



MOVING TO WORK

ANNUAL PLAN

JANUARY 1, 2026 - DECEMBER 31, 2026

MOVING TO WORK (MTW) ANNUAL PLAN 2026

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SECTION I – INTRODUCTION

BACKGROUND

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

MTW has three statutory goals:

Reduce cost and achieve greater cost effectiveness in federal expenditures.

Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

Increase housing choices for low-income families.

HACC has been designated an MTW agency since 2010. In 2016 HACC signed a new agreement with HUD that ensures our participation in the program until 2028.

The following FY2024 Moving to Work Plan details how HACC intends to use its flexibility in the coming year. Moving to Work enables HACC to tailor our programs to best meet community needs and to quickly react to changes in the economy and rental market. Our community’s affordable housing crisis demands prompt action and thoughtful policy innovation. As described in the sections below, our MTW status is vital to how HACC operates as an effective and efficient public agency while serving over 2,000 households in Champaign County.

OVERVIEW OF MTW GOALS AND OBJECTIVES

The Housing Authority of Champaign County provides affordable housing for the low- and moderate-income residents of our communities through the Low-Income Housing Tax Credit Program, Project Based Vouchers and Tenant Based Housing Choice Vouchers. Our housing delivery model is based on

“Growing and Moving Forward Together.”

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

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

Short Term Goals – Upon receipt of the Moving to Work designation, the Housing Authority of Champaign County identified three primary goals that would drive its MTW activities. These goals continue to be our focus but have been refined to coincide with the agency rebranding and specific objectives to be accomplished in the 2025 Plan Year.

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

2026 Activities

- a. Complete implementation of an electronic tenant portal to facilitate rent payment and reporting of changes in household composition and income.
- b. Provide pre-recorded briefings with transcription, digital signatures, and a FAQs section on the website.
- c. Transition to a Comprehensive Software System that will increase efficiency and effectiveness

with workflow.

Goal 2 – Self-Sufficiency – Provide 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.

Objectives

- a. Build on the existing MTW Local Self-Sufficiency (LSS) Activity by developing an incentive for individuals and families with a low HAP to voluntarily forfeit their voucher.
- b. Increase funding for the Small Business Opportunity Program to provide foundational grants and support prior to starting a new business.
- c. Increase post-secondary educational opportunities through implementation of YouthBuild, the SHIFT Program, and the Small Business Opportunity Program and Workforce Development Center.

Goal 3 – Expand Housing Opportunities – Develop new housing in rural communities currently not served by HACC, leveraging private capital to ensure HACC’s economic viability and sustainability.

Objectives

- a. Expand the Sponsor Based Voucher Program to include housing referrals for individuals exiting mental health or substance abuse facilities, youth transitioning out of residential living, student vouchers for Parkland College and expand resources and housing opportunities for the reentry population.
- b. Increase funding for supportive services and landlord incentives to increase available housing, especially in high opportunity areas.
- c. Expand the local home-ownership program to include the option to participate in the HCV Homeownership Program while also removing income restrictions for individuals pre-qualified by a lending institution.

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

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

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

“Develop quality affordable housing communities...”

Development plans for 2026 will continue to be guided by the following principles:

- ⌚ Provide a direct housing subsidy at all new housing developed to assure affordability to the lowest income residents in Champaign County.
- ⌚ Take a more active role to address housing for special needs populations including chronically mentally ill and developmentally disabled individuals; taking special consideration to those who are exiting the Illinois criminal justice system; homeless or transient youth; and homeless individuals and families.

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

HACC implemented a mandatory self-sufficiency/work requirement (LSS) and term limits which were modified in the 2024 MTW Plan. The self-sufficiency/work requirements are driven by the following principles:

- ⌚ **Self-Sufficiency** – HACC defines self-sufficiency as behavior that exhibits personal accountability and financial responsibility demonstrated through consistent (more than 12 months) employment appropriate to the maximum skill level achievable by the individual.
- ⌚ **Mandatory Participation** – Participation in a self-sufficiency program is a condition of eligibility for new admissions and a condition of continued occupancy for existing residents and participants who do not meet the work requirement within one-year of being admitted to the program
- ⌚ **Adult Requirements** – All abled bodied heads of household, co-heads and spouses ages 18 through 54 are required to actively pursue activities to achieve economic self-sufficiency with a goal of employment meeting a minimum of 30 hours of school or work per individual adult and 30 hours of work income at the minimum wage (minimum wage x 30 hours x 52 weeks) per household. All able-bodied adult household members ages 19-24 must be enrolled in school full-time or meet the annual minimum household income after one year of participation.
- ⌚ **Minimum Tiered Rent** – In 2024, HACC removed term limits. Instead, after 8 years, the family will be required to stay at their income tier for the remaining term of their participation in the program. The

minimum income tier a household may qualify for at the end of the 8-year term is the Minimum Wage x 30 hours x 52 weeks. Currently the minimum income tier is set at \$23,400 (\$15 x 30 hours x 52 weeks). The family will not be terminated from the program as long as at least \$1 of assistance is being paid but will remain at the income tier assigned in year 8. The minimum tiered rent will apply to all households whose head is an able-bodied individual age 18 through 54.

⌚ **Job Retention** – HACC will continue to direct resources to job retention.

⌚ **Goal-Based Financial Incentive** – In 2025, HACC will continue implementation of a goal-based financial incentive to be paid to individuals enrolled in the SHIFT Program that remain LSS compliant and meet certain benchmarks of self-sufficiency to be paid upon completion of the Contract of Participation or successful exit from the HCV program.

⌚ **LSS SHIFT Program** – In 2024, HACC will continue the “SHIFT Program” to encourage compliant LSS households to develop additional skills that will lead to higher paying jobs or self-employment through entrepreneurial efforts.

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

HACC will continue to closely monitor financial resources and grow its entrepreneurial capacity to continue to generate non-federal funding for program operations.

SECTION II – OPERATIONAL INFORMATION

II.A Housing Stock Information

Planned New Public Housing Units

The Housing Authority of Champaign County will not add any new public housing units during the Plan Year.

Planned New Public Housing Units to be Added During the Fiscal Year										
AMP Name and Number	Bedroom Size						Total Units	Population Type*	# of UFAS Units	
	0	1	2	3	4	5			Fully Accessible	Adaptable
	6	+								
None	0	0	0	0	0	0	N/A	0	0	
Total Public Housing Units to be Added							0			
Planned Public Housing Units to be Removed During the Fiscal Year										
								Explanation for Removal All Public Housing Units were removed in 2018.		
Total Number of Units to be Removed						0				

Planned Public Housing Units to be Removed

The Housing Authority of Champaign County has removed all public housing units from its inventory as of December 2018.

Existing Project Based Vouchers

The following chart identifies all Planned and Existing Project Based Vouchers to be committed, under

PROPERTY NAME	VOUC HERS TO BE PROJE CT BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD	DESCRIPTION OF PROJECT
Main Street Lofts	12	Leased	No	Main Street Lofts is a 24-unit Permanent Supportive Housing project for individuals with special needs located in West Chicago, Illinois. HACC entered into an Agreement with the DuPage County Housing Authority to administer Project Based Vouchers for this project.
Ladd Senior Housing	11	Leased	No	Ladd Senior Housing is a 40-unit senior project located in the town of Ladd and is part of HACC's commitment to provide affordable housing in underserved rural communities. A 9% LIHTC was awarded in 2019 for this project.
Sugar Creek Crossing	17	Leased	No	Sugar Creek Crossing is a 43-unit senior housing project in the town of Robinson. Also, as part of HACC's commitment to provide affordable housing for seniors in underserved rural area, a 9% LIHTC application was awarded in 2019. Six additional PBVs were added to this development in 2024.
Williams Street Townhomes	8	Leased	No	Williams Street Townhomes is a 32-unit project located in Dwight, Illinois and is part of HACC's commitment to provide affordable housing for families. The property features 1, 2, and 3-bedroom units.
Newton Senior Housing	26	Leased	No	This is a 35-unit senior housing project in the town of Newton. It too is a project that will assist in HACC's commitment to providing affordable housing in underserved rural areas. A 9% LIHTC application was awarded in 2019. Added 7 vouchers to the development in 2024.
Pinewood Place	24	Leased	No	Pinewood Place is a 24-unit project located in the City of Urbana that will serve individuals with special needs. The project was financed with a Supportive Housing Grant from the Illinois Housing Development Authority and MTW Block Grant funds.
The Haven at Market Place	84	Leased	Yes	The Haven at Market Place is a 122-unit project located in the City of Champaign. The project consists of 98 senior units in a three-story elevator building and 24 special needs units in two 12-unit buildings. Eighty-four (84) of the units are RAD units; thirty-six (36) units are MTW Project Based Vouchers and there are two (2) market rate units at the project. The project was financed with tax exempt bonds and 4% LIHTC equity along with HACC sales proceeds from Skelton Place and MTW Block grant funds.
	36		No	
Oakfield Place	20	Leased	No	Oak Field Place is a 30-unit senior project located in Henry, Illinois and is part of HACC's commitment to provide affordable housing in underserved rural areas of central Illinois. Added 10 units to this project in 2023.

PROPERTY NAME	VOUCHERS TO BE PROJECT BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD	DESCRIPTION OF PROJECT
Bristol Place Residences	84	Leased	No	Bristol Place is a 90-unit townhome and single-family new construction project located in the City of Champaign and developed under an Intergovernmental Agreement with the City of Champaign. This is the first of two projects that will comprise the overall redevelopment of the Bristol neighborhood.
Oakwood Trace	50	Leased	No	Oakwood Trace is a 50-unit community developed under the LIHTC program in 2001.
Hamilton On the Park	36	Leased	No	Hamilton on the Park is a 36-unit community developed under the 9% LIHTC Program. Hamilton was a replacement project for the former Dorsey Homes Public Housing Community demolished under a Section 18 approval.
Douglas Square	50	Leased	No	Douglas Square is a 70-unit project also developed under the 9% LIHTC program. This community was built on the site of a former Public Housing community demolished under a HOPE VI demolition only program. 37 vouchers will be added in 2025.
Providence at Sycamore	83	Leased	No	Providence at Sycamore is an 83-unit community developed under tax exempt bond and 4% LIHTC program. Sycamore was a replacement project for the former Dunbar Homes Public Housing Community demolished under a Section 18 approval.
Providence at Thornberry	143	Leased	No	Providence at Thornberry is a 143-unit community developed under tax exempt bond and 4% LIHTC program.
Highland Green	33	Leased	No	Highland Green is a 70-unit project also developed under the 9% LIHTC program. Seven (7) of these units are VASH PBV.
Manor at Prairie Crossing	18	Leased	No	Manor at Prairie Crossing is an 18-unit senior community in the Village of Mahomet.
Maple Grove Manor	15	Leased	No	Maple grove Manor is a 24-unit community developed under a Permanent Supportive Housing Program and provides transitional housing for homeless families with children. Of the total units, 15 have MTW Project Based Vouchers.
Washington Square	104	Leased	Yes	Washington Square is a former Public Housing Community converted to PBV under the RAD Program.
Columbia Place	16	Leased	Yes	Columbia Place is a former Public Housing Community converted to PBV under the RAD Program.
Hayes Homes	6	Leased	Yes	Hayes Homes is a former Public Housing Community converted to PBV under the RAD Program.

PROPERTY NAME	VOUCHERS TO BE PROJECT BASED	PLANNED STATUS AT END OF PLAN YEAR	RAD	DESCRIPTION OF PROJECT
Steer Place	108	Leased	Yes	Steer Place is a former Public Housing Community converted to PBV under the RAD Program.
Youman Place	20	Leased	Yes	Youman Place is a former Public Housing Community converted to PBV under the RAD Program.

Bristol Place Senior Housing	46	AHAP	No	Bristol Place is under AHAP and committed to assisting seniors at this newly constructed building.
Maple Grove Central	8	Leased	No	Maple Grove Central is an acquired property that will be used for permanent supportive housing for individuals that were formerly homeless or at risk for homelessness.
Homestead	25	Leased	No	Homestead is an acquired property that will be used for permanent supportive housing for individuals that were homeless or at risk for homelessness.
Hope Village	24	Leased	No	Hope Village is a community of tiny homes that will be constructed to house the medically vulnerable and chronically homeless population.
	1,064	Total Project-Based Vouchers		

Planned Other Changes to the MTW Housing Stock Anticipated During the Plan Year

Other housing changes planned for 2025 include adding short-term assistance for families living in 6 Single Family Scattered Sites. These units were removed from the Public Housing portfolio on December 20, 2018, through the “de minimis” authority under the Rental Assistance Demonstration (RAD) Program. In 2025, HACC will continue renovating the 6 scattered site units repurposed under MTW Activity 2024- 03- Short-Term Assistance for Scattered Sites, along with local funds, to provide additional transitional housing for justice-involved individuals.

HACC also intends to purchase 5-10 additional scattered site units for special populations and will include supportive services.

LEASING INFORMATION

Planned Number of Households Served

Planned Number of Households Served at the End of the Fiscal Year		
MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***
MTW Public Housing Units to be Leased	0	0
MTW Housing Choice Voucher (HCV) Units to be Utilized	2,258	27,096
Local Non-Traditional: Tenant based	0	0
Local Non-Traditional: RAD Project Based	0	0
Local Non-Traditional: Property-Based	42	504
Local, Non-traditional: Homeownership	4	48
Total Households Projected to be Served	2,304	27,648

Planned Number of Households Served at the End of the Fiscal Year			
Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased**
Tenant Based		00	00
Property-Based	2024-3 Short Term Assistance for Scattered Sites	12	144
	2024-3 Short Term Assistance for Scattered Sites	30	360
Homeownership	2011-6 Local Homeownership Program	04	48
Total Households Projected to be Served		46	552

The HACC opened its waiting list in 2024 and increased its project-based voucher portfolio. Additionally, HACC has implemented a new activity, Landlord Incentives, to help increase its overall HCV utilization as well as removed restrictions on voucher rightsizing due to the shortage of available affordable housing units.

Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions	
Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Housing Choice Voucher Tenant Based	High demand for one-bedroom units and increased monthly rents that exceed our payment standards (PRESM) in certain areas; Increase in rental costs in Illinois
Housing Choice Voucher Project Based	There are still some lingering issues with 3rd party management administering the units. However, HACC has taken over operations of one of the properties and are working directly with the 3rd party property managers of other sites to resolve ongoing issues.
Local Non-Traditional	No anticipated leasing problems.

In 2024, HACC removed MTW Activity 2013-1: Rightsizing Vouchers and instead modified rent burdens so families can select units that meet their needs as long as they remain within the payment standard of their voucher bedroom size.

WAIT LIST INFORMATION

Waiting List Information Anticipated

Housing Program(s)*	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal RAD Housing Choice Vouchers	Site-Based	2,514	Partially	Yes
Federal MTW Housing Choice Voucher Program (Tenant Based)	Community-Wide	1,466	Closed	No

Federal MTW Housing Choice Voucher Program (Project Based)	Site-Based	3,965	Partially	Yes
Non-Traditional MTW Housing Assistance Program (Emergency Shelter Units)	Site-Based	0	Open	Yes

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

The waiting list will remain partially open for individuals ages 55 and over.

Duplication Across Waiting Lists – Over 50% of all applicants on the Tenant Based Waiting List are also on one or more of the Project Based Waiting Lists.

Planned Changes to the Waiting List

WAITING LIST NAME	DESCRIPTON OF PLANNED CHANGES TO WAITING LIST
Tenant Based Vouchers	N/A
RAD Project Based Vouchers	N/A
Project Based Vouchers	N/A

SECTION III –PROPOSED ACTIVITIES

HACC is proposing two new activities for the proposed 2026 MTW Plan.

Activity 2025-04: Direct Rental Assistance

DESCRIPTION OF PROPOSED MTW ACTIVITY

Background

The Housing Authority of Champaign County is requesting to implement and test a Direct Rental Assistance Program (DRA). The DRA Program would provide a rental housing subsidy directly to the renter rather than providing it to the landlord.

Due to HACC being over-leased we cannot begin pulling from our waitlist for quite some time. We have 4,000 people on our waitlist currently and believe that DRA could help aid families in providing rental assistance until we can begin pulling from the current waitlist. Immediate assistance, i.e. DRA, is in response to immediate need within the local community of Champaign County.

The goal of the DRA Pilot is to encourage Self-Sufficiency so that families can better manage their household finances, reduce dependency on long-term rental assistance programs, and build stronger financial foundations for the future. By placing the subsidy directly in the hands of renters, families are empowered to make informed housing decisions while developing greater fiscal responsibility. The core objective of the program is to help participating families improve their savings habits, whether through budgeting support, financial literacy resources, or reduced housing cost burden, so that over time, they are equipped to operate more independently and sustainably without the need for continued government assistance

Description

The DRA program will target two populations:

1. **Able Bodied Adults** who have demonstrated at least 6 months of employment. HACC will not notify the landlord of PHA involvement. Work requirements will be in alignment with HACC's current MTW work requirement, where heads of household and anyone over the age 19 must work at least 30 hours a week.
2. **Elderly and Disabled Adults** where no work requirement will be implemented for this population. HACC will notify landlord of PHA involvement to provide assurance of payment and help the landlord feel secure about renting to the tenant.

Family Selection Process

The Housing Authority of Champaign County intends to pilot the DRA program with 175 families. HACC currently has a housing choice voucher program waitlist that has 4,000 applicants. HACC will begin the pilot July 2026 as HACC will open a Direct Rental Assistance (DRA) waitlist that would be open to all without exclusion to families who are currently on our waitlist for a Housing Choice Voucher(HCV).

We intend to pull up to 175 families from the waitlist which high priority designated to Project Based Voucher referrals. We will then send a letter to the prospective families and individuals to schedule households for a briefing and detailed overview of the DRA Program.

Families selected from the waitlist who are currently on our HCV waiting list will not be removed from the HCV waiting list. DRA will be offered as an alternative option to obtain housing assistance quicker will still have the option to obtain a housing choice voucher once their name is pulled from the HCV waiting list.

Similarly, HACC plans on prioritizing our existing system for the sponsor-based voucher program. The sponsor-based voucher program works with 10 different organizations who work with homeless families, the formerly incarcerated population, mental health and substance abuse and educational institutions to make referrals to us for housing assistance. Due to HACC currently being over-leased, the SBV program has been paused. Providing direct rental assistance to these individuals and families will ensure we can continue to provide the critical resource of housing even when we are fully leased on the tenant-based side. As our neighboring organizations make referrals, we will have designated DRA Funds for SPV's as necessary

HACC has a signed Memorandum of Understanding with each partnering agency detailing the responsibilities of each party. Depending on the organization and its services, they have specific eligibility criteria to determine which individuals and families are eligible for a SBV referral. Once the partnering agency submits the referral to HACC, HACC staff confirm their qualifications for the SBV program. HACC

will then send a letter to those families explaining the DRA program to gauge interest and then schedule interested households for a briefing for a detailed overview of the DRA program.

Families that choose to participate in the DRA program can still be referred to the SBV program. DRA will be offered as an alternative option to obtain housing assistance quicker while still having the option to obtain a housing choice voucher once vouchers become available.

Once families have been pulled from the waiting list or referred to the SBV program, interested households will be placed on the DRA waiting list and given the opportunity to receive a housing grant through the DRA program.

Eligibility

The eligibility determination for the DRA program will be the same as the HCV Program with the addition of the work requirement for able bodied adults. Families must be pulled from the DRA waiting list, and they must meet the income limit, citizenship status, background screening, etc. as a requirement for entrance into the DRA program.

Acceptance

Once a family has met the eligibility criteria, families are required to show proof of a current checking account and attend a workshop in order to be accepted into the DRA program. The required workshop will prepare families for market-rate living without HACC oversight. Topics will include but are not limited to:

1. Detailed Review of the DRA Program
2. Tenant-Landlord Obligations
3. Renting (the lease, on time payments, evictions, security deposits, utilities, beyond normal wear and tear, etc.)
4. Upkeep of the Property
5. Relationships (landlord, neighbors, responsibility of guests)
6. Resources (social services, housing laws, communication/conflict resolution, VAWA, etc.)
7. Inspections
8. HACC's onsite Inspector will complete Unit Inspections.
 - All unit inspection requirement will be based off HUD regulations
 - Once a unit has been located by the tenant HACC will inspect the unit prior to move-in up to 90 days in advance per HACC's MTW authority

Rental Assistance Process

2. Once a family has been accepted into the DRA program, they will enter into a legally binding Direct Rental Assistance contract.

3. Rental assistance will be determined using 100% of the applicable payment standard, based on the bedroom size in which the family qualifies regardless of the tenant's income. The payment standards used will be based on MTW Activity 2012-1: Local Payment Standards.

4. Housing Authority of Champaign County will be responsible for determining rent reasonableness. The DRA payment will not exceed the gross rent, nor will it exceed the applicable payment standard the DRA family qualifies for.

5. DRA funds will be administered to DRA families in the form of a monthly grant from Maple Grove Corporation (HACC's non-profit third-party administrator). DRA families will receive a grant letter detailing the entire grant amount (applicable payment standard at the time of admission and recertification multiplied times 12 to cover the entire rental period of the lease). Therefore, DRA families will have proper documentation to support their DRA subsidy as additional income for rental applications. Additionally, as a grant, the DRA will not be taxed by the IRS.

6. DRA payments will be directly deposited in the family's checking account on the 28th of the month for the following month's rental assistance.

Direct Rental Assistance Contract

Just as the HAP contract legally obligates the landlord, the DRA contract legally obligates the DRA family. The DRA contract reduces the incidences of fraud as it makes the recipient legally responsible for adhering to the policies and requirements of the program and paying the funds to the landlord. In the case of a breach of contract, HACC will take the necessary legal measures. Failure to adhere to the DRA contract will result in DRA abatement to the participant. If the DRA is used for anything other than rent and the rent is not paid, eviction proceedings may begin. Then the DRA family is in breach of both their lease agreement and their DRA contract.

The DRA contract will be signed after acceptance into the DRA program. Contract addendums can be signed in conjunction with the DRA contract before OR after finding a unit. Once a contract addendum has been signed indicating the family's choice, it may not be rescinded. No DRA contract addendums can be signed once the family has executed a lease agreement.

The DRA contract outlines the DRA program requirements, which includes but is not limited to:

1. Work Requirement
2. Household Composition
3. Good Steward DRA Workshop
4. Checking Account Requirement
5. DRA Disbursement
6. DRA Monthly Rental Payment
7. DRA Rental Receipt Requirement
8. Bedroom Size
9. Locale:
10. Housing Type
11. Rent Reasonableness
12. Rent Burden
13. Supportive Services
14. Searching Timeframe
15. Housing Standards
16. HACC led Inspections
17. Executed Lease Agreement
18. Lease Term
19. Occupancy Requirements
20. Abatement
21. Eviction
22. Recertification

Early Termination of the DRA Contract

Either the HACC or DRA families may terminate the DRA contract before its expiration or for breach of contract after a good faith cure is exhausted. Such disputes are resolved through binding arbitration to control lawsuits and legal fees. Below is a list of circumstances, albeit not exhaustive, which may trigger early contract termination. If early contract termination is due to the family, any monies in breach of the contract must be paid.

back to the HACC.

1. By mutual written consent of the parties.
2. For material breach or default by either of the parties, provided that the defaulting party shall have thirty (30) days in which to cure such material breach or default. If such material breach or default is incapable of cure within thirty days, then the defaulting party shall not be in default hereunder if it shall have commenced such cure within the thirty (30) day cure period. If, upon the expiration of such thirty (30) day cure period, as the case may be, the default remains uncured, the non-defaulting party may, at its option, issue a notice of termination to the defaulting party which shall take effect no earlier than thirty (30) days after the date of such notice.
3. If the HACC discovers and can provide reasonable proof of fraud or embezzlement, the HACC may terminate the DRA contract immediately with no prior written notice required.
4. If any dissolution of the HACC occurs or any petition by or against the HACC for an adjudication as a bankrupt or insolvent, or for its reorganization, or for the appointment of a receiver or trustee of the HACC's projects, or any reorganization proceedings under any chapter of the federal bankruptcy code is filed or any assignment by the HACC for the benefit of creditors, or the taking of any projects of the HACC by any governmental officer or agency, then the HACC may terminate the DRA contract immediately.
5. If the HACC is required to terminate the DRA contract pursuant to the terms of any financing arrangement or any of the federal DRA program requirements, then the HACC may terminate the DRA contract immediately or with such notice as may be specifically provided for in connection with such termination requirement.

Good Steward Program

The traditional HCV briefing will be replaced by a Good Steward DRA workshop which provides participants with a detailed review of the DRA program and how to live in a subsidized-market rate world.

DRA Housing Search and Leasing

Families will have 120 days to find housing if housing is not secured when obtaining Direct Rental Assistance. The family must provide HACC with a copy of the executed lease agreement. If a family does not find a unit in the allocated time, the family will be put back on the DRA waiting list and HACC will select another family from the DRA waiting list.

DRA Financial Statements

Families must provide proof of payment within 10 days of the first of every month when receiving DRA. This can either be a statement showing a deduction via checking or savings or proof of receipt from their landlord and/or property manager.

DRA Interims

Since the DRA subsidy is based on bedroom size qualifications and not income levels, DRA families will not be entitled to interims based on changes in household income or composition; however, DRA families must notify the HACC of changes to household composition.

Annual DRA Recertification Every family must recertify it annually to maintain their DRA benefits. Adherence to the prior year's DRA contract will be examined. For families who continue on the DRA program, the family will be required to sign a new DRA contract for the next year.

DRA Program Evaluation

HACC engaged an independent third-party partner, Allecca Consulting Inc. to conduct a formal evaluation of the DRA Pilot, focusing on both implementation processes and performance metrics. This evaluation is intended to produce comprehensive, well-documented findings that may be shared with the U.S. Department of Housing and Urban Development (HUD), the MTW PHA community, the Internal Revenue Service (IRS), and other relevant stakeholders. Evaluation methodologies will be developed concurrently with program implementation to ensure alignment with program design, compliance requirements, and established performance objectives.

Ending the DRA Pilot Program

HACC considers the DRA program as a viable replacement for the HCV program and is eager to put this theory into action. HACC understands that as a pilot program, the DRA may end, and a contingency plan needs to be put into place to provide continued housing for DRA families. One expectation of the program is that DRA families will graduate from the program prior to the DRA pilot ending. The intention behind implementing a DRA program is to not only provide cash assistance and housing options, but also to prepare families for self-sufficiency. HACC understands that other options must be provided in the event the DRA pilot ends and families have not graduated from subsidized housing.

If DRA families who are pulled from the DRA waiting list happen to be pulled from the housing choice voucher waiting list the families DRA will be terminated. Since reinstatement policy to DRA families. If the voucher program has a loss of funding or sequestration and a regular voucher holder loses their assistance, the HACC creates a preference point for families that may have to lose their voucher during government shut-downs or funding cuts: PHA Policy 1 Point – The PHA will offer a preference to any family that has been terminated from a HCV program due to insufficient program funding. This solution does not pledge continued housing, and as such, other viable solutions will be sought to ensure DRA families remain housed if the DRA pilot program should end.

Statutory Goal Alignment

This MTW activity meets the statutory goals of cost effectiveness, self-sufficiency and housing choice.

Implementation Schedule

HACC will implement the DRA program approximately three (3) months after HUD approval. The first step in the implementation schedule is to pull 100 families from the current waiting list and begin gauging interest in the DRA program. HACC anticipates housing its first DRA participants within 6 months of approval.

Phase	Action Item	Description	Responsible Party	Timeline
Phase 1	Program Design Finalization	Finalize policies, eligibility criteria, and documentation	Policy Team & Executive Leadership	March 2026
Phase 2	Community Engagement	Inform local partners, service providers, and landlords	Outreach Coordinator	April 2026
Phase 3	Software & Training	Modify internal software and train staff	IT & HCV Team	April–May 2026
Phase 4	Launch Application Portal	Open intake to eligible households	HCV/Residents Team	June 2026
Phase 5	Program Rollout	Begin providing DRA to approved households	MTW Program Manager	July 2026 – Ongoing
Phase 6	Evaluation & Reporting	Track outcomes and submit required HUD reporting	Compliance & MTW Analyst	Quarterly

Cost Implications

3. Budget (Year 1 Projection)

Budget Category	Description	Cost
Rental Subsidy Payments	Flat-rate monthly assistance to 175 households @ \$750/month avg.	\$1,575,000
Staffing	Program manager, intake specialist (1.5 FTE)	\$120,000
Outreach & Marketing	Materials, events, media buys	\$10,000
Technology & Admin Costs	Software updates, data tracking	\$20,000
Contingency	5% of total budget for unforeseen needs	\$86,250
Total		\$1,811,250

Funding Source: MTW Block Grant Flexibilities

MTW Flexibilities Utilized

- **Alternative subsidy structure:** HACC will offer flat subsidies without traditional HAP contracts or utility allowances.
- **Local eligibility and screening:** HACC may waive typical HCV eligibility criteria (e.g., criminal background barriers) to meet local needs.
- **Reduced reexaminations:** Annual instead of interim reviews to reduce administrative burden.

4. Evaluation Metrics (Year 1)

Metric	Target	Tool
DRA Contract to lease w/ Owner within 60 days	85%	Internal data tracking
Households maintaining housing at 12 months	70%	Follow-up survey

Time from application to lease-up	≥ 60 Days	Internal case files
Timely Rent Payment	90%	Internal data tracking
Cost per household	≤ \$12,000	Budget analysis

Authorizations

The Housing Authority of Champaign County has authority to implement Activity 2025-04: Direct Rental Assistance (Pilot) due to PIH Notice 2011-45 and the use of funds MTW amendment to the standard agreement.

Reasonable Accommodations

HACC will evaluate reasonable accommodation requests on a case-by-case basis for participants requiring changes to program rules or policies, such as reasonable accommodations from the work requirement, exception payment standards, extensions to find units, and assistance finding accessible units, in accordance with 24 C.F.R. 8.28. Participants may submit a request for reasonable accommodation. Unless the requester’s disability and/or disability-related need for the accommodation are readily apparent, HACC may request documentation detailing the necessity of the request and its connection to the individual’s disability. A written request is not required, and each reasonable accommodation request will be evaluated by the 504 coordinators as they are made following HACC’s reasonable accommodation process. Approved accommodation will align with HUD guidelines and be implemented promptly.

Violence Against Women Act (VAWA)

DRA participants will maintain all protections afforded under the Violence Against Women Act (VAWA), consistent with the protections provided to HCV participants. These protections are critical in ensuring the safety and stability of individuals and families impacted by domestic violence, dating violence, sexual assault, or stalking. Key provisions include protection from termination, bifurcation of assistance, emergency transfers, and support, as outlined below. VAWA provides additional provisions, including a right to strict confidentiality, the requirement to provide a Notice of Occupancy Rights, and limits on the documentation that can be required when a survivor requests VAWA protections:

- Survivors will not lose DRA solely due to circumstances stemming from domestic violence, dating violence, sexual assault, and stalking
- In cases where a household member engages in criminal activity relating to domestic violence, dating violence, sexual assault, or stalking, DRA can be bifurcated to allow the survivor to maintain their housing while the abusive party is removed.
- HACC will allow emergency transfers survivors, consistent with its VAWA Emergency Transfer Plan. Survivors who meet the eligibility criteria for an emergency transfer will be prioritized for safe and appropriate relocation. Survivors are eligible if they expressly request the transfer and if they reasonably believe there is a threat of imminent harm from further violence if they remain in the unit or, additionally, if they are a survivor of a sexual assault that occurred on the premises in the last 90 days. Emergency transfers may include moving to another unit, transitioning to public housing or the HCV program, or working with local housing providers to identify suitable alternative housing. The survivor determines whether a transfer option is safe, and survivors may pursue multiple types of emergency transfers.
- Survivors will be offered an opportunity to connect with local organizations, legal aid, and other resources to ensure their safety and housing stability.

Activity 2026-1: YouthBuild Transitional Housing Support Program

DESCRIPTION OF PROPOSED MTW ACTIVITY

The Housing Authority of Champaign County (HACC) proposes implementing a YouthBuild Transitional Housing Support Program to provide stable, supportive housing for YouthBuild students and local Youth experiencing housing insecurity. Leveraging the authority granted through HACC’s Moving to Work (MTW) designation, HACC will acquire a 6–8-bedroom apartment complex to house eligible participants. HACC will locate a third-party management to administer subsidy provided by HACC as well as, property management.

The program will provide:
 · First month’s rent

- Security deposit
- Ongoing monthly rental subsidies in accordance with MTW policies (Subsidy will be equal to the 1-bedroom payment standard)

Eligible participants include YouthBuild enrollees and other local youth aged 18–24 who are housing insecure or experiencing homelessness.

This initiative is aligned with MTW Objective 3.a, as described below.

MTW Objective 3 – Expand Housing Opportunities

3.a. Expand the Sponsor-Based Voucher Program to include:

- Housing referrals for individuals exiting mental health or substance abuse facilities
- Youth transitioning out of residential living
- Student vouchers for Parkland College
- Expanded resources and housing opportunities for the reentry population

The YouthBuild Transitional Housing Support Program contributes directly to this objective by increasing housing opportunities for youth who lack stable housing.

STATUTORY GOAL ALIGNMENT

This MTW activity meets the statutory MTW goal of increasing housing choices for low-income families. The proposed initiative will exclusively serve low-income YouthBuild enrollees aged 18–24.

ANTICIPATED IMPACT OF THE ACTIVITY

The anticipated impacts of this initiative include:

- Preventing homelessness among YouthBuild students and other Youth
- Increasing YouthBuild program completion rates
- Supporting entry into the workforce or continued education

Fostering long-term housing stability for participating youth

IMPLEMENTATION SCHEDULE

HACC will implement this activity immediately upon approval of the MTW Plan. Initial implementation steps include:

1. Activity 2026-1: YouthBuild Transitional Housing Support Program a. LNT Development/Acquisition Maple Grove Development Corporation will acquire an apartment complex suitable for transitional housing. During the development stage, HACC will oversee the preparation of the property to meet program requirements and ensure it is ready to house eligible YouthBuild participants.
 1. **b.** LNT Rental Subsidy Upon acquisition, HACC will engage a third-party organization to manage both the property and the administration of rental subsidies provided by HACC. The subsidy structure will include first month's rent, security deposit assistance, and ongoing monthly rental subsidies equal to the 1-bedroom payment standard, in accordance with MTW policies.
2. Begin intake and enrollment of eligible YouthBuild students.

Unit of Measure	Baseline	Benchmark	Outcome	Benchmark Achieved
Number of how housing units made available for YouthBuild households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number).	Expected housing units of this type prior to implementation of the activity (number).	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

6-8	0	6-8	TBD	TBD
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Data source: HACC system of record.

COST IMPLICATIONS

The total projected cost of the proposed activity is \$1.5 million, consisting of:

- \$1,000,000 for acquisition of the apartment complex
- \$500,000 for rental subsidies, utilities, and operating expenses

AUTHORIZATIONS

This activity is authorized under HACC’s MTW Agreement, Attachment C, including Single Fund Budget with Full Flexibility, which waives provisions of Sections 8 and 9 of the 1937 Act and 24 CFR Parts 982 and 990; Transitional/Conditional Housing Program authority, which waives Sections 3, 4, 5, 8, and 9 of the 1937 Act and 24 CFR Parts 941 and 960 Subpart B; and Partnerships with For-Profit and Non-Profit Entities, which waives Sections 13 and 35 of the 1937 Act and 24 CFR Part 941 Subpart F. Additionally, HACC will adhere to all requirements set forth in PIH Notice 2011-45.

SECTION IV – APPROVED MTW ACTIVITIES

IMPLEMENTED ACTIVITIES

The chart below summarizes all Moving to Work activities that have been implemented to date.

Activity Number	MTW Activity	MTW Plan Year	Status
2011-1	Local Investment Policies	2011	Closed 2018
2011-2	Triennial Recertifications	2011	Ongoing
2011-3	Mandatory LSS Program	2011	Modified 2024
2011-4	Tiered Flat Rents/Min. Rent by BR Size	2011	Modified 2024
2011-5	Modified Definition of Elderly	2011	Ongoing
2011-6	Local Homeownership Program	2011	Ongoing
2011-7	Local Project Based Voucher Program	2011	Modified 2024
2012-1	Local Payment Standards	2012	Ongoing
2012-2	Acquisition without HUD Prior Approval	2012	Ongoing
2012-3	Affordable Housing Development	2012	Ongoing
2013-1	Rightsizing Vouchers	2013 / Reopened 2019	Closed 2024
2014-1	Local Inspection Standards	2014	Closed 2017
2015-1	Emergency Family Shelter Program	2015	Ongoing
2019-1	Re-Entry Transitional Housing Program	2019	Closed 2022
2020-1	Illinois Commitment Student Voucher Program	2020	Ongoing
2020-2	Sponsor Based Voucher Program	2020	Modified 2024
2020-3	Good Steward Lease Purchase Program	2020	Ongoing

2021-1	Construction Trades & YouthBuild Program	2021	Ongoing
2021-2 (Amendment #4)	Ability to Certify Housing Quality Standards	2021	Significant Change 2024
2022-1	Small Business Opportunity & Workforce Development Program	2022	Ongoing
2022-2	Landlord Incentives	2022	Modified 2024
2023-1	Supportive Services	2023	Ongoing
2023-2	Mid-Barrier Shelter	2023	Ongoing
2024-1	Alternate/Flat Utility Allowance	2024	Ongoing
2024-2	Eliminate Utility Allowance Reimbursement	2024	Ongoing
2024-3	Short Term Assistance for Scattered Sites	2024	Ongoing
2024-4	Community Choice Initiative	2024	Ongoing
2025-1	Home is Possible Homeownership Program	2025	Ongoing
2025-2	Affordable Housing Acquisition and Development Fund	2025	Ongoing
2025-3	Emergency Housing Support Services	2025	Ongoing

ONGOING ACTIVITIES

Activity 2011-2: Triennial Re-certifications

Description – Households in which the head, cohead or spouse are elderly and/or disabled shall be re-certified on a triennial basis. Recertifications for households in which the head, cohead or spouse are 55 and older or disabled, and receiving fixed income will be re-certified only on a triennial basis.

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2025. **Changes or Modifications** – This activity was modified in 2025 where individuals who are 55+ and have earned income will be recertified on an annual basis.

Activity 2011-3: Mandatory LSS Program

Description – Participation in a self-sufficiency program, working or going to school is a condition of eligibility for new admissions and a condition of continued occupancy for existing residents and participants. All able-bodied individuals ages 19 through 54 are required to actively pursue activities to achieve economic self-sufficiency. The head of the household is required to develop a self-sufficiency plan that identifies goals and objectives for each household member required to participate in the Mandatory LSS Program and is held accountable for progress of all household members.

The HACC is removing the term limits and instead placing a minimum income requirement in Year 8 of participation in the program. LSS is still mandatory for all able-bodied individuals.

LSS Requirement – Work requirements shall be 30 hours per week for individuals and 30 hours per week per household (Minimum Wage x 30 hours x 52 weeks). Every other year, the earned income should increase by at least 5% or the next higher tier. If the family fails to comply with the work requirement, the household will be required to pay the flat rent at the minimum income tier (minimum wage x 30 hours x 52 weeks).

The chart below reflects the minimum household income requirement for non-compliance or in Year 8 of participation for 2026.

\$15 (IL minimum wage) x 30 hours x 52 weeks	\$23,400
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Non-exempt household members may also be enrolled on a full-time basis (as defined by the institution) in an educational program that offers a degree or certificate. Household members enrolled in an educational program must demonstrate successful progress towards the degree or certificate. Progress shall be defined as successfully completing 75% of all required course work on an annual basis.

Effective July 2026 the minimum wage in the state of Illinois will be \$17 an hour which would require the minimum annual household income requirement for non-compliance \$26,520.

Effective Date of the Annual Minimum Earned Income

The annual minimum earned income amounts are established annually and are effective on January 1st of each calendar year.

Two-Year Extension of the 8-Year Minimum Income Requirement

Head of Households that receive an exemption/waiver from the LSS Program are qualified to receive a Two-Year Extension of the 8-Year Minimum Income Requirement. Eligible exemptions include the following:

- a. Student Waiver
 - i. Waivers are provided for full-time students in good standing seeking a degree, professional license or certificate.
- b. Medical Waiver
 - i. In the event an individual cannot work due to medical reasons (i.e., injury, pregnancy, health concerns, temporary or permanent disability, etc.) a medical waiver will be granted to exempt individuals from the work requirement while in recovery.
- c. Sole Caregiver Waiver

- i. A sole care giver waiver is granted in the event one cannot work due to providing full- time care for an elderly parent, disabled or sick child, or other similar circumstances.

New Admissions – New Admissions households including households porting from another jurisdiction will be provided one year from the date of the initial lease up in Champaign County to become compliant with LSS requirements.

If a New Admission household is not compliant with LSS requirements prior to submission of a Request for Tenancy Approval, they must meet with an LSS Case Worker and develop an LSS Plan. HACC will not approve a RFTA until the household has developed a plan and executed the LSS Contract.

If a member of a household claims self-employment and is establishing a new business, they must provide documentation required by local, state or federal law of the creation and/or existence of the business.

Rent Changes – If a household member is compliant with the employment requirements and subsequently experiences loss of employment, they shall be granted a 90-day waiver for the employment requirement. No rent change will be processed during the 90-day waiver period unless they request and qualify for a hardship waiver. Failure of a household member to re-secure employment within the 90 days shall be grounds for termination of housing assistance. Upon securing new employment, a rent change shall be processed to reflect the new employment wages. Only one waiver period shall be permitted within each calendar year.

If loss of employment is through no fault of the individual (lay-off, company closure, etc.) an extension of a second 90-day waiver may be granted provided the individual can demonstrate that they are actively searching for new employment. In these circumstances, a rent adjustment will be processed as applicable. Failure to secure new employment after a second 90-day waiver period shall be grounds for termination of housing assistance.

Self-Employment – Individuals who are self-employed including childcare home providers must have a total annual gross income equivalent to or higher than the minimum household income (minimum wage x 30 hours x 52 weeks) to be considered in compliance with the employment requirements under the LSS Program. Copies of income tax forms filed with the IRS must be provided to claim self-employment; no other documentation shall be acceptable.

Term Limit is now Minimum Income – Effective January 1, 2024, the HACC is revising term limits. Instead, on Year 8 of participation, non-exempt households will pay the income tier level at the time of their Year 8 anniversary month. The family will not be eligible for a reduction in rent but may continue to receive subsidy. Once the family receives \$0 HAP for 120 days, they will be terminated from the program. The following provisions shall apply.

- i. The eight-year term shall commence at the first annual recertification that occurs after January 1, 2016.
- ii. All households must comply with all requirements of the LSS Program at all times while receiving housing assistance. Failure to do so will result in termination of housing assistance prior to the maximum 8-year term.
- iii. Households whose annual income exceed 80% of the Champaign County median income at the time of annual recertification shall no longer be eligible for housing assistance. Housing assistance will cease at the end of 60 days from the effective date of the annual recertification.
- iv. If a non-exempt household member becomes exempt while receiving housing assistance the term limits/minimum income shall no longer apply. If a household previously received housing assistance for a maximum time period but later becomes exempt, they may re-apply for housing assistance.

Households may not designate an alternate head of household for the purpose of extending their 8-year term. All adult household members shall be subject to the applicable 8-year term requirements for the household.

SHIFT (Alternative FSS Program) – In 2020, HACC added a new component known as SHIFT. The recently received FSS Coordinator grant will be used to assist families that are in compliance with LSS requirements but have not yet achieved sufficient self-sufficiency to exit the HCV Program. Focus will be primarily on assisting head of households in developing skills that will lead to higher paying employment opportunities.

Financial Incentive – In 2020 we changed the LSS requirements from 18-54 to 19-54. In 2023, HACC updated the incentives table for the SHIFT Program. In order to better prepare our SHIFT families for self-

sufficiency, the possible dollar amount in incentives that can be earned by participants has been increased to \$34,000 as reflected below.

Financial Incentives will be provided in the form of a goal-based payment system. Families will be required to meet certain benchmarks of self-sufficiency and as a result, they will earn varying cash incentives with a maximum earning potential of \$34,000. In order to receive a credit for a milestone, the household must be in compliance with all MTW requirements for the quarter that the goal was achieved. HACC will establish an escrow account and as goals are achieved the credit will be applied to the account. The goal-based credits will only be paid upon voluntary exit from the program(s) in good standing or completion of the Contract of Participation. All credits will be forfeited for any household that is terminated from the program for cause or ports to another jurisdiction for any reason.

Category	Pay Point	Eligibility	Minimum Amount	Amount Maximum
EDUCATION & TRAINING	Completion of training/ Certification Program	3x	\$ 500.00	\$ 1,500.00
	Completion of GED	one-time	\$ 500.00	\$ 500.00
	Completion of associate's degree	one-time	\$ 600.00	\$ 600.00
	Completion of bachelor's degree	one-time	\$ 1,000.00	\$ 1,000.00
	Completion of Master's or Doctorate Degree	one-time	\$ 1,500.00	\$ 1,500.00
EMPLOYMENT	Obtain New Employment/Receive Promotion	4x	\$ 250.00	\$ 1,000.00
	Employment Retention for 12 Consecutive Months	Annually	\$ 200.00	\$ 1,200.00
	Completion of Professional Development	2x	\$ 500.00	\$ 1,000.00
ENGAGEMENT	Completion of Quarterly Progress Meeting	3x Annually	\$ 100.00	\$ 1,800.00
	Completion of Annual Progress Meeting	Annually	\$100	\$600.00
	Attend 28 HACC Workshops or Goal Groups	No restriction	\$ 100.00	\$ 2,800.00
FINANCIAL STABILITY	Engage in Financial Education and Coaching Activities	6X Annually	\$ 50.00	\$ 2,100.00
	Improve credit score (50 pts +)	3x	\$ 1,000.00	\$ 3,000.00
	Open and maintain a new checking or savings account (12 Consecutive Months)	one time	\$ 250.00	\$ 250.00
	Increase & maintain personal savings by at least \$200 (verifiable over 12 Month Period)	Annually	\$ 1,000.00	\$ 6,000.00
	Increase earned Income	Annually	\$ 150.00	\$ 900.00
HOUSING AND HOMEOWNERSHIP	Engage in homeownership preparation activities	3x	\$250.00	\$750
	Purchase a home	One time	\$4,000	\$4,000
PERSONAL	Completion of 5 personal SMART goals established a admissions and progress meetings	5x	\$500.00	\$2,500.00
	Refer-A-Friend	4x	\$250.00	\$1,000.00

MAXIMUM EARNINGS	\$34,000
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In order to successfully complete the LSS Contract of Participation, participants must meet the following criteria:

- The head of household has obtained suitable employment and met the minimum annual earned income for compliance. Suitable employment is defined as working full-time for at least 12 months.
- All members of the household have been independent of welfare for at least twelve consecutive months. Welfare

is defined as assistance from federal or state welfare programs. It does not include social security, child support payments, Medicaid or similar benefits.

4. Activities listed on the Individual Training and Service Plan must be completed within the designated timeframe.
5. The household is in full compliance with the lease, including no monies owed for repayment agreements to HACC or landlords.

Case Coordination – To assist in the client’s successful completion of their Contract of Participation, LSS Coordinators will assist the family in the development of an Individual Training and Services Plan and assure that LSS Program participants are linked to supportive services they need to achieve their economic self-sufficiency goals.

Mandatory Job Retention Training – Individuals who lose employment more than once, for any reason other than a reduction in force, shall be required to enroll, attend and complete a job retention program as directed by their LSS Case Manager.

Dependent School Requirements – School requirements for dependents ages 5 through 18 shall be eliminated as the school district will not provide documentation to HACC regarding attendance. School attendance of a minor dependent will not have any impact on the continued assistance of the assisted household at any time now or in the future.

Voluntary Relinquishment of Voucher Incentive: This \$2,000 incentive is available to individuals and families with a Housing Assistance Payment of \$100 or less who agree to relinquish their voucher on a voluntary basis. This incentive will not only provide financial assistance to families leaving the voucher program but will also allow additional vouchers to become available for families in greater need of housing assistance.

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2026.

Changes or Modifications – Families receiving zero HAP will remain on the program for 120 days before being terminated. Additionally, HACC is removing the requirement that households must be compliant with MTW requirements for at least 12 months before becoming eligible to enroll in SHIFT.

Activity 2011-4: Tiered Flat Rents and Minimum Rents

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

The tiered flat rent amount is based on 19% of the Median/Midpoint of the income tier. Income ranges are established in increments of 10% of the Area Median Income (AMI). The applicable flat rent for an assisted household is the corresponding rent for the range in which the gross annual income of the household falls. The flat rent is the amount that the tenant will pay towards rent. Households with gross annual income less than 5% of the Area Median Income (AMI) pay a minimum rent of \$100. The HACC will not pay a utility reimbursement to MTW families.

RAD and standard Project Based Vouchers – RAD Project Based Voucher households will pay the lower of the applicable flat rent, contract rent, or the max tax credit rent for the unit.

RAD rents are adjusted yearly based on HUD's OCAF for the prior year since HACC's RAD HAP Contracts are effective January 1st of every year.

Interim Recertifications – The flat rent determined at the most recent recertification will remain in effect regardless of any increase or decrease in income until the next regularly scheduled recertification. Interim recertifications will be completed only as applicable under the Local Self-Sufficiency Program.

TIERED FLAT RENT SCHEDULE	
Income Range Tier (10% Increments)	Flat Rent (17% of Median/Midpoint of Income Tier)

2026 - Median Family Income for Champaign County \$97,800		
Less Than	\$4,890	\$100 (Minimum Rent)
\$4,891	\$9,780	\$139
\$9,781	\$19,560	\$277
\$19,561	\$29,340	\$462
\$29,341	\$39,120	\$647
\$39,121	\$48,900	\$831
\$48,901	\$58,680	\$1,016
\$58,681	\$68,460	\$1,201
\$68,461	\$78,240	\$1,386
\$78,241	\$88,020	\$1,570
\$88,021	\$97,800	\$1,755

HARDSHIP POLICY

Hardship Eligibility

Families who have not reached their Year 8 term may qualify for a hardship. The family will be eligible for a hardship exemption in the following circumstances:

- The family has experienced a decrease in income because of changed circumstances, including loss or reduction of employment, death in the family or reduction in or loss of earnings or other assistance:
- The family has experienced an increase in expenses, because of changed circumstances for medical costs, child-care, transportation, education or similar items and
 - Such other situations and factors determined by the agency to be appropriate

Hardship Calculation

If a family requests a hardship, their rent will be reduced to the next lower tier (flat rent) for a period of 90 days. If the family is in Tier 1, the minimum rent of \$100 may be waived for a period of 90 days if there is an approved hardship. The minimum rent may be waived as part of the hardship request if deemed necessary.

Hardship Policy:

Hardships must be requested by the household in writing. Hardship requests should use the HACC’s hardship request form.

- When a household submits a valid hardship request, the HACC will reduce the rent to the next lower tier, beginning the next month after the request, until the PHA has determined if the hardship request is warranted. The HACC will complete hardship reviews within 10 days.

- The family may only receive one hardship per calendar year unless needed as a reasonable accommodation.
- If a household is approved for a hardship, they are not required to report subsequent income increases during the period of their approved hardship. The hardship will last for a period of 90 days.

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2025.

Changes or Modifications – This plan has been modified to include the updated 19% and chart included above.

Activity 2011-5: Modified Definition of Elderly

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

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2025.

Changes or Modifications – No modifications to this activity are planned for 2025.

Activity 2011-6: Local Homeownership Program

Description – HACC partnered with Habitat for Humanity to utilize its MTW flexibility to fill a gap in affordable homeownership needs in Champaign County. HACC refers existing residents of HACC programs that complete the MTW Mandatory Local Self-Sufficiency Program through compliance with employment requirements.

In 2021, HACC eliminated the MOA with Habitat for Humanity. Instead, HACC expanded its Local Homeownership Program to include the provision of a housing counseling program that will provide first time home buyers with pre- and post- purchase counseling, foreclosure prevention and access to homeownership classes, credit counseling and financial education and coaching activities. Additionally, HACC will expand the second mortgage program to any MTW voucher holder participating in self-sufficiency activities leading to homeownership through the SHIFT Program.

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. However, HACC's maximum second mortgage is limited to \$40,000 per home. The second mortgage is forgivable at the rate of 5% per year over a 20-year period.

Home Purchase Options – HACC will provide a second mortgage to eligible households to purchase other homes anywhere in Champaign County. The second mortgage is available to cover closing costs, down payment assistance or to write down the price of the home. The second mortgage will be limited to \$40,000 per household; 50% of the total amount will be forgiven at 10% per year over 10 years.

The remaining 50% of the second mortgage shall become due and payable to HACC upon transfer of title to anyone other than the original head(s) of household at the time of the home purchase.

Eligible households will be limited to first time homebuyers who have annual gross earned income of \$40,000 or more per year but less than 80% of AMI; have a continuous employment history of 3 years or more, have a credit score of 650 or more; and are fully compliant with all other MTW LSS requirements. Households with no earned income shall not be eligible for the MTW Homeownership Program. Eligible households must attend pre-purchase and post-purchase counseling programs and be pre- approved by a lending institution located in Champaign County.

Units to be purchased are limited to a single unit such as a single-family home, town home or condominium. No multi-family structures shall be eligible.

The unit to be purchased must be no more than 15 years old or must have been substantially rehabilitated within the past 10 years and must pass a preliminary inspection by HACC prior to execution of a purchase contract.

HACC will determine on an annual basis the amount of MTW Block Grant funds allocated to the MTW Homeownership Program based on prescreened applicants that meet all eligibility criteria above.

Down Payment Assistance – MTW voucher holders that meet all eligibility requirements of the MTW Homeownership Program can apply for down payment assistance up to \$15,000 towards their purchase of a home.

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2025.

Changes or Modifications – This activity was modified as described above in the 2015 Plan, the 2018 Plan, the 2021 Plan and the 2023 Plan. Further changes and modifications for 2025 include the following:

Development of Affordable Homeownership Units – In order to strengthen the community partnership between HACC and Habitat of Humanity of Champaign County, as well as develop additional units of affordable housing, HACC is committing \$60,000 per build for up to two Habitat houses per year if the selected owner is a current HACC participant. Additionally, if the participant meets the eligibility requirements of the local homeownership program, they may also receive down payment assistance.

This activity will be further modified in 2025 by eliminating the minimum income requirement to be eligible for the homeownership program and adding a requirement that participants are enrolled in the SHIFT (Family Self-Sufficiency) Program.

Activity 2011-7: Local Project Based Voucher Program

Description – In an effort to increase project-based voucher leasing, HACC will implement a utility allowance for project based voucher holders. The local PBV Program includes the following components:

- a. Provision of Project based assistance at properties owned by HACC or an affiliate of the Authority that are not public housing.
- b. Adoption of alternate standards for determining the location of existing, newly constructed or substantially rehabilitated housing to receive subsidy in compliance with the requirements outlined in Attachment C of the MTW Agreement.
- c. Establishment of project-based waiting lists and processing of all project-based activities at the property by the respective property management company.
- d. Elimination of the automatic conversion to tenant-based assistance after one year in the project-based unit.
- e. The HACC will allow alternative PBV unit types, including Shared Housing and manufactured homes.
- f. HACC Will increase the program cap to no more than 50% of its ACC units.
- g. HACC will increase the PBV project cap to allow 100% of units to be project based on any individual project. Annually, HACC will identify the PBV's to be committed in its annual MTW Plan.
- h. HACC will commit Project Based Vouchers for units owned directly by HACC or an affiliate that is wholly controlled by HACC without the need for a competitive process if the project is included in the Annual MTW Plan for Affordable Housing Development.
- i. Competitive processes for awarding PBV's to other owners will be through a process initiated by HACC or any other entity that requires an application process to award funding for the project. HACC may provide an up-front commitment to Project Based Vouchers contingent on the award of funding. This up-front commitment will not impact the subsequent award of Project Based Vouchers to the project post-funding even if used as a scoring advantage for the project.
- j. A commitment letter provided by HACC shall serve as the Agreement to Enter into a Housing Assistance Payments Contract (AHAP); no further documentation will be utilized until completion of rehabilitation or new construction. A local HAP contract inclusive of all HACC's MTW provisions will be executed upon acceptance of the units by HACC.
- k. Contract rents for Project Based Voucher units shall be limited to 120% of the HUD published Fair Market Rent (FMR). All rents shall be supported by an independent third-party market study whether owned directly or indirectly by HACC or another entity. If there is no market study, the PRESM rents will be used for comparability purposes.

The utility allowance will be applied at the anniversary date of the HAP contract utilizing the flat multi-family utility allowance.

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2025.

Changes or Modifications – This activity was amended/modified in the 2024 MTW Plan. Added a PBV limit to no more than 50% of ACC units. Added exception contract rents for PBV up to 120% of FMR as long as rents are reasonable. HACC also added alternative housing types allowable in PBV.

This activity was further modified in 2025

Activity 2012-1: Local Payment Standards

Description – Champaign County has a geographic area of 997 square miles consisting of the urban cities of Champaign and Urbana, the Village of Rantoul and various other small villages and towns.

The diversity of HACC’s jurisdiction results in real estate markets that demand rent schedules far beyond those of the HUD published Fair Market Rents.

Utilizing a third-party market research firm, HACC identified that Champaign County has nine (9) Primary Real Estate Sub-Markets. To facilitate administration of Local Payment Standards, HACC identified boundaries for each PRESM that include the entire Village, Town or Township in rural areas of the County and complete census tracts in the urban areas of the County. Using rent analysis data collected by the market research firm, HACC established a unique local payment standard schedule for each of the nine PRESMs. The Local Payment Standards are based on the median market rent by bedroom size within each corresponding PRESM. Each PRESM has two Local Payment Standard Schedules:

1. Schedule for structures that are single family homes, town homes, duplexes or condominiums.
2. Schedule for structures that contain three or more apartment units.

The Local Payment Standard is the maximum rent that HACC will approve except for Project Based Properties. On an annual basis, HACC secures an updated market rent study and analysis and reviews the Local Payment Standards. If local market rents have changed (increased or decreased) by more than 5% in a given year, the corresponding payment standard schedule is adjusted accordingly.

Update on Status of Activity – This activity is fully implemented and will be remain ongoing during 2025.

Changes or Modifications – This activity was modified in 2020. No modifications are needed in 2025.

Activity 2012-2: Acquisition without HUD Prior Approval

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

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2025.

Changes or Modifications – HACC intends to acquire Crystal View Apartments in 2026.

Activity 2012-3: Affordable Housing Development

Description – The Agency and HUD acknowledge that Section B(I)(a) of Attachment C of this Agreement regarding the ability to combine funds awarded annually pursuant to Section 8(o), 9(d) and 9(e) of the U.S. Housing Act of 1937 into a single, authority-wide funding source is inclusive of replacement housing factor (RHF) funds provided for at 24 CFR 905.10(i) provided the required conditions are met. HACC will exercise option three in the administration of RHF funds. Additionally, HACC will adhere to all requirements set forth in PIH Notice 2011-45 for Local, Non- Traditional development activities.

PROJECT NAME	DESCRIPTION
Main Street Lofts	Development of a 24-unit permanent supportive housing for individuals with special needs located in West Chicago. HACC has entered into an Agreement with the DuPage County Housing Authority to administer MTW Vouchers for this project. Closing anticipated in Q4 of 2020 and construction completion schedule in 2023.
Williams Street Townhomes	Development of a 32-unit project located in Dwight, Illinois as part of HACC's commitment to provide affordable housing for families. The property features 1, 2, and 3-bedroom units.
Other Rural Sites	Identification and submission of additional 9% Low Income Housing Tax Credit applications to continue the goal to expand housing to underserved rural areas of the State.
Single Room Occupancy Project	Development of 40-60 non-age restrictive single room occupancy units in which HACC will provide subsidies as part of their commitment to provide affordable housing for individuals and families.
Steer Place	<p>Steer Place is a former Public Housing Community converted to PBV under the RAD program and will undergo rehabilitation in 2024. The rehabilitation will include upgrading all floor and wall finishes, new kitchen cabinets and counter tops, new plumbing and light fixtures, and new thru-wall air conditioning units. The project will include reactivating amenity areas removed during the COVID-19 pandemic along with creation of new amenity space for residents to enjoy. More energy efficient equipment will also be installed in the common areas. All asbestos will also be removed as a part of this renovation. The project will be financed with LIHTC Equity, Illinois Affordable Housing Tax Credits, FHLB Chicago AHP funds, City of Urbana ARPA funds, Seller Note, GP Equity, Existing Reserves and a Permanent Loan provided by IFF. The \$3M will come into the project as a construction period only loan and used for the rehabilitation of Steer Place. The loan will have a 24-month term with a 3% interest rate. The funds will be repaid in full at permanent loan conversion with LIHTC equity and will only be used for MTW-eligible purposes.</p> <p>The Steer Place renovation project will meet the requirements of parts 5a. and 5d of PIH Notice 2011-45.</p>
Maple Grove	Maple grove Manor is a 24-unit community developed under a Permanent Supportive Housing Program and provides transitional housing for homeless families with children. Of the total numbers, 15 have MTW Project Based Vouchers. The Maple Grove project will provide upgrades to the dated infrastructure, mechanical systems, living spaces and energy efficiency measures that will greatly improve the overall living environments for the residences.
Douglas Square Acquisition	HACC acquired Douglas Square in June 2024. It has 50 units developed under the LIHTC program. We were part owners and have completely acquired the property. Currently, 13 of the units are PBV but HACC plans to project-base all 50.

Maple Grove Central	Acquisition of a 8-unit apartment building to expand the transitional housing program to serve homeless individuals. All 8 units will be project-based.
Homestead	HACC is acquiring a 25-unit property that is currently under Mod Rehab. Once purchased, the units will become project-based and will serve homeless individuals.
Hope Village Permanent Supportive Housing	HACC will provide PBVs for the development of Hope Village which is a community of 24 tiny homes. These units are being developed for Champaign County's chronically homeless and medically vulnerable population.

Changes or Modifications – No additional modifications of this activity will be undertaken in 2025.

Activity 2015-1: Emergency Family Shelter Program

Description – The Emergency Family Shelter Program provides temporary shelter and intensive case management services for homeless families with dependent children. Families are eligible to stay in a shelter unit 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.

The Emergency Family Shelter Program is located at Maple Park Manor; a property consisting of two buildings of 12 units: 2 one-bedroom units and 10 two-bedroom units. Of the 24 units, 1 unit is an office to deliver case management services; 8 units are temporary emergency shelter; and the remaining 15 units are Permanent Supportive Housing for homeless families.

Under a three-way Memorandum of Agreement, the Champaign County Continuum of Care is responsible for administration and oversight of all program policies and procedures for the eight shelter units including furnishings, housekeeping and preparing units for re-occupancy. United Way funds intensive case management services and manages the Case Management Services Contract with Regional Planning. HACC is responsible for property management and building maintenance services for all units in the property. HACC provides Project Based Vouchers for the 15 transitional units and an operating subsidy to support the 8 Emergency Shelter Units. The operating subsidy is equal to the actual per unit operating costs.

Upon successful completion of one year of compliance with Case Management Services and residing in a Permanent Supportive Housing unit, families will be eligible to request conversion of project-based assistance to a tenant-based voucher. Case Management staff will assist the families in locating alternate housing with the tenant-based voucher. This turnover will provide for the availability of a Permanent Supportive Housing unit to another family in the Emergency Shelter Program.

- Families residing in the Shelter units will transfer to the Transitional Housing units or may be eligible to receive a tenant-based voucher to locate alternate housing when determined by the Case Management Staff.

Families in the Transitional Housing units shall be eligible to receive a tenant-based voucher to locate alternate housing when determined by the Case Management Staff but may not remain in the Transitional Housing unit for over 12 months.

Case Management Staff will assist the families in locating alternate housing with the tenant-based voucher. This turnover will provide for the availability of a Transitional Housing unit to another family in the Emergency Shelter Program.

Families receiving a tenant-based voucher will be exempt from the MTW Local Self-Sufficiency

requirements for one year. Upon the first anniversary of the lease agreement under the tenant-based voucher, families must be compliant with MTW LSS requirements.

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2025.

Changes or Modifications – This activity was modified/clarified in the 2019 Plan. No further modifications will be made in 2025/

Activity 2020-2: Sponsor Based Voucher Program

Description – HACC will implement a Sponsor Based Voucher Program to repurpose fourteen single family scattered site homes. The anticipated use of the homes are described below.

- 2 units were used for the reentry transitional housing programs. In 2023 a third unit will be added for use by the program.
- 1 unit is being used as a rental home for the Carle Foundation Hospital *New Beginnings Program*.
- 2 units were auctioned at the 2019 Annual Gala to raise funds for the HACC Scholarship Program which provides educational scholarships to HACC MTW program participants.
- 2 units have been repurposed for transitional housing for YouthBuild.
- 2 units were renovated in 2022 and have been repurposed for the Provisional Homeownership Program.
- In 2024, the remaining 4 units were being renovated and repurposed to provide additional transitional housing for justice-involved individuals leaving the Illinois Department of Corrections.

The following provisions will apply to this activity.

1. HACC will not be paying for or providing any direct services under this activity.
2. The non-profit organizations will not pay any rent to HACC but will assume all operating costs of the house(s).
3. HACC may provide or complete rehab up to a maximum of \$20,000 per house.

Sponsor Based Voucher Program

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

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

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.

Service Provider	Start Date (Anticipated)	Target Population	# of Sponsor Based Vouchers
Women in Need Recovery	Implemented 2018	Women's Re-entry	6
First Followers	Implemented 2018	Men's Re-entry	6
University of Illinois	Implemented 2021	Students in assisted households seeking opportunities for higher education	5
YouthBuild	Implemented 2021	YouthBuild participants aged 16- 24 in need of affordable housing	5
YouthBuild Transitional House	Implemented 2021	YouthBuild participants aged 16-24 experiencing homelessness	5
Provisional Housing Program	Proposed January 2022	Families	6
Family Service Provider	Implemented 2023	Families	30
CU-Tri	Implemented 2024	Families that are victims of gun violence.	5
Student Vouchers State Universities & Colleges	Proposed 2023	Students ages 17-24 attending any state school in Illinois	10
Parkland College	Implemented 2024	Low-income students seeking opportunities for higher education	5

Re-Entry	Proposed 2025	Individuals with a criminal history or recently released	5
Mental Health/Substance Abuse Service Provider	Proposed 2025	Individuals exiting a mental health/substance abuse facility	5
Cunningham Children's Home	Proposed 2025	At-risk youth and homeless youth exiting transitional housing	10

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2025.

Changes or Modifications – This activity will be modified in 2025 to include additional sponsor based vouchers to expand housing opportunities for the re-entry population that are not referred from

FirstFollowers or WIN Recovery. Instead, individuals encountering barriers to housing based on their criminal history or have been recently released from jail or prison are eligible.

HACC will also partner with local organizations to provide sponsor based vouchers for individuals exiting from mental health and/or substance abuse facilities where permanent, stable and affordable housing is necessary for long-term recovery. At-risk youth is another targeted population HACC would like to provide sponsor based vouchers for. These are youth not eligible for an FYI voucher but are risk-of or experiencing homelessness and aging out of a transitional housing program with Cunningham Children's Home

Activity 2020-3: Good Steward Lease Purchase Program

Description

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

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

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

First Right of Refusal – Beginning with year 9 of the tax credit compliance period, existing residents

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

Right Size Unit – During the rental phase of the project, residents will be required occupy an appropriate size unit in accordance with the number of household members. If an appropriate size unit does not exist at the property, residents will be right sized to the smallest unit size available. Upon execution of the First Right of Refusal, residents shall be eligible to remain in the unit which they intend to purchase regardless of changes in household size. HACC shall enter into a separate agreement with the corresponding municipality, for each applicable LIHTC property participating in the Good Steward

Lease Purchase Program, to pay the costs of the difference between the right size unit and the actual unit until such time that the unit is purchased by the resident.

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

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

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

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

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

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

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

1. Total annual household income cannot exceed 80% of the area median income for Champaign County at the time of purchase.
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.
2. Maintain their housing unit so that it will pass the required home inspection of the lender and/or have the available resources to correct any deficiencies required as a condition of closing.

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

Minimum Sales Price

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

An estimated sales price will be calculated and stated in the first right of refusal agreement executed by each resident. If at the end of the tax credit compliance period, the appraised value of the home is

less than the established sales price, HACC will fund the difference between the appraised value and the minimum sales price based on availability of funds.

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

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

This activity will be implemented as follows.

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

Activity 2020-1: Illinois Commitment Student Voucher Program

Description

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

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

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

The following provisions will apply to this activity.

- a. The costs covered under the Program are for shelter (room) costs only. There is no student contribution (no tenant rent).
- b. The selected student will be removed from the household once approved for this program. If the assisted family is over-housed when the student moves to campus housing, the household will be rightsized to an appropriate size voucher.
- c. Students will be allowed to return to the assisted household as a "guest". HACC will provide an exception to the "guest" policy for students enrolled in this program that would enable the guest to be in the household for up to 90 days in a calendar year.
- d. Students selected for the program are not considered "voucher" holders as no actual voucher will be issued; thus, no voucher provision will apply, and the assistance is not portable and cannot be used anywhere except for campus housing.
- e. HACC will determine an annual budget for this activity and the number of students selected will be based on the designated budget amount. HACC will launch this activity as a Pilot program in 2020 and allocate \$50,000 for this activity to serve up to 5 students.
- f. This activity is not limited only to HACC participants but will be available to anyone throughout the State of Illinois. However, priority should be provided in order to: a) HACC assisted households; b) HACC wait list applicants; c) other residents of Champaign County; and 4) other residents of the State of Illinois.

Activity 2021-1: Construction Trades & YouthBuild Program

Background

On January 1, 2020, The Housing Authority of Champaign County received a \$1.5 million grant to establish a YouthBuild program in our county. YouthBuild is a comprehensive youth and community development program. YouthBuild simultaneously addresses several core issues facing low-income communities: education, housing, jobs, and leadership development. It uniquely addresses the status of unemployed young men and women who have dropped out of school and have no apparent path to a productive future. It allows them to simultaneously serve their communities and build their own future. The YouthBuild program serves

individuals who are age 16-24 years old, experiencing unique barriers that make education and employment more challenging.

Description

YouthBuild Pre-Apprenticeship Program

HACC implemented a Mandatory Local Self-Sufficiency (LSS) requirement under its MTW Program in 2012. In reviewing outcomes of the LSS Program, we have identified non-compliance with the educational and work requirements by youth ages 18-24. To creatively address this issue in compliance with HACC's Local Self-Sufficiency Program, HACC will develop a skilled trade Pre-apprenticeship Program that allows heads of households and dependents to participate in YouthBuild. Participation in the YouthBuild Program will be voluntary, but households that experience chronic non-compliance due to members of the household between the ages of 18-24 will be targeted. The YouthBuild Program is intended to expand access to education and provide work opportunities and prevent these individuals from causing their family to lose housing assistance as a result of non-compliance with LSS.

The YouthBuild Pre-Apprenticeship Program shall be comprised of the following components.

Eligibility– Eligibility for the Pre-Apprenticeship Program is limited to individuals from HACC assisted households that have successfully graduated or scheduled to graduate from the YouthBuild Program and continue to reside with the assisted household. Preference will be provided to youth of LSS non-compliant households.

Participation Period – The Pre-Apprenticeship Program shall be for a minimum of 90 days and a maximum period of twelve months. Written performance reviews shall be provided on a quarterly basis so that YouthBuild staff can monitor the individual's performance.

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

Pre-Apprenticeship Contract – Each individual selected under the YBPA Program shall execute a Pre-Apprenticeship Contract with HACC prior to commencement of any assigned work. The Pre Apprenticeship Contract shall outline work responsibilities and performance expectations and shall designate the participant's assigned Monitor.

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

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

Completion of Pre-Apprenticeship – Successful completion of the Pre-Apprenticeship Program shall be defined as meeting the following criteria:

1. Successful completion of a High School Diploma or GED, or Enrollment in college full time; or starting college part-time and securing a part-time job.
2. Successful completion of an industry recognized credential in an in-demand industry. 3. Accepting full-time paid position with the General Contractor for whom the participant is working; or, with another company, including HACC.
3. Completing the pre-apprenticeship period as established when initially assigned and actively seeking employment.
4. Leaving due to a medical necessity as documented by a reliable medical source.

Leaving the Pre-Apprenticeship Program for any reason other than those stipulated above shall not be considered successful completion.

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

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2025.

Changes or Modifications – This activity was modified in 2023 to include milestone credits. As participants complete required steps in order to complete their pre-apprenticeship, they will earn monetary incentives to motivate them to continue pursuing their goals.

Activity 2021-02 (Amendment #4): Ability to Certify Housing Quality Standards

Background

The HACC is authorized to certify that housing assisted under the MTW program will meet HQS established or approved by HUD. The certification form will be approved or provided by HUD. The agency is also authorized to perform HQS inspection on PHA-owned HCV and PBV units in lieu of the independent inspection requirements.

Description

The HACC owns over 600 units of PBV and LIHTC buildings in its portfolio.

HACC has been a test agency for the newly established NSPIRE standards, and our staff are well equipped to handle the change in the inspection protocol. Additionally, inspections are uploaded to HUD's system automatically through the NSPIRE software and IMS/PIC. The HACC will continue to make all files available for HUD inspections.

Planned Non-Significant Changes

HACC will be implemented NSPIRE standards permanently on October 1, 2024.

Planned Changes to Metrics/Data Collection

There will be no changes or modifications to the metrics other than the HACC will be utilizing the NSPIRE standards permanently.

Planned Significant Changes

The HACC will implement the new NSPIRE standards permanently beginning October 1, 2024. See significant change information in Section III.

Authorizations

Attachment C, Section D. Authorizations Related to Section 8 Housing Choice Vouchers Only, Part 5. Ability to Certify Housing Quality Standards

The Agency is authorized to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD. The certification form will be approved or provided by HUD. *This authorization waives certain provisions of Section 8(o)(8) of the 1937 Act and 24 C.F.R. 982, Subpart I as necessary to implement the Agency's Annual MTW Plan.*

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

Background

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

communities: education, jobs, employability and leadership development.

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

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

Description

Small Business Opportunity Program and Workforce Development Center

In partnership with the Illinois Small Business Development Center in Champaign, IL, HACC

established the Small Business Opportunity Program. Participants attend required workshops where they learn how to register their business, create a business plan, and gain access to various sources available to fund small businesses. HACC plans to work with participants to establish viable businesses with emphasis

on services not readily available in the Champaign market. Upon completion of the program, participants will have an established business that is a legal entity formed and licensed in accordance with all State and Local requirements, are insured, and eligible to receive funding from HACC or other community partners to help secure equipment or other materials needed.

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

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

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

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

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

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

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

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2025.

Changes or Modifications – This activity was modified as follows in 2024.

HACC is acquiring property to support the expansion of the workforce development center, as detailed in Activity 2022-1. Initially, HACC allocated \$100,000 to support the existing center but is requesting an additional \$1,000,000 to acquire a new workforce development center. Upon assessing the community's needs and the significant expansion of our self-sufficiency programs in recent years, we've recognized the necessity for increased funding. Our programs, which encompass a range of services including homeownership counseling, workforce training and certifications, high school diploma and GED attainment, as well as case management and counseling for shelter and sponsor-based voucher programs, have seen considerable success. This success underscores the urgent need to expand both our service offerings and the space needed for our dedicated staff.

Moreover, the expansion of the workforce development center will enable us to accommodate additional HCV staff, focusing on intake processes, and providing conference room space for larger briefings as we address our growing waitlist. This investment is critical for enhancing our capacity to meet the evolving needs of our community, ensuring we continue to support their journey towards self-sufficiency effectively.

The center focuses on residents of affordable housing communities, including low-income families, unemployed or underemployed adults, and individuals seeking to improve their financial situation and housing stability.

Expected outcomes include:

- Increased employment rates and higher wages among participants.
- Improved financial literacy and credit scores, leading to higher rates of homeownership.
- Enhanced community stability and economic development through the success of program participants.
- A Model for holistic community support that can be replicated in other housing authority areas.

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

The Housing Authority Workforce Development Center project will meet the requirements of parts 5a. and 5e. of PIH Notice 2011-45.

Authorizations: HACC will adhere to all requirements set forth in PIH Notice 2011-45 for Local, Non Traditional development activities.

Further modifications in 2025 include the following for Small Business Development participants.

HACC is developing a tiered system for financial assistance in the small business development portion of this activity. The three tiers include the following:

1. **Foundational Grants:** HACC will provide up to \$5,000 per participant in foundational grants to support the start of a business. Eligible expenses include but are not limited to education, business classes, business coaching, business plan development, certifications/trainings, etc. to lay down the foundation for the business. This tier will also assist the participant in determining if their business idea is sustainable.
2. **Small Business Grants:** Once a business plan has been developed and approved by the Small Business Committee, eligible participants may apply for up to \$10,000 to support their small business. Eligible expenses include but are not limited to licensing, business insurance, marketing, equipment, inventory, etc.
3. **Small Business Loans:** An established and sustainable business developed through the Small Business Development program may apply for a small business loan to expand their business. Participants will be required to meet eligibility criteria that will be developed by the Small Business Committee prior to receiving a loan. The loan will be provided at a low interest rate, and the business/business owner is required to repay the loan at terms agreed upon by both parties.

Activity 2022-02: Landlord Incentives

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

Vacancy Payments

HACC will offer vacancy payments to participating landlords who agree to re-lease their units to families on the voucher program. Landlords may receive up to 100% of the contract rent for up to one month annually for renting their unit to another voucher holder within 60 days of a previous voucher holder vacating the unit.

First-Time Landlord Lease-up Incentive

HACC will offer a \$500 incentive to new landlords who agree to lease a unit to a voucher holder. New landlord is defined as an individual or business entity (i.e., corporation, LLC, partnership) that (1) owns the property, (2) has not participated in the voucher program for 24 months or longer, and (3) does not have a shareholder or member with an ownership interest in the business entity who has participated in the voucher program during the past 24 months, either individually or as the shareholder or member of another business entity. The incentive will be not paid for units that have received subsidy during the past 24 months.

HQS Pre-Inspections

Landlords can request pre-inspections of available units. Pre-inspection may be conducted on occupied units with existing voucher holders. However, pre-inspections may only be performed on market rate units if the owner or property manager is present for the inspection. All pre-inspections will be valid for 90 days.

Loyalty Landlord Incentive

As of January 2024, if an owner has leased to a family for at least 5 years or more, the owner will receive a loyalty incentive of \$250 per household/family. Only one loyalty incentive per household/family will be paid to each owner.

High Opportunity Area Incentive

HACC will offer incentives to landlords that lease units in high opportunity areas. Incentives ranging from \$500 - \$1,500 are based on the classification of income level in the census tract where the landlord's property is located. Income levels are defined as low, moderate/middle and upper.

PRESM	Low - \$500	Moderate/Middle - \$1,000	High - \$1,500
East		54.01, 54.02, 55, 56, 57.01, 57.02	
Central		5, 12.01	11
North	2, 53	7, 9.01, 10, 110	
Far N & W		8, 9.02	12.05, 12.06
Southwest			12.03, 12.04, 13.01, 13.02
Campus	3.01, 3.02, 4.01, 4.02, 59, 60, 111	14, 58	
Rantoul		101, 102.04, 103	

Mahomet			106.01, 106.02
Rural Area			104, 105, 106.04, 107, 108, 109

Landlords may receive incentives from all qualifying categories if they meet the eligibility requirements.

Update on Status of Activity – This activity is fully implemented and will be ongoing in 2025.

Changes or Modifications – The vacancy payment and first time landlord incentives ended in 2025.

Activity 2023-01: Supportive Services

DESCRIPTION OF PROPOSED MTW ACTIVITY

Background

Families experiencing homelessness, at risk of homelessness and fleeing or attempting to flee domestic violence, dating violence, stalking and sexual assault have increased exponentially since the start of the COVID-19 pandemic. HACC was a recipient of the Emergency Housing Vouchers and the ability to provide supportive services for the families was critical in their search and obtainment of safe, affordable housing. Having the opportunity to extend these services to all families on the MTW voucher program will help to create more stability, resources and avenues towards self-sufficiency.

Description

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

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

1. Housing Search Assistance: Assistance in searching for a unit to ensure the voucher is adequately utilized.
2. Utility Assistance: Assistance with paying past due utility bills that prevent tenants from turning on service in their new units.
3. Security Deposit: Assistance with paying the security deposit to secure the unit.
4. Critical Documents: Obtaining vital documents to complete the HCV eligibility application such as birth certificates, social security cards, etc.
5. Transportation Assistance: Travel assistance to get to appointments with landlords and/or social service resources.
6. Moving Costs: Assistance with securing help with moving such as a moving truck, packing essentials, storage, etc.

7. Furniture Search: Assistance in getting help with obtaining furniture for the unit to assist with daily living such as beds, tables, dresser, etc.
8. Application Fee Assistance: Help pay some or all of the application fees as required by landlords or property managers when applying for the unit.
9. Phone Minute Cards: Obtain phone cards to be able to call landlords, resources, and other means to secure housing.
10. Tenant Readiness: Assist with paying off debt or negative items on credit report to improve their chances of obtaining housing in high opportunity areas.

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

Update on status of activity: Activity is fully implemented and ongoing in 2025.

Changes or Modifications: Due to the high demand for supportive services, HACC will increase its funding to \$300,000 per year for financial assistance in 2025.

Activity 2023-02: Mid-Barrier Shelter

DESCRIPTION OF MTW ACTIVITY

Background

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

Description

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

HACC will partner with HACC’s YouthBuild program to provide renovations to the property while CU @ Home will provide intensive case management service for individuals utilizing the shelter. Individuals must agree to participate in case management services to remain in the shelter.

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

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

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

Individuals will be admitted to the Mid-Barrier Shelter pursuant to policies and procedures set forth in the administrative policies established by CU @ Home. Case Management staff will assist individuals to locate alternate housing arrangements upon completion of their maximum stay in the Mid-Barrier Shelter unit.

More specific operating details of this Activity will be outlined in the Memorandum of Agreement between HACC and CU @ Home and in the Implementation Plan.

COST IMPLICATIONS

HACC will provide a subsidy per bedroom per month for an annual cost of up to \$250,000. However, HACC will require an initial investment of \$1,350,000 for acquisition and renovation of the property.

AUTHORIZATIONS

HACC is authorized to undertake this activity through Attachment C(B) 1(B)(ii) and PIH Notice 2011-45. HACC will adhere to all requirements set forth in PIH Notice 2011-45 for Local, Non Traditional rental subsidy activities.

WHY AUTHORIZATION IS NEEDED

The Mid-Barrier Shelter offers individuals the opportunity to receive short-term housing as well as supportive services and case management services that will aid in their journey towards stable housing.

Authorization is needed to enable HACC to establish single fund flexibility to use housing assistance payments for purposes other than payments to owners and to provide housing or employment- related services or case management activities related to self-sufficiency.

The Mid-Barrier Shelter project will meet the requirements of parts 5a., 5b. and 5d of PIH Notice 2011-45.

Update on status of activity: Activity is ongoing in 2025.

Changes or Modifications: HACC is requesting increased funding to support the development of the mid-barrier shelter. HACC originally requested \$600,000 for the acquisition and renovation of a multi floor facility, however, that opportunity has passed. HACC continued to review facility opportunities as they presented themselves and is currently in the position to purchase a property suitable for this project. In order to do so, HACC is requesting additional funds for a total of \$1,500,000.00.

Activity 2024-01: Alternative/Flat Utility Allowance

DESCRIPTION OF MTW ACTIVITY

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

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

Utility allowance will be based on the lower of:

- Voucher size issued or unit size

HACC will establish one flat rent schedule for 2025:

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

Multifamily Utility Allowance (includes low-rise, high-rise, townhomes and semi-detached)						
0BR	1BR	2BR	3BR	4BR	5BR	6BR
\$78	\$91	\$120	\$148	\$180	\$208	\$224

The initial flat utility allowance schedule will be determined using average electric costs. The flat utility allowance will be increased by 2% each year. A formal utility study and analysis will be performed every three (3) years. See chart below.

Year	Activity
2024	Initial Implementation
2025	2% Increase
2026	2% Increase
2027	Formal Utility Study and Analysis

HARDSHIP CASE CRITERIA

Hardship Eligibility

Families who are determined to have a higher utility allowance due to a disability and need a higher utility allowance will be eligible for a hardship exception.

Hardship Calculation

If a family requests a hardship and it is verified that due to a disability, the average monthly utility cost is higher than the established flat utility, the utility allowance will be based on actual average monthly costs.

Actual utility bills for the last two months will be reviewed to determine average cost and if a hardship exception is needed.

Hardship Policy:

Hardships must be requested by the household in writing. Hardship requests should use the HACC's hardship request form. Once a hardship is approved, it will be reviewed at the next scheduled annual recertification.

DESCRIPTION OF ANNUAL REEVALUATION

The HACC will monitor and weigh this activity annually by looking at how many families are in a rent burden (paying more than 40% of their income toward rent.)

-Update on status of activity: Activity is ongoing in 2025

Changes or Modifications: This activity has been modified in the 2025 amended MTW Plan to only apply to multifamily units as indicated

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.

HARDSHIP CASE CRITERIA

Hardship Eligibility

Families who are elderly or disabled and would normally receive a utility reimbursement (zero income) will be eligible for a hardship exception.

Hardship Calculation

If a family requests a hardship and it is verified that they are zero income, elderly or disabled, they will be eligible for a utility reimbursement.

Hardship Policy:

Hardships must be requested by the household in writing. Hardship requests should use the

HACC’s hardship request form. Hardship requests will be at the next regularly scheduled recertification.

Update on status of activity: Activity is ongoing in 2025.

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

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

DESCRIPTION OF MTW ACTIVITY

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

The HACC would draw down MTW funds to cover the cost of maintenance, utilities, taxes and insurance. The amount drawn down each month will be based on the number of residents living in each transitional house. Once the family is stabilized, they may be issued a voucher if the family qualifies, and one is available.

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

Address	Bedrooms	100% of 2026 SAFMR	Short-term Subsidy [Pro-rated SAFMR] 2026
2016 Southwood Drive, Champaign, IL 61821	3 BR	\$1,480	\$1,480/3=\$493 per individual
903 N. Division Ave, Urbana, IL 61801	3 BR	\$1,400	\$1,400/3= \$467 per individual
1107 N. Gregory Street, Urbana, IL 61801	3 BR	\$1,400	\$1,400/3= \$467 per individual
1605 Wiley Drive, Urbana, IL61801	3 BR	\$1,400	\$1,400/3=\$467 per individual

Update on status of activity: Activity is ongoing in 2025.

Changes or Modifications: No changes or modifications planned for 2026.

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.

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

[Activity 2025-01: Home is Possible Homeownership Program](#)

DESCRIPTION OF PROPOSED 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 met 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 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.

Anticipated Impact of the Activity

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

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.

Activity 2025-02: Affordable Housing Acquisition and Development Fund

DESCRIPTION OF PROPOSED MTW ACTIVITY

HACC will use its MTW funds and its development experience to support affordable housing acquisition and development in Champaign County. HACC will seek and pursue opportunities to build new rental housing units as well as to acquire existing land and/or units and construct or rehabilitate them as necessary.

HACC's goal is to increase the supply of quality, safe rental units that are available and affordable to low-, very-low, and extremely low income residents of Champaign County. HACC will pursue this goal through variety of methods and will serve a range of resident populations including but not limited to disabled, senior, foster youth, homeless and extremely low-income households.

To maximize its potential for success, HACC will use its MTW flexibility to purchase land and/or improvements or participate in project ownership/development by providing financing for direct construction or rehabilitation costs. HACC may leverage, where possible, additional funds from private and public sources such as LIHTC. Costs of site acquisition and construction or rehabilitation of sites may be borne directly by HACC, a HACC affiliate or in a joint venture with another developer or partner.

Statutory Goal Alignment

This MTW activity meets the statutory goal of increasing housing choices for low-income families.

Anticipated Impact of the Activity

The broader use of funds authority of the HACC's MTW agreement makes this initiative possible. This activity will enable HACC to jumpstart the creation and preservation of desperately needed low-income rental housing units. This activity is expected to lead to the development or rehabilitation of available units within the next few years with affordability for low-income families and with affordability restrictions on the properties.

Due to the recent lack of available funding for developers, which can negatively impact the development and preservation of affordable units, HACC has the flexibility to grant capital awards and/or loans to developers that need additional project funding.

Implementation Schedule

HACC will implement this policy once the MTW plan is approved and an implementation plan will be developed.

Activity 2025-03: Emergency Housing Support Services

DESCRIPTION OF PROPOSED 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 shelter, 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

Statutory Goal Alignment

This MTW activity meets the statutory goal of increasing housing choices for low-income families. This activity will exclusively serve individuals and families at or below 80% of the area median income.

ACTIVITIES NOT YET IMPLEMENTED

HACC has no MTW Activities not yet implemented

ACTIVITIES ON HOLD

HACC has no MTW Activities on hold.

ACTIVITIES CLOSED OUT

The following activities have been closed out.

Activity 2011-1: Local Investment Policies

This activity was approved in the 2011 Plan and was closed out in 2017 due to the conversion of the Public Housing portfolio under RAD and changes in HUD's cash management policies for the Voucher/MTW Block Grant Funding.

An MTW activity is no longer needed as funds generated from affiliated owned properties (RAD and others)

are not federal funds and HACC can invest these funds pursuant to State regulation. HUD now retains the previous MTW Block Grant funds in a HUD held reserve resulting in minimal cash available to invest at the local level.

Activity 2014-1: Local Inspection Standards

This activity was approved in the 2014 Plan and modified in the 2015 Plan; however, it was never implemented. The activity was closed out in 2016. The intent of the Local Inspection Standards was to utilize local building codes for inspection of Housing Choice Voucher units. Champaign County has three major municipalities, and each has a distinct building maintenance code.

In development of this activity, HACC had anticipated that the local building inspectors would perform the inspections in their corresponding jurisdiction. After further analysis, local building code inspectors were not cost effective. Additional analysis demonstrated that having HACC inspections staff utilize four different inspections standards proved an administrative burden. Therefore, it was determined that it was best to close out this activity as it would not meet any of the statutory objectives under the MTW Program.

HACC will continue to utilize the Federal Housing Quality Standards (HQS) for the Housing Choice Voucher Program and will conduct biennial inspections; initial move in inspections; and complaint inspections. HACC will contract with a third-party inspection firm to conduct all inspections of any units owned directly or indirectly by HACC or an affiliate.

ACTIVITY 2019-1: RE-ENTRY TRANSITIONAL HOUSING PROGRAM

individuals returning to Champaign County after prison. At the request of the Champaign County Reentry Council and its member organizations, HACC partnered with two local non-profits that provide direct services to individuals returning to the community from prison to provide Reentry Transitional Housing.

First Followers is a community-based organization that since 2015 has run a drop-in center where they provide services and support for people returning from prison. First Followers' First Steps Community Housing (FSCH) will be a transitional residence for six people returning home from men's prison in the IDOC. The goal of First Step Community Housing is to provide a safe, stable, and supportive

living environment for people transitioning from prison to the community. FSCH will provide residents with

trauma-informed guidance and support to help them achieve employment, educational development and healing as well as gain access to social services and healthcare. FSCH will also assist residents to strengthen family and community relationships and install a spirit of "giving back" in keeping with First Followers' motto: *"Building Community through Reentry."* The estimated overall time period in which individuals will reside in the Re-entry Transitional House is 90 days to 12 months.

Women in Need (WIN) Recovery is a community-based organization that provides a reentry and recovery foundation for women and the LGBTQ community. The WIN Recovery House will be a transitional residence for women and the LGBTQ population that are returning from prison and/or have completed treatment and are returning from another shelter or halfway house. The goal of the Recovery House is to provide individuals with stable housing based on recovery support groups and peer mentoring.

The WIN Recovery Housing transitional program will use a three-phase approach: Phase I – Build a stable foundation in reentry and recovery (90 days); Phase II – Maintain stable foundation in reentry and recovery and establish employment and/or educational desires (4 to 8 months); and Phase III – Finalize groundwork to achieve independence.

HACC provided two 4-bedroom houses that were rehabilitated to support the Reentry Transitional Housing

Programs and entered into a “Use Agreement” with First Followers and Women in Need Recovery for use of the houses. HACC provides an operating subsidy to support the Reentry Transitional Houses. Equal to the actual per unit operating costs for maintenance, and insurance.

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

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

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

Case Management and/or Peer Mentors will advocate with local landlords to assist individuals with the MTW Reentry Tenant-Based Voucher to locate alternate housing. Extensions of the Reentry vouchers will be granted for a period not to exceed six months to allow sufficient time to secure alternate housing. This activity was modified to expand and include the Re-Entry Rental Housing Support Demonstration Program which will provide rental assistance for individuals exiting the State prison system. The program will serve two extremely low-income populations:

1. Elderly and/or disabled; and
2. Enrolled in a graduated reintegration program with a post-release plan that includes employment.

Rental assistance will be provided to landlords in quarterly payments equal to the difference in the reasonable rent for the unit and the tenant portion of rent, which will be based on a percentage of income.

Eligible tenants will be referred by the Illinois Department of Corrections (IDOC) to the selected Re Entry Program housing provider as well as a local social service provider. Potential participants will have received in-depth programming prior to release and will be released on parole directly into an RHS Re-Entry unit. Potential tenants will have a post release service plan as well as the support of a local service provider. This demonstration program will use Rental Housing Support (RHS) funds, which originate from a \$10 real estate document recording fee, to fund the rental assistance.

Rental Assistance provided to participants under this Activity will be for housing located only within Champaign County.

Activity 2013-1: Rightsizing Vouchers

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This activity was revised and approved in the 2023 plan but is being closed in 2024. HACC wants to improve leasing and give families more flexibility in their housing choice.

SECTION V – SOURCES AND USES

Estimated Sources and Uses of Funds

Estimated Sources

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	\$24,266
70600	HUD PHA Operating Grants	\$15,177,724
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+7070)	Total Fee Revenue	\$690,101
71100+72000	Interest Income	\$755,219
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$504,511
70000	Total Revenue	\$17,151,821

Estimated Uses

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating – Administrative	\$2,210,892
91300+91310+92000	Management Fee Expense	\$11,291
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$198,737
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$34,833
93500+93700	Labor	0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$1,246,804
95000 (95100+95200+95300+95500)	Total Protective Services	\$78
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$392,696
96000		

(96200+96210+96300+96400+96500+96600+96800)	Total Other General Expense	\$507,627
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$1,803,018
97100+97200	Total Extraordinary Maintenance	\$55,748
97300+97350	HAP + HAP Portability	\$12,955,464
97400	Depreciation Expense	\$3,088,330
97500+97600+97700+97800	All Other Expense	\$0
90000	Total Expense	\$24,670,177

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses: HACC plans to utilize reserves to cover expenses for proposed and already approved MTW activities.

Planned Use of MTW Fund Flexibility

Description of Planned Use of MTW Single Fund Flexibility

N/A

IV. Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY – Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP*	\$21,409,849	\$12,376,329
HCV Admin Fee	\$1,392,753	\$1,392,753
PH Operating Subsidy	N/A	N/A
Total	\$22,802,602	\$13,769,082

*The HACC plans to utilize unspent HUD Held Reserve balance to cover planned activities.

Description of Planned Application of PHA Unspent HCV Funding

Description of Planned Application of PHA Unspent HCV Funding	
MTW Activity 2012-03: Affordable Housing Development	
I. Steer Place Renovation	\$3,393,906
II. Douglas Square & Maple Grove Renovation, plus acquisition of additional properties	\$5,000,000
III. Providence at Thornberry Park District Upgrade Park	\$1,500,000
MTW Activity 2011-03: Mandatory Program/SHIFT	\$340,000
MTW Activity 2011-06: Local Homeownership Program	\$220,000
MTW Activity 2015-01: Emergency Family Shelter Program	\$60,000
MTW Activity 2020-02: Sponsor Based Voucher Program	\$478,176
MTW Activity 2022-01: Small Business Opportunity & Workforce Development	\$1,100,000
MTW Activity 2020-01: Illinois Commitment Student Voucher Program	\$180,000
MTW Activity 2023-01: Supportive Services/ 2022-01: Landlord Incentives	\$400,000
MTW Activity 2023-02: Mid-Barrier Shelter	\$1,500,00
MTW Activity 2024-03: Short Term Assistance to Scattered Sites	\$22,000
MTW Activity 2025-01: Home is Possible Homeownership Program	\$75,000
MTW Activity 2025-02: Affordable Housing Acquisition and Development Fund	

MTW Activity 2025-03: Emergency Housing Supportive Services	\$1,500,000
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Local Asset Management Plan

- a. Is the MTW PHA allocating costs with in statute?
 - i. N/A
- b. Is the MTW PHA implementing a local asset management plan(LAMP)?
 - i. N/A
- c. Has the MTW PHA provided a LAMP in the appendix?
 - i. NO
- d. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year
 - i. N/A

Rental Assistance Demonstration Program

- i. Description of RAD Participation

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION HACC completed RAD conversion of all public housing properties in 2018.
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- ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.

NO	NO
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- iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?

N/A

SECTION VI – ADMINISTRATIVE

CERTIFICATION OF COMPLIANCE

The HUD50900 Certification of Compliance and corresponding Board Resolution are attached to this Plan as Exhibit 1.

PUBLIC REVIEW AND PUBLIC HEARING

The chart below highlights the beginning and end dates when the Year 13 Annual MTW Plan was made available to the public for review, the dates and locations of public hearings and total numbers of attendees.

EVENT	DATE
Annual Plan available for Public Comment	9/13/2024
Ending Date Annual Plan available for Public Comment	10/13/2024
RAB Meeting	10/8/2024

Number of Attendees at RAB Meeting	0
Public Hearings (3:30 PM at HA)	10/10/2024
Number of Attendees at Public Hearing	0
Date of Board Approval	10/14/2024

EXHIBITS

BOARD RESOLUTION

CERTIFICATIONS OF COMPLIANCE

LOBBYING FORM

Resolution 2025-04: Approval of Moving To Work 2026 Annual Plan

RESOLUTION 2025-04

WHEREAS, the Housing Authority of Champaign County (HACC) entered the Department of Housing and Urban Development's (HUD) Moving to Work Demonstration Program (MTW) under a 2010 MTW Agreement with HUD; and,

WHEREAS, as intended by Congress, the MTW Agreement authorizes the Housing Authority of Champaign County to design and test new ways of providing housing assistance and needed services to low-income households; and,

WHEREAS, the Agreement requires the Housing Authority of Champaign County to develop an MTW Annual Plan (the Plan) that identifies anticipated MTW program resources and expenditures, while outlining ongoing MTW activities and detailing new initiatives that HACC intends to pursue during the coming fiscal year; and,

WHEREAS, staff has developed the required MTW Annual Plan covering Fiscal Year 2026 (January 1, 2026 through December 31, 2026) in a manner that is responsive to and complies with the Agreement requirements; and

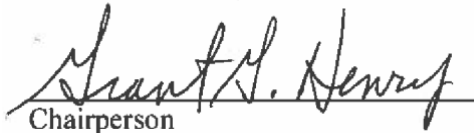
WHEREAS, the Plan envisions some changes in operational policies and programs which are consistent with the goals of the MTW Demonstration and HACC's mission; and,

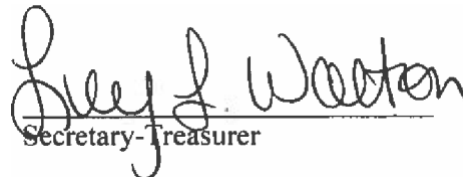
WHEREAS, a Board Resolution approving the Plan and certifying that the Plan complies with MTW Plan requirements must be included when it is submitted to HUD; and,

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of Champaign County hereby approves the MTW 2026 Annual Plan attached to this resolution to be effective January 1, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of Champaign County certifies that the Public Hearing requirements have been met and authorizes the Chair of the Board to execute the attached HUD Certification of Compliance with MTW Plan Requirements and Related Regulations.

Dated this 11th day of December 2025


Chairperson


Secretary-Treasurer

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND IND/AN HOUSING

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (01/01/2026), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.
- (SI) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SI) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.22S, 91.325, and 91.4251).
- (7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(0), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
- (IS) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- 19) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing
- 110) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- 111) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.
- 112) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

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

available electronically, upon request.

MTW PHA NAME

COVU--r

MTW PHA NUMBER/PHA CODE

I/We, the undersigned, certify under penalty of perjury that the Information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1003, 1005; 31 U.S.C. § 3729, 3802).

Lily L. Watson
NAME OF AUTHORIZED OFFICIAL

E bred:nc
TITLE

l.l.watson@covu.com
SIGNATURE

111-2-02-10
DATE

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

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

to Influence Federal Actions

Applicant Name

Housing Authority of Champlain County

Property Address: 111 W. ... Voth Building

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Date (mm/dd/yyyy)

Name of Authorized Official

Lily L. Walton

Signature

[Handwritten signature of Lily L. Walton]

Executive Director

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