



**Housing Authority of
Champaign County**

**Overview of the Housing Authority of
Champaign County's Move To Work
Agency**

David A. Northern, Sr.

Executive Director/Chief Executive Officer

The Housing Authority of Champaign County

“Growing & Moving Forward Together”

Moving to Work (MTW) demonstration program has allowed participating public housing authorities (PHAs) to develop and test innovative programs that:

- expand housing options
- move families toward self-sufficiency;
- develop administrative cost savings
- provide services in more cost-effective ways



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Local Self-Sufficiency Program | Ensuring Compliance

The LSS program is a key component of our Moving To Work plan. This program helps to ensure clients of the Housing Choice Voucher program and the Project Based Voucher Program remain in compliance with familial obligations.

- **Self-Sufficiency:** HACC defines self-sufficiency as a behavior that exhibits personal accountability and financial responsibility demonstrated through consistent employment (More than 12 Months).
- **Mandatory Participation:** participation in the LSS program is a condition of eligibility for new admissions and a condition of continued occupancy for existing residents and participants.
- **Adult Requirement:** All able bodied individuals 18 and through 54 are required to actively pursue activities to achieve economic self-sufficiency with a goal of employment for a minimum of 25 Hours/week.
- **Term Limits:** in 2016 HACC implemented a maximum term limit of **8 years** for all households whose head is an able bodied individual aged 18-54.



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Local Self-Sufficiency Program | Ensuring Compliance

The LSS Program works with participants to maintain education and career goals. Helping with things such as:

- Social Service Referrals
- Non-Employment Compliance Waivers
- Scholarships
- College Applications
- Resume Writing Services
- Community Resources



The Housing Authority of Champaign County | Our Communities

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HACC has taken a new approach to providing affordable housing for the residents of Champaign County. We have accomplished the construction of hundreds of new affordable housing units and the rehabilitation of existing housing units with private sector financing.

Today, our affordable housing portfolio is comprised of the following properties under affiliated non-profit entities:

- Mixed Finance Properties No LIHTC: 42**
- Mixed Finance Properties With LIHTC: 617**
- Rental Assistance Demonstration Program: 254**



Providence at Sycamore



Hamilton

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MTW Housing Choice Voucher

- A **Tenant Based Voucher** is provided to an eligible family or individual, which allows them to locate housing of their choice, including single-family homes, townhouses, apartments and mobile homes.
- Under HACCC’s Moving to Work provisions, able bodied individuals must work 25 hours or more per week to receive a voucher and the voucher has a lifetime term limit of 8 years. Elderly and disabled households are exempt from these requirements.



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Non MTW Vouchers

- **A Tenant Protection Vouchers (TPVs)** may be provided to low income residents of project-based HUD-assisted housing when there is a change in the status of their assisted housing that will cause residents to lose their home or render their home unaffordable.
- TPVs can benefit the owner by helping preserve occupancy stability during the transition from one financing mechanism to another. The resulting rent security helps create and preserve a short-term reliable income stream.
- As of today, HACC assists approximately **141 households** with tenant based vouchers.

- The **Moderate Rehabilitation (Mod Rehab)** program provides project-based rental assistance for low income families. Eligible families are placed on a Mod Rehab waiting list; which the owner manages. When vacancies occur in Mod Rehab projects, the owner then select families for occupancy of a particular unit after screening each family.
- As of today, HACC assists approximately **25 households** with tenant based vouchers.



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Non MTW Vouchers cont'd

- **MTW Veterans Project Based Vouchers** are available at Highland Green, 303-305 Kerr Avenue, Urbana. This project opened in December 2017 and provide 9 modern apartments for veterans and their families. The project was a partnership between the Housing Authority, the City of Urbana and Brinshore Development. To be eligible for an MTW Project Based Voucher at Highland Green, an individual must be a veteran of any armed service discharged in good standing and referred by a Veterans Service organization.
- As of today, HACC assists approximately **22 households** with tenant based vouchers.



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Project Based Vouchers

- **MTW Project Based Vouchers** are available at properties that may be managed by HACC or may be managed by a private company. MTW Project Based Vouchers are never portable and cannot move with the tenant. If a tenant moves from an MTW Project Based Voucher unit, there is no longer any housing assistance available to the tenant.
- As of today, HACC assists approximately **376 households** with tenant based vouchers.
- **RAD Project Based Vouchers** are available at properties that were converted by HACC in 2017 under the HUD Rental Assistance Demonstration Program. These properties are all managed by HACC. RAD Project Based Vouchers have a Choice Mobility provision that allows tenants to request a Tenant Based Voucher to move to another location of their choice. If a Tenant Based Voucher is available, HACC must make it available. If a Tenant Based Voucher is not available, the RAD tenant goes to the top of the waiting list for the next available Tenant Based Voucher. All requirements of the Tenant Based Voucher apply.
- As of today, HACC assists approximately **254 households** with tenant based vouchers.
- There are **2,173 total households** served in all of our programs.



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Recent Development: Manor at Prairie Crossing

- The Manor at Prairie Crossing in Mahomet, opened in November 2017 and provides 18 age restricted units for individuals age 55 and older. Each unit has one bedroom, one bath, living room, den, kitchen, laundry room with furnished washer and dryer and attached one-car garage.
- Project Based Vouchers provide rental assistance for all units.



Future Developments

Bristol Place-Champaign, IL (12/2019)

- Illinois Housing Development Authority awarded Oak Grove Development Corporation (an affiliate of the Housing Authority of Champaign County), in partnership with the City of Champaign and AHDVS, LLC, low-income housing tax credits for the Bristol Place redevelopment project.
- When completed, the new community in Champaign, Illinois will offer long-term affordability through a mix of housing types, including single-family detached homes, townhomes, and apartments for seniors.



Bristol Site Plan

Champaign, IL (12/2019)



Phase 1-Total 90

- SF- Single Family Total 64
- MF-Townhouse Total 26

Phase 2

- Senior Apartments Total 90



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Future Developments- The Haven at Market Place Champaign, IL

This project will consist of 98 age restricted units in a 3-story building serving individuals age 55 and older.

A second building will include 24 one-story apartments for individual with special needs.

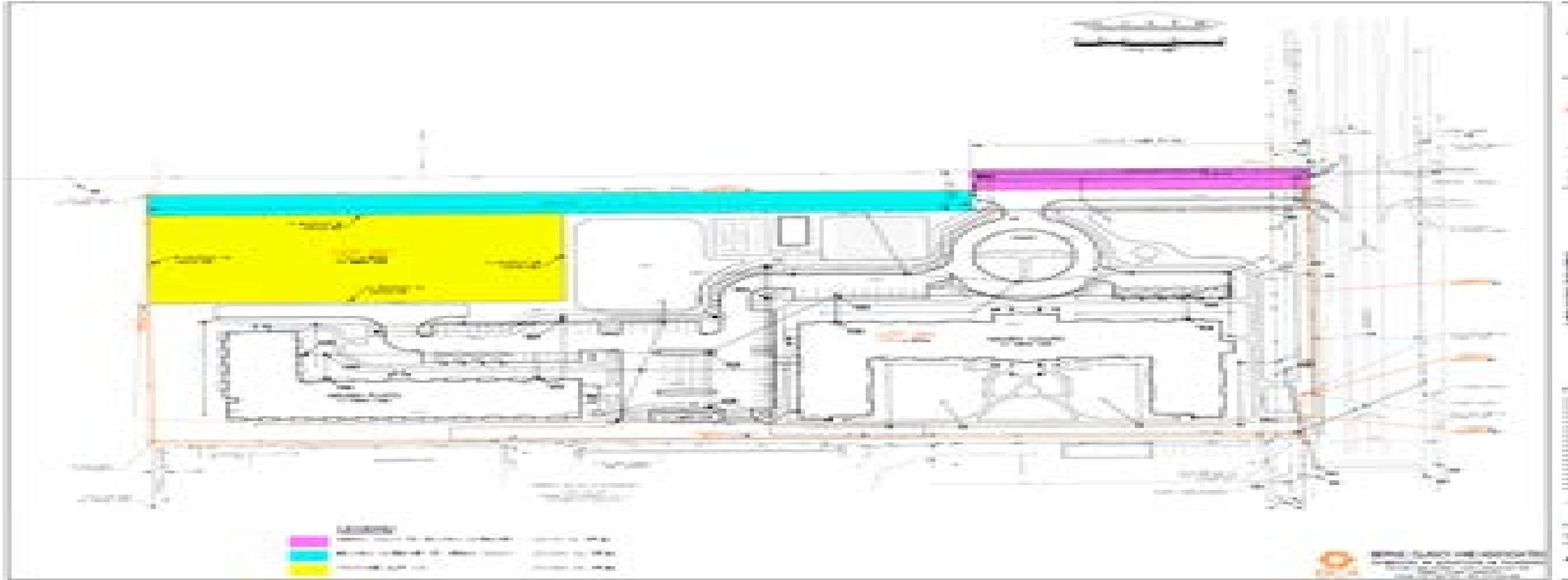
The Haven is a RAD transfer of assistance property and will provide Project Based Vouchers for all units. The project is being financed with Tax Exempt Private Activity Bonds, Low Income Housing Tax Credit equity, and private mortgage proceeds. All units will be income restricted in accordance with tax credit requirements. It is expected to be placed in service in mid-2019.



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Future Developments- The Haven at Market Place Champaign, IL



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Future Developments- Oak Field Place

- The location of this development will be located in the city of Henry, Illinois. The county of Marshall.
- The expected completion date is set for 12/2019 and will serve as the senior low-income housing tax credit real estate project.



By the numbers:

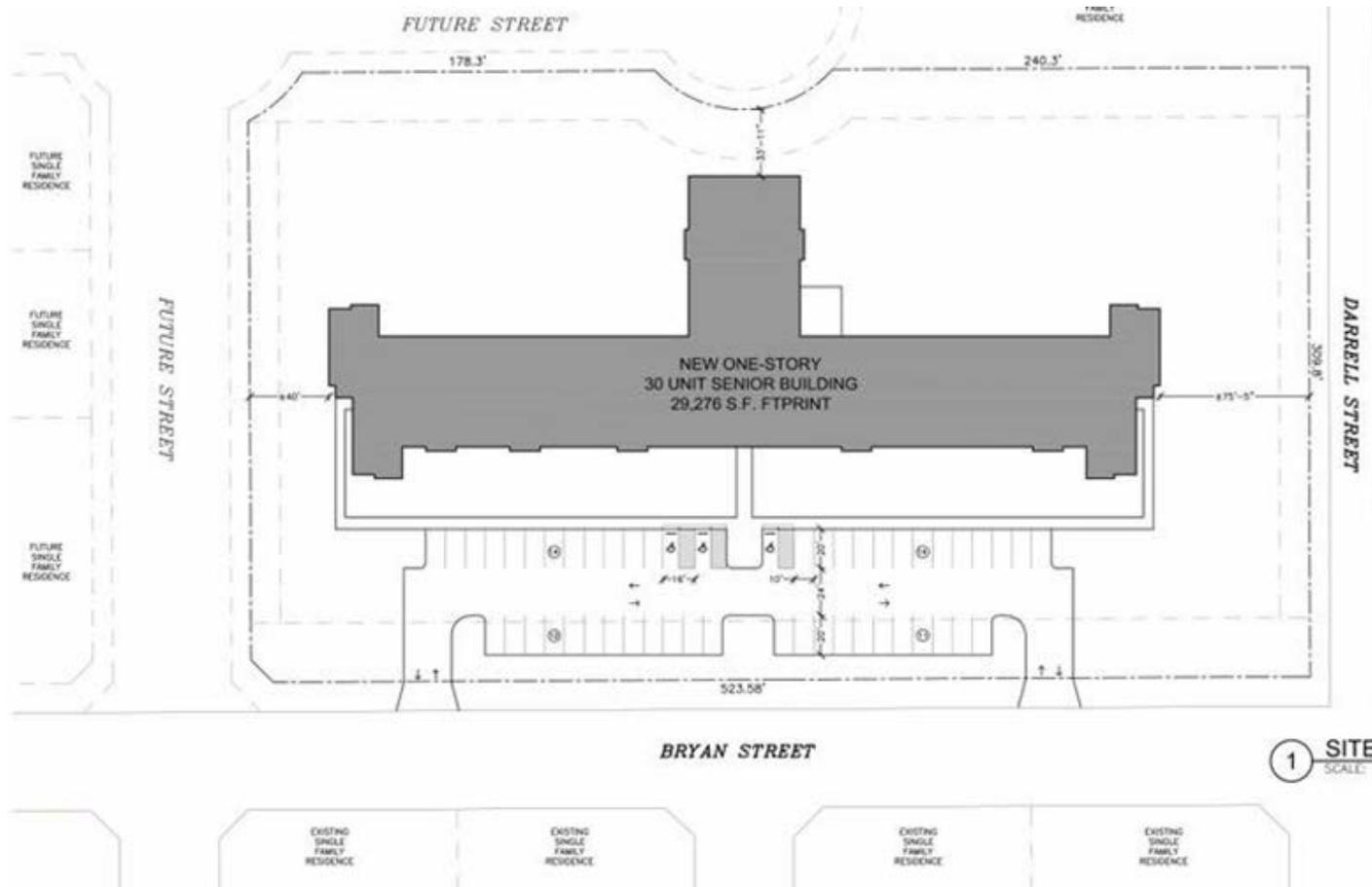
- LIHTC/PBV-10
- LIHTC Only-20
- TOTAL- 30



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Future Developments- Oak Field Place



The 30 unit senior building will have an accessible parking lot located in the front of the building.



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Future Developments- Colorado Street Project: Pinewood Place

- This supportive housing development is set to be located in Urbana in Champaign County, Illinois.
- Once this project has been completed, there will be 24 housing units.



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Housing Authority of Champaign County REAL ESTATE PORTFOLIO 2018

PROPERTY NAME	ADDRESS	TYPE	UNIT TYPE/NUMBER		OWNED BY	MANAGED BY
RENTAL ASSISTANCE DEMONSTRATION PROGRAM						
Washington Square	108 W. Washington St. Champaign	Senior	PBV	104	MGDC Washington, LLC <i>HACC Affiliate</i>	HACC
Steer Place	1202 E. Harding, Urbana	Senior	PBV	108	MGDC Steer, LLC <i>HACC Affiliate</i>	HACC
Youman Place	308 N. Maplewood Dr. Rantoul	Senior	PBV	20	MGDC Youman, LLC <i>HACC Affiliate</i>	HACC
Columbia Place	501 & 503 E. Columbia Champaign	Senior	PBV	16	MGDC Columbia, LLC <i>HACC Affiliate</i>	HACC
Hayes Homes	401 E. High St. Urbana	Senior	PBV	6	MGDC Hayes <i>HACC Affiliate</i>	HACC
TOTAL RAD UNITS				254		
MIXED FINANCE PROPERTIES WITH LIHTC						
Oakwood Trace	1121 Red Oak Ct. Champaign	Family	LIHTC/PBV	39	Oakwood Trace Townhomes, LP Central Illinois Development Corporation, HACC Affiliate, Managing GP	HACC
			Market	11		
			TOTAL	50		
Hamilton on the Park	1201 N. Brookstone Ct. Urbana	Family	LIHTC/PBV	36	TBG Hamilton on the Park GP, LLC Oak Grove Development Corporation, HACC Affiliate, Member GP	Dorchester Management
			TOTAL	36		
Providence at Sycamore	1301 N. McKinley Champaign	Family	LIHTC/PBV	83	TBG Providence Champaign, L.P. Sycamore Grove Development Corporation, HACC Affiliate, Member GP	Dorchester Management
			LIHTC Only	13		
			TOTAL	96		
Providence at Thornberry	3800 Colleen Drive Champaign	Family	LIHTC/PBV	143	TBG Providence Champaign, L.P. Sycamore Grove Development Corporation, HACC Affiliate, Member GP	Dorchester Management
			LIHTC Only	13		
			TOTAL	160		



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Housing Authority of Champaign County REAL ESTATE PORTFOLIO 2018

MIXED FINANCE PROPERTIES WITH LIHTC						
Highland Green	303-305 Kerr Avenue	Family Veterans	LIHTC/PBV	24	Highland Green, LLC Oak Grove Development Corporation, HACC Affiliate, Member GP	Leasing and Management
			LIHTC/VASH	9		
			TOTAL	33		
Bristol Place Residences (12/2019)	1306 N. Clock Street Champaign	Family	LIHTC/PBV	84	Bristol Place Residences, L.P. Oak Grove Development Corporation, HACC Affiliate, Member GP	Lamoine Property Management
			LIHTC ONLY	6		
			TOTAL	90		
The Haven at Market Place (03/2020)	501 Interstate Drive Champaign	Senior Special Need	LIHTC/PBV	122	Prospect Senior, L.P. Oak Grove Development Corporation, HACC Affiliate, Managing GP	HACC
			TOTAL	122		
Oakfield Place (12/2019)	1348 Bryan Street Henry	Senior	LIHTC/PBV	10	Oakfield Place, LP Oak Grove Development Corporation, HACC Affiliate Managing GP	HACC
			LIHTC Only	20		
			TOTAL	30		
TOTAL MIXED FINANCE WITH LIHTC UNITS				617		
MIXED FINANCE PROPERTIES NO LIHTC						
Maple Grove Manor	302 & 306 E. Park St. Champaign	Family	PSH/PBV	15	Maple Grove Development Corporation, LLC HACC Affiliate	HACC
			Shelter/PBV	9		
			TOTAL	24		
Manor at Prairie Crossing	601, 603 and 605 N. Prairieview Rd., Mahomet	Senior	PBV	18	MGDC Mahomet, LLC HACC Affiliate	HACC
			TOTAL	18		
TOTAL MIXED FINANCE NO LIHTC UNITS				42		
OTHER						
Tenant Based MTW Housing Choice Vouchers	Champaign County	All		1,260	Private Landlords	HACC
TOTAL HOUSEHOLD SERVED - ALL PROGRAMS				2,173		



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Future Developments HACC’s New Administrative Building



Key Features:

- We are adding on about 4000 square feet of new construction for the accounting department offices and the board room,
- Adding additional parking and a circle drive/drop off at the board room door.

Completion: 15%



HACC Office of Constituent Services

Community Problem Solving

Housing Authority of Champaign County's Office of Constituent Services was launched by the Housing Authority of Champaign County in June as a way to creatively and efficiently manage, track, report, and mediate any outstanding community and client concerns especially those regarding fair housing.

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217.378.7100 ext. 5001

Email us At:

Concerns@hacc.net

The Team Approach to Community Problem Solving



1. Complaint is Received via Concerns email address or telephone extension
2. Constituent Services Admin Forwards Complaint to applicable Department Supervisor
3. Department Supervisor Follows up on the complaint within 48 Hours
4. Executive Director is notified of complain resolution

Housing Authority of Champaign County

How to Connect With Us



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Website: www.hacc.net