

PHA Name : Kendall Housing Authority

PHA Code : IL137

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 1/1/2027

PHA Program Type: Housing Choice Voucher (HCV) only

MTW Cohort Number: MTW Flexibility for Smaller PHAs II

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

During the coming fiscal year, Kendall Housing Authority (KHA) will continue to utilize its Moving to Work (MTW) designation to identify opportunities to improve program administration, increase operational flexibility, and expand housing choice for low-income families throughout Kendall County.

KHA's primary MTW initiative for the fiscal year will be the implementation of Small Area Fair Market Rent (SAFMR)-based payment standards throughout its jurisdiction under MTW Activity 2.a, Payment Standards – Small Area Fair Market Rents (HCV). KHA will establish payment standards at 100 percent of the applicable HUD-published SAFMR by ZIP Code and bedroom size. This activity is intended to better align payment standards with localized rental market conditions and increase housing choices for participating families.

Cost Effectiveness: KHA will use its MTW flexibility to support efficient program administration and will continue to evaluate opportunities to reduce administrative burden and improve the cost effectiveness of federal expenditures. KHA will monitor the implementation of its MTW activities and their effects on program operations and expenditures.

Self-Sufficiency: KHA will continue to support opportunities for participating families to achieve economic independence and self-sufficiency through its existing programs and partnerships. Although KHA's proposed SAFMR activity is primarily intended to further housing choice, KHA will continue to evaluate future MTW activities that may support employment, education, training, and economic self-sufficiency.

Housing Choice: Increasing housing choice will be KHA's primary MTW objective during the fiscal year. Through the jurisdiction-wide implementation of SAFMR-based payment standards, KHA seeks to establish payment standards that more accurately reflect differences in rental markets among ZIP Codes and provide participating families with greater access to rental housing opportunities throughout Kendall County.

Over the longer term, KHA intends to use its MTW designation to evaluate and implement additional flexibilities that improve program administration, respond to local housing needs, promote participant self-sufficiency, and increase housing opportunities for the families it serves.

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Plan to Implement in the Submission Year
3. Reexaminations	
4. Landlord Leasing Incentives	
5. Housing Quality Standards (HQS)	
6. Short-Term Assistance	
7. Term-Limited Assistance	
8. Increase Elderly Age (PH & HCV)	
9. Project-Based Voucher Program Flexibilities	
10. Family Self-Sufficiency Program with MTW Flexibility	
11. MTW Self-Sufficiency Program	
12. Work Requirement	
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
14. Moving on Policy	
15. Acquisition without Prior HUD Approval (PH)	
16. Deconcentration of Poverty in Public Housing Policy (PH)	
17. Local, Non-Traditional Activities	

C. MTW Activities Plan that Kendall Housing Authority Plans to Implement in the Submission Year or Is Currently Implementing

2.a. - Payment Standards- Small Area Fair Market Rents (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative Kendall Housing Authority (KHA) will utilize MTW Activity 2.a, Payment Standards – Small Area Fair Market Rents (HCV), to establish Housing Choice Voucher payment standards at 100 percent of the applicable HUD-published Small Area Fair Market Rent (SAFMR) by ZIP Code and bedroom size throughout KHA's jurisdiction. The goal of this activity is to increase housing choice for low-income families by establishing payment standards that more accurately reflect localized rental market conditions. The use of SAFMR-based payment standards will allow KHA to recognize variations in rental costs among ZIP Codes and provide participating families with greater access to rental housing opportunities throughout Kendall County. This activity supports KHA's broader goal of utilizing its Moving to Work authority to enhance housing choice and respond more effectively to local housing market conditions.
Which of the MTW statutory objectives does this MTW activity serve? Housing choice
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Neutral (no cost implications)
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies to all assisted households
Does this MTW activity require a hardship policy?

Yes

This document is attached.

Does the hardship policy apply to more than this MTW activity?

No

Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?

No

How many hardship requests have been received associated with this activity in the past year?

No hardship were requested in the most recent fiscal year.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

Yes

This document is attached.

Does the impact analysis apply to more than this MTW activity?

No

Please explain the payment standards by ZIP code or "grouped" ZIP codes:

KHA will establish payment standards at 100 percent of the applicable HUD-published Small Area Fair Market Rent (SAFMR) for each individual ZIP Code within its jurisdiction. Payment standards will vary by ZIP Code and bedroom size based on HUD's published SAFMR schedule. KHA will not group ZIP Codes for purposes of establishing payment standards.

D.	Safe Harbor Waivers.
D.1	Will the MTW agency submit request for approval of a Safe Harbor Waiver this year? No Safe Harbor Waivers are being requested.

E.	Agency-Specific Waiver(s).
E.1	Agency-Specific Waiver(s) for HUD Approval: The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I. In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable. For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement. Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year? No

E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received: Does the MTW agency have any approved Agency-Specific Waivers? No

F.	Public Housing Operating Subsidy Grant Reporting.
F.1	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
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G.	MTW Statutory Requirements.
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.
Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income	
49%-30% Area Median Income	
Below 30% Area Median Income	
Total Local, Non-Traditional Households	0

*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

G.2	Establishing Reasonable Rent Policy.

G.3	Substantially the Same (STS) – Local, Non-Traditional.
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	# of unit months
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	# of unit months

Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?

G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix' of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.	
Occupied Number of Local, Non-Traditional units by	

Family Size:	Household Size
1 Person	
2 Person	
3 Person	
4 Person	
5 Person	
6+ Person	
Totals	0

H.	Public Comment
Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.	

I.	Evaluations.
No known evaluations.	