Start Date ((Anticipated))	Target Population	# of Sponsor Based Vouchers Annually
Women in Need Recovery	Implemented 2018	Women's Re-entry	6
First Followers	Implemented 2018	Men's Re- entry	6
University of Illinois	Implemented 2021	Students in assisted households seeking opportunities for higher education	5
Healthy Beginnings Program	Implemented 2021	Families participating in Carle's Healthy Beginnings Program	4
YouthBuild	Implemented 2021	YouthBuild participants aged 16- 24 in need of affordable housing	5
YouthBuild Transitional House	Implemented 2021	YouthBuild participant s aged 16-24 experiencing homelessness.	5
Provisional Housing Program	<i>Proposed</i> January 2022	Families	6
Family Service Providers	Implemented 2024	Families	30
CU Tri	Implemented 2024	Families	5

Changes or Modifications – This activity was modified in 2021 to combine already approved MTW activities 2019-1 Re-entry Transitional Housing Program, 2020-1 Illinois Commitment Student Voucher Program and 2020-2 Community Improvement and Support Initiative under one program called the Sponsor Based Voucher Program. This activity has been further modified in 2022 to include the following:

Healthy Beginnings Program

After 12 months of participation in the Healthy Beginnings Program, residents may request tenant-based vouchers if available. The unit then becomes available for additional participants in the Healthy Beginnings Program. Escrow accumulated is then transferred to the SHIFT Program.

YouthBuild Transition to Independence Program

Participants in the YouthBuild Program experiencing homelessness or housing insecurity can sign a month-to-month lease and rent a room in the YouthBuild Transitional House for \$200 per month. The developer will set aside \$100 per month for escrow and HACC will pay \$1000 per month for rent. YouthBuild will provide supportive services to the participants while in the home and once transitioned out to permanent housing.

Provisional Housing Program

The traditional Housing Choice Voucher (HCV) homeownership program allows families that are assisted under the HCV program to use their voucher to buy a home and receive monthly assistance in meeting homeownership expenses. HACC plans to implement a similar but modified homeownership program.

Eligibility

To participate in the Provisional Housing Program (PHP), the HCV family must meet specific income and employment requirements, be a first-time homeowner, attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by HACC. Once completed, the family is eligible to move into a unit designated for PHP participants.

Purpose

Families living in a designated PHP unit allows the participant to use their voucher to retain affordable housing while also providing an opportunity to save money towards a down payment on a home. A monthly portion of the family's rent payment will go into an escrow account. Money saved can be used to reduce or eliminate debt, improve and/or establish credit and once approved for a mortgage, can be used to cover costs associated with the homebuying process.

Program Requirements

While living in the designated home, program participants will:

1. Actively engage in credit building and financial literacy activities;
2. Enroll in the SHIFT Program;
3. Remain compliant with MTW requirements and;
4. Attain approval for a mortgage.

The designated HCV homeownership program units will not be required to follow the Rightsizing Voucher activity as detailed in the MTW Plan.

Outcomes – Cumulative number of families and individuals served since implementation of the corresponding Sponsor Based Voucher Program by end of 2024.

Table 23 – Cumulative Households Assisted by Sponsor Based Voucher Program

Cumulative Families/Individuals Assisted with Sponsor Based Vouchers	
Women in Need Recovery	11
FirstFollowers	2
University of Illinois	13
Healthy Beginnings	4
YouthBuild	15
YouthBuild Transitional House	5
Provisional Homeownership Program	0
Family Service Providers	34
CU Tri	2
Total	48

Activity 2020-3: Good Steward Lease Purchase Program

Description – HACC will work with owners of Low-Income Housing Tax Credit rental properties where the units have been designed to be compatible with homeownership units in the applicable community and which meet local city codes to be sold as homeownership.

The Good Steward Program will be offered during the initial tax credit compliance period to prepare rental residents for homeownership and shall be comprised of the components below.

Rental Phase – The initial 8 years of the tax credit compliance period at any applicable LIHTC property shall be the rental phase only of the program. Beginning in year 9, existing residents must elect to convert their tenancy to a lease purchase arrangement. Residents opting out of the lease purchase program shall exit the program if at the end of the MTW Term limit; move to another Project Based Voucher unit; or receive a Tenant-Based Voucher for the remaining period of their MTW Term limit.

First Right of Refusal – Beginning with year 9 of the tax credit compliance period, existing residents and all newly admitted residents will execute a first right of refusal agreement which provides them with the option to purchase the unit at the end of the tax credit compliance period. The FROR will detail all provisions of the Good Steward Lease Purchase Program.

Right Size Unit – During the rental phase of the project, residents will be required occupy an appropriate size unit in accordance with the number of household members. If an appropriate size unit does not exist at the property, residents will be right-sized to the smallest unit size available. Upon execution of the First Right of Refusal, residents shall be eligible to remain in the unit which they intend to purchase regardless of changes in household size. HACC shall enter into a separate agreement with the corresponding municipality, for each applicable LIHTC property participating in the Good Steward Lease Purchase Program, to pay the costs of the difference between the right size unit and the actual unit until such time that the unit is purchased by the resident.

Financial Literacy and Credit Repair – Upon determination of eligibility for the Low-Income Housing Tax Credit rental unit, a credit report will be reviewed to determine the current credit score of each household. A credit repair or credit stabilization plan will be developed for each household as needed, to enable sufficient time to repair credit and/or maintain good credit prior to the end of the tax credit compliance period. Financial literacy classes will be offered on a regular basis to support residents progress on the credit repair or credit stabilization plan and will include such topics as personal budgeting; energy conservation; understanding recourse versus non-recourse debt, home equity and other financial topics.

Counseling and Training – During the rental phase of the Good Steward Program, expectations and standards to which residents must maintain their housing unit will be clearly defined. Training classes will be offered to residents and will focus on interior and exterior maintenance; energy cost savings; being a good neighbor; and other topics to support compliance with lease requirements while preparing for homeownership. Individual counseling will be required when residents are in violation of lease requirements.

Equity Credits - Rental residents can earn equity credits to be used for the purchase of their housing unit at the end of the tax credit compliance period. Credits will be earned based on compliance with the following requirements:

1. Maintaining the exterior areas for which tenants have responsibility and the interior of the unit in accordance with requirements stipulated in the lease agreement.
2. Timely payment of tenant rent and other charges pursuant to the lease agreement.
3. Adherence to all other terms and conditions of the lease agreement and addenda including policies regarding visitors and guests.
4. Compliance with obligations set forth in the Project Based Voucher Statement of Family Obligations.
5. Compliance with all MTW Self-Sufficiency requirements as stipulated in the MTW Local Self-Sufficiency contract.

Residents will earn a Good Steward credit of \$500 each calendar quarter towards the purchase of the housing unit in which they reside when they have remained compliant with all criteria outlined above during that quarter. At least annually, residents will be provided with a written statement of the amount of their earned equity credit. Credits shall only be applicable towards the purchase of a unit at the Tax Credit property and are not transferable to any other housing unit and cannot be claimed in cash.

The Property Management Agent for the property will conduct quarterly inspections to determine compliance with lease provisions. HACC will certify compliance with PBV and MTW requirements and provide certifications to the Property Management Company who will be responsible for tracking each tenant's accumulated credits.

Purchase Qualification – Residents must meet the following qualification criteria to be eligible to purchase their housing unit.

1. Total annual household income cannot exceed 80% of the area median income for Champaign County at the time of purchase.
2. Households must be able to secure a minimum mortgage from a qualified financial institution equal to the difference between the established value of the housing unit and the total amount of the Good Steward equity credits earned as a rental tenant. If equity credit is insufficient, tenants may secure down payment assistance from other sources or provide the required down payment amount from personal resources.
3. Maintain their housing unit so that it will pass the required home inspection of the lender and/or have the available resources to correct any deficiencies required as a condition of closing.

Approximately one year prior to the expiration of the tax credit compliance period, each resident desiring to purchase their housing unit shall be pre-qualified by a local financial institution approved by HACC, to determine the mortgage amount for which they can qualify. The Good Steward Program will provide the financial institution with confirmation of the total equity credit earned by the resident and the applicability of the credit as "down payment" towards the purchase of the housing unit.

Minimum Sales Price The purchase price of each home shall be based on the costs to convert the project from rental housing to for-sale housing. These costs shall include the balance of the outstanding debt at the end of the tax credit compliance period plus an amount not to exceed the estimated exit taxes of the private partners in the ownership structure. The total of these costs divided by the number of units converting to homeownership plus the maximum Good Steward equity credit of \$30,000 and estimated closing costs shall establish the minimum per unit sales price.

An estimated sales price will be calculated and stated in the first right of refusal agreement executed by each resident. If at the end of the tax credit compliance period, the appraised value of the home is less than the established sales price, HACC will fund the difference between the appraised value and the minimum sales price based on availability of funds.

A minimum of twenty-four months prior to the end of the tax credit compliance period, residents must advise management of their intent to exercise their first right of refusal.

Any resident who chooses not to exercise the FROR, shall be provided with a twelve month notice of non-renewal of their lease agreement. No further housing assistance will be provided to the resident and they shall forfeit all Good Steward Equity Credits.

This activity will be implemented as follows.

1. Only properties in which HACC or a related affiliate have an ownership interest will be considered for this activity.
2. Properties must be located in Champaign County to participate in this activity.
3. The initial activity will be a Pilot program for Bristol Place and will be implemented in conjunction with the City of Champaign under the Intergovernmental Agreement between HACC and the City.
4. All services to be provided to residents to prepare for homeownership under this activity will be provided through community partnerships and not directly by HACC.

Impact – The primary anticipated impact is to expand housing choice through making homeownership opportunities available to existing assisted rental households.

Outcome – No reported outcomes. The initial eight years of the tax credit compliance period at any applicable LIHTC property shall be the rental phase of the program.

Activity 2022-01: Small Business Opportunity Program and Workforce Development Center

Background

The COVID-19 pandemic has highlighted the crucial need for broadband access and digital literacy while families navigated virtual learning and loss of employment. In line with HACC's goal of designing and testing innovative, local strategies for providing low-income families with a path to economic independence, HACC is developing the Small Business Opportunity Program (SBO) and Workforce Development Center. The SBO Program and Workforce Development Center simultaneously address several core issues facing low-income communities: education, jobs, employability and leadership development.

Studies show that having broadband access provides households with an estimated \$1,850 economic benefit. Additionally, in a community of 20,000, home-based businesses and online sales can account for 2.4 million, annually. Therefore, assisting our families in establishing small businesses is a creative way of getting them on track to obtaining financial freedom.

Individuals from HACC-assisted households will also have the opportunity to participate in workforce development trainings and gain essential skills in the construction trades.

Description

Small Business Opportunity Program and Workforce Development Center

In partnership with the Illinois Small Business Development Center in Champaign, IL, HACC established the Small Business Opportunity Program. Participants attend required workshops where they learn how to register their business, create a business plan, and gain access to various sources available to fund small businesses. HACC plans to work with participants to establish viable businesses with emphasis on services not readily available in the Champaign market. Upon completion of the program, participants will have an established business that is a legal entity formed and licensed in accordance with all State and Local requirements, is insured, and eligible to receive funding from HACC or other community partners to help secure equipment or other materials needed.

Trainings and workshops will be held at the Workforce Development Center. The Workforce Development Center is equipped with computers, internet access, a projector and screen for trainings, workshops, and client use. The Workforce Development Center can likewise be utilized by clients to coordinate business meetings. Additionally, in partnership with HACC's YouthBuild Program, individuals can earn certifications in the construction trades further increasing their employability and job-related skills.

Eligibility– Eligibility for the Small Business Opportunity Program and Workforce Development Center is limited to current participants in HACC's Tenant Based or Project Based Voucher programs ages 18 years or older.

Work Opportunities – To provide participants with maximum opportunity to gain work experience, when applicable, work opportunities will be provided at all of HACC's affordable housing development sites. HACC will coordinate with its development partners and general contractors to place participants on construction sites working with skilled tradesmen and other professionals as often as possible. A SBO and Workforce Development Agreement shall be executed with each work site that identifies the specific duties and responsibilities of each party and assigns an on-site Monitor for the participant. If no development projects are in progress at the time of selection of a participant, HACC will provide opportunities to work with HACC staff in building and apartment maintenance.

Stipend Payments – HACC shall determine a budget on an annual basis for the Small Business Opportunity Program and Workforce Development Center. Stipends shall be paid by HACC to the Small Business Opportunity Program and Workforce Development Center who will provide a daily stipend to each participant assigned to a HACC development site or working directly with HACC staff. The amount of the stipend shall be determined on an annual basis, but all interns shall receive the same amount.

The stipend will not be included in the family's income. The stipend will be covered as part of the tuition package and is intended to assist students with basic needs related to seeking and maintaining educational and career focused goals.

Participating individuals will follow the same process and procedures outline in the SHIFT Program. Instead of stipends, participants earn financial incentives that are goal-based and directly correlate to their program of study. Upon reaching self-sufficiency and successfully exit housing, program participants will receive a lump sum payment of all incentives earned.

Conflict of Interest – In order to ensure that there is no conflict of interest in employing participants, a disclosure form which states that there are no conflicts of interest must be completed by applicants prior to employment.

Outcomes – In 2024, the Small Business Opportunity and Workforce Development Program has provided two individuals with grants to start their own businesses. Additionally, two workshops were hosted by the Small Business Development Center of Champaign County to provide resources, best practices, funding opportunities and more to individuals interested in pursuing entrepreneurship. Furthermore, eleven individuals are enrolled in the Penn Foster Adult Education Program.

Activity 2022-02: Landlord Incentives

The following landlord incentive policies serve as an incentive for landlords to begin or continue providing housing units to voucher holders, thereby maintaining or increasing housing choice for low- income households in Champaign County.

Vacancy Payments

HACC will offer vacancy payments to participating landlords who agree to re-lease their units to families on the voucher program. Landlords may receive up to 80% of the contract rent for up to one month annually for renting their unit to another voucher holder within 60 days of a previous voucher holder vacating the unit.

First-Time Landlord Lease-up Incentive

HACC will offer a \$500 incentive to new landlords who agree to lease a unit to a voucher holder. New landlords can earn the incentive for up to five (5) units for a total of \$2,500.

Outcomes – Landlord incentives rolled out September 1, 2022. Since that time HACC held quarterly and then monthly Landlord Lunch and Learn events to market and answer any questions regarding the available incentives as well as provide additional information regarding the HCV program, MTW activities, supportive services, and other relevant resources. A landlord incentive request form is posted on the HACC website for landlords to complete at their convenience. In 2023, \$85,422 was expended in landlord incentives.

Activity 2023-01: Supportive Services

HACC will provide supportive services to new admissions and current eligible households on HACC voucher programs to increase housing opportunities for its participants.

These supportive services will expand beyond the traditional case management services provided to participants. These case management services will continue and include, but are not limited to, help with obtaining and/or retaining employment and/or furthering their education through traditional and vocational training programs. In addition to these ongoing services, HACC will implement supportive services to assist participants in overcoming barriers in obtaining and sustaining their housing. As with providing these initial supportive services it provides participants a foundation for daily life and a successful future.

HACC will implement the following supportive services on a case-by-case basis:

1. Housing Search Assistance: Assistance in searching for a unit to ensure the voucher is adequately utilized.
2. Utility Assistance: Assistance with paying past due utility bills that prevent tenants from turning on service in their new units.
3. Security Deposit: Assistance with paying the security deposit to secure the unit.
4. Critical Documents: Obtaining vital documents to complete the HCV eligibility application such as birth certificates, social security cards, etc.
5. Transportation Assistance: Travel assistance to get to appointments with landlords and/or social service resources.
6. Moving Costs: Assistance with securing help with moving such as a moving truck, packing essentials, storage, etc.
7. Furniture Search: Assistance in getting help with obtaining furniture for the unit to assist with daily living such as beds, tables, dresser, etc.
8. Application Fee Assistance: Help pay some or all of the application fees as required by landlords or property managers when applying for the unit.
9. Phone Minute Cards: Obtain phone cards to be able to call landlords, resources, and other means to secure housing.
10. Tenant Readiness: Assist with paying off debt or negative items on credit report to improve their chances of obtaining housing in high opportunity areas.

Outcomes– All new admissions and current participants of HACC’s MTW Voucher Programs are eligible to receive Supportive Services.

In 2024, almost \$250,000 was expended in supportive services and assisted 356 households in obtaining or retaining affordable housing.

Supportive Services		
Year	Dollars Expended	Number of Families Served
2023	\$173,000	167
2024	\$250,000	356
Total	\$423,000	523

Activities Not Yet Implemented

Activity 2023-02: Mid-Barrier Shelter

DESCRIPTION OF PROPOSED MTW ACTIVITY

Background

On any given night in Champaign County, over 150 individuals are without shelter and, according to HUD, seventeen out of every 10,000 people in the country experienced homelessness. The same study shows that 8 out of every 10,000 people in Illinois also experience homelessness. Champaign County is the 10th most populous county in Illinois and is home to many residents experiencing housing insecurities. With the increase in monthly rent, the increase in homeless individuals and families are expected to increase. To help counteract the number of individuals sleeping on the street, in their cars and other areas not fit for human habitation, HACC is partnering with a local homeless provider to create an additional shelter to meet the needs of the community.

Description

In partnership with CU @ Home, a local organization that provides shelter to homeless individuals in Champaign County, HACC will invest local funds to help develop a mid-barrier shelter for individuals transitioning out of homelessness and into stable permanent housing. HACC will utilize MTW funds to purchase a facility that can house approximately 25-50 individuals in a semi-congregate setting.

The Mid-Barrier Shelter will be comprised of a 3-level building with 25 bedrooms that will house 1-2 individuals. The main level consists of a community area and kitchen, while the 2nd and 3rd levels contain bedrooms and a shared shower and bathroom space. One level will be designated for female residents while the other level for males. HACC will partner with HACC's YouthBuild program to provide renovations to the property while CU @ Home will provide intensive case management service for individuals utilizing the shelter. Individuals must agree to participate in case management services to remain in the shelter.

Under a two-way Memorandum of Understanding, CU @ Home will be responsible for administration and oversight of all program policies and procedures for the mid-barrier shelter, will provide intensive case management services and will select and manage the enrollment and wait list for participants. HACC will provide property management and building maintenance services for the shelter.

HACC will provide an operating subsidy to support the mid-barrier shelter. The operating subsidy will be equal to the actual per unit operating costs. An annual budget will be prepared for the property and approved by HACC. Monthly operating subsidy payments will be issued to the property equal to one-twelfth of the amount of the per unit operating costs as approved in the annual budget.

Upon completion of the annual audit, a reconciliation will be completed and the difference between the budgeted operating costs and the actual operating costs will be returned to HACC or paid to the property by HACC. However, no additional funds will be paid to the property that did not receive prior approval of HACC through an approved budget revision or other prior approval.

Individuals will be admitted to the Mid-Barrier Shelter pursuant to policies and procedures set forth in the administrative policies established by CU @ Home. Case Management staff will assist individuals to locate alternate housing arrangements upon completion of their maximum stay in the Mid-Barrier Shelter unit. More specific operating details of this Activity will be outline in the Memorandum of Agreement between HACC and CU @ Home and in the Implementation Plan.

Update on status of activity: Activity is ongoing in 2024.

Changes or Modifications: No planned changes or modifications in 2024.

This activity has not yet been implemented because a suitable building was acquired late in the 2024 calendar year. The building is currently under renovation and anticipated to be up and running in calendar year 2025.

Activity 2024-01: Alternative/Flat Utility Allowance

DESCRIPTION OF PROPOSED MTW ACTIVITY

The cost of utilities has risen substantially in the last two years. With climate change and more severe weather, HACC has determined that the cost of utilities should be considered in the tenant rent. While many families qualify for state and local utility subsidies, since HACC has a work requirement, some families may not qualify for additional utility discounts.

The HACC will establish one streamlined flat utility allowance by bedroom size for projects in the HACC jurisdiction. The goal of this activity is to reduce the administrative burden of calculating multiple utility allowances based on unit type and streamline recertification processing time. The PHA will continue to review its utility allowance schedule each year and revise it if there has been a 10% change from the prior year

Statutory Goal Alignment

This MTW activity meets the goal of cost effectiveness by reducing staff administrative time needed to determine utility costs and decrease in error rate of determining utility allowances.

Implementation Schedule

The flat utility allowance schedule will be applied to all households including PBV and RAD PBV and special programs. If the family is responsible for paying gas or electric in the unit, the flat utility allowance will be deducted from the flat rent (MTW vouchers) or the family share (non-MTW vouchers). The flat utility allowance will be applied at new admission, change of unit or next regularly scheduled recertification once the MTW plan is approved.

Utility allowance will be based on the lower of:

- Voucher size issued
- Unit size selected

HACC will establish two flat rent schedules for 2024:

- Multifamily Utility Allowances (includes low-rise, high-rise, townhomes and semi-detached units)

Multifamily Utility Allowance (includes low-rise, high-rise, townhomes and semi-detached)						
0BR	1BR	2BR	3BR	4BR	5BR	6BR
\$77	\$87	\$116	\$145	\$173	\$200	\$216

- Single-Family Utility Allowances (includes mobile homes)

Single Family Utility Allowance (includes mobile homes)						
0BR	1BR	2BR	3BR	4BR	5BR	6BR
\$230	\$251	\$307	\$368	\$425	\$482	\$516

The initial flat utility allowance schedule will be determined using average all electric costs for Multifamily units and average all gas costs for Single Family Homes. The existing utility allowance dated January 1, 2024 was used for this analysis. The flat utility allowance will be increased by 2% each year. A formal utility study and analysis will be performed every three (3) years.

Update: This activity was not implemented due to the fact several households would be at zero rent, so the activity was being reassessed.

Activity 2024-02: Eliminate Utility Reimbursement

DESCRIPTION OF PROPOSED MTW ACTIVITY

The HACC will not pay a utility reimbursement payment when the flat rent payment is less than the utility allowance. In this case the rent may be \$0 and minimum rent waived but the HACC will not send out utility reimbursements for MTW vouchers.

Update: This activity was not implemented due to the fact several households would be at zero rent, so the activity was being reassessed.

Activity 2024-03: Short-Term Assistance for Scattered Sites

DESCRIPTION OF PROPOSED MTW ACTIVITY

The HACC owns four (4) single family homes that are managed by non-profit entities that provide transitional housing and supportive services to at-risk, homeless and hard-to-house populations from 90 days up to 36 months. The supportive services is covered by the HJIIP grant; however, the HACC has been covering the maintenance costs and utilities for these projects while the not-for-profit entity provides supportive services. This ongoing expense is negatively impacting HACC's budget. The short-term assistance will enable HACC to provide maintenance services and not rely on temporary grants that only cover supportive services.

The HACC would provide short term assistance for each resident each month. Once the family is stabilized, they may be issued a voucher if the family qualifies and one is available. The assistance would be paid to HACC for each resident residing in the unit to cover the cost of maintenance, utilities, taxes and insurance.

The monthly payment for each individual served is based on a pro-rated Small Area FMR for that zip code by bedroom size. The projects are all single-family homes and are as follows:

Address	Bedrooms	100% of 2024 SAFMR	Short-term Subsidy [Pro-rated SAFMR] 2024
903 N. Division Ave, Urbana, IL 61801	3 BR	\$1,350	\$1,350/3= \$450 per individual
1107 N. Gregory Street, Urbana, IL 61801	3 BR	\$1,350	\$1,350/3= \$450 per individual
1605 Wiley Drive, Urbana, IL 61801	3 BR	\$1,350	\$1,350/3=\$450 per individual
2016 Southwood Drive, Champaign, IL 61821	3 BR	\$1,490	1,490/3=\$496 per individual

Update: This activity has not been implemented because the units are under renovation and are not available to be leased.

Activity 2024-06: Community Choice Initiative

DESCRIPTION OF PROPOSED MTW ACTIVITY

The HACC will implement Small Area Fair Market Rent payment standards for certain zip codes in Champaign County as part of its Community Choice Mobility Program. The increased subsidy will better enable HCV program participants to access, lease-up, and maintain residency in high opportunity areas.

The following zip codes will be eligible for up to 150% of the SAFMR. For 2024, the payment standards will be set as follows:

ZIP	%SAFMR	1BR	2BR	3BR	4BR
60914	100%	\$980	\$1,290	\$1,740	\$1,790
61801	110%	\$957	\$1,236	\$1,620	\$1,644
61802	110%	\$935	\$1,111	\$1,452	\$1,485
61820	100%	\$970	\$1,150	\$1,500	\$1,530
61821	100%	\$970	\$1,150	\$1,500	\$1,530
61822	100%	\$1,140	\$1,350	\$1,770	\$1,800
61853	100%	\$1,010	\$1,200	\$1,570	\$1,600
61874	120%	\$1,008	\$1,188	\$1,548	\$1,584
62521	120%	\$984	\$1,200	\$1,632	\$1,776
62526	120%	\$912	\$1,116	\$1,524	\$1,656

Update: Although this initiative was approved in 2024, it has not been implemented because of competing priorities and resource constraints.

Activities on Hold or Closed

CLOSED – Activity 2011-1: Local Investment Policies

Description - HACC adopted investment policies consistent with the 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.

Status – In 2016, HUD implemented a cash management system. This new system established a HUD held reserve and no longer allows HACC to maintain cash reserves on hand locally. Thus, there is no longer sufficient cash to provide any significant benefit for this activity.

CLOSED - Activity 2013-1: Rightsizing Vouchers

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

Status - This activity was implemented January 1, 2013 effective immediately for all new program participants. The activity was phased-in at the next scheduled recertification following the effective date for existing participants. HACC utilized biennial recertifications through the end of 2015 at which time, all voucher holders had been right-sized. Thus, the activity was closed out as of December 31, 2015.

CLOSED - Activity 2014-1: Local Inspection Standards

Description – Initially HACC had proposed adoption of HUD's Uniform Physical Condition Standards (UPCS) for tenant-based voucher units in the Housing Choice Voucher Program. In addition, HACC proposed implementation of a rating system for each property that would determine the frequency of inspections. HACC subsequently eliminated the property rating system and proposed using local municipal building codes for tenant-based voucher units in the Housing Choice Voucher Program.

Status - This activity has been closed. Staff changes resulted in the need to contract for inspection services in 2017. HACC was unable to secure outside inspectors that were sufficiently versed in local building codes; thus, to assure proper inspections were conducted, HQS standards were utilized in 2019.

Activity 2019-1: Re-Entry Transitional Housing Program

Description – Working with the Champaign County Reentry Council, HACC provided 2 single family homes to local non-profits to address the needs of the reentry population. The Reentry Council connects people reentering the community from the criminal justice system to the services and support structures they need to succeed individually. That success translates to less recidivism in the community and better support for families to be safe and successful as well.

HACC transferred ownership of the two houses to a related non-profit affiliate who entered into Use Agreements with First Followers, a Re-entry Service Provider for men; and WIN Recovery, a Re-Entry Service Provider for Women. HACC rehabbed the properties and provided an operating subsidy to support the Reentry Transitional Houses. The operating subsidy is equal to the actual per unit operating costs for maintenance, and insurance.

HACC provides property management services; performs any critical maintenance to structures or systems and will provide insurance coverage. First Followers and WIN are responsible for managing the day to day operations of the housing units including routine maintenance, utilities, cleaning and turnover of vacant rooms, and provision and replacement of all furnishings and supplies.

First Followers and WIN developed policies and procedures under which they administer the Reentry Transitional Housing Program which were approved by HACC. Policies and procedures include admission criteria, continued occupancy criteria and a clear definition of successful completion of the transitional housing program. Individuals are admitted to transitional housing pursuant to the approved policies and procedures. Waiting lists, selection of individuals and occupancy of the transitional reentry beds is maintained and managed by First Followers and WIN. Participants in the Re-entry program are individuals referred from the Illinois Department of Corrections, the Champaign County Sheriff, or Local Police Departments from various municipal jurisdictions in Champaign County.

Upon successful completion of the transitional housing period as certified by First Followers and WIN, individuals are eligible to request a tenant-based voucher. HACC allocates MTW Reentry Tenant Based Vouchers for the program each calendar year. Provided that funding is available, 24 vouchers for individuals successfully exiting the Re-Entry Transitional Housing Program will be made available each calendar year.

HACC policies regarding criminal background are waived for individuals determined eligible for an MTW Reentry Tenant-Based Voucher with the exception of registered sex offenders and individuals with a conviction for the production or manufacture of methamphetamine on the premises of federally assisted housing. Individuals with these crimes are ineligible for an MTW Reentry Tenant-Based Voucher. Individuals receiving an MTW Reentry Voucher have one year from the effective date of the initial HAP contract to be compliant with all MTW self-sufficiency requirements.

Case Management and/or Peer Mentors advocate with local landlords to assist individuals with the MTW Reentry Tenant-Based Voucher to locate alternate housing. Extensions of the Reentry vouchers will be granted for a period not to exceed six months to allow sufficient time to secure alternate housing.

Under this activity, HACC also committed to review and revise all current admissions policies for the Housing Choice Voucher Program and to work with its partners that receive HACC Project Based Vouchers to review and revise admissions policies that will broaden reentry housing options.

Impact – Access to housing is one of the most critical issues facing formerly incarcerated individuals and family members of people still in prison. The Illinois Department of Corrections (IDOC) requires individuals to remain in prison for half of their parole time if they cannot find an approved residence to parole to. Most local landlords, including the Housing Authority of Champaign County have long standing policies that preclude renting to individuals with felony records. This activity provides individuals with criminal backgrounds to secure housing. Additionally, all individuals determined eligible for an MTW Reentry Tenant-Based Voucher are enrolled in the SHIFT Program in order to receive additional social services and resources as they work towards self-sufficiency.

Outcomes –In 2022, three MTW Reentry Tenant-Based Vouchers were provided to individuals that successfully completed their transitional housing period as certified by First Followers and WIN Recovery.

Update: This activity was closed out and is now implemented under MTW Activity 2020-2: Sponsor Based Voucher Program.

Activity 2020-1:

Illinois Commitment Student Voucher Program

Description – Illinois Commitment is a financial aid package that provides scholarships and grants to cover tuition and campus fees at the University of Illinois for students who are Illinois residents age 17 to 24 and have a family income of \$61,000 or less. DACA and undocumented students do not qualify for this program. Students age 24 and over will be reviewed on a case-by-case basis. Illinois Commitment will cover tuition and campus fees for new freshmen for up to four (4) years, eight (8) semesters of continuous enrollment, and tuition and campus fees for up to three (3) years, six (6) semesters of continuous enrollment for new transfer students. The University will cover the cost of tuition and campus fees not covered by other federal, state, institutional and private awards including Federal Pell Grant, State of Illinois MAP Program (MAP), and other awards.

Illinois Commitment does not cover the additional costs associated with room and board, course fees, summer classes, winter classes, intercampus enrollment, concurrent enrollment, study abroad, co-op, internship or other student expenses.

The Housing Authority of Champaign County will offer Student Vouchers to members of HACC assisted households who are compliant with HACC's MTW Local Self-Sufficiency Program; have been approved for admission at the University of Illinois Urbana-Champaign Campus; and are receiving assistance under Illinois Commitment. The Student Voucher will cover full cost of on-campus housing during the time the student is actively enrolled at the UIUC Campus as a full-time student and maintains a passing grade point average.

Impact – The primary anticipated impact of this MTW activity is to provide assisted household members ages 18-26 with opportunities to live on-campus. Data has shown that students on campus take more credit hours, maintain higher GPA's, have higher retention rates, and are more likely to graduate on time.

Outcome – HACC and the University of Illinois Urbana-Champaign are in the process of identifying potential recipients based on interest from incoming freshmen and transfer student applicants enrolling at UIUC in the fall of 2021. Once students are accepted to UIUC, the process to determine eligibility and the provision of a Student Voucher will be determined.

Update: This activity was closed out and is now implemented under MTW Activity 2020-2: Sponsor Based Voucher Program.

Sources and Uses

A. ACTUAL SOURCES AND USES OF MTW FUNDS

Table 28 – 2024 Sources and Uses

2024 SOURCE AND USES OF MTW BLOCK GRANT FUNDS	
SOURCES	AMOUNT
Total Tenant Revenue	\$0.00
HUD PHA Operating Grants	\$16,736,162
Other Government Grants	\$0.00
Interest Income	\$198,654
Other Revenue	\$11,608
Other Income	\$1,524,894
Total Revenue	\$18,471,318
USES	AMOUNT
Total Operating - Administrative	\$1,999,516
Total Tenant Services	\$853,852
Total Utilities	\$31,375
Total Ordinary Maintenance	\$66,735
Total insurance Premiums	\$82,996
Total Other General Expenses	\$1,147,975
Interest and Amortization Cost	\$7,044
Extraordinary Maintenance	\$0.00
Housing Assistance Payments + Portability- In	\$14,212,807
Depreciation Expense	\$183,826
Total Expenses	\$18,586,127
SURPLUS/DEFICIT	(\$114,808)

ACTUAL USE OF MTW SINGLE FUND FLEXIBILITY
NONE

B. LOCAL ASSET MANGEMENT PLAN

- i. Did the MTW PHA allocate costs within statute in the Plan Year?
- ii. Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?
- iii. Did the MTW PHA provide a LAMP in the appendix?
- iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

Administrative

HUD Reviews, Audits or Inspection Issues

There are no HUD reviews, audits or inspection issues which require HACC to take any action

