

Move to Work, Cohort 4

Landlord Incentives & Initiatives



Housing Authority of Joliet
IL024

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MTW PLAN – VISION FOR THE PHA LOCAL MTW PROGRAM: The vision that the Housing Authority of Joliet has set for MTW is that “HAJ will maximize the opportunities and flexibility of MTW to achieve resident self-sufficiency potential and quality of life that includes housing choice options, rent reform measures, cost-effective approaches and community partnerships to better meet the unique needs of Joliet and Will County”.

The Housing Authority of Joliet has historically placed a strong emphasis on the three statutory objectives of the MTW Program of self-sufficiency, housing choice and cost-effectiveness. In the later narrative some of the HAJ earlier and current initiatives to address these three statutory objectives are outlined. This historical emphasis provides a strong indication that the agency will perform at very high levels with the greater flexibility provided through MTW. HAJ is extremely interested in participating in MTW to continue to be more creative and innovative.

In the strategic goals that HAJ has established, the term “opportunity” consistently comes up as a key factor in all aspects of resident engagement and empowerment. This includes the opportunity for: (1) a high quality of life, (2) working families to achieve self-sufficiency, (3) high-quality employment in local industries (4) working families to transition out of assisted housing, and (5) elderly and persons with disabilities living independently and aging in place.

MTW will provide multiple options and approaches to further resident self-sufficiency, and these are briefly highlighted below and expanded on in the later narrative. HAJ plans to add funding to the FSS program to significantly increase the number of participants and to provide more case management services to residents. The agency will also build bridges with the Chamber, many industries, job training providers, economic development partners and support services providers that will open high quality employment opportunities for residents.

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HAI has also demonstrated very significant progress in expanding housing choice for public housing residents and housing choice voucher residents. These significant initiatives are highlighted below under Operating and Inventory Information. The agency will utilize the MTW funding flexibility regulatory waivers and landlord incentives to market and promote the HCV program to high-performing landlords in areas of the city and county that have not utilized the voucher program or have underutilized the program. The MTW designation will be an asset in continuing to be highly successful in competing for additional special purpose housing vouchers. Waivers provided through MTW will reduce administrative burdens on the staff and allow them to stay focused on desired outcomes including housing choice.

The Operating and Inventory Information section also highlights the very significant progress that HAI has made in providing housing choice for public housing residents. The agency will utilize the MTW funding flexibility to provide funding and program options that are highly attractive to investors and funding partners striving to complete mixed-income developments in all parts of the city and county. The MTW designation will be an asset in continuing to be highly successful in competing for development funds and LIHTC assistance. The MTW flexibility will also allow the staff development expertise to be marketed to other housing providers as a fee for service.

The best indicator of agency progress in cost-effectiveness may be indicated through the agency's rapid rise in HUD performance scores over the last five years as HAI has transitioned from a troubled agency to a high performer. The recent assumption of the Maywood Housing Authority and the recent agreements with other housing authorities to build business partnerships will continue to improve the cost-effectiveness and cost-efficiency of all these agencies. The waivers afforded through MTW will reduce administrative burdens and staff hours. The new MTW-compatible software system will synchronize workflows in the office and provide greater options

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for off-site uploading of information. More performance metrics and performance evaluation systems under MTW will enhance the agency capacity to measure cost-effectiveness. The MTW fungibility process will substantially improve the capacity to prioritize funding to meet local needs.

Tina Pourroy will be the lead staff person for the MTW Program. Tina is the currently the Compliance Manager and has been on the HAJ staff since 1999. She has managed the HCV Program from 2013-2021 and under her management the program has grown to 2396 vouchers, 590 ported vouchers and 463 project-based vouchers. HAJ is an HCV high-performer and Tina has also had key roles in the nonprofit formation and new developments application preparation.

HAJ has been a major participant, funder, and data contributor to two Analysis of Impediments to Fair Housing Choice studies completed by Joliet and Will County. Four of the impediments are being addressed in a major way by HAJ as noted below. To ensure that the Spanish-speaking population and new immigrant populations can better access programs and services, HAJ is expanding its marketing and outreach to reach these underserved residents. To increase minority homeownership rates, HAJ is partnering with multiple stakeholders to structure a lease-to-own program in its tax credit developments. To increase the supply of affordable housing for persons with disabilities, HAJ has Memoranda of Agreement with the Will County Continuum of Care, Cornerstone Services, and the Disability Resource Center to provide 177 Mainstream Non-Elderly Disabled HCVs. HAJ has an additional MOA with the Continuum of Care to provide 65 Emergency Housing Vouchers to individuals and families who are homeless or at risk of homelessness and / or who are fleeing domestic violence situations. To improve housing choice and reduce racially concentrated family assisted housing in impacted areas, HAJ is demolishing high-density properties and relocating residents to lower density mixed income developments.

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HAJ is also continuing to expand its HCV units throughout Will County. In the Appendix, a county map is provided, profiling assisted housing by race and ethnicity.

HAJ has had no fair housing complaints filed in the last four years. The agency collaborates with many area agencies that provide for fair housing education, training, and litigation including the Will County Center for Community Concerns, Cornerstone Services, South Suburban Housing Center, the HOPE Fair Housing Center and the Chicago Area Fair Housing Alliance.

MTW PLAN – PLAN FOR FUTURE COMMUNITY / RESIDENT ENGAGEMENT: The Housing Authority of Joliet has had an exemplary record in building community and resident engagement in its design and implementation of programs and services. While the emphasis in this proposal will be on current and future engagement in the MTW initiative, HAJ has extensively engaged both community and resident stakeholders in the earlier preparation of a Choice Neighborhoods Initiative application and in the design and its repositioning / relocation program. The agency has also engaged residents extensively through its Resident Advisory Board.

As the agency has conducted its initial planning for Moving to Work, multiple engagement processes have been implemented to provide early contributions for agency consideration. The HAJ Board of Commissioners includes a strong representation of community leaders from many backgrounds and disciplines. A Board Retreat was conducted to design the agency vision and strategic goals to provide a sense of direction for both agency operations and MTW implementation. The MTW consultant and staff also met with approximately 15 community stakeholders from the political, economic, support services and housing sectors to solicit their early input at the macro-level of community support for affordable housing and resident services as well as at the micro-level of how MTW initiatives might be supported and assisted by the community.

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The other major early contribution was in the form of Customer Satisfaction Surveys. The consultant surveyed approximately 25% of HAJ residents on fifty different rating factors relating to staff customer service, maintenance, safety / security, design of units, support services, and social interaction. These scores were compared by each AMP as well as compared to national score averages that are maintained by the consultant. The scores from this survey will be very valuable as the agency considers fungibility priorities, portfolio investments and voucher strategy.

All the above engagement options included individuals or representatives of individuals who are racial and ethnic minorities, persons with disabilities, and families with children. While the future engagement will also include such representation, a special effort will be made to expand participation of individuals or groups representing persons with limited English proficiency. HAJ will conduct a Community Stakeholder Forum with approximately 65 community stakeholders. Their recommendations will become key consideration in the implementation plans and commitment of resources. Multiple industry focus groups representing interests such as landlords, fair housing advocates, support services providers and economic development agencies will be convened to contribute to, and implement, issues related to the three MTW statutory objectives.

There are also some excellent opportunities to better link family self-sufficiency residents with quality, high-paying positions in the Joliet workforce that will allow for transition out of assisted housing. Working with the Program Coordinating Committee, the Chamber, the City Economic Development Department, job service providers and major businesses / industries, a model program is very possible in Joliet and Will County. A Resident Advisory Board has been instituted at the Housing Authority of Joliet, and their role in governance will be expanded. Finally, Customer Satisfaction Surveys completed this last year are providing valuable information on how to maximize the satisfaction levels with residents. HAJ will update these surveys biannually.

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MTW PLAN – PHA OPERATING AND INVENTORY INFORMATION: The Housing Authority of Joliet currently assists 1655 non-elderly and non-disabled households in its Public Housing and Housing Choice Voucher programs. This exceeds the 1000 aggregate threshold established by HUD for participation in the MTW Cohort 4 expansion. HAJ has also calculated that 91.8% of households assisted by both programs are either very-low income or extremely low income. This substantially exceeds the 75% threshold set for MTW participants. HAJ does not anticipate any major changes in the demographics of the households that it serves.

The housing stock of HAJ has undergone significant changes in recent years and there will not be any major plans for further repositioning or restructuring of the current portfolio under MTW. The agency currently provides 710 public housing rental units for low-income households, 687 rental units for elderly, near elderly and disabled individuals, and 23 family housing rental units. HAJ has demolished 396 obsolete public housing family units. The relocation of residents resulted in greater housing choice and lower density housing. The agency has successfully relocated nearly five hundred (500) households in full compliance with the Uniform Relocation Assistance Act.

HAJ also plans to rehabilitate the 177-unit high-rise building known as Adlai Stevenson Building, dispose of it to its non-profit instrumentality, and convert it to a project-based voucher LIHTC property under RAD. All residents will be relocated to a similar subsidized unit, assisted with relocation expenses, documented as to their desire to return subject to income qualification and the tenant selection plan. Residents will either be housed in an HAJ-owned unit or provided vouchers.

HAJ has a total of 2916 vouchers, of which 874 are elderly and 387 are persons with disabilities. The agency has an extensive range of special purpose vouchers that total 806 vouchers.

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HAJ has a new housing initiative that is linked to the funding flexibility and family self-sufficiency under MTW. The agency's nonprofit, Hope Bound Development Corporation, will make available the 226 tax credit homes referenced above under a lease-to-own homeownership program. After the 15-year compliance period, these homes will be available for purchase to qualifying low-income households with a first right of refusal extended to existing residents. Long-term homeownership financing will be provided through the HBDC, the City of Joliet and the IHDA.

HAJ has been challenged by many of the same issues that face most housing authorities in providing assisted housing. Summarized below are some of those issues and some perspectives on how HAJ has addressed those issues currently and in the future with MTW. The "not in my backyard" syndrome does exist in the community. However, as the agency has built four new developments that are some of the best housing in those neighborhoods, the public perception tends to be less negative. MTW funding flexibility will also provide a funding option to assist with the marketing and promotion of existing developments and new developments. Some landlord reluctance to participation in the HCV program is also present. However, as the agency has worked with highly regarded landlords and has experienced a wider geographic distribution of its vouchers, this issue has lessened. MTW will be a major plus in attracting landlords to participate.

Other than the HUD performance metrics in PHAS and SEMAP, HAJ has not defined many performance metrics to measure other outcomes and outputs related to its programs and services. MTW participation would provide for many new performance metrics and evaluation processes to measure performance and compare those results with other MTW participants nationally.

HAJ has had very limited success in transitioning families out of assisted housing in six to seven years. The agency has also not been tracking the transition success through performance metrics.

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The MTW participation will provide for performance metrics and evaluation systems to ensure that this outcome is evaluated. MTW funding increases in the FSS program will also provide for more case management and residents participants which should increase the success rates. The prioritization of linkages with the Chamber, major industries, economic development agencies and job trainers will also provide greater opportunities for accessing high-paying employment.

Resident apprehension about changes that may occur with MTW is always a potential challenge. However, the resident / public hearings have indicated strong support for the flexibility provided by MTW to better meet local issues and opportunities. Some of this comfort level may be attributed to HAJ's strong track record in building resident trust and being innovative as noted below.

HAJ has been a recognized leader in launching regional initiatives that result in win-win business partnerships with other housing authorities. The Maywood Housing Authority is now consolidated with HAJ and seven other housing authorities have been assisted with fee for services expertise. HAJ has also been very successful in competing for grants and LIHTC awards. In recent years, the agency has received 374 Tenant Protection Vouchers, 37 VASH Vouchers, 177 Mainstream Vouchers, 65 Emergency Housing Vouchers and 7 LIHTC developments that total 404 units.

Last year the agency utilized a consultant to complete a very comprehensive Customer Satisfaction / Service Survey that involved 25% of its voucher and public housing residents in assessing forty different factors including staff services, maintenance, safety and security, design of units, social interaction, and support services. The results of the survey provided an excellent evaluation of these factors and offered many new innovative approaches to increasing customer satisfaction.

MTW PLAN – PLAN FOR LOCAL MTW PROGRAM The Family Self-Sufficiency Program will experience an increase in funding, staffing, and participants under the HAJ MTW Program.

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FSS will be emphasized and prioritized for those residents in the HUD-funded program but will also be expanded to provide case management services to other residents. These goals will be implemented based on an eleven-point action plan that includes redefining outcomes / expectations, bridging job opportunities and resident employment, formulating memoranda of agreement with stakeholders, providing training, new job descriptions and evaluations for all staff, and setting staff / resident performance metrics

HAI will implement a very high-profile, highly structured bridge relationship with the Chamber, major industries, economic development agencies and job trainers to link residents with high quality employment opportunities that have been difficult to fill in the community. The agency will set an expectation that all non-elderly and non-disabled households will establish goals and plans to transition out of assisted housing over a 6 to 8-year timeline. While this is not a firm contract stipulation, the agency will set a high priority to assist residents to achieve this goal

Building on the agency's strong record of accomplishments in furthering housing choice, HAI will utilize MTW flexibility to continue its initiatives in modernizing its remaining public housing stock as it also continues its relocation of families into voucher or new developments that will be provided at many varied locations that offer housing choice and mixed-income housing. The lease-to-own homeownership program will offer many new opportunities for residents to pursue homeownership as noted earlier. The three MTW statutory objectives and related funding flexibility will ensure that this initiative has a high visibility and high priority.

The HAI strong presence as a regional expert in housing development will continue to result in more quality affordable housing developments being built in other housing authority jurisdictions. HAI will also continue to market its Housing Choice Voucher Program to non-participating

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landlords to ensure that residents have the most housing choice options. The MTW priority on housing choice will increase the importance of close collaboration with fair housing partners.

The MTW landlord incentives, regulatory waivers, and funding flexibility will all contribute to greater cost-effectiveness and improved prioritization of funding to meet the unique needs and opportunities that exist in Joliet and Will County. The HAJ commitment to building regional partnership with other housing authorities and other housing providers will ensure that the agency is making smart, cost-effective business decisions that provide for win-win partnerships. This may include, but not be limited to, providing fee-for-service consulting to other housing providers, sharing staff resources, benefitting from other agency expertise, and regional consolidation or consortia opportunities. The MTW prioritization of transitioning families out of assisted housing on a timely basis and thus opening new opportunities for those on the waiting means that the agency will be able to serve more families for the costs expended. HAJ will review the repositioning of AMPs to combine HUD subsidies and tenant rents collected to create more financially stable properties. Two repositioning initiatives have been completed to this date.

HAJ will also continue to move toward conversion to full asset management and to make each AMP stand on its own regarding management, maintenance, and finances. The elimination of a centralized waiting list will improve efficiency of the applicant selection process by allowing applicants to select their AMP preference. This will eliminate a leasing position and each AMP will have a “ready pool” applicant list which should decrease vacant rent unit turnaround times. HAJ will also utilize its MTW funding flexibility to ensure that annual training plans are formulated to improve staff efficiencies and decrease program errors or omissions. HAJ will fully utilize its new YARDI software systems instituted for MTW to provide more synchronized workflows and to serve our residents, applicants, and stakeholders more efficiently. The

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comprehensive approach to performance metrics and performance evaluations under MTW will provide for a much-improved approach to quantifying cost savings and cost effectiveness.

MTW PLAN – PROPOSED USE OF MTW FUNDS: HAJ is requesting authority to utilize the flexibility option provide for under MTW. The transition to a block grant approach will better allow HAJ to allocate funds for priorities that best meet the unique needs in our area. Many previously approved MTW agencies have opted to delay any major budgetary changes in their first year of participation. HAJ will use this same approach and limit its funding flexibility in year one to minor budget adjustments. HAJ will utilize a budget prioritization process that will provide a process that will call for every business unit to make their budget pitch based on a series of seven fungibility questions.

MTW PLAN – EVIDENCE OF SIGNIFICANT PARTNERSHIPS: HAJ has had a very good track record in building and maintaining city and county partnerships with key stakeholders in the political, governmental, affordable housing, homeless / special needs providers and support services sectors. Many of these stakeholders have been critical to leveraging financial resources and technical expertise in supporting the mission of the agency for many years. Many of these partnerships have been documented with Memoranda of Agreement that provide much clarity on shared missions, clients, and mutually beneficial services. The recent collaboration with these partners on a Choice Neighborhood Initiative proposal and asset repositioning initiatives also brought a new sense of community building to our respective missions.

All the above stakeholders will be critical in implementing the visions and plans for MTW. In going beyond building quality housing to building quality communities, the full funding resources, expertise, and in-kind services of all the above stakeholders will be essential. Their community

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support will be critical in marketing and promoting assisted housing in previously underserved neighborhoods that will further housing choice. HAJ also cannot experience success with its special needs populations without the full support and services contributions of providers specialized in working with such clients. The perspectives of these stakeholders will be a very important contribution to the community stakeholder forums and industry group convened by HAJ to best determine local needs, priorities, and opportunities and to translate that into action plans.

HAJ has had a much more limited range of stakeholders in the business, employment, and real estate sectors. However, as the agency transitions into MTW there are many challenges and opportunities that will greatly benefit from these new partnerships. Linking residents with high quality jobs currently available in the community will require building bridges with the Chamber, major industries, economic development agencies and job training providers. Similarly, if the agency is going to grow its Section 3, MBE, and WBE business the expertise and resources of these agencies will be essential. Gearing up for homeownership initiatives will also require quality business expertise and financial resources from lenders and the real estate community. HAJ will also convene industry group business resources as focus groups as it continues to build business models to further cost-effectiveness and cost-efficiency expectations under MTW. Ongoing collaboration will be needed with the landlord community to implement the landlord initiatives, waivers, and other flexibility options through MTW as is expanded on below.

LANDLORD NEEDS ASSESSMENT: Summarized below is an assessment of the local context related to the HCV Program and landlord participation. The assessment reflects the four emphasis areas called for in the PIH Notice. The assessment reflects the input of both the HAJ staff and landlords that participated in the HAJ Landlord Forum completed in September of 2021. The Landlord Forum attracted approximately 25 landlords. This Forum provided the opportunity for

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input on the landlord context areas requested in the Landlord Needs Assessment. The Forum also provided for contributions on which landlord incentives and landlord waivers would be most valued by the participating landlords.

Rental Market Conditions: The local rental market conditions are both favorable and unfavorable. The conditions are favorable because voucher rents are consistent with the Fair Market Values in the areas the agency serves. However, rental market conditions are unfavorable because the agency needs more units. Many HAJ voucher residents are being displaced because it is a sellers' market, and many landlords are selling their properties.

Landlord Activity in HCV: Sixty (60) percent of HAJ's units are outside of the Joliet community. This provides tenants with the ability to locate and reside in homes in "Opportunity Areas" throughout Will County. Opportunity areas have been determined to be areas that have more access to jobs, better schools, and quality family environments. The pie charts in the Appendix illustrate the excellent options residents have for housing choices using vouchers. At the Forum, landlords challenged the agency to look for opportunity areas within Joliet. Participants were however very positive about the non-MTW landlord incentives instituted (see the Strengths and Weaknesses).

Issues with Landlord Participation: One of the overarching considerations with landlord non-participation is linked to a lack of knowledge and awareness regarding how the housing voucher program works. Negative perceptions have tended to be more powerful than the factual realities.

Many other issues raised by landlords require landlord resolution, not HAJ resolution. The agency is not the property manager and the agency does not choose tenants for their units. The landlord forum venue will be used to raise the understanding of owners' responsibilities, discuss owner

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approaches to mitigating these issues, and discuss landlord incentives to ameliorate these issues.

These issues include collecting back rent, recovering damages, and lease-up waiting periods.

Strengths / Weaknesses of the HAJ HCV Program: Some of the non-MTW landlord incentives and strengths identified by landlords and staff as already being implemented include the following: (1) payment remittance is guaranteed monthly, (2) voucher rents are competitive and consistent with the fair market values, (3) inspections are conducted within 24 hours, and (4) leases are generally executed within 3 to 5 business days.

The major weakness noted by HAJ and its landlords has been the limited opportunities to meet and collaborate in a forum environment. While some of this can be attributed to Covid-19, there is a renewed commitment to making such events happen. This will maximize the opportunities to share policies, procedures, and practices that will provide clarity on the voucher program. The ownership responsibilities and lease enforcement expectations will also be addressed.

COHORT 4 LANDLORD ACTIVITIES

HAJ will implement the following landlord incentives and waivers:

Damage Claims: HAJ will reimburse a landlord for tenant-caused damages, after accounting for the security deposit, not to exceed two months contract rent. The 15 out of 25 landlords that voted for incentives all prioritized this option. HAJ will require documentation by the landlord showing regular unit inspections performed by the landlord.

Signing Bonus: HAJ will provide incentive payments of up to one month contract rent to incentivize new landlords to join the HCV Program. This incentive received two priority votes at the Forum which was primarily attended mostly by currently participating landlords. HAJ chose this incentive to attract new, quality landlords into the program.

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Alternative Inspection Schedule: HAJ will implement an alternative schedule for conducting HQS inspections that would reduce the frequency to once every three years. This incentive received one priority vote at the Forum. HAJ chose this initiative to both incentivize the landlords to complete their own inspection and to reduce the administrative burden on the program.

Waiver of Mandatory Initial Inspections: HAJ will eliminate the requirement for an initial inspection under the MTW waiver options. This waiver received six votes at the Forum. HAJ chose this waiver to expedite the initial lease-up process and to reduce the administrative burden.

OTHER LANDLORD INCENTIVES AND INITIATIVES: As noted by landlords who participated in the earlier referenced Landlord Forum, HAJ has already instituted a significant number of non-MTW landlord incentives that have greatly benefited landlords and residents. If selected for MTW participation, HAJ may also opt to pursue some Agency-Specific Waivers as outlined in the MTW Operations Notice.

Also, HAJ will continue to discuss with landlords some other landlord incentives that could be implemented without MTW designation. The agency staff and participating landlords all agree that the format and content for the recent Landlord Forum provided for a healthy and informative discussion of issues and opportunities. All participants agreed that the HAJ commitment to multiple meetings each year with landlords would be very beneficial. Such sessions will ensure that other landlord incentives and waivers are continuing to be evaluated and implemented.

ATTACHMENT I
Moving to Work Certifications of Compliance

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

Certifications of Compliance with HUD and Federal Requirements and Regulations:
Board Resolution to Accompany Application to the Moving to Work Demonstration Program

Acting on behalf of the Board of Commissioners of the applicant public housing agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the application to the Moving to Work (MTW) Demonstration Program for the PHA and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the application and implementation thereof:

- (1) The PHA will adhere to the MTW Operations Notice or successor notice and all requirements therein.
- (2) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure at least 75% of families assisted are very low-income as defined in Section 3(b)(2) of the 1937 Act throughout the PHA's participation in the MTW Demonstration Program.
- (3) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in establishing a reasonable rent policy that is designed to encourage employment and self-sufficiency.
- (4) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to assist substantially the same total number of eligible low-income families as would have been served absent MTW throughout the PHA's participation in the MTW Demonstration Program.
- (5) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to maintain a comparable mix of families (by family size) as would have been provided had the funds not been used under the MTW Demonstration Program throughout the PHA's participation in the MTW Demonstration Program.
- (6) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure housing assisted under the MTW Demonstration Program meets housing quality standards established or approved by the Secretary throughout the PHA's participation in the MTW Demonstration Program.
- (7) The PHA published a notice that a hearing would be held, that the application 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 application by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the application and invited public comment.
- (8) The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the application by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the application.

- (9) The PHA certifies that the Board of Commissioners 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).
- (10) The PHA certifies that it will carry out its application in conformity with: Title VI of the Civil Rights Act of 1964 (42 USC 2000d-2000d-4); the Fair Housing Act (42 USC 3601-19); Section 504 of the Rehabilitation Act of 1973 (29 USC 794); Title II of the Americans with Disabilities Act of 1990 (42 USC 12101 et seq.); all regulations implementing these authorities; other applicable Federal, State, and local civil rights laws; and that it will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)).
- (11) The PHA will carry out its plan in conformity with HUD's Equal Access Rule at 24 CFR 5.105(a)(2) and will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.
- (12) The application is consistent with the applicable Comprehensive Plan (or any plan incorporating such provisions of the Comprehensive Plan) for the jurisdiction in which the PHA is located.
- (13) The application certifies that according to the appropriate State or local officials that the application is consistent with the applicable Consolidated Plan.
- (14) The PHA complies 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.
- (15) The PHA complies with the Violence Against Women Act and its implementing regulations at 24 C.F.R. Part 5, Subpart L and Parts 960 and 966.
- (16) The PHA complies with the Architectural Barriers Act of 1968 and its implementing regulations at 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (17) The PHA complies 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.
- (18) The PHA complies with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (19) The PHA complies 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 and implementing regulations at 49 CFR Part 24.
- (20) The PHA complies 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.
- (21) The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

- (22) The 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 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.
- (23) With respect to public housing the 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.
- (24) The PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (25) The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (26) The PHA will comply with the requirements of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Rewards at 2 CFR Part 200.
- (27) The application and all attachments are available at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of Joliet

IL024

PHA NAME

PHA NUMBER/HA CODE

I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

Dr. Glenda McCullum

Board Chairman

NAME OF AUTHORIZED OFFICIAL*

TITLE



October 13, 2021

SIGNATURE

DATE

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

ATTACHMENT II
Commitment to Participate in the HUD-Sponsored Evaluation of the
Fourth Cohort of the MTW Expansion

COMMITMENT TO PARTICIPATE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

Commitment to Participate in the HUD-Sponsored Evaluation of the Fourth Cohort of the MTW Expansion

In addition to the elements described in PIH Notice 2021-03, HUD will provide additional scope and information about the HUD-sponsored evaluation of the fourth cohort of the MTW Expansion and any additional requirements that the PHA must adhere to.

Acting on behalf of the Board of Commissioners of the applicant public housing agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I agree to ensure participation of the PHA in the HUD-sponsored evaluation of the first cohort of the MTW Expansion as described in PIH Notice 2021-03 understanding the following considerations:

- (1) The PHA must participate in the HUD-sponsored evaluation of the fourth cohort of the MTW Expansion whether or not it receives an MTW designation through the lottery process described in PIH Notice 2021-03.
- (2) The PHA must follow PIH Notice 2011-65 or its successor notice whether or not it receives an MTW designation through the lottery process described in PIH Notice 2021-03. Adherence to PIH Notice 2011-65 regarding "Timely Reporting Requirements of the Family Report (form HUD-50058 and form HUD- 50058 MTW) into the Public and Indian Housing Information Center" is important to HUD's ability to evaluate the fourth cohort of the MTW Expansion.
- (3) In event the PHA is not selected to be in the treatment group, the PHA may apply to future cohorts of the MTW Expansion to which the PHA is eligible. Despite a potential designation under a future cohort, the PHA may continue to have obligations under the HUD-sponsored evaluation of the fourth cohort of the MTW Expansion as well. Despite a potential designation under a future cohort, the PHA may not implement MTW activities in the Cohort #4 MTW Activities List in PIH Notice 2021-03 for the duration of the HUD-sponsored evaluation of the fourth cohort of the MTW Expansion.
- (4) The PHA will cooperate fully with HUD and its contractors for the duration of the HUD-sponsored evaluation of the fourth cohort of the MTW Expansion. Failure to comply with the HUD-sponsored evaluation of the fourth cohort of the MTW Expansion may affect the PHA's ability to apply to future cohorts of the MTW Expansion.

Housing Authority of Joliet

IL024

PHA NAME

PHA NUMBER/HA CODE

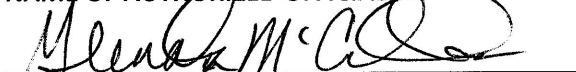
I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

Dr. Glenda McCullum

Board Chairman

NAME OF AUTHORIZED OFFICIAL*

TITLE



October 13, 2021

SIGNATURE

DATE

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

RESOLUTION NO. 22-2440

**APPROVING THE HOUSING AUTHORITY OF JOLIET
SUBMITTAL OF THE PLAN AND APPLICATION FOR
MOVING TO WORK COHORT FOUR DESIGNATION**

WHEREAS HUD NOTICE PIH-2021-03 invites eligible high-performing housing authorities to submit an application for admission into the Cohort Four Moving to Work (MTW) Demonstration Program; and

WHEREAS HUD has determined that the Housing Authority of Joliet has met all the statutory and administrative eligibility requirements to be considered for the MTW designation; and

WHEREAS the statutory objectives of MTW are as follows: (1) reduce costs and achieve greater cost-effectiveness, (2) provide incentives to families with children where the head of household is working, seeking work, or preparing for employment and self-sufficiency, and (3) increase housing choices for eligible low-income families; and

WHEREAS the selected Cohort Four MTW agencies will implement and evaluate landlord incentives and their effect on landlord participation in the HCV Program; and

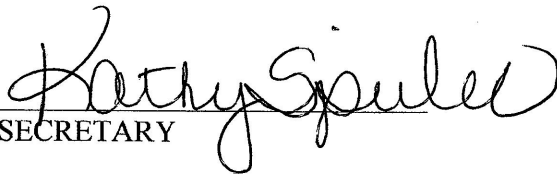
WHEREAS the Moving to Work Demonstration Program provides for many regulatory waivers and funding fungibility under a MTW Block Grant; and

NOW THEREFORE, BE IT RESOLVED, the Housing Authority of Joliet Board of Commissioners approves the MTW Application and Plan to seek participation in the Cohort Four Moving to Work Demonstration Program; and

BE IT FINALLY RESOLVED, the Housing Authority of Joliet Board of Commissioners authorizes the Chief Executive Officer to submit the Letter of Interest in participation in the Cohort Four Moving to Work Demonstration Program.

BY: 
CHAIRMAN, BOARD OF COMMISSIONERS

I, Kathy Spieler, the duly appointed Secretary of the Housing Authority of Joliet, do hereby certify that the above is a true and accurate copy of the Resolution adopted by the Housing Authority of Joliet Board of Commissioners on the 13th day of October, 2021.


SECRETARY

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Robert O'Dekirk, the Mayor of the City of Joliet, Joliet Illinois certify that the 5-Year PHA
Official's Name *Official's Title*

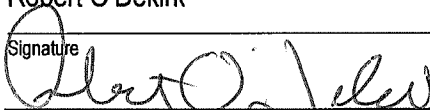
Plan and/or Annual PHA Plan of the Housing Authority of Joliet, IL024, is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair
Housing Choice of the City of Joliet, Joliet, Illinois pursuant to 24 CFR Part 91.
Local Jurisdiction Name

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The City of Joliet and the Housing Authority of Joliet both share the housing priority to improve
quality of housing stock in the community by increasing the supply of decent, safe, and accessible
housing for Joliet residents at low to moderate incomes.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true
and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Robert O'Dekirk	Mayor of the City of Joliet
Signature 	Date 3/17/2021

Certification of the Public Process Compliance

- ✓ The PHA must notify public housing residents and/or HCV participants (as applicable to the PHA's inventory) of its intention to participate in the MTW Demonstration Program. This notification must be in advance of developing Part I of the MTW Plan and application package.
 - ✓ The PHA must hold at least two resident meetings (separate from, and before, the required public hearing);
 - ✓ After the two resident meetings, the PHA must publish a notice that a hearing will be held on the MTW Plan and application package. The draft MTW Plan (in the format described below) and all relevant information, must be available for public inspection for at least 30 days before submission of the application package to HUD;
 - ✓ The PHA must conduct a public hearing to discuss the MTW Plan and invite public comment; and
 - ✓ The PHA's Board of Commissioners (or equivalent governing body) must approve the MTW Plan and application package by resolution no less than 15 days after that public hearing.
- HAJ mailed out notification to all residents and voucher holders on August 30, 2021 with details of the MTW program plan and inviting them to the resident hearings;
 - Resident Hearings were held on September 24, 2021;
 - Public Notice was published September 23, 2021;
 - Public Hearing held September 29, 2021;
 - Board of Commissioners approved MTW Plan October 13, 2021

Certified: 
Michael Simelton, Chief Executive Officer

Date: October 13, 2021



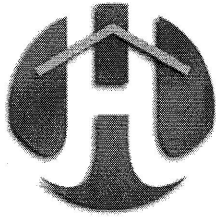
**PUBLIC NOTICE
HOUSING AUTHORITY OF JOLIET
MTW-Landlord Incentive**

The Housing Authority (HAJ) is making available for public comment a draft of its Move to Work (MTW)-Landlord Incentive. A copy of the MTW-Landlord Incentive draft may be obtained from the HAJ website <https://www.hajoliet.org/press-releases> in the News & Media section. The Housing Authority of Joliet is accepting comments/feedback via email at dthomas@hajoliet.org. Written comments should be directed to the following:

**Housing Authority of Joliet
ATTN: Danielle Thomas/MTW-Landlord Incentive Feedback
6 South Broadway Street
Joliet, Illinois 60636**

All comments must be received by Friday, October 15, 2021 by 4 p.m. A Public Hearing date and time will be determined and provided later.

Michael Simelton
Executive Director
Housing Authority of Joliet



**PUBLIC NOTICE
HOUSING AUTHORITY OF JOLIET
MTW-Landlord Incentive**

Dear Owner/Landlord:

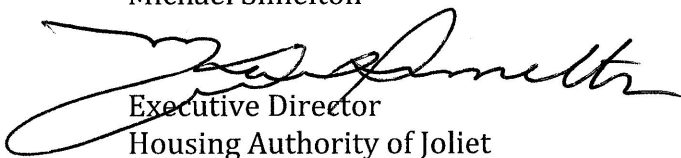
The Housing Authority of Joliet would like to thank all of the owners/landlords who participated in the Housing Choice Voucher Landlord Incentives forum held September 08, 2021. For those of you who are interested in the review of the MTW-Landlord Incentives draft, please see the information below.

The Housing Authority (HAJ) is making available for public comment a draft of its Move to Work (MTW)-Landlord Incentive. A copy of the MTW-Landlord Incentive draft may be obtained from the HAJ website www.hajoliet.org in the News & Media section. The Housing Authority of Joliet is accepting comments/feedback via email at dthomas@hajoliet.org. Written comments should be directed to the following:

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Michael Simelton



Executive Director
Housing Authority of Joliet



HOUSING AUTHORITY *of* JOLIET

8/30/2021

NOTICE OF INTENT TO PARTICIPATE IN MOVING TO WORK

Dear HCV Program Participant,

Based on the U.S. Department of Housing and Urban Development designation of the Housing Authority of Joliet (HAJ) as a high-performing agency, HAJ is eligible to pursue designation as a Moving to Work Demonstration (MTW) entity. Such a designation will provide many benefits to HAJ including, but not limited to, flexibility in funds usage, relief from some rules and regulations, and latitude to design local policies and strategies. These provisions will benefit the community and our residents with programs and services that better meet our local needs and opportunities.

If the agency is designated, a major emphasis will be placed on implementing and evaluating landlord incentives and their effect on landlord participation in the Housing Choice Voucher Program. Some of the possible landlord incentives may include, but are not limited to, adapting payment standards to address local markets, compensating for vacancies or unit damages, and modifications to inspection requirements. Some of the benefits to our residents will include, but not be limited to, changes to payment standards, more landlords and more properties to consider, more housing choice in location, and less frequent, intrusive inspections.

Please attend one of the resident meetings and, if possible, the public hearing.

1. **RESIDENT MEETING** 9/24/21 at 11:00am; Meeting ID: 711 4233 7368; Passcode: 5PHAaz
<https://us04web.zoom.us/j/71142337368?pwd=bzBNa0t4M2NRT0hJUTVYSGg1b1VNZz09>
2. **RESIDENT MEETING** 9/24/21 at 6:00pm at 6 South Broadway Street, Joliet, IL. Seating is limited due to COVID. Please RSVP to tpourroy@hajoliet.org.
3. **PUBLIC HEARING** 9/29/2021 at 2:00pm; Meeting ID: 720 4429 9021; Passcode: qeuC7B
<https://us04web.zoom.us/j/72044299021?pwd=TEhVcThuaFY3UzR0RFJPWkZLbjZz09>

The draft of the MTW Plan will also be placed on the agency website by September 15, 2021. The HAJ Board of Commissioners will authorize the submittal of the MTW proposal at its October meeting.

Your participation in the evaluation of these MTW initiatives is encouraged and appreciated!

Michael Simelton
CEO

26

MTW COHORT 4 APPLICATIONS

INTRODUCTION:

HUD issued on 01/07/21 the application requests for the MTW Cohort 4 through the issuance of HUD Notice PIH 2021-03. Some of the key provisions of this MTW Cohort are summarized below. It is also suggested that applicants review the HUD Webinar on Cohort 4 that was delivered in July 20, 2021 and is on the HUD website. While it primarily repeats information in the reference PIH Notice, some testimony from current MTW participants engaged in landlord incentives may be very helpful as our team moves forward. In addition the HUD website provides information on accessing an HCV Landlord Strategies Guidebook for PHAs as well as multiple HCV Landlord Symposium Webinars that include several of incentives and outreach strategies that might be relevant to the MTW landlord participation.

COHORT 4 APPLICATION TIMELINE AND SELECTION:

Depending on the number of applications received, the geographic regions represented, and prevalence of RAD participation, HUD may adjust the lottery procedures to account for these factors. HUD will consider the location of current MTW agencies in assessing geographic diversity. Thirty (30) applicants are expected to be selected as new MTW agencies under Cohort 4. Agencies that applied for the first or second cohort, and were found to be eligible by HUD, will also be eligible for Cohort 4 if the agency is not troubled in either the PHAS or SEMAP as of the eligibility verification date of April 16, 2021. The MTW Plan / Application deadline is October 15, 2021.

COHORT 4 KEY PROVISIONS:

Cohort 4 will evaluate landlord incentives and their effect on landlord participation in the Housing Choice Voucher Program. Housing authorities must select at least two of the following seven landlord incentive activities:

- Establishing payment standards between 80% and 150% of the SAFMR
- Establishing payment standards between 80% and 110% of the FMR
- Paying landlords up to one month of rent for time a unit is vacant
- Reimbursing landlords for tenant damages after accounting for security deposit
- Providing an incentive payment to incentivize landlords to join the HCV Program
- Allowing pre-inspected units to accelerate lease-ups and reduce revenue losses
- Reducing the frequency of inspection of rental units

Certificate of the Publisher

The Herald-News

Description: MTW LANDLORD INVITE HAJ
1916002
TINA POURROY

HOUSING AUTHORITY OF JOLIET
6 S BROADWAY ST
JOLIET IL 60436-1753

Shaw Media certifies that it is the publisher of The Herald-News.
The Herald-News is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Joliet, County of Will, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 2 time(s) in The Herald-News, namely one time per week for two successive week(s). Publication of the notice was made in the newspaper, dated and published on
09/01/2021 09/07/2021

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by J. Tom Shaw, its publisher, at Joliet, Illinois, on
7th day of September, A.D. 2021

Shaw Media By:



J. Tom Shaw, Publisher

Account Number 10085097

Amount \$346.10

**PUBLIC NOTICE
LANDLORD INCENTIVES
FORUM INVITE**

Based on the U.S. Department of Housing and Urban Development designation of the Housing Authority of Joliet (HAJ) as a high-performing agency, HAJ is eligible to pursue designation as a Moving to Work Demonstration (MTW) entity. Such a designation will provide many benefits to HAJ including, but not limited to, flexibility in funds usage, relief from some rules and regulations, and latitude to design local policies and strategies. These provisions will benefit the community and our residents with programs and services that better meet our local needs and opportunities.

If the agency is designated, a major emphasis will be placed on implementing and evaluating landlord incentives and their effect on landlord participation in the Housing Choice Voucher Program. Some of the possible landlord incentives may include, but are not limited to, adapting payment standards to address local markets, compensating for vacancies or unit damages, and modifications to inspection requirements.

The Housing Authority of Joliet is inviting current HCV landlords and potential new landlords to meet to discuss which of the landlord incentives would be of the greatest interest and value in our community. All participants will be asked to provide their priority rankings of the incentive options. The meeting will be held at the Holiday Inn Rock Run Convention Center, located at 1471 Rock Creek Blvd, Joliet, on Wednesday, September 8th from 12:00 noon to 2:00pm. Lunch will be provided at no cost. Please confirm your participation by contacting Tina Pourroy at 815-693-1124.

In late September the Housing Authority of Joliet will conduct two resident briefings and one public hearing to provide for feedback on the MTW proposal. The draft of the MTW Plan will also be placed on the agency website by September 15, 2021. The HAJ Board of Commissioners will authorize the submittal of the MTW proposal at its October meeting.

Your participation in the evaluation of these MTW initiatives is encouraged and appreciated!
Michael Simelton

(Published in Herald-News
September 1, 7, 2021)
1916002

Certificate of the Publisher

The Herald-News

Description: MOVING TO WORK (MTW)
1920991
TINA POURROY

HOUSING AUTHORITY OF JOLIET
6 S BROADWAY ST
JOLIET IL 60436-1753

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The Herald-News is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Joliet, County of Will, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

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This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by J. Tom Shaw, its publisher, at Joliet, Illinois, on 23rd day of September, A.D. 2021

Shaw Media By:



J. Tom Shaw, Publisher

Account Number 10085097

Amount \$147.74

PUBLIC NOTICE

Based on the U.S. Department of Housing and Urban Development designation of the Housing Authority of Joliet (HAJ) as a high-performing agency, HAJ is eligible to pursue designation as a Moving to Work Demonstration (MTW) entity. Such a designation will provide many benefits to HAJ including, but not limited to, flexibility in funds usage, relief from some rules and regulations, and latitude to design local policies and strategies. These provisions will benefit the community and our residents with programs and services that better meet our local needs and opportunities.

If the agency is designated, a major emphasis will be placed on implementing and evaluating landlord incentives and their effect on landlord participation in the Housing Choice Voucher Program. Some of the possible landlord incentives may include, but are not limited to, adapting payment standards to address local markets, compensating for vacancies or unit damages, and modifications to inspection requirements.

The Housing Authority hosted a Landlord Forum and has held two (2) resident meetings during the month of September, 2021, regarding the Moving to Work plans. The plan in draft form can be viewed on the Housing Authority's website, www.hajoliet.org. Click on the MTW link.

A **Public Hearing** will be conducted via ZOOM on **Wednesday, September 29, 2021 at 2:00pm**, Chicago time. To participate in the Housing Authority's public hearing, join the ZOOM meeting. Meeting ID: 720 4429 9021; Passcode: qeuC7B; type this address in your browser:
<https://us04web.zoom.us/j/72044299021?pwd=TEhVcThuaFY3UzR0RFJPWkZlbjZzZ09>

(Published in Herald-News
September 23, 2021)
1920991

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Housing Authority of Joliet

Program/Activity Receiving Federal Grant Funding

MTW Cohort 4

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Michael Simelton

Title

Chief Executive Officer

Signature



Date (mm/dd/yyyy)

October 13, 2021


DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of Joliet, IL024 6 S. Broadway Street Joliet, IL 60436 Congressional District, if known: 11			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: U.S. Department of Housing & Urban Development			7. Federal Program Name/Description: Move to Work, Cohort 4 CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): Not Applicable			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Michael Simelton Title: Chief Executive Officer Telephone No.: 815-727-0611, ext. 150 Date: 10/13/2021		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

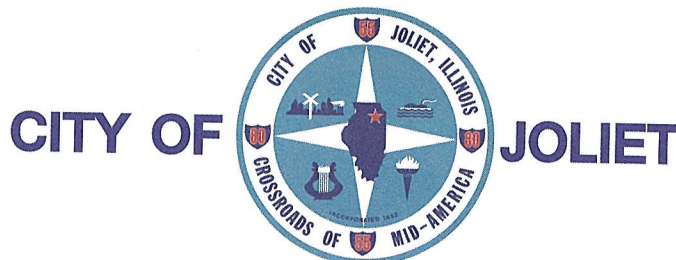
OFFICE OF THE MAYOR
BOB O'DEKIRK

MAYOR

PHONE: 815/724-3700

FAX: 815/724-3715

ROdekirk@jolietycity.org



150 WEST JEFFERSON STREET
JOLIET, ILLINOIS 60432-4158

The City of Joliet has benefitted greatly from the leadership role that the Housing Authority of Joliet (HAJ) has provided in meeting the quality affordable housing needs of our low- and moderate-income residents. In addition to improving this critical aspect of quality of life for our residents, the agency has been very committed to linking residents with support services that will further self-sufficiency for working families and independent living for the elderly and persons with disabilities.

In recent years HAJ has broadened its mission to provide tax credit developments that serve a greater range of eligible residents and that provide mixed-income developments that offer more housing choice in locations. These developments are also linked to a new homeownership initiative that will allow residents to transition out of assisted housing and improve our community's homeownership rates. The added benefit of these new initiatives is the significant economic development impact for our community resulting from this new infusion of investment.

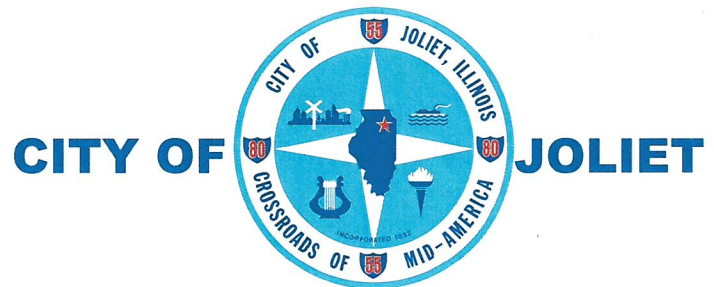
The Moving to Work (MTW) Demonstration Program would be very beneficial to the Housing Authority of Joliet in providing the agency with more flexibility in funding decisions and regulatory waivers that will allow the agency to best meet the unique needs and opportunities in Joliet and Will County.

This letter of support for the MTW application is submitted in the hope that HAJ will receive the designation as a Moving to Work agency that will continue its great work in improving our community and the lives of our residents.

Sincerely,

Mayor Bob O'Dekirk

JOLIET CITY COUNCIL
BETTYE GAVIN
DISTRICT 4 COUNCILWOMAN
PHONE: 815/724-3745
FAX: 815/724-3737
bgavin@joliet.gov



150 WEST JEFFERSON STREET
JOLIET, ILLINOIS 60432-4158

December 15, 2020

To Whom It May Concern,

It is with much conviction that I support the Housing Authority of Joliet (HAJ) application for HUD consideration as a Moving to Work (MTW) Demonstration Program participant. As the Council representative from the district that has the greatest number of assisted housing residents, I am very aware of the many quality programs and services offered by HAJ as well as understanding the impact such programs and services have on the quality of life for our residents.

HAJ is a high-performing agency from the perspective of both HUD and the community and residents that it serves. While the agency is committed to providing quality affordable housing, it is also equally committed to building strong communities and achieving the life goals of its residents. In providing self-sufficiency programs and linking with local support services providers, HAJ is achieving the goal of self-sufficiency for families and independent living for the elderly and persons with disabilities.

Through the repositioning of its portfolio and the development of new affordable housing HAJ is providing housing that stands out as some of the best housing in the neighborhoods that it serves. These initiatives have had the added benefit of providing more housing choice options for residents and more opportunities to live in mixed-income developments. The new HAJ initiative to launch a homeownership program for residents in these communities will provide an opportunity to achieve financial growth and stability.

This letter of support for the MTW application is submitted in the hope that HAJ will receive the designation as a Moving to Work agency that will continue its great work in improving our community and the lives of our residents.

Respectfully,

Bettye Gavin
Joliet City Councilwoman, District 4



OFFICE OF WILL COUNTY BOARD

Will County Office Building • 302 N. Chicago Street • Joliet, Illinois 60432

Denise E. Winfrey
Will County Board Speaker

(815) 258-2403
dwinfrey@willcountyllinois.com

January 7, 2021

U.S. Department of Housing and Urban Development
451 7th Street, S. W.
Washington, D.C. 20410

It is my pleasure to support the Housing Authority of Joliet's (HAJ) application for HUD consideration as a Moving to Work (MTW) Demonstration Program participant. As a Will County Board Commissioner, I am aware of the many quality programs and services offered by HAJ and I understand the impact such programs and services have on the quality of life for our residents. Those in my district are especially affected.

HAJ is a high-performing agency from the perspective of HUD, the community and the residents that it serves. While the agency is committed to providing quality affordable housing, it is also equally committed to building strong communities and achieving the life goals of its residents. In providing self-sufficiency programs and linking with local support services providers, HAJ is achieving the goal of self-sufficiency for families and independent living for the elderly and persons with disabilities.

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Denise

Denise Winfrey,

Will County Board District 8

HOUSING AUTHORITY OF JOLIET

Job Title: MTW Services Clerk

Reports to: Family Self Sufficiency & Services Coordinator

FLSA Status: Non-Exempt

Department: HCV

Position Summary: The MTW Services Clerk provides administrative services to HCV clients in accordance with Housing and Urban Development (HUD) guidelines and the HAJ Administrative plan and daily operational processes, to assist clients participating in the Move to Work program to receive the needed services and education to become self-sufficient.

Essential Functions:

- Develop a strong working relationship with various service provider agencies to ensure smooth referrals and follow-up
- Develop, implement and document an effective process to provide services to participants involved with Move to Work, to ensure participants are making the most from their opportunities
- Develop, coordinate, maintain, and distribute monthly Newsletter
- Develop materials (brochures, flyers and training modules) to encourage maximum involvement in program
 - Develop a detailed Individual Training & Service Plan (ITSP) outlining the specific services and goals to facilitate client self-sufficiency
 - Identify, develop, write, implement and administer activities and programs to meet the needs and overcome barriers and service gaps for family self-sufficiency
 - Educate and monitor participants of their responsibilities within the program and develop individual goals for families to achieve self-sufficiency
 - Plans and coordinates activities for program participants including but not limited to (job training; GED classes; housing counseling and home buyer training)
- Creates and maintains files for each applicant/client
- Types and mails correspondence as necessary and maintains copies in client files
- Understands principles of records and file management
- Knowledge of intermediate mathematical calculations
- Understands rules and regulations of the HCV Program
- Develop and maintain comprehensive participant files which document:
 - Initial program application
 - Participant/family program screening assessment
 - Childcare, educational, employability, financial, and healthcare assessments
 - Social issue assessments (psychological and/or mental; substance abuse; parenting classes; domestic violence, etc)
 - Referral agency forms and follow up documentation
 - Individual and family long and short-range self-sufficiency goals
 - Individual and family progress reports and notes
- Meet and document with Program participants a minimum of quarterly to review goal progress and plan compliance
- Develop and maintain participant database to generate data regarding program effectiveness, impact and achievement

Success factors/job competencies:

- Computer proficiency with Microsoft Office Suite products and a variety of other software applications
- Excellent interpersonal and communication skills
- Planning – ability to think ahead and plan over a one-to two-year time span
- Management – multitask and organize multiple priorities
- Technical skills in record retention protocols
- Commitment to company values

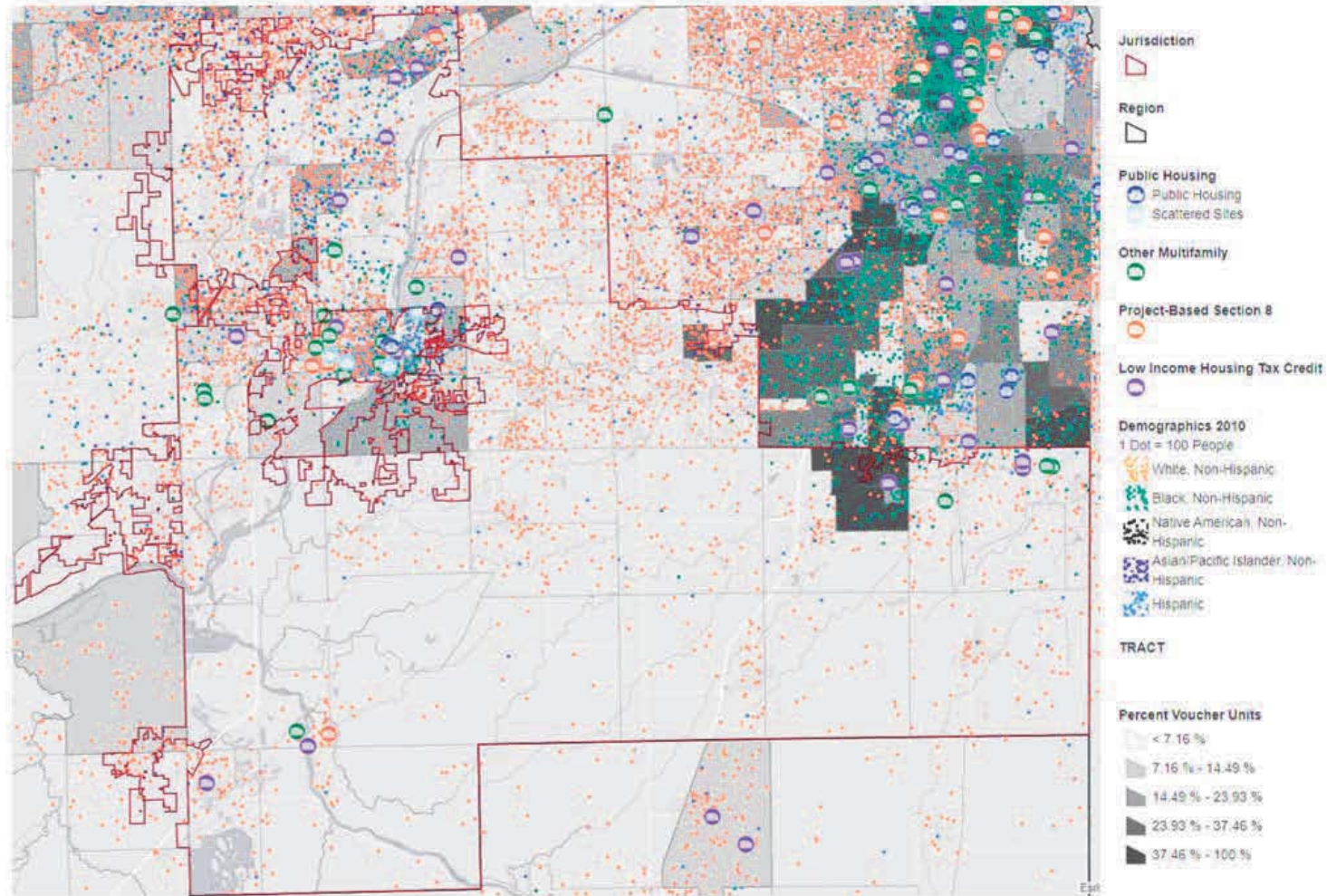
Qualifications Preferred:

- Associate's degree from an accredited college or university with a major in Sociology, Psychology, Education, Social Justice, Business/Public Administration or related field
- Minimum of four (4) years' experience coordinating, supervising and/or implementing socio-economic programs; or working with low-income families preferably with case-management experience
- Must possess a valid Illinois driver's license and current automobile insurance
- Must be able to pass a criminal background check
- Fluent in other languages (Spanish preferred)

Office use only:

Approval/revision date: July, 2017 By: _____ Title: _____

EXHIBIT III-21. PUBLICLY SUPPORTED HOUSING AND RACE AND ETHNICITY IN WILL COUNTY



Source: HUD AFFH Mapping Tool.

MTW STAKEHOLDERS

STAFF CONTRIBUTIONS:

Cornerstone Services

Veterans Administration

Will County Center for Community Concerns

Morning Star Mission

Catholic Charities

Daybreak Shelter

Will County Center for Independent Living

Groundwork Domestic Violence Program

Salvation Army

Will County Continuum of Care (Merridith Montgomery)

Disability Resource Center (Sam Knight)

Cornerstone Services (Ben Stokes)

Will County Land Use (Ron Pullman)

City of Joliet (Kendall Jackson)

Spanish Center executive Director (Veronica Gloria)

Forest Park Neighborhood Community (Garland Mayes)

City Council

BOARD CONTRIBUTIONS:

All Neighborhood Organizations

Public School System

Mike Clark

Adrian Heath