FY2025

MTW ANNUAL REPORT

Housing Authority of Champaign County

Growing & Moving Forward Together

The Housing Authority of Champaign County

2008 N. MARKET ST.
CHAMPAIGN, IL 61822

SECTION I: INTRODUCTION

Message from CEO

Dear Friends and Supporters,

It is with great pride and gratitude that I present the 2025 Annual Impact Report for the Housing Authority of Champaign County (HACC). When compiling the data across our different activities and programs, we are met with the opportunity to analyze and reflect on the work that's been accomplished. Each year as we progress through serving the community, this annual report gives us a snapshot of how far we've come and inspiration to how much further we can go.

At HACC, our mission extends 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 housing, 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 ream, 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 much appreciation and gratitude,

Lily L. Walton, MPA
Executive Director

Section I.II: Mission, Vision, and Goals

Overview of HACC's MTW Goals and Objectives

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... 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 the 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.

SECTION II: GENERAL 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.

Since 2021, the Housing Authority of Champaign County (HACC) has remained steadfast in its commitment to expanding access to safe, decent, and affordable housing for residents of Champaign County. As part of its strategic efforts to increase the availability of affordable housing, HACC has acquired and preserved several properties, including Douglass Square, 209 N. Central Apartments, 306 W. Griggs Street, and HOPE Village.

In furtherance of its mission and in alignment with HUD priorities to expand housing opportunities for vulnerable populations, HACC has also initiated development of the Dr. Grant G. Henry Village Apartments. This new construction project is designed to provide stable, supportive housing for youth aging out of the foster care system, helping to promote housing stability and long-term self-sufficiency.

Section II.A: Housing Stock Information

i. Actual New Project Based Vouchers

Tenant-based vouchers that the HACC project-based for the first time during the FY2025. These include only those in which at least an Agreement to enter a Housing Assistance Payment (AHAP) was in place by the end of FY2025.

Table 2.A

Property Name	Number of Vouchers Newly Project-Based (Planned)	Number of Vouchers Newly Project-Based (Actual)	Status at End of Plan Year**	RAD?	Description of Project
209 N Central Ave. Apartments	8	1	Leased	No	8 one-bedroom units designed for individuals who were formally homeless or precariously housed. Referrals are received through an MOU between HACC and Regional Planning Mission of Champaign County
Total:	8	1			

*Figures in the "Planned" column should match the corresponding Annual MTW Plan
**Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Difference between the Planned and Actual Number of Vouchers Newly Project-Based:
209 N Central Ave. Apartments were going through end-stage re-construction and development towards the end of 2025. By December we had only one (1) unit available to lease, however, as of March 2026 all eight (8) units are currently leased.

ii. Actual Existing Project-Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-based in Fy2025. These include only those in which at least an AHAP or HAP was in place by the beginning of FY2025.

Table 2.B

Property Name	Number of Project-Based Vouchers (Planned*)	Number of Project-Based Vouchers (Actual)	Status at End of Plan Year**	RAD?	Description of Project
Bristol Place	84	84	Leased	NO	Partnership with City of Champaign to redevelop Bristol neighborhood; total of 90-unit new construction; 84 are MTW PBV
Columbia Place	16	16	Leased	YES	Former Public Housing Property converted under RAD
Douglas Square	20	20	Leased	NO	LIHTC Property, total 50 units, 13 MTW PBV
Hamilton the Park	36	36	Leased	NO	LIHTC Property, all units are MTW PBV
Haven at Market Place (Haven Court)	84	84	Leased	YES	Haven Flats are two 12-unit buildings which completed construction in 2019 and were occupied. Haven Court is a three story 98-unit building. The building
Haven at Market Place – Haven Flats	24	24	Leased	NO	

Haven at Market Place	12	12	Leased	NO	consists of 84 RAD TOA PBV's; 12 MTW PBV's and 2 Market Rate Units.
Hayes Homes	6	6	Leased	YES	Former Public Housing Property converted under RAD
Highland Green	33	33	Leased	NO	LIHTC Property for Veterans
Ladd Senior Housing	11	11	Leased	NO	Ladd Senior Housing units consist of 40 units located in the town of Ladd, IL. HACC secured a 9% LIHTC allocation in 2019 for this new construction project.
Main Street Lofts	24	24	Leased	NO	Main Street Lofts is a 24-unit permanent supportive housing community in the city of West Chicago, IL in DuPage County. The HA of DuPage County and Champaign County entered into an agreement for HACC to administer MTW HCVs for this project.
Manor at Prairie Crossing	15	15	Leased	NO	Locally funded new construction property
Maple Grove Manor	15	15	Leased	NO	Emergency Shelter Transitional Units
Newton Senior Housing	9	9	Leased	NO	Newton Senior Housing is a 35-unit senior housing project in the town of Newton, IL. HACC secured a 9% LIHTC allocation in 2019 for this new construction project
Oak Field Place	10	10	Leased	NO	Oakfield Place is a 30-unit senior project located in Henry, IL. Of the 30 units, 10 are MTW PBV's. This is a 9% LIHTC new construction project which began construction in 2019.

Oakwood Trace	46	46	Leased	NO	LIHTC Property, total 50 units, 46 MTW PBV's.
Pinewood Place	24	24	Leased	NO	Pinewood Place is a 24-unit project located in the City of Urbana, IL that will serve individuals with special needs and disabilities.
Providence at Sycamore & Thornberry	226	226	Leased	NO	LIHTC Property, total 252 units on two sites; 226 units are MTW PBV's
Steer Place	108	108	Leased	YES	Former Public Housing Property converted under RAD.
Sugar Creek Crossing	11	11	Leased	NO	Sugar Creek Crossing is a 43-unit senior housing project in the town of Robinson, IL. HACC secured a 9% LIHTC allocation in 2019 for this new construction project.
Washington Square	104	104	Leased	YES	Former Public Housing Property converted under RAD
Williams Street Townhomes	8	8	Leased	NO	William Street Townhomes is a 24-unit family housing project in the town of Dwight, IL. HACC is a developing partner and will administer 8 PBV's.
Youman Place	20	20	Leased	YES	Former Public Housing Property Converted under RAD.
Total: Planned/Actual	949	949			

- *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: N/A

iii. Actual Other Changes to Housing Stock in FY2025

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

ACTUAL OTHER CHANGES TO HOUSING STOCK IN FY2025

Maple Grove (302 and 306 E. Park) underwent substantial rehabilitation in 2025, with units held off-line during renovation and conversion activities. Building I was completed and placed back in service on August 1, 2025, as a mid-barrier shelter for individuals experiencing homelessness, while Building II experienced construction and compliance delays before completion and lease-up beginning October 1, 2025. These improvements included major interior renovations, system upgrades, and common area enhancements to support support support support both supportive housing and long-term rental use.

Columbia Place (501 and 503 Columbia): was taken off-line in 2025 due to a severe fire in 2024. Requiring partial reconstruction of the property (501 Columbia). The project involves a complete gut rehabilitation, including replacement of all building systems, utilities, and interior/exterior components, with 4D construction selected as the contractor and architectural coordination underway. Progress was delayed pending zoning changes and city approvals, with permits and construction starting contingent on final municipal authorization.

Steer Place Apartments (1202 Harding Dr.) underwent a phased, large-scale renovation, during which units were taken off-line in stages rather than all at once to allow continued occupancy. Phase I was completed on August 22, 2025, including roof replacement and full interior upgrades to first-floor units, with subsequent phases progressing through additional unit renovations and system improvements. The project includes comprehensive interior updates and accessibility improvements, with residents temporarily relocated within the property to facilitate ongoing rehabilitation, maintaining partial occupancy.

iv. General Description of all Actual Capital Expenditures in FY2025

Narrative general description of all actual capital expenditures of MTW funds during the PFY2025

GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING FY2025
HACC's Total FY2025 Capital Expenditures were $624,000 • Extensive turn over and renovations for various units at Douglass Square and Oakwood Trace were completed in 2025 totaling around $584,000 • Extensive renovation and maintenance on the Reentry Transitional Housing Program totaling around $40,000

Section II.B: Leasing Information

ii. Actual Number of Households Served

Snapshot and unit month information on the number of households HACC served at the end of FY2025.

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	27,096	26,628	2,258	2,219
Local, Non-Traditional: Tenant-Based	0	0	0	0
Local, Non-Traditional: Property Based	504	0	42	0
Local, Non-Traditional: Homeownership	48	48	4	4
Planned and Actual Totals:	**27,621**	**26,676**	**2,304**	**2,223**

- "Planned Number of Unit Months Occupied or Leased" is the total number of months HACC planned to have leased or 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 or Leased" by the number of months in the Plan Year (as shown in the Annual MTW Plan)
- "Housing Choice Vouchers (HCV) Utilized" includes all SPV's within the MTW PHA's portfolio.
- ^^ Figures and text in the "Planned" column should match the corresponding MTW Plan

Description on differences between the planned and actual households served:

HACC's Local Non-Traditional - Property Based actual descrepiences is due in part to our HJIIP Homes (FY25) not being occupied due to ongoing renovations. FY24 Temporary Assistance for Scattered Sites is due in part to us not having operational oversight as it relates to the 6 properties, which are operated by outside organizations; as we only handle maintenance related to the properties.

Local, Non-Traditional Category	MTW Activity Name & Number	Number of Unit Months Occupied or Leased *Planned ^^*	Number of Unit Months Occupied or Leased *Actual*	Number of Households Served *Planned^^*	Number of Households Served *Actual*
Property Based	2024-03 Short Term Assistance for Scattered Sites - FY24	360	0	30	0
	2024-03 Short Term Assistance for Scattered Sites - FY25	48	0	4	0
	2015-1 Emergency Family Shelter	96	0	8	0
Homeownership	2011-6 Local Homeownership Program	48	48	4	4

Planned and Actual Totals	552	48	46	4

- The sum of the figures provided should match the totals provided for each Local, Non-Traditional category int he previous table. Figures should be given by individual activity. Multiple entries 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 FY2025
N/A	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

Housing Program	Description of Actual Leasing Issues and Solutions
Public Housing	N/A
Housing Choice Voucher	HACC utilized LSS & Supportive to support the lease ups. Includes security deposits and application fees.
Local, non-traditional	Short term assistance for scattered sites has not been utilized yet as those properties have not been occupied. As well as our HJIIP homes are currently under renovation and have not been occupied.

Section II.C: Waiting List Information

i. Actual Waiting List Information

Snapshot information on the actual status of MTW waiting list at the end of FY2025.

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Status (Open, Partially Open or Closed)	Was the Waiting List Opened During FY2025
Federal MTW Housing Choice Program (Tenant Based)	Community-Wide	3,991	Closed	No
Federal MTW Housing Choice Voucher Program (Project Based)	Site-Based	4,112	Partially	Yes
Total		**8,103**		

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 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 FY2025

Descriptions of any actual changes to the organizational structure of policies of the waiting list(s), including any opening or closing of a waiting list, during FY2025

WAITING LIST NAME	DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST
Federal RAD Housing Choice Vouchers	No changes have been made
Federal MTW Housing Choice Program (Tenant Based)	No changes have been made
Federal MTW Housing Choice Voucher Program (Project Based)	No changes have been made
Non-Traditional MTW Housing Assistance Program (Emergency Shelter, Transitional Housing)	No changes have been made

Section II.D: Information on Statutory Objectives and Requirements

iii. 75 Percent of Families Assisted Are Very Low Income

HUD will verify compliance with the statutory requirement that at least 75 percent of the households assisted by the MTW PHA are very low income for MTW public housing units and MTW HCV's 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 FY2025
80% - 50% Area Median Income	0
49% - 30% Area Median Income	0
Below 30% Area Median Income	0
Total Local, Non-Traditional Households Admitted	0

ii. Maintain Comparable Mix

HUD will verify compliance with the statutory requirement that MTW PHA's continue to serve a comparable mix of families by family size by first assessing the 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 FY2025

Baseline Mix of Family Sizes – October 2011

Family Size	Occupied Public Housing Units	Utilized HCV's	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 and/or unrelated to the MTW PHA's local MTW program. 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 number given, should be included below.
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Please describe the justification for any "Non-MTW Adjustments" given above:

NONE.

MIX OF FAMILY SIZES SERVED (FY2025)				
Family Size	**Baseline Mix Percentage****	**Number of Households Served in FY25^**	**Percentage of Households served in FY25^^**	**Percentage change from baseline year to current Plan Year**
1 Person	35.2%	1,465	66%	30.8%
2 Person	16.2%	266	12%	4.2%
3 Person	18.3%	222	10%	-8.3%
4 Person	15.1%	155	7%	-8.1%
5 Person	9.5%	67	3%	-6.5%
6+ Person	5.7%	44	2%	-3.7%
Total	**100%**	**2,219**		

** 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:

In FY25 we served 1-person households the most due to our senior and/or PBV sites being single occupied units. A large portion of our real estate portfolio is compromised of single-units.

iv. 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	**76**	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*".
	1,111	***Total Households Transitioned to Self-Sufficiency***

*Figures should march the outcome reported for all activities where the goal of increased self-sufficiency is used in Section IV of this Annual MTW Report.

SECTION III: PROPOSED MTW ACTIVITIES

All proposed MTW activities that were granted approval by HUD are reposted in Section IV as 'Approved Activities'

SECTION IV: APPROVED MTW ACTIVITIES

Activity 2011-2: Triennial Re-Certifications

Description – This activity was approved and initially implemented in Year 1 (2011) as Biennial Recertification. In 2017, HACC revised this activity to Triennial Recertification for applicable households. All other components of the activity will remain the same.

Outcomes – in 2025, HACC realized time savings of 5,831 hours of staff time which translates into $25,670.79 in cost savings. The tables below detail these savings.

TRIENNIAL RECERTIFICATIONS	ALL PROGRAMS	
	BASELINE	2025
Annual Recertifications Required all households	1,674	1,099
Triennial Recertifications Completed	N/A	283
Hours per Recertification	4	1
Total Staff Hours for Annual/Triennial Recertifications	6,696	283
Adjustment for Decreased Households (582x 1 hours)		582
TOTAL STAFF HOURS FOR TRIENNIAL RECERTIFICATIONS	6,696	283
2025 Staff Time Savings	5,831	

2025 RECERTIFICATION ACTIVITIES	ANNUAL RECERTIFICATION COSTS	TRIENNIAL RECERTIFICATION COSTS
Total 2025 Households	2,219	827
Hours per Recertification	1	1
Total Annual Recertifications	1,099	283
Total Hours Annual Recerts	1099	283
2025 Average Hourly Cost	$30.67	$30.67
Total costs for All Tri/Annual Recertifications	$33,706.33	$8,679.61
Total cost for Annual Recertifications (without Triennial)	$68,056.73	
Total Cost Savings	$25,670.79	

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 $1,131,288.59 over the fifteen-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 2025.

Benchmarks, Metrics and Data Collection – The cumulative benefit has surpassed the benchmark; 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 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 appropiate 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 19 through 54 are required to actively participate in self-sufficiency.

Households in which all members ages 19 through 54 have been employed 30 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 data. However, the 8-year term limit was revised in 2025.

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 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-rick youth to 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.

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, receive individualized services, participate in workshops, training and earn financial incentives.

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 but not limited to, 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-term 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 goals, the money earned is disbursed to the participant where it can be used to their discretion. What we have seen is that participants tend to use their earned incentive for education, travel, transportation, and/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 31st, 2025, SHIFT has an enrollment of 181 participants with a combined total of over $300,000 in incentives earned across 181 participants.

Participants of the LSS and SHIFT program also partnered with the YouthBuild Program and enrolled in the workforce development training and educational activities. In 2025, we had 12 clients enrolled in the Adult Education Program with Penn Foster. We held 43 workshops and attended 13 outreach events as a representation for HACC.

2025 Client Spotlight

"Before SHIFT, homeownership felt overwhelming and honestly a little out of reach. The SHIFT program changed that for me in ways I didn't expect it. It held me accountable in the best possible way — not by pressure, but by structure and support. I had clear goals, clear expectations, and people who genuinely cared about my progress. What meant the most to me was the one-on-one support. Having someone I could talk to, ask questions, and problem-solve with made all the difference. I never felt judged — I felt supported and encouraged every step of the way. Today, I am proud to be a homeowner. That's something I once hoped for. I'm deeply grateful to HACC and the SHIFT program for giving me the tools, guidance, and confidence to make it happen. They didn't just help me buy a house — they helped me build a future."

- ***Al'Kela Ervin, SHIFT Graduate and Homeowner***
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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

Champaign County Median Family Income

CHAMPAIGN COUNTY MEDIAN FAMILY INCOME		
2010	**2025**	**% of change**
$67,100	$100,900	66.5%

It would be expected other economic factors might also impact household income; thus, in analyzing the increase in client income, we also analyzed the county-wide Median Family Income. As noted in the table above, the MFI for Champaign County has increased 66.5% since commencement of our MTW designation.

The table below provides a comparison of household earned income from initiation of the MTW Program through December 31, 2025. The increase in earned income has been 42.43%.

LSS HOUSEHOLD INCOME	2010 INCOME	2025 INCOME	% OF INCREASE
Average Household Earned Income	$10,280	$24,226	44.3%

Note: 44.3% income increase is based on Inflation adjustment Using BLS CPI-U annual averages (1982–84 = 100), the CPI was approximately 218.1 in 2010 and 314.8 in 2025, giving a cumulative inflation rate of about **44.3%** over that period

Outcome – The outcomes of this activity are best summarized in the table below. HACC has served a total of 2,219 households in 2025. Of these, 76 transitioned to self-sufficiency and 823 were exempt from the LSS program. The remaining families are non-exempt and required to adhere to LSS work requirements.

Outcome of LSS Participants

MANDATORY LOCAL-SELF-SUFFICIENCY PROGRAM - 2025		
Total Households Served	2219	100%
Transitioned to Self-Sufficiency	76	3.5%
Exempt from LSS Requirements	825	37%
Active LSS Households	**1,394**	**63%**
COMPLIANT LSS Households		
Education	39	2.7%
Employed	1176	84%
NON-COMPLIANT LSS Households		
Unemployed/Underemployed	179	13%
Pending Exemption/Hardship	0	0%

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, 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 of 5% if 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.

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 the Housing Choice Voucher participants, the tenant's rent is capped at the flat rent amount. Units, for which 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 simple rent calculation which resulted in a reduction in the average staff hours per rent calculation as detailed in the table below. Simplification of the calculations also contributes to more accurate rent determination and minimizes calculation errors.

Table – Tiered Flat Rent Cost Savings

TIERED FLAT RENTS	ALL PROGRAMS	
	BASELINE FY2011	FY2025
Total Households	1,674	2,219
Annual/Triennial Recertifications Completed	1,674	1,382
Interim Recertifications Completed	502	967
Average Staff Hours Per Rent Calculation	1.5	.75
Total Staff Hours per Rent Calculation	**3,264**	**1536**
2025 Staff Hours Saved	**1728 Staff Hours Saved**	
Average Cost per Hour	$25.31	$30.67
Total Cost for Rent Calculation	$82,611	$47,109
2025 Cost Savings	**$35,501**	

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

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 abled-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 below details new admissions in 2025 for households ages 55 to 61

MODIFIED DEFINITION OF ELDERLY	
Total Households Admitted 55+	**22**

Outcomes – This activity does not measure the number of units occupied by individuals under the modified definition of elderly. The outcome in 2025 was 22 individuals housed aged 55+ that would not have been housed without 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 Local Homeownership Program activity is to expand HACC's Mandatory Self-Sufficiency Program that ensure other local affordable homeownership opportunities and services in Champaign County are not duplicated.

HACC targets existing clients that complete the MTW Mandatory 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 service 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.

> "*My experience working with the HACC/SHIFT program has been a very rewarding and enlightening one, from classes teaching about budgeting and saving to classes teaching about the fundamentals and basics of homeownership all were very informative and helped me tremendously make the right informed decision about purchasing a home. I am very grateful that this program was in place to prepare me in a lot of ways of reaching my Self-Sufficiency goal of owning a home*!"
>
> - ***Tyeshia Carroll, SHIFT Graduate and Homeowner***

-

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 gives credit to the program and solidifies the necessity for this program.

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
New Homeowners 2025	***5***
Total Cumulative New Homeowners	***41***

Outcomes – The outcome of this activity has been the cumulated 41 households that have successfully transitioned to self-sufficiency and off housing assistance programs through the purchase of their own homes.

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 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.

Impact – The impact of this activity is the quality of housing in which vouchers are utilized. In the tenant-based program, 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 the PBV units in neighborhoods 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. The table below provides analysis of the cost savings of the Local MTW Project Based Voucher Program for 2025.

PROJECT BASED VOUCHER COST SAVINGS - 2025	
Total PBV’s Leased in 2025	683
Managed by Private PM’s	305
Average Staff Hours per Unit	12
Total Estimated Staff Hours	3,600
Average cost per hour	$30.67
Total Staff Cost PBV Administration	**$110,412**

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 has procured a third-party marketing firm to conduct the market analysis necessary to identify the primary real estate sub-markets

(PRESM's) 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 below identifies 2025 households that moved to areas in higher poverty; to areas of lower poverty and to poverty neutral areas.

We have also decided to track the opportunity areas of Housing Choice Vouchers Clients as a whole. The table below shows the impact of Local Payment Standards and how that has had a direct result in removing the concentration of voucher holders from areas of lower opportunity in Champaign County.

Tenant Based Voucher Program Moves - 2025		
Moves to Lower Poverty Rates	54	2.4%
Moves to Higher Poverty Rates	11	.49%
Moves with No Change in Poverty Rates (Did Not Move)	2,154	97%
Total Moves	65	2.9%
Total Cumulative TBV Vouchers to Low Poverty	**417**	

Tenant Based Voucher Opportunity Areas		
Opportunity Area	**# of Residents**	**% of Total**
Low Opportunity	313	26.2
Moderate Opportunity	804	67.3
High Opportunity	78	6.5
TOTAL	**1195**	**100**

Note: The number of residents is subtracted from our Project Based Vouchers that are utilized and managed by private PM's

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 of HAP costs for tenant-based vouchers as tenants have options to move to higher rent areas of opportunity.

The reason for development and implementation of this activity is the overall conditions of units in which participants utilize tenant-based vouchers. In analysis of the properties, HACC found that 80% of all tenants-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.

We also see that over 70% of tenant-based voucher holders live in moderate to high opportunity areas. We anticipate this is due to the Local payment standards as well as, an overlap with landlord incentives which will be discussed later in the report.

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 to HUD approval and certifies that the HUD site selection requirements have been met.

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

The table below identifies the properties that have been developed to date under this activity. As notes, all units serve households below 80% of the area's medium income.

HOUSING UNITS RESTRICTED TO 80% AMI				
NAME OF PROPERTY DEVELOPED UNDER THIS ACITIVITY	TOTAL UNITS	UNITS WITH SUBSIDY	UNITS WITH NO SUBSIDY	RENT RESTRICTION LIMITS
Bristol Place	90	84	6	LIHTC <60%
Hamilton on the Park	36	36	0	LIHTC <60%
Haven at Market Place	122	120	2	LIHTC <60%
Highland Green	33	33	0	LIHTC <60%
Ladd Senior Housing	40	11	29	LIHTC <60
Maple Grove Central	8	8	0	PBV <80%
Maple Grove Manor	23	15	8	PSH <80%
Newton Senior Housing	35	9	26	LIHTC <60%
Oakfield Place	30	10	20	LIHTC <60%
Pinewood Place	24	24	0	PSH <50%

Providence at Sycamore Hills	92	83	9	LIHTC<60%
Providence at Thornberry	160	143	17	LIHTC <60%
Sugar Creek Crossing	43	11	32	LIHTC <60%
The Manor at Prairie Crossings	18	18	0	PBV <50%
TOTAL	**754**	**605**	**149**	

HACC obtained a new acquisition of Maple Grove Central (209 N Central Ave. Urbana, IL) in 2025 that has eight (8) units for formally homeless individuals through Project Based Vouchers.

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 the 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.

LEVERAGED CAPITAL						
DEVELOPMENT PROJECT	**Private Capital**	**MTW Block Grant Funds**	**Total Development Costs**	**Units**	**Total Cost per Unit**	**HACC Cost per unit**
Bristol Place Residences	$21,829,506	$1,700,000	$23,529,506	90	$261,439	$18,889
Hamilton on the Park	$6,657,400	$725,000	$7,382,400	36	$205,067	$29,667
Haven at Market Place	$17,753,206	$9,000,000	$26,753,206	122	$219,289	$73,770
Manor at Prairie Crossing	$1,200,000	$2,480,352	$3,680,352	18	$204,464	$137,797
Maple Grove Central	0	$613,746.20	$613,476.20	8	$76,684.55	$0.00

Maple Grove Manor	$1,304,343	$712,000	$2,016,343	24	$84,014	$29,667
Oakfield 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
Providence	$34,871,175	$4,750,000	$39,621,175	252	$157,227	$18,849

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 Urbana Park Place). The Emergency Shelter 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 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 occupancy. United Way funds intensive case management services and manages the contract with the corresponding services 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 have a warm and secure place to stay during the winter months and throughout the entire year. Case management services assisted to stabilize families and transition them into permanent housing.

Outcomes – A total of 0 families were assisted in 2025 due to extensive renovation of the property. This project was funded by Champaign County, who provided 675k toward the renovation and the Housing & Homeless Innovation grant, a partnership between the City of Urbana, The City of Champaign, and the Urbana Home Consortium.

Activity 2020-2: Sponsor Based Voucher Program

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

Background – To meet the MTW statutory goals of expanding housing choice and building self-sufficiency, the Housing Authority of Champaign County proposed 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 consistently address the housing needs of "hard to house" populations through strategic engagement, goal mapping, and need-based stabilization for low-income families being serviced by one of our community partners.

In pervious plan, HACC has received approval for the following MTW activities

1. 2019-1 Reentry Transitional Housing Program
2. 2020-1 Illinois Commitment Student Voucher Program
3. 2020-2 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 three years, HACC has been diligent in the research and development of community need-based housing programs. HACC proposed to utilize its MTW Flexibilities to develop a Sponsor Based Voucher (SBV) Program that addresses housing insecurity of high-need families. HACC has partnered with local services that provide work directly with hard-to-house populations, including but not limited to individuals with psychiatric, developmental and behavioral disabilities, and criminal backgrounds. Participants of the program receive housing assistance from HACC and intensive support services and case management from the local services provider and/or HACC provider. It is important to note that services providers may serve more than one household/individual per voucher during the fiscal year. The following table reflects HACC Sponsor Based Housing current and planned.

Service Provider	Start Date	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 high education	5
Healthy Beginnings	Implemented 2021	Families participating in Carle's Healthy Beginnings	4
YouthBuild	Implemented 2021	YouthBuild Participants aged 16-24 in need of affordable housing	5
Youth Transitional Housing	Implemented 2021 – re-starts in 2026	Youth aged 18-24 experiencing homelessness	8
Provisional Housing Program	Proposed 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 Reentry Transitional Housing Program, 2020-1 Illinois Commitment Student Voucher Program and 2025 to add the Youth Transitional Housing that will be designated for youth 18-24 who may be experiencing homelessness in Champaign County. It was also 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.

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 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 allow the participant to use their voucher to retain affordable housing while also providing an opportunity to save money towards a downpayment 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 loan

The designated HCV homeownership program units will 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 2025

Cumulative Families/Individuals Assisted with Sponsor Based Vouchers	
Women in Need Recovery	5
First Followers	2
University of Illinois	13
Healthy Beginnings	4
YouthBuild	12
Provisional Homeownership Program	0
Families Impacted by Gun Violence	2
Family Service Providers	27
CU Tri	2
Total	**67**

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 designated 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 renal phase only of the program. Beginning in year 9, existing residents must elect to convert their tenancy to a lease purchase agreement. Residents opting out of the lease purchase program shall exit the program 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 to Refusal – beginning with year 9 of the tax credit compliance period, existing residents and all newly admitted residents will execute the 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 to 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 compliance with all criteria outlined above during that quarter. At lease 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 provision. 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 mee 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 by HACC, to determine the mortgage amount in 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.

The minimum Sales 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 residents who choose 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 HACC or a related affiliate have an ownership interest shall be considered for this activity
2. Properties must be located in Champaign County to participate
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 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 outcome. 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 development 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 families with an estimated $1,850 economic benefit. Additionally, in a community of 20,000, home-based businesses and online sales can account for 2.4million annually. Therefore, assisting our families in establishing small businesses in 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 training and gain essential skills in different 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 funding sources available to 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 established a business that is a legal entity formed and licensed in accordance with all state and local requirements, is insured, and is eligible to receive funding from HACC or other community partners to help secure equipment or other needed materials.

Training and workshops will be held at the Workforce Development Center, which is equipped with computers, internet access, and a projector and screen for training, workshops, and client use. The center can also 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 who are 18 years of age or older.

Work Opportunities – To provide participants with maximum opportunity to gain work experience, work opportunities will be provided, where applicable, 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 alongside skilled tradesmen and other professionals as often as possible. A Small Business Opportunity and Workforce Development Agreement will be executed with each work site, identifying the specific duties and responsibilities of each party, and assigning an on-site monitor for the participants. If no development projects are in progress at the time a participant is selected, HACC will provide opportunities to work with HACC staff in building and apartment maintenance.

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

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

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

Conflict of Interest – To ensure there is no conflict of interest in employing participants, applicants must complete a disclosure form confirming the absence of any conflicts of interest prior to employment.

Changes or modifications – This activity was modified as follows in 2024 and 2025
HACC is acquiring property to support the expansion of the Workforce Development Center, as detailed in Activity 2022-1. An initial allocation of $100,000 was designated to support the existing center; however, HACC is requesting an additional $1,000,000 to acquire a new, expanded facility. This request reflects a thorough assessment of community needs and the significant growth of HACC's self-sufficiency programs in recent years.
HACC's programs encompass a broad range of services, including homeownership counseling, workforce training and certifications, high school diploma and GED attainment, and case management and counseling for shelter and sponsor-based voucher programs. The demonstrated success of these programs has underscored the urgent need to expand both service offerings and staff capacity.

In addition to supporting existing programming, the expanded Workforce Development Center will accommodate additional Housing Choice Voucher (HCV) staff focused on intake processes and provide dedicated conference room space for larger briefings, which is increasingly necessary as HACC works to address its growing waitlist. This investment is critical to enhancing HACC's capacity to meet the evolving needs of the community and to ensure continued, effective support for individuals on their path toward self-sufficiency.

Target Population

The Workforce Development Center serves residents of affordable housing communities, including low-income families, unemployed or underemployed adults, and individuals seeking to improve their financial stability and housing situation.

1. Expected Outcomes
2. The expansion of the Workforce Development Center is projected to produce the following outcomes:
3. Increased employment rates and higher wages among program participants.
4. Improved financial literacy and credit scores, leading to greater rates of homeownership.
5. Enhanced community stability and broader economic development through the sustained success of program participants.
6. A replicable model for holistic community support that may be adopted by other housing authority jurisdictions.

The Workforce Development Center represents a critical step toward breaking the cycle of poverty and enabling individuals to reach their full potential. Through targeted training, education, and comprehensive support services, the center will empower participants to build better futures for themselves and their communities.

Regulatory Compliance

The Workforce Development Center project will satisfy the requirements of Parts 5a and 5e of PIH Notice 2011-45. HACC will adhere to all requirements set forth in PIH Notice 2011-45 governing Local, Non-Traditional development activities.

2025 Modifications – Small Business Development Financial Assistance

As part of ongoing program development, HACC is implementing a tiered financial assistance structure for the Small Business Development component of this activity. The three-tier system is designed to support participants at each stage of business development, from initial exploration through growth and expansion.

Tier 1 – Foundational Grants

HACC will provide foundational grants of up to $5,000 per participant to support the early stages of business development. Eligible expenses include, but are not limited to, education, business classes, business coaching, business plan development, and certifications or training. This tier is also intended to assist participants in evaluating the long-term viability and sustainability of their business concept.

Tier 2 – Small Business Grants

Upon development and approval of a business plan by the Small Business Committee, eligible participants may apply for a grant of up to $10,000 to further support their small business. Eligible expenses include, but are not limited to, licensing, business insurance, marketing, equipment, and inventory.

Tier 3 – Small Business Loans

Participants with an established and sustainable business developed through the Small Business Development Program may apply for a small business loan to support further expansion. Eligibility criteria will be established by the Small Business Committee prior to disbursement. Loans will be issued at a low interest rate, with repayment terms mutually agreed upon by both parties.

Outcomes – In 2025, HACC held 43 workshops and helped enroll 50 HACC clients in school or job training. Over $37,000 was invested in educational and career resources that served 32 individuals. We received 6 small business grant proposals that are pending approval for 2026.

Activity 2022-01: 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 Incentives

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.

Loyalty Incentive

HACC will offer a Loyalty Payment to landlord who lease their units for 5+ years to a HACC client. Landlords can receive this incentive indefinitely.

Outcomes—Landlord incentives rolled out in September of 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. In 2025, eleven (11) Lunch and Learn were hosted. In 2025, $176,926.00 was spent in Landlord Incentives.

Activity 2023-01: Supportive Services

HACC will provide 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 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 getting help with obtaining furniture for the unit to assist with daily living such as beds, tables, dressers etc. (this is utilized mostly for individuals and families who were formerly homeless, faced a disaster, or have recently escaped domestic violence)
7. Application Fee Assistance: Help pay some or all of the application fees as required by landlords or property managers when applying for the unit
8. Phone Minute Cards: Obtain phone cards to be able to call landlords, resources or other means of securing housing
9. Tenant Readiness: Assist with paying off debt or negative items on credit reports to improve their chances of obtaining housing in high opportunity areas.

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

In 2025, $215,781 was spent in Supportive Services and assisted 236 families in obtaining or retaining affordable housing

Supportive Services		
Year	**Dollars Expended**	**Number of Families Served**
2023	$173,000	167
2024	$250,000	356
2025	$215,781	236

Breakdown of Supportive Services Expended

Type of Supportive Services	*Dollars Expended*
Utilities	$5,417.22
Security Deposits	$198.568.87
Application Fees	$4,008.20
Bus Passes	$1,345.00
Phone Service	$315.27
Emergency Housing	$3,234,75
Furniture	$2,967.00
Total	**$215,781.00**

Activity 2024-04: Community Choice Initiative

DESCRIPTION OF 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

The payment standards based on SAFMR will only be utilized for the selected voucher holders wishing to participate in the Housing Choice Initiative program and move to the zip codes stipulated above.

Update on status of activity: Activity is ongoing in 2025. Through evaluation of our clients and their addresses we have found the following data that illustrates that over 70% of our clients live in moderate – high opportunity areas in Champaign County.

Opportunity Level	# Residents	% of Total
Low	313	26.2
Moderate	804	67.3
High	78	6.5
TOTAL	**1195**	**100**

Changes or Modifications: No changes or modifications planned for 2025.

V. ACTIVITIES NOT YET IMPLEMENTED

Activity 2023-02: Mid-Barrier Shelter

Background – 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 compromised in a 1-level building with 13 bedrooms that will house 1-2 individuals. The main level consists of two separate wings, one for men and one for women. The renovations of the building were completed at the expense of CU @ Home through private capital and fundraising.

Under a two-way Memorandum of Understanding, CU @ Home is currently responsible for administration and oversight of all program policies and procedures for the mid-barrier shelter. CU @ Home also provides intensive case management services and will select and manage the enrollment and waitlist for participants.

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 per unit operating costs as approved in the annual budget.

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 are outlined in the MOU between HACC and CU @ Home.

Update on status of activity: fully operational as of March 2026. Full reporting overview will be available in the 2026 MTW Report
Changes or Modifications: No Planned Changes or Modifications in 2025

Activity is not yet implemented as this is covering 2025 calendar year even though it is currently operational as of March 2026

Activity 2024-01: Alternative/Flat Utility Allowance

Description of MTW Activity

The cost of utilities has risen substantially in recent years. With the increasing impact of climate change and more severe weather, HACC has determined that utility costs should be factored into tenant rent calculations. While many families qualify for state and local utility subsidies, HACC's work requirement may prevent some families from accessing additional utility discounts.

HACC will establish a single, streamlined flat utility allowance by bedroom size for all projects within its jurisdiction. The goal of this activity is to reduce the administrative burden of calculating multiple utility allowances based on unit type and to streamline recertification processing time. The PHA will continue to review its utility allowance schedule annually and revise it if costs have changed by 10% or more from the prior year.

Statutory Goal Alignment

This MTW activity supports the goal of cost effectiveness by reducing the staff time required to determine utility costs and decreasing the error rate associated with utility allowance calculations.

Implementation Schedule

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

The utility allowance will be based on the lower of:

- Voucher size issued
- Unit size selected

HACC will establish two flat rent schedules for 2026:

- **Multifamily Utility Allowances —** includes low-rise, high-rise, townhome, and semi-detached units

0BR	1BR	2BR	3BR	4BR	5BR	6BR
$81	$91	$120	$151	$180	$208	$224

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 as the basis for this analysis. Going forward, the flat utility allowance will increase by 2% annually, and a formal utility study and analysis will be conducted every three years.

Update: This activity was not implemented, as several households would have resulted in zero rent. The activity is currently under reassessment.

Activity 2024-02: Eliminate Utility Reimbursement

Description of 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 2025-01: Home is Possible Homeownership Program

Description of MTW Activity

Through the Home is Possible Homeownership Program, HACC seeks to assist eligible Housing Choice Voucher participants apply their subsidy towards a monthly mortgage payment instead of rent. Households may be eligible to participate if they meet HUD's definition of first-time homebuyers and have either earned income, Social Security or Supplemental Security Income.

Eligibility guidelines include, but are not limited, to the following:

I. Must be an HCV program participant in good standing.
II. Participating households must demonstrate a minimum of three years of stable employment or can provide documentation of acceptable fixed income for that time period.
III. All households must participate in homebuyer education and housing counseling through a HUD certified housing counseling agency and receive a certificate of completion.
IV. Has completed at least one year under lease through the HCV program.
V. Does not owe any debts to HACC, their landlord, or any other housing authority.
VI. Household must be able to obtain their own financing from an approved lender, and the acquired home must serve as the household's sole residence and are not allowed to rent their property during the HAP subsidy period.
VII. Head of Household must be enrolled in the SHIFT (Family Self-Sufficiency) Program.

The Home is Possible Homeownership Program will also utilize its MTW flexibility to maintain the same HAP subsidy amount for the entire participation period that the household had prior to being accepted into the homeownership program. Subsequently, Participants in the Home is Possible Homeownership Program will be required to complete triennial reexaminations. Furthermore, a household may request an interim examination in instances where their income has decreased, and they are eligible for a hardship.

Statutory Goal Alignment

This MTW activity meets the goal of expanding housing choices. A<u>nticipated Impact of the Activity</u>

Homeownership provides individual and social benefits for families that include increased self-worth, improved housing quality, improved childhood development, and increased opportunities to build wealth for the family. The Home is Possible Homeownership Program will provide fixed subsidy payments for the duration of the program (15 years). As a result, households can save more money as their income increases and will be in a better position to take over full mortgage payments once the term ends.

Implementation Schedule

The program will be implemented once HACC's MTW Plan has been approved. Due to increased inquiries from interested households, HACC is confident that the goal of providing homeownership assistance to ten households per year is feasible. Upon Plan approval, an implementation plan for the activity will be developed

Update: This activity has not been implemented due to HACC staff working with partnering organizations, bank lenders, and realtors to establish a proper standard operation procedure regarding the implementation of the project. We project that this will be implemented by the end of 2026.

Activity 2025-03: Emergency Housing Support Services

Description of MTW Activity

HACC, in partnership with a local homeless services agency, would like to utilize its MTW funds to increase homeless services for the literally homeless individuals and families in Champaign County.

Housing is a fundamental human right, and we believe that everyone deserves a safe and stable place to call home. However, due to the rising cost of living and increased rent, available affordable housing has declined. Instead, Champaign County residents are rent burdened and paying more than one third of their income on rent. This results in producing housing precarity for families and a rising homeless population in our community.

HACC has implemented the Emergency Family Shelter activity since 2015, has partnered with a local homeless shelter to develop the Mid-Barrier Shelter, and has provided vouchers for the most vulnerable populations through the Sponsor Based Voucher program, but the need still outweighs the resources we currently provide, and the community has available.

Therefore, HACC seeks to use broader use of funding authority to provide financial support for emergency housing to secure temporary housing for the literal homeless individuals and families and assist them from living on the street. HACC anticipates providing $1.5 million in MTW funds to administer and financially support the components of the Emergency Housing Services

Through partnership with local homeless shelters, case managers will also ensure an array of resources are available to individuals and families to obtain and maintain housing while working towards stabilization and self-sufficiency. Wrap-around services include:

- Housing Search Assistance for Permanent Housing
- Case Management
- Financial Literacy
- Workforce Development and Education
- Tenancy Skills
- Referrals to Other Agencies

Update – This activity has not been implemented yet because in 2025 four (4) organizations were approved to utilize this funding opportunity but could not utilize the funds due to the government shutdown. They started utilizing 2025 EHSS funds in January of 2026 and the data supporting this will be featured in the 2026 MTW report.

SECTION VI: ACTIVITIES CLOSED OUT

Activity 2011-1: Local Investment Policies

Description: HACC adopted investment policies consistent with the Illinois Public Funds Investment Act (30 ILCS 235), to the extent such policies complied with applicable OMB circulars and other federal laws. HACC invested in state-authorized securities that allowed for productive, efficient, and secure investment of funds.

Status: In 2016, HUD implemented a cash management system that established a HUD-held reserve, eliminating HACC's ability to maintain cash reserves locally. As a result, there is no longer sufficient cash to provide any meaningful benefit under this activity.

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 applies to the subsidy standards detailed in its HCV Administrative Plan to determine voucher size. A Request for Tenancy Approval is accepted only if the unit selected contains an equal or lesser number of bedrooms than those listed on the issued voucher.

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

Activity 2014-1: Local Inspection Standards

Description: HACC initially proposed adopting HUD's Uniform Physical Condition Standards (UPCS) for tenant-based voucher units in the Housing Choice Voucher Program, along with a property rating system to determine inspection frequency. HACC subsequently eliminated the rating system and proposed using local municipal building codes instead.

Status: This activity has been closed. Staff changes in 2017 required HACC to contract for outside inspection services; however, HACC was unable to secure inspectors sufficiently versed in local building codes. To ensure proper inspections, HQS standards were adopted in 2019.

Activity 2019-1: Re-Entry Transitional Housing Program

Description: In partnership with the Champaign County Reentry Council, HACC provided two single-family homes to local non-profits to address the housing needs of the reentry population. The Reentry Council connects individuals returning from the criminal justice system to the services and support structures they need to succeed, reducing recidivism and strengthening family stability in the community.

HACC transferred ownership of the two properties to a related non-profit affiliate, which 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 rehabilitated the properties and provides an operating subsidy equal to actual per-unit costs for maintenance and insurance.

HACC provides property management services, performs critical maintenance on structures and systems, and maintains insurance coverage. First Followers and WIN are responsible for day-to-day operations, including routine maintenance, utilities, cleaning, turnover of vacant rooms, and the provision and replacement of furnishings and supplies.

First Followers and WIN developed program policies and procedures — approved by HACC — covering admission criteria, continued occupancy criteria, and a clear definition of successful program completion. Waiting lists, participant selection, and occupancy of transitional reentry beds are managed by First Followers and WIN. Program participants are referred by the Illinois Department of Corrections, the Champaign County Sheriff, or local police departments from various municipal jurisdictions within 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 funding is available, 24 vouchers will be made available annually to individuals successfully exiting the program.

Criminal background policies are waived for individuals determined eligible for an MTW Reentry Tenant-Based Voucher, with the exception of registered sex offenders and individuals convicted of the production or manufacture of methamphetamine on the premises of federally assisted housing. Individuals with these offenses are ineligible. Those receiving an MTW Reentry Voucher have one year from the effective date of the initial HAP contract to comply with all MTW self-sufficiency requirements.
Case managers and peer mentors work with local landlords to help voucher holders locate housing. Voucher extensions of up to six months may be granted to allow sufficient time to secure alternate housing.

Under this activity, HACC also committed to reviewing and revising all current admissions policies for the Housing Choice Voucher Program and to working with Project Based Voucher partners to broaden reentry housing options.

Impact: Access to housing is one of the most critical challenges facing formerly incarcerated individuals. The Illinois Department of Corrections requires individuals to remain incarcerated for half of their parole period if they cannot secure an approved residence. Most local landlords — including HACC — have historically maintained policies that preclude renting to individuals with felony records. This activity creates a pathway to housing for individuals with criminal backgrounds. All eligible MTW Reentry Tenant-

Based Voucher recipients are also enrolled in the SHIFT Program to receive additional social services and resources as they work toward self-sufficiency.

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

Update: This activity has been closed 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 providing scholarships and grants to cover tuition and campus fees at the University of Illinois for Illinois residents between the ages of 17 and 24 with a family income of $61,000 or less. DACA and undocumented students are not eligible. Students age 24 and older are reviewed on a case-by-case basis. Illinois Commitment covers tuition and campus fees for new freshmen for up to four years (eight semesters of continuous enrollment) and for transfer students for up to three years (six semesters of continuous enrollment). The University covers any tuition and campus fees not offset by other federal, state, institutional, or private awards, including the Federal Pell Grant and the State of Illinois MAP Program.

Illinois Commitment does not cover room and board, course fees, summer or winter classes, intercampus or concurrent enrollment, study abroad, co-ops, internships, or other student expenses.
HACC will offer Student Vouchers to members of HACC-assisted households who are compliant with HACC's MTW Local Self-Sufficiency Program, have been admitted to the University of Illinois Urbana-Champaign, and are receiving Illinois Commitment assistance. The Student Voucher will cover the full cost of on-campus housing for the duration of the student's full-time enrollment at UIUC, provided the student maintains a passing grade point average.

Impact: The primary anticipated impact of this activity is to provide assisted household members ages 18–26 with the opportunity to live on campus. Research shows that on-campus students take more credit hours, maintain higher GPAs, have higher retention rates, and are more likely to graduate on time.

Outcome: HACC and the University of Illinois Urbana-Champaign are working to identify potential recipients from incoming freshmen and transfer students enrolling at UIUC. Once students are accepted, the eligibility determination process and voucher provision procedures will be finalized.

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

SECTION VII: PLANNED APPLICATION OF MTW FUNDS

A. *FINANCIAL REPORTING*

2025 SOURCE AND USES OF MTW BLOCK GRANT FUNDS	
SOURCES	**AMOUNT**
Total Tenant Revenue	-
HUD PHA Operating Funds	$24,153,529
Capital Grants	-
Total Fee Revenue	-
Interest Income	$52,987
Gain or Loss on Sale of Capital Assets	-
Other Income	$372,589
Total Revenue	**$24,579,105**
USES	**AMOUNT**
Total Operating – Administrative	$2,657,536
Management Fee Expense	$534,573
Allocated Overhead	-
Total Tenant Services	-
Total Utilities	$22,198
Labor	-
Total Ordinary Maintenance	$104,229
Total Protective Services	-
Total Insurance Premiums	$93,824
Total Other General Expenses	$425,288
Total Interest Expense and Amortization Cost	-
Total Extraordinary Maintenance	-
Housing Assistance + HAP Portability-In	$19,657,056
Depreciation Expense	$94,280
All Other Expenses	$0
Total Expenses	**$23,588,984**
SURPLUS/DEFICIT	**+$990,121**

ACTUAL USE OF MTW SINGLE FUND FLEXIBILITY
NONE

B. Local Asset Management Plan

i. **Did the MTW PHA allocate costs within statute in the Plan Year?**

N/A

ii. **Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?**

N/A

iii. **Did the MTW PHA provide a LAMP in the appendix?**

N/A

iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on the implementation of the LAMP. Please provide actual changes (which must be detailed in an approved MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year?

N/A

SECTION VIII: ADMINSTRATIVE

A. HUD Reviews, Audits or Inspection Issues

There were no HUD reviews, audits, or inspection issues which required HACC to take any action.