

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.				
A.1	PHA Name: <u>Housing Authority of Joliet</u> PHA Code: <u>IL024</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>535</u> Number of Housing Choice Vouchers (HCVs) <u>2,567</u> Total Combined Units/Vouchers <u>3,102</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission			
	Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and provide each resident council a copy of their PHA Plans.			
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)			
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia
	Lead PHA:			
B. Plan Elements				

<p>B.1</p>	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or project under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units.</p> <p style="text-align: right;">SEE PLANS BELOW</p> <p><u>Pending, Planned, and/or In-Progress Mixed-Finance Modernization or New Development:</u></p> <p>The Authority will submit/has submitted a Low-Income Tax Credit application to IHDA for funding needed for the following projects:</p> <ul style="list-style-type: none"> ○ <u>Revitalization of Stevenson Gardens to Stevenson Crossing</u> - In partnership with a private developer, Bound Development, will act as the developer in the gut rehab of the currently 177-unit Public Housing. The project will consist of 113-unit Project-Based Voucher / Tax Credit Building, consisting of (92) 1br and (21) 2br units, to ensure affordability. 2020 LIHTC was awarded to the project. This RAD transaction closed in 2023. ○ <u>Development of CAT Units, under RAD</u> – Due to the unit reduction of the Stevenson building, the Authority will develop 56 units to make up the difference of subsidized units. The City of Joliet, Will County and the Housing Authority of Joliet are currently developing affordable housing units. Affordable housing for low to middle income, working families is currently a priority for the City of Joliet and the Housing Authority of Joliet. The Housing Authority of Joliet (HAJ), a public housing corporation, is requesting funding to support the planned Affordable Homes community in order to provide affordable homes for a homeownership program and community amenities such as a daycare center and more. ○ <u>Repositioning of John C Murphy</u> – The Housing Authority of Joliet has submitted a Section 18(b) application for the John C Murphy project. Upon HUD approval, all residents will be relocated with a housing choice voucher.

- **Replacement Housing Plan in partnership with the City of Joliet &/or Will County** – The HAJ is committed to increase the number of affordable housing units and/or replace demolished units utilizing NSP funds.
 - HAJ has received CPF grant for the purchase of property for the development of affordable housing on Desplaines Street; and on HAJ-owned lots in a private subdivision.

Asset Repositioning:

- The Housing Authority of Joliet is committed to the replacement of affordable housing units lost through demolition in impacted areas of the City of Joliet; increasing affordable housing opportunities as financing becomes available.
- 2007-2022, the HAJ has removed 573 functionally obsolete public housing units, developed 339 affordable housing units, and additional 238 affordable housing units within the County of Will. We will continue to look for opportunities to replace and develop additional affordable housing.
- During FYE 2023, the Housing Authority of Joliet will partner with a developer to project base 50 single family units in the City of Joliet.
- HAJ is considering various repositioning strategies available to allow us to improve the quality of aging housing stock and affordable housing. HAJ's repositioning efforts will provide the community with additional flexibility to better address housing needs. Section 18 Demolition/Disposition; Section 18 Disposition; Market Rate Sale; and RAD are all HUD approved strategies. HAJ and Kennedy.
- The HAJ plans to reposition all of its senior highrise buildings over the next 5 years.

Project Based Vouchers:

- In 2006, **twenty-three (23) project based vouchers** were committed to assist the Liberty Meadows Senior Residences, Joliet, IL. 2006-2027
- In 2009, the Housing Authority of Joliet committed project based vouchers for the following Voucher Programs:
 1. **Thirty-one (31)** to Liberty Meadow Estates, Phase II, Joliet, IL 2012-2027
 2. **Twenty-two (22)** to McKenzie Falls Sr Apartments, Bolingbrook, IL 2012-2022
- In 2016, the Authority committed **18** project based vouchers to Hawthorne Lakes Senior Residences, Joliet, IL. 2016-2027
- In 2017, the Authority committed **8** project based vouchers through the Chicago Regional Housing Initiative. The HAJ is administering the remaining 42 CHA vouchers. 2017-2032
- In 2017, the Authority committed **68** project based vouchers to Water's Edge, Joliet. 2018-2027
- In 2017, the Authority committed **25** project based vouchers to St. Ann Senior Residences, Chicago, IL. 2017-2027
- In 2019, the Authority committed **42** project based vouchers to Liberty Meadow Estates, Phase II, Joliet, IL. 2019-2027
- In 2022/2023, the Authority will issue **50** project based vouchers to a developer with single family units in the City of Joliet.
- In 2022/2023, the Authority will commit **50** project based vouchers to Champaign HA new development.
- *Additionally, HAJ administers a 176-unit RAD PBV building in University Park and, once construction is complete, will commit 176 project based vouchers to the building.*

Chicago Regional Housing Initiative: The Authority participates in the RHI project based voucher program.

- **Intergovernmental Agreement with Grundy County Housing Authority** – Through the Intergovernmental Agreement, the HAJ acts as Developer, from the master planning and funding application process to construction completion in Grundy County, IL.
- **Intergovernmental Agreement with Aurora Housing Authority** – Through the Intergovernmental Agreement, the HAJ acts as Developer, from the master planning and funding application process to construction completion in Aurora, IL.
- **Intergovernmental Agreement with Lake County Housing Authority** – Through the Intergovernmental Agreement, the HAJ acts as Developer, from the master planning and funding application process to construction completion in Lake County, IL. The HAJ and Lake County Housing Authority are currently developing affordable housing together.

	<ul style="list-style-type: none"> ○ <u>Intergovernmental Agreement with Muncie Housing Authority</u> – Through the Intergovernmental Instrumentality will act as Developer, from the master planning and funding application process to construction completion, in or out of Indiana. <p><u>Intergovernmental Agreement with Champaign Housing Authority</u> – Through the Intergovernmental Instrumentality will act as Developer, from the master planning and funding application process to construction completion, in or out of Indiana.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><u>GOAL: REPOSITION ALL PUBLIC HOUSING ASSETS</u> REPORT: HAJ IS CURRENTLY IN THE CONSTRUCTION PHASE OF ITS RAD CONVERSION OF AMP 8, STEVENSON BUILDING, AND THE PURCHASE OF A PORTION OF THE HUD FOR THE MARKET SALE OF PARTIAL AMP 6, JC MURPHY BUILDING. REPOSITIONING OF AMPS 4 AND 7.</p> <p><u>GOAL: CREATE ADDITIONAL AFFORDABLE HOUSING</u> REPORT: HAJ AND ITS NON-PROFIT INSTRUMENTALITY HAS SUBMITTED APPLICATIONS TO WILL COUNTY FOR THE CONSTRUCTION OF AFFORDABLE HOUSING AT THREE (3) LOCATIONS. HAJ WAS AWARDED \$3MM IN A CPF GRANT FOR THE PURCHASE OF A PORTION OF THE HUD FOR THE MARKET SALE OF PARTIAL AMP 6, JC MURPHY BUILDING.</p> <p><u>GOAL: PARTNER WITH OTHER PHAS, LOCAL GOVERNMENT AND SERVICE AGENCIES</u> REPORT: HAJ HAS AN ON-GOING, ACTIVE PARTNERSHIP WITH WILL-GRUNDY CONTINUUM OF CARE, AS WELL AS WITH THE WILL COUNTY CENTER, AND GUARDIAN ANGEL. HAJ HAS INTERGOVERNMENTAL AGREEMENTS WITH AURORA HOUSING AUTHORITY, LAKE COUNTY HOUSING AUTHORITY, AND GRUNDY HOUSING AUTHORITY.</p> <p><u>GOAL: PARTNER WITH DEVELOPER TO PROJECT BASE SINGLE FAMILY HOMES THROUGHOUT WILL COUNTY</u> REPORT: HAJ WILL ADVERTISE A COMPETITIVE RFP TO AWARD PBVs TO ONE OR MORE DEVELOPERS.</p> <p><u>GOAL: PROVIDE EXCELLENT CUSTOMER SERVICE</u> REPORT: HAJ PRESENTS A TRAINING-RICH ENVIRONMENT TO STAFF AND THE PROVISION OF EXCELLENT CUSTOMER SERVICE. HAJ ANTICIPATE PHA-WIDE IMPROVEMENT.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. HAJ's most recently approved 5-year CFP Action plan was approved 8/2/2022.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB report.</p>

C.2	Certification by State or Local Officials. Form HUD 50077-SL , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan Elements. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.
	<div style="border: 1px solid black; padding: 5px;"> Fair Housing Goal: </div>

Describe fair housing strategies and actions to achieve the goal

HAJ staff will educate HCV participants regarding opportunity areas and provide information about local schools, service agencies, jobs, and available housing in zip codes with lower concentrations of poverty and additional opportunities.

De-concentration efforts have been very successful as outlined below:

July 1991		January 2010		March 2022	
City of Joliet's East Side	463 (82.24%)	City of Joliet's East Side	311 (26%)	City of Joliet's East Side	638 (19%)
City of Joliet's West Side	82 (14.56%)	City of Joliet's West Side	338 (29%)	City of Joliet's West Side	650 (20%)
Outside Joliet, but within Will County	18 (3.20%)	Outside Joliet, but within Will County	503 (42%)	Outside Joliet, but within Will County	2052 (60%)
Outside Will County	-----	Outside Will County	36 (3%)	Outside Will County	36 (1%)
Total	563	Total	1188	Total	3286

Note: Numbers include portable vouchers residing in Will County.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

HAJ will continue to educate staff and send them to Fair Housing Training.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

YEAR ONE MOVE-TO-WORK ACTIVITIES PLANNED FOR FYB 7/1/2023:

Move-To-Work, Cohort 4

The 3 MTW statutory objectives are: (1) to reduce cost and achieve greater cost effectiveness in federal expenditures; (2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining full time employment and becoming economically self-sufficient; and (3) to increase housing choices for low-income families.

1. In order to reduce cost and achieve greater cost effectiveness in federal expenditures, we are auditing all our processes to streamline procedures and eliminate wasted time and lost funds.
2. To give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, education or other programs that assist in obtaining full time employment and becoming economically self-sufficient, we are evaluating additional incentives that may be provided to participants in the Family Self Sufficiency Program. Additionally, we are evaluating the possibility of eliminating increased income based recertifications for all participants and only performing annual certifications and interim certifications for participants whose income has decreased during the year.
3. To increase housing choices for low-income families, we are determining the benefits of increasing the payment standards above 110% in some or all zip codes, we participate in the HCV Tax Savings Program which reduces the tax liability for landlords housing HCV participants in areas with low poverty concentration, and we are dedicated to developing additional, quality affordable housing throughout Will County.

The Housing Authority of Joliet is dedicated to increasing the quality of life for those clients we serve, improving agency operations, working alongside our landlords as partners, and increasing the quality affordable housing within Will County.

COHORT 4 LANDLORD ACTIVITIES

HAJ will implement the following landlord incentives and waivers:

1. **Damage Claims:** HAJ will reimburse a landlord for tenant-caused damages, after accounting for the security deposit, not to exceed two months contract rent. HAJ will

require documentation by the landlord showing regular unit inspections performed by the landlord.

2. **Signing Bonus:** HAJ will provide incentive payments of up to one month contract rent to incentivize new landlords to join the HCV Program. We believe this signing bonus will attract new, quality landlords into the program.
3. **Alternative Inspection Schedule:** HAJ will implement an alternative schedule for conducting HQS inspections that would reduce the frequency to once every three years. This action will both incentivize the landlords to complete their own inspection and to reduce the administrative burden on the program. (Interim inspections will be performed upon request).
4. **Waiver of Mandatory Initial Inspections:** HAJ will eliminate the requirement for an initial inspection under the MTW waiver options. This will expedite the initial lease-up process and administrative burden.

MTW PLAN – PROPOSED USE OF MTW FUNDS:

- HAJ is requesting authority to utilize the flexibility option provided 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.
- HAJ chooses to delay any major budgetary changes in their first year of participation. HAJ will 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.

In preparation for next year's utilization of MTW waivers, we will begin reaching out to the residents with newsletters and mailings, as well as invitations to meetings and open forums to discuss the HAJ's desire to increase the minimum rent for HCV households, who are not elderly or disabled.

Mission Statement: Creating Opportunities; Changing Lives.