

PHA Name : Harrisonburg Redevelopment and Housing Authority

PHA Code : VA014

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 01/01/2025

PHA Program Type: Housing Choice Voucher (HCV) only

MTW Cohort Number: MTW Flexibility for Smaller PHAs

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

The Harrisonburg Redevelopment and Housing Authority (HRHA) is a progressive agency experienced in providing housing for individuals with extremely low incomes, developing affordable housing, building communities and coalitions, and revitalizing neighborhoods. HRHA is a leader in advocating for affordable housing and empowering residents to achieve self-sufficiency. It provides service coordination or peer support services at all its residential properties.

HRHA's vision for the Moving to Work (MTW) program is to proactively identify, develop, and implement evidence-based housing policies that address local needs; increase self-sufficiency outcomes for participants; provide greater mobility and access to housing options, including supportive services; and promote efficiency and efficacy throughout service delivery and operations.

HRHA has implemented a rent reform and incentive program to support participant self-sufficiency and boost landlord engagement through targeted community-based services and incentives. This initiative aims to improve cost-effectiveness by promoting higher voucher utilization, landlord participation and retention, and reducing administrative burdens. MTW participation enables HRHA to adapt to evolving conditions and create localized solutions to address housing and self-sufficiency challenges. MTW's goals and objectives are the following:

1. Improve Program Cost Effectiveness & Reduce Administrative Burden

- a) Accept partner agencies' inspections to meet NSPIRE requirements. Using the Harrisonburg-Rockingham Community Services Board's (HRCSB) certified NSPIRE inspectors saves staff time by collaborating with a known, qualified agency to conduct inspections. This partnership allows HRHA staff to focus on more critical tasks that benefit tenants, to increase strategic initiatives, and to better coordinate efforts.
- b) HRHA has reduced the frequency of household certifications to allow participants to retain a more significant portion of their income increases. This adjustment alleviates the administrative burden on participants and Housing Choice Voucher (HCV) specialists by reducing paperwork processing. Implementing a triennial certification schedule with a limited annual interim certification has significantly decreased the time and effort previously required for staff and minimized stress for residents. This approach provides tenants with more extended periods of stable rent, facilitating better financial planning, enhancing housing security, and enabling more significant savings for future goals. Additionally, the reduction in paperwork requirements lessens the load for voucher holders. Tenants are organized into a logical certification schedule but can request interim certifications. Interims can also be triggered by annual landlord rent increase requests. At this point, family composition, payment standards, and utility allowances will be verified to align with the family status at the time of the interim. Families will be notified of any changes to their payment standards, utility allowance, or voucher size as applicable.
- c) Rent for all non-elderly, non-disabled households has been simplified to:
 - a. Minimum rent raised from \$50 to \$100;
 - b. Total tenant payment raised to 35 percent of income;
 - c. Childcare deductions for non-elderly/non-disabled households are eliminated;
 - d. The utility allowance schedule has been simplified.
 - e. The changes have made rent calculations clear for tenants and saved tenants' time and, in many cases, lower costs. Decreased paperwork has allowed staff more time to work with tenants, explore new projects, or train in possible new areas or expanded services. Additionally, simplified paperwork benefits landlords by determining household eligibility quickly. A higher minimum rent promotes employment, while our hardship exceptions ensure that individuals experiencing a rent burden due to changes are accommodated. Documentation of assets of over \$50,000 is only required, which saves time for staff and the majority of tenants whose assets are below a level that makes no difference in qualifying for support.
- d) Eliminated the earned income disallowance, and school grants/funding of all kinds are excluded from income for all non-elderly non-disabled households. This applies to students of any age who attend full-time or part-time. Scholarships, financial aid, grants, and contributions from any source, including family members, work-study income, and all other funding, will be excluded and not counted as income. For non-student household members, income from dependents 20 and younger will not be included in the rent calculation; wage income from household members 21 and older will be counted. This system provides time-saving strategies for staff

by streamlining tenant time tracking, managing receipts, and performing repetitive or variable calculations that do not significantly affect tenants' situations.

- e) The portability term in Franklin Heights units is raised from one year to two years, increasing the initial term of housing stability for residents and decreasing the administrative burden for staff after initial intake.

2. Increase Participant Self-Sufficiency

- a) The Family Self-Sufficiency (FSS) escrow model has been replaced with a Goal Rewards Program where participants earn immediate cash incentives for reaching milestones related to income, finance, education, health, employment, and other self-sufficiency goals. Incentives immediately reward participants for progress and inspire them to take the following steps. Incentives are based on maintaining and earning income but are not directly tied to income increases from the program's start.
- b) The new Goal Rewards Program includes 89 continuing or new FSS participants. Three continuing participants chose to remain in the traditional escrow system. Others are still deciding at this early implementation stage or awaiting meetings with FSS coordinators. Participants are excited about the cash incentives. They are more motivated to move forward with personal goals such as buying a home, improving credit scores, and pursuing higher education.
- c) The goal reward incentive program has seen tremendous success between July 1, 2023, and June 30, 2024. In total, \$22,700 has been provided as an incentive to families that completed an identified goal as part of their participation in the Family Self-Sufficiency program. The breakdown of incentives and number of participants is provided below:

Goal	Number of clients completed
Completion of VHDA Homebuyer Education Course	19
Completion of VHDA Rental Education Course	13
Pre-qualification for home loan	3
Contract and closing assistance	3
Completed an annual medical check up	39
Attend 2 Family Self-Sufficiency events	7
Complete parenting classes	11
Attending mental health counseling	9
Edu/GED registration	1
IEP & Training Registration	3
IEP & Training Completion	5
Savings for six months	1
Credit repair	12
Completed a resume/cover let	5
Maintain employment for 12 months	2
Turn in goal sheet monthly for 12 months	1

- d) Additional incentives include completion of GED, an associate's, bachelor's, or master's degree, obtaining a driver's license, and maintaining a monthly budget for six consecutive months.
- e) A new participant-driven coaching model better supports and empowers participants in meeting goals. This coaching model gives participants more ownership of their path forward while providing guidance. It increases collaboration and trust between staff and participants to progress toward goals. These changes shift the agency-participant relationship from rule enforcement to life coaching. FSS staff help participants clarify program goals based on their needs, abilities, and skills.
- f) Upon enrollment, staff conduct a comprehensive needs assessment to understand each participant's needs, goals, skills, strengths, and challenges. This phase helps staff identify how best to assist new participants in achieving their goals. It also allows staff to identify supportive services, build trust, and develop strong relationships with each individual. Staff prioritize a participant-centered approach, emphasizing the participant's role in their success. Participants are encouraged to select their goals, and staff provide them with the tools and resources to achieve the identified goals.
- g) After graduation from the program, residents can still receive supportive services from their FSS coordinator. Former FSS clients often need referrals to other local non-profits, such as Way to Go, which provides financial assistance for vehicle-related expenses. Assistance is usually required to find available

childcare resources, such as our local Boys and Girls Club, and access to tools and resources to aid them in their job search process if they have lost employment. This continued support provides stability and familiarity during transition challenges, increasing participants' chances of success by maintaining a trusted relationship.

3. Increase Housing Choice

- a) Expanded landlord recruitment and retention efforts are offered:
 - a. Security deposits up to one month's contract rent, once per tenant;
 - b. Rent for empty units for one month;
 - c. Damage coverage beyond the security deposit up to one month's rent;
 - d. Payment incentives including a referring landlord bonus of \$250; a new landlord signing bonus of \$250; and a new contract bonus of \$250.
 - i. These incentives will increase the retention of current landlords and attract new ones by reducing the risk of loss. Security deposits make landlords more willing to hold units for voucher participants. A larger, reliable pool of landlords will help HRHA house more families quickly and reduces its large waiting list.
- b) Units of all sizes have been raised to 120 percent of FMR. The accessible unit payment standard is 140 percent for units of all sizes for households requiring those features. HRHA determines if units qualify. This increases housing choice in the local tight rental market, especially for high-demand 1BR units and scarce accessible units. It also is an incentive for current and prospective landlords.
- c) As of June 30, 2024, no vouchers issued are using a payment standard up to 140%.
- d) Provide more help with the housing search, including one-on-one support in locating affordable rentals. The cost will be covered by funding flexibilities. Targeted help will result in faster and better matches of renters to available units. These efforts will fill empty units more quickly, improving long-term relationships with landlords. Additionally, implementing an exploratory phase of providing limited housing search assistance to clients receiving Family Unification and Mainstream 5 referrals. This assistance would help clients identify their housing preferences, identify barriers to housing options, and complete applications. Limited assistance with application fees may be available, and security deposit assistance up to one month's rent would be made available. HRHA may use funding flexibility to add a dedicated housing locator on staff to customize housing searches to client's needs.
- e) Increase the flexibility to project-base voucher (PBV) rental assistance up to the 50 percent maximum. This allows HRHA to project base more vouchers, increasing housing options and units available for those with extremely low income. Allows for increased access to scarce units, such as accessible one-bedroom units. HRHA expects it to continue to create additional permanent supportive housing units, increase administrative efficiencies, and house tenants more quickly when appropriate units are available. Sixteen units at Commerce Village are to be developed, and HAP reserves are to be utilized. Nine vouchers have been allocated for the Mosby Road development, 60 PBV at Lineweaver, and 75 for the Bluestone Town Center.
- f) Removed limits to the number of PBV units in property buildings, which has allowed HRHA to increase the number of units in a building without HUD approval. This change increases units available for extremely low-income individuals needing deep rental assistance, allows more flexible use of units, and increases tenants' choices.
- g) The procurement process for HRHA owned units is eliminated. This allows HRHA to use project-based vouchers to assist in renovating Authority-owned properties. This reduces development costs and increases efficiencies in renovating or developing new units in Harrisonburg's tight housing market.
- h) HRHA will use \$100,000 of its HCV housing assistance payment reserves as gap funding to develop a 16-unit permanent supportive housing project located on Commerce Drive, Harrisonburg, VA. The activity will expand housing choices and house our most vulnerable – those chronically unhoused needing supportive services and veterans. The Martinsburg VA Medical Center has provided a letter of support for VASH vouchers to be used at the site. HRHA is adding this activity within the MTW Safe Harbor.

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

1. Tenant Rent Policies	
f. Minimum Rent (HCV)	Currently Implementing
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Currently Implementing
j. Alternative Utility Allowance (HCV)	Currently Implementing
n. Utility Reimbursements (HCV)	Currently Implementing
s. Elimination of Deduction(s) (HCV)	Currently Implementing
w. Alternative Income Inclusions/Exclusions (HCV)	Currently Implementing
2. Payment Standards and Rent Reasonableness	
b. Payment Standards- Fair Market Rents (HCV)	Currently Implementing
3. Reexaminations	
b. Alternative Reexamination Schedule for Households (HCV)	Currently Implementing
d. Self-Certification of Assets (HCV)	Currently Implementing
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Currently Implementing
b. Damage Claims (HCV-Tenant-based Assistance)	Currently Implementing
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Currently Implementing
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Currently Implementing
c. Third-Party Requirement (HCV)	Currently Implementing
6. Short-Term Assistance	
7. Term-Limited Assistance	
8. Increase Elderly Age (PH & HCV)	
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Currently Implementing
b. Increase PBV Project Cap (HCV)	Currently Implementing
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Currently Implementing
h. Limit Portability for PBV Units (HCV)	Currently Implementing
10. Family Self-Sufficiency Program with MTW Flexibility	
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Currently Implementing
e.HCV Policies for Addressing Increases in Family Income (HCV)	Currently Implementing
11. MTW Self-Sufficiency Program	
12. Work Requirement	
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
14. Moving on Policy	
15. Acquisition without Prior HUD Approval (PH)	
16. Deconcentration of Poverty in Public Housing Policy (PH)	
17. Local, Non-Traditional Activities	
c. Housing Development Programs	Plan to Implement in the Submission Year

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

1.f. - Minimum Rent (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative
The minimum rent is set at \$100 for all non-elderly, non-disabled households. Along with the total package of tenant rent

policy changes, these simplifications make rent calculations more understandable for tenants and still allow hardship exceptions if necessary. Increased minimum rent is offset to some degree by other changes and may encourage employment. The changes save tenant time and in many cases lower costs. Decreased staff paperwork allows more time to work with tenants, explore new projects, or participate in training in possible new areas or expanded services.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased revenue

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

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

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

The activity has led to saving tenant time as well as markedly decreased staff time, leading to greater efficiency and productivity, which in turn supports self-sufficiency and increases housing options. There have been no issues to report over the 14-month period of this activity's implementation.

Does this MTW activity require a hardship policy?

Already provided.

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

No

Does the MTW activity require an impact analysis?

Already provided.

How much is the minimum rent or minimum Total Tenant Payment (TTP)?

\$100.00

1.h. - Total Tenant Payment as a Percentage of Gross Income (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Raising TTP to 35 percent for all non-elderly non-disabled households and elimination of deductions for expenses, with some changes to income inclusions and exclusions. See Impact Analysis 1 for data. Legislation proposed in 2018 for HUD requested a 35 percent

threshold: "(A) RENTS FOR FAMILIES.—Except as provided otherwise in this paragraph, a family shall pay as monthly

rent for a dwelling unit assisted under this Act (other than dwelling units receiving tenant-based assistance under sections 8(o), 8(t), or 8(y)), the higher of— “(i) 35 percent of the family’s monthly income; or “(ii) 35 percent of the amount earned by an individual working 15 hours a week for four weeks at the federal minimum wage...” Along with the total package of tenant rent policy changes, these simplifications make rent calculations more understandable for tenants and still allow hardship exceptions if necessary. Increased TTP is offset by other changes, and overall changes are designed to encourage employment for residents and increase efficiency for staff. The changes save tenant time and in many cases lower costs. Decreased staff paperwork allows more time to work with tenants, explore new projects, or participate in training in possible new areas or expanded services.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness.

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications).

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households.

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.

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families.

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

The activity has resulted in a significant reduction in staff time resulting in more efficient and productive activities to promote self-sufficiency and an increase in housing choices. There have been no issues to report over the 14-month period of this activity’s implementation.

Does this MTW activity require a hardship policy?

Already provided.

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

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.

There have been four hardship requests for 0 income families on file.

Does the MTW activity require an impact analysis?

Already provided.

What percentage of income will equal the Total Tenant Payment (TTP)?

35.00%

What is the income basis for calculating Total Tenant Payment?

This activity uses a different definition of income because we are using the following MTW waivers (check all that apply).

1.r. and/or 1.s. "elimination of deductions"; 1.v. and/or 1.w "alternative inclusions and exclusions"

1.j. - Alternative Utility Allowance (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

HRHA uses one utility allowance for all unit types. Allowance still varies by bedroom size and by whether unit rent includes utilities. PBV units may have a separate utility allowance. Along with the total package of tenant rent policy changes, these simplifications make rent calculations more understandable for tenants and still allow hardship exceptions if necessary. Alternate utility allowance is balanced by other changes. The changes save tenant time and in many cases lower costs. Decreased staff paperwork allows more time to work with tenants, explore new projects, or participate in training in possible new areas or expanded services.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures.

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.

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

The activity has resulted in a significant reduction in staff time resulting in more efficient and productive activities to promote self-sufficiency and an increase in housing choices. The utility allowance was updated as of May 2024 due to identified errors in the contractor's initial utility allowance standards. We will continue to analyze the impact of the adjusted utility allowances on residents regarding income and HAP expenses.

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

No

Please describe the alternative method of calculating the utility allowances. Please explain how the method of calculating utility allowances is different from the standard method and what objective the MTW agency aims to achieve by using this alternative method.

HRHA uses one utility allowance for all unit types. Allowance still varies by bedroom size and by whether unit rent includes utilities. PBV units may have a separate utility allowance. Along with the total package of tenant rent policy changes, these simplifications make rent calculations more understandable for tenants and still allow hardship exceptions if necessary. The changes save tenant time and in many cases lower costs. Decreased staff paperwork allows more time to work with tenants, explore new projects, or participate in training in possible new areas or expanded services.

1.n. - Utility Reimbursements (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Utility reimbursements under \$20 per month are eliminated. Along with the total package of tenant rent policy changes,

these simplifications make rent calculations more understandable for tenants and still allow hardship exceptions if necessary. Eliminating utility reimbursements under \$20 is balanced to some degree by other changes. The changes save tenant time and in many cases lower costs. Decreased staff paperwork allows more time to work with tenants, explore new projects, or participate in training in possible new areas or expanded services.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

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

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

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

The activity has markedly decreased staff time, leading to greater efficiency and productivity, which in turn supports self-sufficiency and increases housing options There have been no issues to report over the 14-month period of this activity's implementation.

1.s. - Elimination of Deduction(s) (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Deductions for unreimbursed childcare expenses are eliminated for all non-elderly non-disabled households. Along with the total package of tenant rent policy changes, these simplifications make rent calculations more understandable for tenants and still allow hardship exceptions if necessary. This expense is claimed by under 3 percent of households. Eliminating deductions is balanced by other changes. The changes save tenant time and in many cases lower costs. Decreased staff paperwork allows more time to work with tenants, explore new projects, or participate in training in possible new areas or expanded services.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral, there are no cost implications.

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

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.

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types.

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families; Other – another specifically defined target population or populations.

If Other Selected in Previous Question: Please describe this target population in the text box.

Applies to all tenant based units and project based vouchers.

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

The activity has markedly decreased staff time, leading to greater efficiency and productivity, which in turn supports self-sufficiency and increases housing options. There have been no issues to report over the 14-month period of this activity's implementation. Additionally, there has been no resistance on the elimination for unreimbursed childcare deduction among non-elderly nondisabled households.

Does this MTW activity require a hardship policy?

Already provided.

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

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.

There have been no Safe Harbor requests.

Does the MTW activity require an impact analysis?

Already provided.

Which deduction(s) will be eliminated, modified, or added?

Unreimbursed childcare costs

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

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Simplifying reporting and verification of income by excluding incomes that are challenging to verify or calculate but have little impact on households in terms of what they can afford. Applies to all non-elderly non-disabled households. Eliminate the earned income disallowance and exclude school grants and school funding of all kinds from income. This applies to students of any age, attending full time or part time. Scholarships; financial aid; grants and contributions from any source, including family members; work study income; and all other funding will be excluded and not counted as income. For non-student household members, income from dependents 20 and younger will not be included in the rent calculation. Wage income from household members 21 and older will be counted. This change saves staff and tenant time tracking receipts and doing repeated, changing calculations that do not significantly change tenants' situations. Decreased staff paperwork allows more time to work with tenants, explore new projects, or participate in training in possible new areas or expanded services.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral, there are no cost implications.

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households.

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.

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types.

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families.

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

The activity has resulted in a significant reduction in staff time, thereby fostering more efficient and productive activities to promote self-sufficiency and an increase in housing choices. There have been no issues to report over the 14-month period of this activity's implementation

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

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.

There have been no Safe Harbor requests.

What inclusions or exclusions will be eliminated, modified, or added?

Eliminate the earned income disallowance and exclude school grants and school funding of all kinds from income for students of any age. For non-student household members, wage income from dependents 20 and younger will not be included in the rent calculation. Wage income from household members 21 and older will be counted in the rent

calculation. Applies to non-elderly non-disabled households.

2.b. - Payment Standards- Fair Market Rents (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Payment standard is 120 percent of FMR. Accessible unit payment standard is 140 percent for all sized units for tenants requiring those features. Although this change increases agency expenses, the increase is manageable. This change increases housing choice in local tight rental market, especially for high demand 1BR units and scarce accessible units of any size. It also serves as an incentive for current and prospective landlords to participate. With 14 households searching for a 1BR unit, and 938 total households on the 1BR waiting list, this attempt to increase housing choice and number of accessible units is necessary in our tight rental market. HRHA will determine if units qualify as accessible using the following criteria: a unit that is designed and built to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. HRHA will accept Type A or Type B units as classified within ANSI Section 1003 and ICC/ANSI A117.1, as amended.

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice.

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

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.

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This activity incentivizes current and prospective landlords, maintains positive working relationships with area landlords, and increases housing choices. At this time, there are no households receiving the 140% payment standard. There have been no issues to report over the 14-month period of this activity's implementation

Does this MTW activity require a hardship policy?

Already provided.

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

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.

There have been no safe harbor requests for use of the 140% payment standard for accessible units.

Does the MTW activity require an impact analysis?

Already provided.

Please explain the payment standards by FMR:

Currently for 2024, HRHA's payment standards (120 percent) are \$1,112 for a 1BR unit; \$1,444 for a 2BR; \$1,942 for a 3BR; \$2,449 for 4BR; \$2,816 for 5BR.

Accessible unit payment standards (140 percent) are: \$1,246 for a 1BR unit; \$1,617 for a 2BR; \$2,176 for a 3BR; \$2,743 for a 4BR; \$3,154.2 for a 5BR.

3.b. - Alternative Reexamination Schedule for Households (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Household reexaminations once every 3 years. Interim decreases once per year when there is a 20 percent or more decrease of gross income for household total income. Households without employment income or social security (earned) received by head of household or co-head (zero income households) will have an interim when new income begins. At interims triggered by landlord initiated rent changes, caseworkers will verify that family composition, payment standards, and utility allowance are in alignment with voucher size.

Applies to all tenant based units and all properties with project based vouchers. Interim policy applies to everyone right away. Triennials kick in one year after new admission. Reducing the frequency of household certifications allows participants to keep more income increases. It also reduces the burden on both participants and Housing Choice Voucher (HCV) specialists in acquiring, submitting, and processing paperwork. Currently interims are extremely time consuming for HCV staff and stressful for resident families.

From July to December 2021, 333 interims were completed. 17 percent were household composition changes, rent increases, and other reasons. 37 percent were income increases. 46 percent were income decreases. Of the decreases, 11 percent were for 10 percent or less; 11 percent were for 10-20 percent; and the rest were over 20 percent. Setting a 20 percent threshold would not negatively affect a significant number of residents and would greatly increase staff efficiency. Legislation proposed in 2018 for HUD requested a 20 percent or more decrease as threshold: "Except as provided in clause (ii) and upon the request of a family, a public housing agency or owner is only required to conduct an interim reexamination of income if the family's income has decreased by 20 percent or more."

This change gives tenants a longer time with consistent rent to allow for better financial planning and housing security. The paperwork burden on voucher holders will lessen if they do not have to submit income and employment changes for incremental increases and fluctuations. Tenants will have a greater ability to save for and accomplish life goals such as pursuing education and rent independence or home ownership. HRHA will group tenants into a logical certification schedule while still allowing tenants to request certification if needed. Improved staff efficiency will allow planning for new initiatives or needed training in existing or new areas of focus.

Which of the MTW statutory objectives does this MTW activity serve?

Self-sufficiency; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

HRHA is in Phase 2 of the process and currently has 100% of participants in the triennials. The activity has resulted in a significant reduction in staff time resulting in more efficient and productive activities to promote self-sufficiency and an increase in housing choices. There have been no issues to report over the 14-month period of this activity's implementation.

Does this MTW activity require a hardship policy?

Already provided.

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

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.

There have been no Safe Harbor requests.

Does the MTW activity require an impact analysis?

Already provided.

What is the recertification schedule?

Once every three years

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.

Interim decreases once per year when there is a 20 percent or more decrease of gross income for household total income. For zero income households an interim occurs when new income begins, or after 3 months of zero income an interim will be completed with income from previous certification.

3.d. - Self-Certification of Assets (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

At reexamination, the agency allows the self-certification of assets up to \$50,000. Reduced documentation requirements are cost effective by reducing staff time for processing, a primary goal, though in a secondary way, self-reporting may empower and promote self-sufficiency. Reducing documentation saves time for staff and the majority of tenants whose assets are below a level that makes a difference in qualifying for support. Decreased staff paperwork allows more time to work with tenants, explore new projects, or participate in training for possible new areas of focus or expanded services.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

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

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.

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

The activity has resulted in a significant reduction in staff time, thereby fostering more efficient and productive activities to promote self-sufficiency and an increase in housing choices. There have been no issues to report over the 14-month period of this activity's implementation

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

No

Please state the dollar threshold for the self-certification of assets.

\$50,000.

4.a. - Vacancy Loss (HCV-Tenant-based Assistance)

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

Vacancy loss of one-month contract rent for the prior lease, upon execution of a new HAP contract. The only exclusions are unit changes within the same owner's portfolio. These incentives increase retention of current program landlords and attract new landlords by reducing risk of monetary loss, in this case for the time units are vacant. A larger reliable pool of landlords will help HRHA house more families more quickly and possibly reduce its large waiting list in our tight rental market.

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased revenue; Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The waiver applies to all assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This activity promotes landlord retention, maintains positive working relationships with area landlords, and increases housing choices. There have been no issues to report over the 14-month period of this activity's implementation.

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

No

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)?

To all units

What is the maximum payment that can be made to a landlord under this policy?

Equivalent of one month of contract rent of the prior lease.

How many payments were issued under this policy in the most recently completed PHA fiscal year?

0

What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?

\$0

4.b. - Damage Claims (HCV-Tenant-based Assistance)

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

Payment of up to one month of contract rent for damage claims, if cost of repairs exceeds security deposit, upon execution of a new HAP contract. Landlords must show intention to collect from household sufficient for HCV to hold household accountable to termination if needed. These incentives increase retention of current program landlords and attract new landlords by reducing risk of monetary loss. This incentive compensates for needed repairs or damages beyond the security deposit. A larger reliable pool of landlords helps HRHA house more families more quickly and possibly reduce its large waiting list in our tight rental market.

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased revenue; Increased expenditures.

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.

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.

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies to all family types
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? The MTW activity applies to all tenant-based units
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. This activity promotes landlord retention, maintains positive working relationships with area landlords, and increases housing choices. There have been no issues to report over the 14 month period of this activity's implementation.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
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?) To all units
What is the maximum payment that can be made to a landlord under this policy? Equivalent of one month of contract rent for prior lease.
How many payments were issued under this policy in the most recently completed PHA fiscal year? 1
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? \$750

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)
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 Payment incentives including a referring landlord bonus of \$250; a new landlord signing bonus of \$250; a new contract bonus of \$250; and a security deposit, one time per tenant, of up to one month's rent. These incentives increase retention of current program landlords and attract new landlords by reducing risk of monetary loss. Incentives compensate for the time units are vacant and for needed repairs or damages beyond the security deposit. Security deposits make landlords more willing to hold units for voucher participants. A larger reliable pool of landlords helps HRHA house more families more quickly and possibly reduce its large waiting list in our tight rental market.
Which of the MTW statutory objectives does this MTW activity serve? Housing choice
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Increased revenue; Increased expenditures
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

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
Does the MTW activity apply to all family types or only to selected family types? The MTW activity applies to all family types
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? The MTW activity applies to all tenant-based units
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. This activity has demonstrated a high usage rate throughout the implementation period and has proven to be successful. There have been no issues to report over the 14-month period of this activity's implementation.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
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?) Applies to all units.
What is the maximum payment that can be made to a landlord under this policy? Equivalent of up to one month of rent.
How many payments were issued under this policy in the most recently completed PHA fiscal year? 81
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? \$20,250

5.a. - Pre-Qualifying Unit Inspections (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative Pre-qualifying unit inspections increase HRHA efficiency, cost savings, and housing choice by allowing greater flexibility for lease up for the tenant and reducing unnecessary costs for re-inspections. HRHA expects this activity to increase ability of households to access housing, expand utilization, and reduce inspection costs.
Which of the MTW statutory objectives does this MTW activity serve? Cost effectiveness; Housing choice
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Neutral (no cost implications)
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about

what has been accomplished or changed during the implementation.

The activity has led to greater efficiency and productivity which in turn supports self-sufficiency and increases housing options. There have been no issues to report over the 14-month period of this activity's implementation.

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

No

How long is the pre-inspection valid for?

The pre-inspection is valid for 60 days.

5.c. - Third-Party Requirement (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

This third -party inspection collaboration saves staff time by using a known, qualified agency to conduct inspections. The Harrisonburg-Rockingham Community Services Board (HRCSB) has certified NSPIRE Inspectors on staff, and HRHA is looking to them for partner inspections. This partnership increases HRHA efficiency and frees some staff time to focus on more critical tasks that benefit tenants, to increase strategic initiatives, and to better coordinate efforts. This change allows HRHA to operate more efficiently and strategically to serve its mission and focus on any new opportunities that arise.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This activity has not yet been implemented due to staff turnover and organizational restructuring. It is currently under development and is scheduled for implementation in the upcoming fiscal year.

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

No

Please explain or upload the description of the quality assurance method:

Following will explain the quality assurance method

This policy provides authority for the HCVP manager to develop and implement procedures for the conduct of regularly scheduled quality control of other agencies' inspections. The HCVP manager will establish the sampling size and frequency within the procedures and designate the QC inspector roles and responsibilities. The executive director is the designated approval authority for HCVP QC procedures.

No document is attached.

9.a. - Increase PBV Program Cap (HCV)
<p>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</p> <p>This flexibility allows HRHA to expand the number of vouchers available to project base, which will increase the number of housing options and units available for those with extremely low income. This change allows for increased access for hard to find units, such as accessible one bedroom units. HRHA anticipates it will allow for the development of additional permanent supportive housing units. It also increases administrative efficiencies for HRHA and allows tenants to be housed more quickly when appropriate units are available. Project basing also preserves existing affordable housing allowing for redevelopment of aging out housing developments.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Cost effectiveness; Housing choice</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Increased revenue</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies to all assisted households</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>HRHA plans to finalize its proposed project basing at Lineweaver Annex, encompassing 60 vouchers, with an anticipated submission to HUD in Fall 2024. Additionally, HRHA aims to submit a proposal for the project basing of 16 vouchers, including 8 VASH vouchers, at Commerce Village II in Spring 2025. Furthermore, HRHA anticipates project basing of 35 vouchers at Bluestone Town Center in FY2026.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>What percentage of total authorized HCV units will be authorized for project-basing?</p> <p>50.00%</p>

9.b. - Increase PBV Project Cap (HCV)
<p>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</p> <p>Increasing PBV project caps allows HRHA to increase the number of units within a building without HUD approval. It provides for more flexible use of housing units and increased choice for tenants. This change will increase the number of units available for extremely low income individuals needing deep rental assistance. It will also preserve existing affordable housing allowing for redevelopment of aging out housing developments.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Cost effectiveness; Housing choice</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Increased revenue</p>

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

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

HRHA anticipates employing this activity as part of its proposed plans for project basing at Lineweaver Annex in Fall 2024, at Commerce Village II in Spring 2025, and at Bluestone Town Center in Fall 2026.

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

No

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

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

This change allows HRHA to use project based vouchers to assist in renovating HRHA owned properties. The elimination reduces development costs and increases efficiencies for HRHA in renovating or developing new units. Simplifying procurement saves administrative time and costs in the long run. It also preserves existing affordable housing allowing for redevelopment of aging out housing developments.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

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

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

HRHA plans to use this activity for its proposed developments of 16 units at Commerce Village II, 60 units at Lineweaver Annex, and 35 units at Bluestone Town Center. All developments are HRHA owned properties.

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

No

9.h. - Limit Portability for PBV Units (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Restrict moves from PBV units in Franklin Heights properties for 24 months. This change increases the initial term of housing stability for residents and decreases the administrative burden for staff after initial intake. The extended time from one to two years allows for potential increase in household self-sufficiency due to the ability to participate in the Family Self-Sufficiency program. If tenants move out of Franklin Heights, they might not be able to continue in the program if space is not available. Participants still retain the ability to request a tenant-based voucher for reasonable accommodation according to existing rules as outlined in existing agency HCV administrative plan.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

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

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

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

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies to all family types

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers

Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.

Franklin Heights properties

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This activity was implemented in January 2023 and has decreased administrative burden on staff, unit turnover time and costs, and provided greater housing stability to residents. Residents had an opportunity to increase their self-sufficiency by participating in the FSS program.

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

No

10.d.HCV - Modify or Eliminate the Contract of Participation (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

HRHA modified the FSS contract of participation to reflect the removal of the traditional escrow model and the implementation of a Goal Rewards Model. This involves modifying the following sections in the FSS Contract: FSS Escrow Account; Withdrawal of Funds from FSS Escrow Account; Loss of FSS Escrow Account; and HA Responsibilities. This change is part of a shift to a participant-driven coaching model that gives participants more empowerment and ownership of their path forward while still providing needed guidance. It increases collaboration and trust between staff and participants to make progress toward goals. These changes shift the agency-participant relationship away from rule enforcement and toward life coaching. FSS staff help participants clarify program goals based on their needs, abilities, and skills. Upon enrollment, the participant enters into a five year contract with a possible two year extension.

Which of the MTW statutory objectives does this MTW activity serve?

Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

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

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies to all family types

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers

Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.

Households participating in the FSS program

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

The removal of the traditional escrow model into the transition to the Goal Rewards Model has been highly successful and generated significant enthusiasm for the new initiative. From July 1, 2023, to June 30, 2024, a total of \$22,700 has been awarded as incentives to families who achieved designated goals as part of their FSS program participation. This success has notably increased participants' motivation to pursue personal objectives, including homeownership, credit score improvement, and higher education. No issues to report since the transition to the Goal Rewards model.

Does this MTW activity require a hardship policy?

No

No document is attached.

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

No

Does the MTW activity require an impact analysis?

No

No document is attached.

10.e.HCV - Policies for Addressing Increases in Family Income (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

HRHA replaced the Family Self-Sufficiency (FSS) escrow model with a Goal Rewards Program. In the new model, participants earn immediate cash incentives for reaching milestones related to income, finance, education, health, employment, and other self-sufficiency goals. Incentives can immediately and tangibly reward participants for progress toward self-sufficiency and inspire them to take the next steps. There will be incentives based on maintaining and earning income, however they will not be directly tied to increases in income from start of program.

Which of the MTW statutory objectives does this MTW activity serve?

Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

The Goal Rewards Program includes 89 continuing or new FSS participants. Three continuing participants chose to remain in the traditional escrow system. The transition to the Goal Rewards Program has been highly successful, generating significant enthusiasm for the new initiative. From July 1, 2023, to June 30, 2024, a total of \$22,700 has been awarded as incentives to families who achieved designated goals as part of their FSS program participation. This success has notably increased participants' motivation to pursue personal objectives, including homeownership, credit score improvement, and higher education.

Does this MTW activity require a hardship policy?

No

No document is attached.

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

No

Does the MTW activity require an impact analysis?

No

No document is attached.

How will the MTW agency treat increased earnings for families participating in the FSS Program with MTW flexibility?

HRHA modified the FSS contract of participation to reflect the Goal Rewards Model based on achievement of self-sufficiency activities. This involves modifying the following sections in the FSS Contract: FSS Escrow Account; Withdrawal of Funds from FSS Escrow Account; Loss of FSS Escrow Account; and HA Responsibilities.

17.c. - Housing Development Programs

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

HRHA will use \$100,000 of its HCV housing assistance payment reserves as gap funding to develop a 16-unit permanent supportive housing project located on Commerce Drive, Harrisonburg VA. The activity will expand housing choice and house our most vulnerable – those chronically unhoused needing supportive services and unhoused veterans. The Martinsburg Veterans Administration Medical Center has provided a letter of support for VASH vouchers to be used at the site. HRHA is adding this activity within the MTW Safe Harbor.

Which of the MTW statutory objectives does this MTW activity serve?

Housing choice

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

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

Does the MTW activity apply to all family types or only to selected family types?
The MTW activity applies to all family types

Does the MTW activity apply to all public housing developments?
The MTW activity applies to specific developments

Which developments participate in the MTW activity?
Commerce Village II Annex, FY2025

298 E Washington St, 241 Commerce Ave

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?
The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers

Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.
Commerce Village II Annex, FY2025
298 E Washington St, 241 Commerce Ave

16 units

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Currently, there is insufficient data to report as the activity remains under development and is scheduled for implementation in the upcoming fiscal year.

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

No

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 - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
Commerce Village II Annex	New construction	Gap financing	16.00	16.00	0.00	0.00	16.00	0.00

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 - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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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 - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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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 - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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D.	Safe Harbor Waivers.
D.1	<p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <p>No new Safe Harbor Waivers are being requested.</p>

E.	Agency-Specific Waiver(s).
E.1	<p>Agency-Specific Waiver(s) for HUD Approval:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</p> <p>No new Agency-Specific Waivers are being requested.</p>
E.2	<p>Agency-Specific Waiver(s) for which HUD Approval has been Received:</p> <p>Does the MTW agency have any approved Agency-Specific Waivers?</p> <p>MTW Agency does not have approved Agency-Specific Waivers</p>

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

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

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

G.2	Establishing Reasonable Rent Policy.

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

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

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

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

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

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

I.	Evaluations.
<p>No known evaluations.</p>	