# MADISON HOUSING AUTHORITY

# MOVING TO WORK (MTW) SUPPLEMENT PLAN

## Fiscal Year 2026
## April 1, 2026 – March 31, 2027

**Karen O'Keeffe**
**Executive Director**

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# MTW Supplement to the Annual PHA Plan

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

**OMB No. 2577-0226**
**Expires: 03/31/2025**

**Purpose.** The Moving to Work (MTW) Supplement to the Annual PHA Plan informs HUD, families served by the PHA, and members of the public, about the MTW Waivers and associated activities that the MTW agency seeks to implement in the coming Fiscal Year and updates the status of MTW activities that have been previously approved. It also provides information about Safe Harbor Waivers, Agency-Specific Waivers, compliance with MTW statutory requirements, and evaluations. The MTW Supplement does not replace the PHA Plan. MTW agencies must continue to submit the applicable PHA Plan. MTW agencies that are not required to submit annual PHA Plans under the Housing and Economic Recovery Act of 2008 (HERA) must submit the MTW Supplement annually, in addition to holding public hearings, obtaining board approval, and consulting with Resident Advisory Boards (RABs) and tenant associations, as applicable, on planned MTW activities.

**Applicability.** Form HUD-50075-MTW is to be completed annually by all MTW agencies brought onto the MTW Demonstration Program pursuant to Section 239 of the Fiscal Year 2016 Appropriations Act, P.L. 114-113 (2016 MTW Expansion Statute) or legacy MTW agencies[2] that chose to follow the requirements of the MTW Operations Notice.

**Definitions.** All terms used in this MTW Supplement are consistent with the definitions stated in the MTW Operations Notice, including:

(1) **Local, Non-Traditional Activities** (LNT) – Those MTW activities that use MTW funding flexibility outside of the Housing Choice Voucher (HCV) and public housing programs established in Sections 8 and 9 of the U.S. Housing Act of 1937.

(2) **Safe Harbors** – The additional parameters or requirements, beyond those specified in the MTW activity description itself found in the MTW Operations Notice, following each activity description, that the MTW agency must follow in implementing MTW activities.

(3) **Substantially the Same Requirement** – A statutory MTW requirement that MTW agencies must continue to assist substantially the same total number of eligible low-income families as would have been served absent the MTW demonstration.

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| **A.** | **PHA Information.** |
| **A.1** | **PHA Name**: Madison Housing Authority<br>**PHA Code**: NJ105<br>**MTW Supplement for PHA Fiscal Year Beginning**: 04/01/2026<br>**PHA Program Type:** Housing Choice Voucher<br>**MTW Cohort Number**: 4<br>**MTW Supplement Submission Type:** Amendment to Annual Submission |
| **B.** | **Narrative.** |
| **B.1** | **MTW Supplement Narrative.**<br>The narrative provides the MTW agency with an opportunity to explain to the public, including the families that it serves, its MTW plans for the fiscal year and its short and long-term goals.<br><br>The MTW agency should provide a description of how it seeks to further the three MTW statutory objectives during the coming Fiscal Year. Those three 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 employment and becoming economically self-sufficient, and (3) to increase housing choices for low-income families. |

## B. Narrative

The Madison Housing Authority (MHA) has participated in HUD's Moving to Work (MTW) Demonstration under the Asset Building Cohort for the past two years. Our study group period concludes in April 2026. Given our small staff capacity, MHA has elected not to extend participation beyond the study period but remains deeply committed to the three statutory objectives of the MTW Demonstration Program:

1. Reducing costs and achieving greater cost effectiveness in federal expenditures;
2. Giving families with children incentives to obtain employment and become economically self-sufficient; and
3. Increasing housing choices for eligible low-income families.

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**Cost Effectiveness**

Under the MTW framework, MHA implemented a Landlord Incentive Initiative to strengthen participation in the Housing Choice Voucher (HCV) program. In the past fiscal year:

- Five existing landlords each received a $500 incentive for re-leasing to another voucher household; and
- One new landlord received a $1,000 incentive for joining the program for the first time.

These modest incentives have been a valuable marketing tool—building goodwill, retaining trusted landlords, and encouraging new participation. The low financial outlay relative to the high value of sustaining and expanding landlord engagement represents an excellent return on investment.
MHA has also implemented triennial recertifications for fixed-income senior households, reducing administrative workload while maintaining compliance and program integrity.

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**Self-Sufficiency**

MHA supports the long-term financial stability and independence of voucher- assisted households. MHA's activates supporting self-sufficiency include:

1.o. Initial Rent Burden (HCV);

1.w. - Alternative Income Inclusions/Exclusions (HCV);

2.a. – Payment Standards – Small Area Fair Market Rents (FMR) (HCV);

5.d. Alternative Inspection Schedule (HCV);

9.a. Increase PBV Program Cap (HCV);

C 9.b. Increase PBV Project Cap (HCV);

9.c. Elimination of PBV Selection Process for PHA-owned Projects without Improvement, Development, or Replacement (HCV);

C.9.d. Alternative PBV Selection Process (HCV);

C. 9.f. Increase PBV HAP Contract Length (HCV); and

17.b. Service Provision.

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**Housing Choice**
MHA maintains a consistently high voucher utilization rate and continues to leverage MTW flexibilities to enhance housing choice and stability for families and seniors. We strategically balance available HAP funding, local rental market conditions, and landlord participation to ensure that voucher holders can successfully lease units in our community.

| C. | MTW Waivers and Associated Activities. |
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| **Activity: 1.o. Initial Rent Burden (HCV only)** | |
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| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br><br>MHA may waive the maximum family share at initial occupancy of 40% of the family's monthly income, but not to exceed 45% of their monthly income.<br><br>*Agency goals for MTW Activity:*<br><br>MHA's goal for this activity is to increase family choice at initial occupancy by allowing households to pay more than 40% of their income towards rent for their initial occupancy. This may assist households choosing to move to relatively higher cost opportunity areas, and eligible applicant households leasing in-place who may have income to housing cost burdens of that are greater than 40% of income. Studies have also show that eligible applicant households' first move may involve higher income to house cost burdens, but after their initial year of occupancy with the benefit of voucher assistance their subsequent moves tend to be at relatively lower income to housing cost burdens an in areas with greater neighborhood opportunities for them. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Housing choice and self-sufficiency |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Cost neutral |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity would apply to all assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | Both new admissions and currently assisted households |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | All family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br><br>This activity applies to all HCV tenant-based units. |

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| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | Yes |
| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
| If the MTW agency plans to implement a new maximum income-based rent percentage (higher than 40% of adjusted monthly income), what is that maximum? | The maximum percentage of monthly adjusted income is 45% |

| 1.w. - Alternative Income Inclusions/Exclusions (HCV) | |
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| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br><br>MHA seeks to establish alternative policies to exclude certain forms of participant income in tenant rent calculations.<br><br>At initial eligibility determination (or initial certification where the family is being rescreened for assistance), an applicant household's ownership of net family assets that exceed $100,000 (as adjusted for inflation) or ownership of disqualifying real property require denial of assistance. MHA does not have the discretion to waive or alter enforcement of the HOTMA Section 102 asset limitation at admission.<br><br>However, after initial eligibility determination has been completed (or initial certification where the family is being rescreened for assistance), for voucher holders' initial lease-up, annual/biennial/triennial reexaminations (as applicable), transfer of unit and interim recertifications, MHA will adopt a total non-enforcement policy for purposes of verifying assets, imputing or adding actual income or interest derived from assets or including it in tenant income and rent calculations. Information related to assets will be collected at initial eligibility certification (or initial certification where the family is being rescreened for assistance) for the purpose of determining that family assets complying with HOTMA Section 104 asset limits. Income from assets will not be considered as part of the income/rent calculation formula in the initial rent calculation or subsequent triennial, annual and interim recertifications, and transfer of unit, as applicable. In other words, after initial asset eligibility has been determined in accordance with HOTMA Section 104, asset information will not be requested, captured or certified by MHA or included in calculating tenant rent portion.<br><br>All existing voucher-assisted households will be exempt from having assets (after factoring out all of the asset exclusions in 5.609(b) described below) counted towards their income for purposes of calculating their total tenant payment at their regular re-examination.<br><br>With the adoption of a policy that disregards assets and asset income in rent calculations, MHA would be required to obtain and verify additional information about owned real property strictly to determine whether it qualifies for an exemption under § 5.618 (e.g., |

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| | whether owned real property is suitable for occupancy). For example, if a family owns real property, that real property would be included in the calculation of total net family assets, unless specifically excluded by § 5.603, and MHA would undertake a determination as to whether the family's real property was suitable for occupancy.<br><br>Madison, NJ is a high-cost community. This waiver would benefit all family types, including but not limited to elderly and disabled families and individuals.<br><br>*Agency goals for MTW Activity:*<br><br>Decrease administrative time and costs required to request, obtain, and follow up on tenant submission of asset documents, allowing staff to focus on other priorities.<br><br>This waiver may improve cost effectiveness in our effort to reduce the administrative burden. Staff spend substantial amounts of administrative time verifying assets. By excluding the asset submission, certification and verification process, MHA will free up staff time to accomplish other tasks. Additionally, this waiver will decrease burdensome documentation for participants, lowering barriers to participation. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Self-Sufficiency, Housing Choice |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Decreased revenue; Decreased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity would apply to all assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | Both new admissions and currently assisted households |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | All family types |

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| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For HCV activities:**<br><br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br><br>This activity applies to all HCV tenant-based units and properties with project-based vouchers. |

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| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | Yes |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |
| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
| What inclusions or exclusions will be eliminated, modified, or added? | At initial eligibility determination (or initial certification where the family is being rescreened for assistance), an applicant household's ownership of net family assets that exceed $100,000 (as adjusted for inflation) or ownership of disqualifying real property require denial of assistance. MHA does not have the discretion to waive or alter enforcement of the HOTMA Section 104 asset limitation at admission.<br><br>However, after initial eligibility determination has been completed (or initial certification where the family is being rescreened for assistance), for voucher holders' initial lease-up, annual/biennial/triennial reexaminations (as applicable), and interim recertifications, MHA will adopt a total non-enforcement policy for purposes of verifying assets, imputing or adding actual income or interest derived from assets or including it in tenanty income and rent calculations. Information related to assets will be collected at initial eligibility certification (or initial certification where a family is being rescreened for assistance) for the purpose of determining that the family assets comply to HOTMA Section 104 asset limits. I Income from assets will not considered as part of the income/rent calculation formula in the initial rent calculation or subsequent triennial, annual and interim recertifications, as applicable. In other words, after initial asset eligibility has been determined in accordance with HOTMA Section 104, asset information will not be requested, captured or certified by MHA OR included in calculating tenant rent portion.<br><br>All existing voucher-assisted households up will be exempt from having assets (after factoring out all of the asset exclusions in 5.609(b)) counted towards their income for purposes of calculating |

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| | their total tenant payment at their regular re-examination.<br><br>With the adoption of a policy that disregards assets and asset income in rent calculations, MHA would be required to obtain and verify additional information about owned real property strictly to determine whether it qualifies for an exemption under § 5.618 (e.g., whether owned real property is suitable for occupancy). For example, if a family owns real property, that real property would be included in the calculation of total net family assets, unless specifically excluded by § 5.603, and MHA would undertake a determination as to whether it was suitable for occupancy.<br><br>Madison, NJ is a high-cost community. This waiver would benefit all family types, including but not limited to elderly and disabled families and individuals. |

| Activity: 2.a. – Payment Standards – Small Area Fair Market Rents (FMR) (HCV) | |
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| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br><br>This activity will allow MHA to adopt and implement a reasonable policy to establish payment standards based upon applicable Small Area Fair Market Rents (SAFMRs). MHA may use this flexibility to establish payment standards between 80% and 150% of the applicable SAFMRs in ZIP code 07940, based on a range of voucher programmatic outcomes, private market unassisted rents, census data, etc., or may establish payment standards for each ZIP code within its jurisdiction. Among the geographic considerations is grouping ZIP codes within SAFMRs.<br><br>*Agency Goals for the MTW Activity:*<br><br>MHA's goal is to utilize a comprehensive approach to expand housing opportunities for HCV participants and to increase landlord participation in the HCV Program.<br><br>For MHA to increase the number of families served, maintaining affordable income to housing cost burdens overall, ensuring good housing quality stock and providing opportunities to lease in opportunity areas, utilizing SAFMRs as the basis for MHA's payment standards within the 80% to 150% range in ZIP code 07940, in conjunction with its "rent reasonableness" system is intended to help achieve these goals. Over time, the use of SAFMR-based payment standards that are more finely attenuated to submarkets within MHA's service area. This will result in relatively greater HAP expenditures in some areas and relatively lower HAP expenditures in other areas, with modest HAP cost savings. In all instances, MHA's payment standards will provide equal access and affordability to all submarkets to its voucher holders / voucher-assisted households. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Housing choice and self-sufficiency. |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Increased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies to all family types |

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| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | New admissions and currently assisted households |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to all family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For PH activities:**<br>Does the MTW activity apply to all public housing developments?<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>The MTW activity applies to all tenant-based units and properties with project-based vouchers |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | Yes |
| Does the MTW activity require an impact analysis? | Yes |

| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
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| Please explain the payment standards by FMR? | Grouped ZIP codes based on a range of voucher programmatic outcomes, private market unassisted rents, census data, etc.,<br><br>Through this activity, MHA plans to increase housing choice and opportunities and deconcentrating poverty for HCV participants in neighborhoods that have access to jobs, good schools, healthcare, a healthy environment, healthy foods, safe neighborhoods, and transportation services. |

| Activity: 3.b. Alternative Reexamination Schedule for Households (HCV) | |
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| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br><br>MHA may implement a triennial reexamination schedule for some elderly and disabled households. If a household meets the following three criteria, it will be enrolled in triennial reexaminations.<br><br>• the head of household, co-head, and/or spouse is elderly or disabled,<br>• the only current income in the household is fixed income (e.g., social security, pension), and<br>• there are no minors in the household.<br><br>If a household is enrolled in triennial reexaminations and no longer meets these criteria, they will return to annual reexaminations.<br><br>For these households, the standard rent calculation method will be used, and households will continue to receive the elderly/disabled allowance and be eligible to claim unreimbursed medical/disability expenses, if certified and claimed by the household. Annual household income will be determined as current and as anticipated once every three years. If a household's income increases in between triennial reexaminations, the household's total tenant payment (TTP) will not increase. While TTP will not increase, the household's rent may increase if their unit's gross rent is above their payment standard. At their annual lease anniversary, MHA will not apply the applicable Cost-of-Living Adjustments for fixed-income households. If a fixed-income household claims a hardship, they may go through the process outlined in the hardship and grievance policy if applicable, by providing proof of medical/disability expenses.<br><br>Households may continue to request interim reexaminations due to a decrease in income, and/or increases in eligible expenses through the hardship policy. Applicable households will be able to file one interim reexamination for decreases in income and/or increases in eligible expenses. MHA must allow at least one interim adjustment per year at the request of the household if the household gross income has decreased 10 percent or more. MHA must conduct an interim reexamination of family income when it becomes aware that the family's adjusted income has changed by an amount that it estimates will result in an increase of ten percent or more in annual adjusted income or such other amount established by HUD through notice, except MHA may not consider any increase in the earned income of the family when estimating or calculating whether the family's adjusted income has increased, unless the family has previously received an interim reduction at their request because of any changes in income since the last examination during the certification period; and MHA may choose not to conduct an interim |

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| | reexamination in the last three months of a certification period. In other words, MHAs may not consider a family's increases in earned income for the purposes of an interim reexamination unless the family had previously undergone an interim reexamination during the year for any decrease in income. If the family has undergone an interim reexamination for a decrease in income after the completion of the last reexamination, MHA also has discretion regarding whether or not to count increases in earned income when estimating or calculating whether the family's adjusted income has increased. In determining the income for any family, MHA may make other adjustments as it considers appropriate to reflect current income, taking into consideration any redetermination of income during such prior year(s).<br><br>If a household believes they have another circumstance that qualifies as a financial hardship, they may request a hardship. An impact analysis and full hardship policy are included with this Supplement.<br><br>In determining the income for any family, MHA may make other adjustments as it considers appropriate to reflect current income, taking into consideration any redetermination of income during such prior year(s).<br><br>Triennial reexaminations for these households are expected to begin with reexaminations starting in January 2025. When triennial reexaminations begin for these current households, all newly admitted households who meet the above criteria will also be enrolled in triennial reexaminations.<br><br>This schedule will also include only reviewing the EIV at the triennial recertification rather than annually, implementing a release form that is valid for 45 months, and updating the payment standard and utility allowance at the time of a rent increase for the affected households. In addition, households on a triennial recertification schedule will not utilize the IVT Report as this reporting requirement is not consistent with the triennial reporting of income and will create an administrative burden that does not assist in the establishment of the level of subsidy the family receives and will increase administrative burden of PHA staff. Unreported income requires no change or rent correction for triennial households unless it occurs before their last reexamination, so the IVT Report will not provide any needed information that cannot be gathered from the EIV. PHA staff will continue to monitor the EIV at households' triennial reexaminations to ensure the proper reporting of income.<br><br>*Agency goals for MTW Activity:*<br><br>This activity will help MHA further its goals to increase cost effectiveness. This activity will reduce administrative costs and burdens by reducing the amount of recertification paperwork and staff time spent on the certification process for participants through triennial recertifications. This activity may also help reduce some fixed-income households' income to housing cost burdens. |

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| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Cost effectiveness |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Decreased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies only to a subset or subsets of assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | New admissions and currently assisted households |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to families where:<br>• the head of household, co-head, and/or spouse is elderly or disabled,<br>• the only current income in the household is fixed income (e.g., social security, pension), and<br>• there are no minors in the household. |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For PH activities:**<br>Does the MTW activity apply to all public housing developments?<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For PH activities:**<br><br>The MTW activity applies to all Federal Housing developments including Rexford S. Tucker Apartments and MHA Scatter Site Developments.<br><br>**For HCV activities:**<br><br>The MTW activity applies to all tenant-based units and properties with project-based vouchers |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | Yes |
| Does the MTW activity require an impact analysis? | Yes |

| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
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| What is the recertification schedule? | Once every three years |

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| How many interim recertifications per year may a household request? | 1 |
| Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule. | Family circumstances may change throughout the period between triennial reexaminations and between applicable households' annual lease anniversaries. HUD and MHA policies dictate what kinds of information about changes in family circumstances must be reported, and under what circumstances the MHA must process interim reexaminations to reflect those changes. HUD regulations also permit the MHA to conduct interim reexaminations of income or family composition at any time. When an interim reexamination is conducted, only those factors that have changed are verified and adjusted. In addition to specifying what information the family must report, HUD regulations permit the family to request an interim determination if other aspects of the family's income or composition change. The MHA must complete the interim reexamination within a reasonable time after the family's request. In determining the income for any family, MHA may make other adjustments as it considers appropriate to reflect current income, taking into consideration any redetermination of income during such prior year(s).<br><br>At their annual lease anniversary between triennial reexaminations, MHA will not apply the applicable Cost-of-Living Adjustments for fixed-income households based on the source of fixed-income, where fixed income households will also be given an opportunity to certify their medical and/or disability expenses and provide proof of changes in those amounts if applicable.<br><br>There will be no limit to the number of interim reexaminations allowed to be requested. If a household believes they have another circumstance that qualifies as a financial hardship, they may request a hardship. An impact analysis and full hardship policy are included with this Supplement. |

| Activity: 4.a. - Vacancy Loss (HCV —Tenant-Based Assistance) | |
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| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br>MHA will offer vacancy loss payments to landlords in MHA's service area that re-lease a unit to a voucher holder after a previous voucher holder has vacated the unit. The payment amount will be no more than one month's contract rent of the previous tenant. The landlord must re-lease the unit to a new voucher holder within 3 months of the MHA recorded move-out date of the previous tenant and will be paid when the new HAP contract is executed between the owner and MHA.<br><br>*Agency goals for MTW Activity:*<br>The goal of this activity is to incentivize landlords to continue their participation in the HCV program and to maintain the availability of units in zip codes of opportunity. The vacancy loss payments are part of a larger landlord incentives initiative to increase the supply of affordable housing, maintain quality landlords and units, and increase housing options in areas of opportunity. The vacancy loss payments will offer compensation when landlords keep units available during the Request for Tenancy Approval and inspection process (a deterrent for some landlords) and encourage landlords to seek out additional voucher tenants rather than relying on the open market, thereby maintaining housing in zip codes of opportunity. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Housing choice |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Increased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | New admissions and currently assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | The MTW activity applies to all family types |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | MTW activity applies to all family types |

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| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>This activity will apply to units in MHA's service area. In these zip codes, MHA will offer an increased payment standard due to higher cost rental units, fewer voucher holders living in these areas, and opportunities available to residents in the area. PHA staff review these areas annually. |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |

| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
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| Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program? | __x_ To all units [No follow-up questions] |
| Maximum payment to the landlord is $? | The payment amount will be no more than one month's contract rent of the previous tenant. |
| How many payments were issued under this policy in the most recently completed PHA fiscal year? ___ [number of payments] | N/A |
| What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? | N/A |

| **Activity: 4.b. Damage Claims (HCV—Tenant-Based Assistance)** | |
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| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br>MHA is considering the offer of a limited damage claim not to exceed one month's contract rent to owner in cases where an MTW tenant-based voucher participant's tenancy ends and there is tenant-caused damage to the unit that exceeds the security deposit collected by the owner. The damage claim would be verified by a special inspection conducted by an MHA HQS inspector. The special inspection will be required to be conducted within 30 calendar days of the MTW tenant-based HCV participant's move-out date. The landlord must re-lease the unit to a new voucher holder within 3 months of the MHA recorded move-out date of the previous tenant and the damage claim will be paid when the new HAP contract is executed between the owner and MHA.<br><br>*Agency goals for MTW Activity:*<br>The goal of this activity is to incentivize landlords to continue their participation in the HCV program. The limited damage claim payments are part of a larger landlord incentives initiative to increase the supply of affordable housing, maintain quality landlords and units, and increase housing options in areas of opportunity. The limited damage claim payments will offer compensation when landlords keep units available during the Request for Tenancy Approval and inspection process (a deterrent for some landlords) and encourage landlords to seek out additional voucher tenants rather than relying on the open market. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Housing choice |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Increased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | Currently assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | The MTW activity applies to all family types |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | MTW activity applies to all family types |

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| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>This activity will apply to units in MHA's service area. In these zip codes, MHA will offer an increased payment standard due to higher cost rental units, fewer voucher holders living in these areas, and opportunities available to residents in the area. PHA staff review these areas annually. |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |

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| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
| Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program? | __x_ To all units [No follow-up questions] |
| Maximum payment to the landlord is $? | MHA is considering the offer of a limited damage claim not to exceed one month's contract rent to owner in cases where an MTW tenant-based voucher participant's tenancy ends and there is tenant-caused damage to the unit that exceeds the security deposit collected by the owner. |
| How many payments were issued under this policy in the most recently completed PHA fiscal year? ___ [number of payments] | N/A |
| What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? | N/A |

| Activity: 4.c. – Other Landlord Incentives - Existing Landlord Incentive (HCV) | |
|---|---|
| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br><br>MHA is considering the offer of a one-time $500.00 incentive HAP payment to existing landlords who execute a new HAP contract for an MTW tenant-based HCV participant. An "existing landlord" would be defined as a landlord who has rented to a tenant-based voucher participant at any time within the past twelve (12) months. The landlord would not be eligible for the $500.00 incentive HAP payment if the contract is executed for a transfer of units with the same landlord, or if the contract is executed due to a lease renewal or change. Additionally, properties owned or managed by MHA, properties owned or managed by non-profit affordable housing entities, and properties owned or managed by any local, state or federally funded affordable housing entities, would be ineligible for this incentive HAP payment. Authority for this incentive is provided by HUD through PIH 2022-18.<br><br>*Agency goals for MTW Activity:*<br><br>The goal of this activity is to incentivize landlords to continue their participation in the HCV program. The Existing Landlord Incentive payments are part of a larger landlord incentives initiative to increase the supply of affordable housing, maintain quality landlords and units, and increase housing options in areas of opportunity. The Existing Landlord Incentive `will offer compensation when landlords keep units available during the Request for Tenancy Approval and inspection process (a deterrent for some landlords) and encourage landlords to seek out additional voucher tenants rather than relying on the open market. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Housing choice |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Increased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | New admissions and currently assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | The MTW activity applies to all family types |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | MTW activity applies to all family types |

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| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>Existing landlords who execute a new HAP contract for an MTW tenant-based HCV participant. An "existing landlord" would be defined as a landlord who has rented to a tenant-based voucher participant at any time within the past twelve (12) months. The landlord would not be eligible if the contract is executed for a transfer of units with the same landlord, or if the contract is executed due to a lease renewal or change. Additionally, properties owned or managed by MHA would be ineligible for this incentive HAP payment. |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |

| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
|---|---|
| Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program? | __x_ To all units [No follow-up questions] |
| Maximum payment to the landlord is $? | The payment amount will be a one-time payment of $500.00. |
| How many payments were issued under this policy in the most recently completed PHA fiscal year? ___ [number of payments] | N/A |
| What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? | N/A |

| **Activity: 4.c. – Other Landlord Incentives - New Landlord Incentive (HCV)** | |
|---|---|
| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br><br>MHA is considering the offer a one-time incentive HAP payment of $1,000 to new landlords, upon the execution of a new HAP contract for an MTW tenant-based HCV participant. Landlords would be eligible for this payment yearly, based on a new contract with a new tenant. A "new landlord" would be defined as a landlord who has not rented to a tenant-based voucher participant within the past twelve (12) months. The landlord would not be eligible for the $1,000 incentive HAP payment if the contract is executed for a transfer of units with the same landlord, or if the contract is executed due to a lease renewal or change. Additionally, properties owned or managed by MHA, properties owned or managed by non-profit affordable housing entities, and properties owned or managed by any local, state or federally funded affordable housing entities, would be ineligible for this incentive. Authority for this incentive is provided by HUD through PIH 2022-18.<br><br>*Agency goals for MTW Activity:*<br><br>The goal of this activity is to incentivize landlords to participate in the HCV program. The New Landlord Incentive payments are part of a larger landlord incentives initiative to increase the supply of affordable housing, maintain quality landlords and units, and increase housing options in areas of opportunity. The New Landlord Incentive `will offer compensation when landlords keep units available during the Request for Tenancy Approval and inspection process (a deterrent for some landlords) and encourage landlords to seek out additional voucher tenants rather than relying on the open market. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Housing choice |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Increased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | New admissions and currently assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | The MTW activity applies to all family types |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | MTW activity applies to all family types |

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|---|---|
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>This activity will apply to units in MHA's service area. In these zip codes, MHA will offer an increased payment standard due to higher cost rental units, fewer voucher holders living in these areas, and opportunities available to residents in the area. PHA staff review these areas annually. |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | Yes |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |
| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
| Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program? | _x__ To all units [No follow-up questions] |
| Maximum payment to the landlord is $? | $1,000 |
| How many payments were issued under this policy in the most recently completed PHA fiscal year? ___ [number of payments] | N/A |
| What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? | N/A |

| Activity: 4.c. – Other Landlord Incentives - Rent Affordability Incentive (HCV) | |
|---|---|
| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br><br>MHA is considering the offer of a one-time rent affordability payment when rent must be negotiated down for the unit to be affordable for the MTW tenant-based voucher participant. "Affordable" would be defined as an initial rent burden of no more than 45% of the household's monthly income. The rent affordability payment would be equal to the amount the proposed monthly rent is reduced by to make it affordable and allow the voucher holder to qualify, multiplied by 12.<br><br>*Agency goals for MTW Activity:*<br><br>The goal of this activity is to incentivize landlords to participate in the HCV program. The Rent Affordability Incentive payments are part of a larger landlord incentives initiative to increase the supply of affordable housing, maintain quality landlords and units, and increase housing options in areas of opportunity. The Rent Affordability Incentive will offer compensation when landlords negotiate lower monthly rent amounts to bring gross contract rent to equal no more than 45% of the HCV household adjusted monthly gross income. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Housing choice |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Increased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | New admissions and currently assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | The MTW activity applies to all family types |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | MTW activity applies to all family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>Existing and nre landlords who execute a new HAP contract for an MTW tenant-based HCV participant. The landlord would not be eligible if the contract is executed for a transfer of units with the same landlord, or if the contract is executed due to a lease renewal or change. Additionally, properties owned or managed by MHA would be ineligible for this incentive HAP payment. |

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| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |

| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
|---|---|
| Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program? | __x_ To all units [No follow-up questions]<br>___ Certain types of units only [if checked, there are follow up questions]: |
| What types of units does this policy apply to? | _ Accessible units<br>__ Units in particular types of areas or neighborhoods [if checked]: Please describe these areas briefly: Poverty-deconcentrated census tracts of 20 percent or less.<br>___ Units/landlords new to the HCV program<br>___ Other [if checked]: Please describe briefly [Text box] |
| Maximum payment to the landlord is $? | The rent affordability payment would be equal to the amount the proposed monthly rent is reduced by to make it affordable and allow the voucher holder to qualify, multiplied by 12. |
| How many payments were issued under this policy in the most recently completed PHA fiscal year? ___ [number of payments] | N/A |
| What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? | N/A |

## Activity: C. 5.a. Pre-Qualifying Unit Inspections (HCV)

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| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br>MHA will allow prequalifying unit inspections (also known as a pre-inspection). Passing pre-qualifying inspections will be valid for 90 days from the passed inspection date. Participants will be able to request an interim inspection after move-in as needed.<br><br>*Agency goals for MTW Activity:*<br>The apartment industry relies on a seamless turnover to meet its overhead costs and the financial implications of such delays are sufficient to deter them from participating in the program. Property owners lose rental revenue trying to get an HQS inspection scheduled for the individual apartment units…when in fact the family is ready to move in immediately. So not only do they lose but the voucher holder loses too because they are anxious to move in and find housing.<br><br>This activity will accelerate the lease-up process and minimize property owners' lost revenue during a period of vacancy and make the process closer to the unassisted rental market, which will incentivize their participation and/or retention in the voucher program all in service of increasing housing choice for voucher holders/households.<br><br>The goal of these inspections is to lessen the time it takes for a voucher holder to move into a unit and encourage participation from new landlords in MHA's service area, by offering additional customer service. New landlords can understand the current HUD inspection standards through a pre-qualifying inspection, quickly make their repairs, and then be ready for a voucher holder tenant. The voucher holder will be able to move into the unit faster because they will not be waiting for an inspection, which may fail the first time and take more time to pass a re-inspection. Landlords will decrease their vacancy time and income lost. The pre-qualifying unit inspections are part of a larger landlord incentives initiative to increase the supply of affordable housing, maintain quality landlords and units, and increase housing options in areas of opportunity. Pre-qualifying unit inspections will shorten the timeframe landlords must wait during the Request for Tenancy Approval and normal inspection process (a deterrent for some landlords) and ensure more quality units are available to voucher holders. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Housing choice |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Decreased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies to all assisted households |

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| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | Both new admissions and currently assisted households |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to all family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For PH activities:**<br>Does the MTW activity apply to all public housing developments?<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>The MTW activity applies to all tenant-based units and properties with project-based vouchers. |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |
| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
| How long is the pre-inspection valid for? | 90 days |

| Activity: 5.c. Third-Party Requirement (HCV) | |
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| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br>MHA will perform HQS inspections on project-based units that it owns, manages, and/or controls.<br><br>*Agency goals for MTW Activity:*<br>Streamline the HQS inspection process to match non-PHA owned HQS inspections. This waiver supports MHA's larger goal of using MTW flexibility to streamline administrative processes and reduce agency costs. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Cost effectiveness |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Decreased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies to all assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | New admissions and currently assisted households |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to all family types |

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| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>The MTW activity applies to all properties with project-based vouchers |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |
| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
| Please explain or upload a description of the quality assurance method. | An MHA supervisor will re-inspect a sample of units (10% annually) for quality control of HQS inspections in accordance with 24 CFR 982.405(b) and 24 CFR 985.2. |

| Activity: C. 5.d. Alternative Inspection Schedule (HCV) | |
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| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br>MHA will establish a local inspection schedule for all or a portion of its HCV units. MHA plans to implement an alternative schedule for conducting HQS inspections. MHA will adopt a sound policy regarding the criterion under which qualifying units can be inspected less frequently but at least once every two or three years.<br><br>*Agency goals for MTW Activity:*<br><br>This will help MHA increase property owner participation and create more housing choice for voucher holders.<br><br>This activity will increase lease up rates with first-time and existing property owners in MHA's voucher program, retain a greater percentages of existing property owners participation, help stabilize tenancies, reduce voucher-assisted households' costs related to involuntary moves and result in administrative cost savings to MHA. Having more property owners participate in the voucher program will also lead to greater choice for voucher holders/households.<br><br>As a third-party to the HCV tenant/landlord relationship, MHA encourages property owners and voucher-assisted households to communicate directly and to adhere to their respective responsibilities to maintain decent, safe, and sanitary housing conditions in compliance with HQS. Voucher-assisted households present no greater property damage risk than unassisted tenant households. Participating property owners who receive a reasonable rent comparable with unassisted dwelling units are expected to maintain their units to the same degree and quality as non-participating property owners. To this end, after a dwelling unit has passed an initial HQS inspection (demonstrating that it is properly maintained by the property owner and that the tenant's use of the property is within normal wear and tear), the MHA will conclude that both parties can live up to their respective obligations to the same degree as property owners and tenants in the unassisted private sector. This MTW activity will support direct accountability between landlords and assisted tenants, supporting the tenant's sense of self-sufficiency and personal agency and facilitating future movement toward, and success in, the unassisted housing market.<br><br>With a measured approach, voucher participants will still be able to request an interim inspection for MHA's inspection and enforcement measures, if applicable. MHA will adopt a sound policy regarding the criterion under which qualifying units can be inspected less frequently but at least once every two or three years. |

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| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Cost effectiveness, Housing choice and Self-sufficiency |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Decreased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies to all assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | Both new admissions and currently assisted households |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to all family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>The MTW activity applies to all tenant-based units and properties with project-based vouchers * |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |

| **Activity: C 9.a. Increase PBV Program Cap (HCV)** | |
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| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br>MHA will increase the number of authorized units it project-bases.<br><br>*Agency goals for MTW Activity:*<br><br>The PBV program offers households fixed housing costs at a 30% affordability threshold. This allows assisted households to budget, plan and save toward future goals, all of which support self-sufficiency. Coupled with supportive services targeted to each population type and household, MHA believes that a significantly number of households will achieve increased self-sufficiency. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Self-Sufficiency |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Neutral (no cost implications) |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies to all assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | New admissions and currently assisted households |

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| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to all family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>The MTW activity applies to properties with project-based vouchers |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |
| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
| What percentage of total authorized HCV units will be authorized for project-basing? | Not to exceed 50% |

| Activity: C 9.b. Increase PBV Project Cap (HCV) | |
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| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br>MHA may raise the Project Based Voucher cap within a project up to 100%.<br><br>*Agency goals for MTW Activity:*<br><br>Create family stability in an environment with support to encourage family self-sufficiency. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Self-Sufficiency |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Neutral (no cost implications) |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies to all assisted households |

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| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | New admissions and currently assisted households |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to all family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For PH activities:**<br>Does the MTW activity apply to all public housing developments?<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>The MTW activity applies to all properties with project-based vouchers |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |

| Activity: C 9.c. Elimination of PBV Selection Process for PHA-owned Projects without Improvement, Development, or Replacement (HCV) | |
|---|---|
| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br>MHA will eliminate the selection process in the award of PBV to properties owned by the agency that are not public housing without engaging in an initiative to improve, develop, or replace a public housing property or site.<br><br>*Agency goals for MTW Activity:*<br>Streamline the selection process for PBV. This waiver supports MHA's larger goal of using MTW flexibility to streamline administrative processes. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Cost effectiveness |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Decreased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies to all assisted households |

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| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | New admissions and currently assisted households |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to all family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br>**For PH activities:**<br>Does the MTW activity apply to all public housing developments?<br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>The MTW activity applies to all properties with project-based vouchers |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |

| Activity: C.9.d. Alternative PBV Selection Process (HCV) | |
|---|---|
| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br><br>The agency may establish an alternative competitive process in the award of PBVs that are owned by non-profit, for-profit housing entities, or by the agency that are not public housing.<br><br>*Agency goals for MTW Activity:*<br><br>MHA's goal for this request is to increase cost effectiveness by eliminating this process and increase housing choice. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Cost effectiveness |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Decreased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies to all assisted households |

| | |
|---|---|
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | New admissions and currently assisted households |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to all family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For PH activities:**<br>Does the MTW activity apply to all public housing developments?<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>The MTW activity applies to all properties with project-based vouchers |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |
| | |

| **Activity: C. 9.f. Increase PBV HAP Contract Length (HCV)** | |
|---|---|
| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br>MHA may lengthen the PBV HAP contract length up to 50 years.<br><br>*Agency goals for MTW Activity:*<br><br>This waiver supports MHA's larger goal of using MTW flexibility to both streamline administrative processes in the PBV HAP contract length terms that can be offered for cost effectiveness and to provide greater affordability in voucher-assisted households' income to housing cost burdens which directly impacts their long-term self-sufficiency. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Self-Sufficiency and cost effectiveness |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Decreased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies to all assisted households |

| | |
|---|---|
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | New admissions and currently assisted households |
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to all family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br>**For PH activities:**<br>Does the MTW activity apply to all public housing developments?<br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>The MTW activity applies to all properties with project-based vouchers |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |

| Activity: 15. Acquisition without Prior HUD Approval (CF) | |
|---|---|
| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br><br>MHA proposes uses of this activity to acquire affordable housing sites without prior HUD approval. This activity allows MTW agencies flexibility around the timing of HUD's approval, but not the content of the approval. When acquiring the sites, MHA must have all submission materials in place as if HUD were approving the acquisition proposal prior to acquisition. MHA must provide the materials to the HUD Field Office for approval within 30-days of acquisition. If the Department is unable to approve the acquisition based on the materials submitted, then MHA must repay the cost of acquisition with non-federal funds.<br><br>*Agency goals for MTW Activity:*<br><br>The goal of this activity is for more expeditious acquisitions, resulting in the ability to competitively negotiate prices as owners as MHA would not have to wait unreasonable periods of time to complete the sale. Acquisition of sites through this activity would also increase the supply of high-quality affordable housing available to the residents in MHA's service area. MHA's proposed use of this activity to acquire sites without prior HUD approval and certify that HUD's site selection requirements have been met, would facilitate its development activities. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Cost effectiveness, Housing choice |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Decreased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies to all assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | New admissions and currently assisted households |

| | |
|---|---|
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to all family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For PH activities:** | **For PH activities:** |

| | |
|---|---|
| Does the MTW activity apply to all public housing developments?<br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For HCV activities:**<br>The MTW activity applies to Public Housing properties |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |

| Activity : 17.b. Service Provision | |
|---|---|
| Narrative. Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br><br>• <u>Vehicle repair assistance program</u> - Vehicle repair grants of up to $500 to help retain or gain employment or training. If the vehicle is used for transportation to work (or to find work) or school (or to apply to school), MHA will provide up to $500 per assisted household for repairs.<br><br>• <u>Credit Counseling</u> - The provision of additional training and support services to enable tenants to reach self-sufficiency, will be in the form of a grant up to $100 per eligible voucher household for financial training, credit and counseling. Credit counseling is not free. The fee to get assistance with debt is a barrier to people experiencing credit card debt. Providing $100 to begin the credit counseling process will help households to get involved with agencies that will consolidate their debt and assist them in reducing their debt.<br><br>*Agency goals for MTW Activity:*<br><br>The goals of both services above are self-sufficiency and housing choice for participants.<br><br>The vehicle repair assistance program will help provide some funds towards much-needed maintenance and repair of their vehicles, thereby removing a barrier to training, education and employment.<br><br>Other financial capability and supportive programs, including financial coaching and asset building programs, offer opportunities for participants to build from their increased escrow accounts. Participants will have the ability to establish and develop a savings account, improve cash flow, create a budget plan to regulate their personal finances, rebuild their credit, strategically pay down debt and ultimately retire their debt. Working with our qualified partners and combining financial coaching with increased escrow accounts, tenants will learn to manage their financial accounts and the relationship to MHA with be strengthened.<br><br>Another type of equity that this MTW cohort will allow us to offer tenants is to have access to financial counselors and planning that people at higher incomes have access to which are needed to strengthen their and our financial futures. This will benefit their families and communities at large. Additional counseling by qualified community partners can complement these activities to |

| | |
|---|---|
| | also provide other asset building programs for those with student scholarship/grants for secondary and higher education, car, retirement and/or homeownership. |
| MTW Statutory Objectives. Which of the MTW statutory objectives does this MTW activity serve? | Self-sufficiency, Housing choice |
| Cost implications. What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Increased expenditures |
| Different policy by household status/family types/sites? Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | |
| Household Status. Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | Both new admissions and currently assisted households. |
| Family Types. Does the MTW activity apply to all family types or only to selected family types? | All family types s (described above) |
| Location. Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>For HCV activities:<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | For HCV activities:<br><br>This activity applies to all tenant-based units and properties with project-based vouchers. |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |

**17.b. - Service Provision**
What types of services is the MTW agency providing?

**Input options and instructions**

- Vehicle repair assistance program - Vehicle repair grants of up to $500 to help retain or gain employment or training. If the vehicle is used for transportation to work (or to find work) or school (or to apply to school), MHA will provide up to $500 per assisted household for repairs.

- Credit Counseling - The provision of additional training and support services to enable tenants to reach self-sufficiency, will be in the form of a grant up to $100 per eligible voucher household for financial training, credit and counseling. Credit counseling is not free. The fee to get

| | |
|---|---|
| | assistance with debt is a barrier to people experiencing credit card debt. Providing $100 to begin the credit counseling process will help households to get involved with agencies that will consolidate their debt and assist them in reducing their debt. |
| How many households did the PHA provide services to in the most recently completed PHA Fiscal Year through this activity? | __0_ [number] |
| Does the MTW activity apply to all LNT units/properties? | __x_ The MTW activity applies to all units/properties<br>___ The MTW activity applies to specific units/properties<br>If the agency selects "The MTW activity applies to specific LNT units/properties" then it is presented the follow up question:<br>Describe which LNT units/properties participate in the MTW activity? [Text box] |
| Are any families receiving services only (i.e., services only and no housing assistance provided by the PHA)? | No [If yes, answer question below.]<br>__0__ # of persons receiving LNT services only in the most recently completed PHA fiscal year. |

| Activity: C. 17.c. Local, Non-Traditional Activities - Housing Development Programs | |
|---|---|
| **Narrative.** Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative. | *Description:*<br><br>Under this activity, MHA may utilize MTW funding to acquire, renovate and/or build affordable housing units that meet HUD requirements for MTW "local, non-traditional housing" as defined in HUD PIH Notice 2011-45 or successor notices. MHA may utilize this activity to provide gap financing (grants or loans) to affordable housing developments including, but not limited to: Low Income Housing Tax Credit developments and/or other eligible development activities, subject to approval by the MHA's Board of Commissioners. MHA may also use MTW funds as gap financing to support local nonprofits in the acquisition, rehabilitation, or development of properties. MTW funds likely would be provided in the form of a loan or recoverable grant. MHA may also use MTW funds for gap financing and to support its other owned or substantially controlled developments to leverage third-party debt in the form of tax-exempt bond financing, LIHTC equity, and other local sources. MHA may expend MTW funds including Housing Assistance Payments and/or HCV Administrative Fee reserves on such activities if it shall not expend more than 10% of its Housing Assistance Payments budget on local, non-traditional activities including this housing development activity.<br><br>In implementing this activity, MHA shall: 1) ensure that families assisted meet the HUD definition of "low-income"; 2) comply with PIH Notice 2011-45 as applicable; 3) comply with Section 30 of the US Housing Act of 1937; and 4) Competitively bid any MTW funding awarded through this activity to a third-party provider.<br><br>*Agency goals for MTW Activity:*<br><br>This activity supports the goals to increase housing choices for low-income households and to leverage additional funds for affordable housing development. |
| **MTW Statutory Objectives.** Which of the MTW statutory objectives does this MTW activity serve? | Housing choice |
| **Cost implications.** What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. | Increased expenditures |
| **Different policy by household status/family types/sites?** Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? | The MTW activity applies only to all assisted households |
| **Household Status.** Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? | Both new admissions and currently assisted households |

| | |
|---|---|
| **Family Types.** Does the MTW activity apply to all family types or only to selected family types? | The MTW activity applies to only to all family types |
| **Location.** Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br>**For PH activities:**<br>Does the MTW activity apply to all public housing developments?<br><br>**For HCV activities:**<br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | **For PH activities:**<br><br>This activity applies to all public housing developments.<br><br>**For HCV activities:**<br>The MTW activity applies to all properties with project-based vouchers |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? | No |
| Does this MTW activity require a hardship policy? | No |
| Does the MTW activity require an impact analysis? | No |
| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
| Does the MTW activity apply to all LNT units/properties? | The MTW activity applies to specific units/properties |
| Describe which LNT units/properties participate in the MTW activity? | MHA may use MTW funds to support local nonprofits in the acquisition, rehabilitation, or development of properties. MTW funds likely would be provided in the form of a loan or recoverable grant. MMNA may also use MTW funds to support its other owned or substantially controlled developments to leverage third-party debt in the form of tax-exempt bond financing, LIHTC equity, and other local sources.<br><br>The cost implications for this activity are limited to the amount of MTW funding used to cover the financing gap on a given project. |

**17.c. - Housing Development Programs**

For each LNT housing development that the MTW agency will commit funds to or spend funds on in this Fiscal Year, in Table 17.c.1 below please add the name of the development to one column heading and then provide the requested information, including the MTW agency role (Acquisition, Rehabilitation, or New Construction), the type of MTW agency financing (Gap Financing, Tax Credit Partnership, Other), and the total number of affordable units in the development. If possible, please provide a breakdown of the number of affordable units by level of affordability.

**Table 17.c.1 - Housing Development Programs that the MTW Agency plans to commit Funds to in Fiscal Year**

| Name of Development and Address | MTW Role: Acquisition, Rehabilitation, New Construction? | Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other | Number of Affordable Units | Total Number of Units | Number of Units by Affordability - 80% of AMI | Number of Units by Affordability - 60% of AMI | Number of Units by Affordability - 30% of AMI | Number of Units by Affordability - Other |
|---|---|---|---|---|---|---|---|---|
| Belmont Ave Parcel; 20-24 Belmont Ave, Madison, NJ 07940 | New Construction | Gap Financing | 4 | 4 | | | | 4 (units designated for homeless families) |

**Housing Development Programs that the MTW Agency plans to spend funds on in the Fiscal Year**

| Name of Development and Address | MTW Role: Acquisition, Rehabilitation, New Construction? | Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other | Number of Affordable Units | Total Number of Units | Number of Units by Affordability - 80% of AMI | Number of Units by Affordability - 60% of AMI | Number of Units by Affordability - 30% of AMI | Number of Units by Affordability - Other |
|---|---|---|---|---|---|---|---|---|

**Table 17.c.2 - Housing Development Programs that the MTW Agency committed funds to in prior Fiscal Year**

| Name of Development and Address | MTW Role: Acquisition, Rehabilitation, New Construction? | Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other | Number of Affordable Units | Total Number of Units | Number of Units by Affordability - 80% of AMI | Number of Units by Affordability - 60% of AMI | Number of Units by Affordability - 30% of AMI | Number of Units by Affordability - Other |
|---|---|---|---|---|---|---|---|---|

**Housing Development Programs that the MTW Agency spent funds on in prior Fiscal Year**

| Name of Development and Address | MTW Role: Acquisition, Rehabilitation, New Construction? | Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other | Number of Affordable Units | Total Number of Units | Number of Units by Affordability - 80% of AMI | Number of Units by Affordability - 60% of AMI | Number of Units by Affordability - 30% of AMI | Number of Units by Affordability - Other |
|---|---|---|---|---|---|---|---|---|

| | |
|---|---|
| **D.** | **Safe Harbor Waivers.** |
| **D.1** | **Safe Harbor Waivers seeking HUD Approval:**<br>The MTW Operations Notice describes a simplified process for MTW agencies to implement MTW activities outside of the safe harbors described in Appendix I. For each Safe Harbor Waiver request, a document that includes the following information must be provided: (a) the name and number of the MTW Waiver and associated activity for which the MTW agency is seeking to expand the safe harbor, (b) the specific safe harbor and its implementing regulation, (c) the proposed MTW activity the MTW agency wishes to implement via this Safe Harbor Waiver, (d) a description of the local issue and why such an expansion is needed to implement the MTW activity, (e) an impact analysis, (f) a description of the hardship policy for the MTW activity, if applicable, and (g) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.<br><br>Will the MTW agency submit a request for approval of a Safe Harbor Waiver this year?<br><br>Yes |
| **E.** | **Agency-Specific Waivers.** |
| **E.1** | **Agency-Specific Waivers for HUD Approval:**<br><br>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.<br><br>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.<br><br>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement |

| **Custom Questions:** Custom questions are tailored to each MTW activity. | |
|---|---|
| Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year? | No [If no, skip to E.2] |

| | |
|---|---|
| **E.2** | **Agency-Specific Waiver(s) for which HUD Approval has been Received:**<br>For each previously approved Agency-Specific Waiver(s), a set of questions will populate.<br><br>Does the MTW agency have any approved Agency-Specific Waivers?<br><br>No [If no, question set concludes] |

| F. | **Public Housing Operating Subsidy Grant Reporting.** |
|---|---|
| **F.1** | Please provide the public housing Operating Subsidy grant information in the table below for Operating Subsidy grants appropriated in each Federal Fiscal Year the PHA is designated an MTW PHA. |

| Federal Fiscal Year (FFY) | Total Operating Subsidy Authorized Amount | How Much PHA Disbursed by the 9/30 Reporting Period | Remaining Not Yet Disbursed | Deadline |
|---|---|---|---|---|
| N/A | N/A | N/A | N/A | N/A |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| G. | **MTW Statutory Requirements.** |
|---|---|
| **G.1** | **75% Very Low Income – Local, Non-Traditional.**<br><br>HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households. |

| Income Level | Number of Local, Non-Traditional Households Admitted in the Fiscal Year* |
|---|---|
| **80%-50% Area Median Income** | **N/A** |
| **49%-30% Area Median Income** | **N/A** |
| **Below 30% Area Median Income** | **N/A** |
| **Total Local, Non-Traditional Households** | **N/A** |

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

| G.2 | **Establishing Reasonable Rent Policy.** |
|---|---|

| Question | Input options and instructions |
| --- | --- |
| Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency? | No [If Yes]: please describe the MTW agency's plans for its future rent reform activity and the implementation timeline. [Text box] |

| G.3 | Substantially the Same (STS) – Local, Non-Traditional. |
| --- | --- |

| Questions | Input options and instructions |
| --- | --- |
| Please provide the total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year. | N/A # of unit months |
| Please provide the total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year. | N/A # of unit months |
| How many units, developed under the local, non-traditional housing development activity, were available for occupancy during the prior full calendar year (by bedroom size)? | Please include only those units that serve households **at or below 80% of AMI** in the table provided. |

| PROPERTY NAME/ADDRESS | 0/1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6+ BR | TOTAL UNITS | POPULATION TYPE* | # of Section 504 Accessible (Mobility)** | # of Section 504 Accessible (Hearing/ Vision) | Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year? | What was the Total Amount of MTW Funds Invested into the Property? |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Name/Address | # | # | # | # | # | # | # | Type (below) | # | # | Y/N | $ |
| Name/Address | # | # | # | # | # | # | # | Type (below) | # | # | Y/N | $ |
| Name/Address | # | # | # | # | # | # | # | Type (below) | # | # | Y/N | $ |
| Totals | # | # | # | # | # | # | # | | # | # | | |

* User will select one of the following from the "Population Type" dropdown box: General, Elderly, Disabled, Elderly/Disabled, Other

If the "Population Type" of is Other is selected, please state the Property Name/Address and describe the population type. [Text box]

** The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance. HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf. This would also include adaptable units as defined by HUD's Section 504 regulation (See 24 CFR § 8.3 and § 8.22).

| G.4 | Comparable Mix (by Family Size) – Local, Non-Traditional. |
| --- | --- |

In order to demonstrate that the MTW statutory requirement of "maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration" is being achieved, the MTW agency will provide information for its most recently completed Fiscal Year in the following table.

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

| Family Size: | Occupied Number of Local, Non-Traditional units by Household Size |
|---|---|
| 1 Person | N/A # |
| 2 Person | N/A # |
| 3 Person | N/A # |
| 4 Person | N/A # |
| 5 Person | N/A # |
| 6+ Person | N/A # |
| Totals | N/A # |

| G.5 | Housing Quality Standards. |
|---|---|
| | Certification is included in MTW Certifications of Compliance for HCV and local, non-traditional program. The public housing program is monitored through physical inspections performed by the Real Estate Assessment Center (REAC). |

| H. | Public Comments. |
|---|---|

| H.1 | Input options and instructions |
|---|---|
| Please provide copy of all comments received by the public, Resident Advisory Board, and tenant associations. | Upload Attachment |
| Please attach a narrative describing the MTW agency's analysis of the comments and any decisions made based on these comments. | Upload Attachment |
| If applicable, was an additional public hearing held for an Agency-Specific Waiver and/or Safe Harbor waiver? | Yes |

| | |
|---|---|
| If yes, please attach the comments received along with the MTW agency's description of how comments were considered. | Upload Attachment |

| I | Evaluations. |
|---|---|
| I.1 | Please list any ongoing and completed evaluations of the MTW agency's MTW policies, that the PHA is aware of, including the information requested in the table below. In the box "title and short description," please write the title of the evaluation and a brief description of the focus of the evaluation. |

| Question | Input options and instructions |
|---|---|
| Does the PHA have an agency-sponsored evaluation? | No |

**Table I.1 - Evaluations of MTW Policies**

| Title and short description | Evaluator name and contact information | Time period | Reports available |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

| J | MTW Certifications of Compliance. |
|---|---|
| J.1 | The MTW agency must execute the MTW Certifications of Compliance form and submit as part of the MTW Supplement submission to HUD. Certification is provided below. |

# MTW CERTIFICATIONS OF COMPLIANCE

***U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT***

***OFFICE OF PUBLIC AND INDIAN HOUSING***

**Certifications of Compliance with Regulations:**

**Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning **04/01/2025**, hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

(1)The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.

(2)The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.

(3)The MTW PHA certifies that the Board of Directors 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).

(4)The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.

(5)The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(6)The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.

(7)The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and(iii)address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i)examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs;(iii)addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and(v)maintains records reflecting these analyses and actions.

(8)The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at24 C.F.R. Part 146.

(9)In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

(10)The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

(11)The MTW PHA will comply 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 135.

(12)The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13)The MTW PHA will comply 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.

(14)The MTW PHA will comply 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.

(15)The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24CFR 5.105(a).

(16)The MTW 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 MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(17)With respect to public housing and applicable local, non-traditional development the MTW 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.

(18)The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.

(19)The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

(20)The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.

(21)The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.

(22)The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.

(23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MT Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

***Madison Housing Authority NJ105***

***MTW PHA NAME MTW PHA NUMBER/HA CODE***

***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).***

Jeffrey B. Smith, Board Chairperson

***NAME OF AUTHORIZED OFFICIAL TITLE***

***12/16/2025***

***SIGNATURE DATE***

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