



Move To Work

Administrative Plan

November 1, 2022

Chapter 1

Overview of the Plan

The Lake County Housing Authority (LCHA) was granted participation in the Move to Work (MTW) Demonstration program utilizing the Cohort #4 Landlord Incentives on August 24, 2022.

The three statutory objectives of the MTW Demonstration Program are:

1. Increase housing choices for low-income families.
2. Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
3. Reduce costs and achieve greater cost effectiveness in federal expenditures.

Move To Work agencies have directly influenced national policy for 25 years, allowing Housing Authorities the flexibility to leverage resources to create customized housing solutions specific to the challenges of the Lake County community.

LCHA is a leader in affordable housing by taking an innovative and dynamic approach to developing sustainable communities throughout Lake County. LCHA continues to cultivate its partnership with local, state, and federal organizations to provide supportive services to the families and neighborhoods it serves.

This program provides LCHA with the flexibility to meet our local specific needs and enables the creation of innovative policies that promote self-sufficiency, reduce program cost, and increase options for participants in the program.

The new MTW Cohort will be a blueprint and exam incentives for property owners who rent to individuals and families with a Housing Choice Voucher (HCV).

The goal is to increase the choice to live in areas with more employment opportunities for our family's encouraging self-sufficiency, better schools, lower crime rates, and more desirable housing.

This Landlord Incentive Cohort continues the MTW's tradition of policy innovation benefiting residents who receive federal assistance, which helps promote the Housing Choice Voucher Program.

Chapter 2

Fair Housing

LCHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.

LCHA will affirmatively further fair housing by:

- examining their programs or proposed programs,
- identify any impediments to fair housing choice within those programs,
- address those impediments in a reasonable fashion in view of the resources available,
- work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require LCHA's involvement,
- maintain records reflecting these analyses and actions.

Chapter 3

Landlord Incentives

LCHA plans to implement the landlord incentives to gain new landlords in opportunity areas to increase options for voucher families with the hope that the families will be closer to better employment opportunities and strive for self-sufficiency.

Only rental units in opportunity areas will be able to participate in the Landlord Incentive MTW activities. Opportunity areas are defined by the current standards set forth by the State of Illinois in processing tax abatements in HCV rentals.

The property must be located in a qualified Township whose tax capacity exceeds 80% of the average tax capacity of Lake County which is re-evaluated by the County every year.

The property must also be located in a census tract where less than 10% of the residents live below the poverty level. The poverty level is determined by the most recent US Census.

Vacancy Loss (HCV – Tenant Based Assistance)

One month's rent in between HCV families in opportunity areas

Landlords in opportunity areas will be offered one month's rent by continuing to rent to another HCV family. The vacancy loss payment will be paid after the executed contract of the continued leasing of an HCV family.

New Landlord Incentive (HCV – Tenant Based Assistance)

One month's rent to a Landlord in an opportunity area who has never participated or has not had a HCV tenant within the last 12 months in the unit.

New landlords or those who have not had a HCV tenant in the past 12 months will be offered one month's rent for participating in the HCV program. The incentive payment will be paid after the executed contract.

Chapter 4

General Operating Information

LCHA will try to bridge the Landlord-Tenant gap the families have had to overcome on their own. LCHA will continuously hold landlord information meetings, both in person and online. Local realtors and leasing agents will be contacted in hopes of educating them on the benefits to the Housing Choice Voucher program. An additional goal is to have many rentals to choose from in the opportunity areas.

All staff will work diligently in landlord outreach in opportunity areas. Housing Quality Standards Specialists will adhere to a streamlined process from landlord inquiries to the Request for Tenancy Approvals to move in inspection and contract execution.

The Family Self-Sufficiency staff will encourage participation in the FSS program to all families including those gaining residence in the landlord incentive program. Individualized consistent contact with the families will help ensure any issues are addressed to help them succeed.

The Housing Counseling staff will continue to assist all families in areas where their needs require credit counseling or managing finances. As new landlords and families renting in opportunities area are tracked, additional support will be given and encouraged frequently.

Chapter 5

Updating and Revising the Plan

There are many MTW activities, subject to limitations as outlined in the MTW Operations Notice, that an MTW agency may implement. The PHA must annually submit requests to change the plan to HUD and identify which MTW activities they are proposing to implement and which of those MTW activities they are already implementing.

MTW agencies will subsequently be asked to provide information about the MTW activities they are proposing to implement, request waivers associated MTW activities and provide specific information about each MTW activity they are proposing to implement.

2022 is the initial year of LCHA participating in the MTW program and looks forward to future opportunities to strengthen and develop successful program participation.