

# PHA Name : Housing Authority of the City of Dothan

**PHA Code :** AL007

**MTW Supplement for PHA Fiscal Year Beginning :** (MM/DD/YYYY): 1/1/2026

**PHA Program Type:** Combined

**MTW Cohort Number:** Landlord Incentives

**MTW Supplement Submission Type:** Annual Submission

## **B. MTW Supplement Narrative.**

The DHA is dedicated to developing and strengthening affordable housing opportunities that embrace best practices in a high-value organizational culture. The vision of DHA is to be committed to providing affordable housing services by implementing 21st-century technological approaches as a housing authority of the future. MTW is a demonstration program for PHAs that provides designated agencies with the opportunity to design and test innovative, locally designed strategies that use federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families.

The flexibility through the Moving-to-Work Program allows DHA to:

- Further encourage greater self-sufficiency by streamlining processes.
- Increase housing choices for families through enacting policies that encourage owner participation and increase units available to families within the local market; and
- Reduce administrative costs by reducing administrative burdens while increasing efficiency, resulting in increased cost-effectiveness.

In FY2025, DHA interviewed with Abt Associates during their research study to monitor DHA's landlord incentives' impact on housing choice, self-sufficiency, and cost-effectiveness relating to landlords' willingness to rent to HCVP participants.

During the second quarter of 2025, DHA increased housing choices for families by increasing the lease-up of families within the local market by adding 5 new units to the HCV Program.

During FY2025, DHA continued to enforce landlord incentive payouts for the following monetary incentives:

- Security Deposit Payments: \$0.00
- Application Fee Payments: \$0.00
- Signing Bonus Payments: \$700.00
- Damage Payments: \$0.00

DHA's total payout for landlord incentives for FY2025 was \$700.

For FY2026, DHA will continue to meet the three MTW statutory objectives through the following activity:

- Reduce cost and achieve greater cost-effectiveness in federal expenditures by continuing to provide an alternative reexamination schedule through a biennial reexamination scheduled for families with fixed incomes.
- Increase housing choices for low-income families by continuing to offer a referral bonus of \$150 as a monetary incentive to owners who refer new owners to the DHA's HCV program, which results in the lease-up of an HCV participant.
- Increase housing choices for low-income families by continuing to offer property owners pre-qualifying inspections to simplify and streamline the inspection process for DHA and property owners.
- Reduce cost and achieve greater cost-effectiveness in federal expenditures and increase housing choices for low-income families by continuing to perform HQS inspections to simplify and streamline the inspection process for DHA's Project-Based Voucher (PBV) and Rental Assistance Demonstration (RAD) PBV units that it owns, manages, and/or controls.
- Reduce cost and achieve greater cost-effectiveness in federal expenditures and increase housing choices for low-income families by continuing to offer an alternative inspection schedule. This will simplify and streamline the inspection process for DHA and property owners by inspecting units under contract at least once every three years for brand-new units built or units that have had a substantial rehab within the last three (3) years.
- Reduce cost and achieve greater cost-effectiveness in federal expenditures, increase housing choices for low-income families, and help residents find employment and become self-sufficient by increasing DHA's PBV project cap within a project up to 100% to expand housing opportunities and help HCV participants move to high-opportunity areas.
- Reduce cost and achieve greater cost-effectiveness in federal expenditures, increase housing choices for low-income families, and continue to assist residents in finding employment and becoming more self-sufficient with the elimination of the selection process in the award of PBVs to properties owned by DHA or its instrumentality to expand housing opportunities and help HCV participants move to high-opportunity areas.
- Reduce cost and achieve greater cost-effectiveness in federal expenditures, increase housing choices for low-income families, and help residents find employment and become self-sufficient by providing an alternative competitive process in the award of PBVs that are owned by non-profit, for-profit housing entities to expand housing opportunities and help HCV participants move to high-opportunity areas.

- Reduce cost and achieve greater cost-effectiveness in federal expenditures, increase housing choices for low-income families, and continue to assist residents in finding employment and becoming self-sufficient by attaching and paying PBV assistance for shared housing units and/or manufactured housing to expand housing opportunities and help HCV participants move to high-opportunity areas.

**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).**

<b>1. Tenant Rent Policies</b>	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
e. Minimum Rent (PH)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
<b>2. Payment Standards and Rent Reasonableness</b>	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
<b>3. Reexaminations</b>	
a. Alternative Reexamination Schedule for Households (PH)	Not Currently Implemented
b. Alternative Reexamination Schedule for Households (HCV)	Not Currently Implemented
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
<b>4. Landlord Leasing Incentives</b>	
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
<b>5. Housing Quality Standards (HQS)</b>	
a. Pre-Qualifying Unit Inspections (HCV)	Currently Implementing
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Currently Implementing
d. Alternative Inspection Schedule (HCV)	Currently Implementing
<b>6. Short-Term Assistance</b>	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
<b>7. Term-Limited Assistance</b>	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
<b>8. Increase Elderly Age (PH &amp; HCV)</b>	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
<b>9. Project-Based Voucher Program Flexibilities</b>	
a. Increase PBV Program Cap (HCV)	Not Currently Implemented
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
d. Alternative PBV Selection Process (HCV)	Currently Implementing
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Currently Implementing
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
<b>10. Family Self-Sufficiency Program with MTW Flexibility</b>	
a.PH Waive Operating a Required FSS Program (PH)	Currently Implementing
a.HCV Waive Operating a Required FSS Program (HCV)	Currently Implementing
b.PH Alternative Structure for Establishing Program Coordinating Committee (PH)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV)	Not Currently Implemented
c.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.PH Modify or Eliminate the Contract of Participation (PH)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
<b>11. MTW Self-Sufficiency Program</b>	
a.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
<b>12. Work Requirement</b>	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
<b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
<b>14. Moving on Policy</b>	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.PH Allow Income Calculations from Partner Agencies (PH)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.PH Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
<b>15. Acquisition without Prior HUD Approval (PH)</b>	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
<b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
<b>17. Local, Non-Traditional Activities</b>	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented

**C. MTW Activities Plan that Housing Authority of the City of Dothan Plans to Implement in the Submission Year or Is Currently Implementing**

**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**

To incentivize landlords' continued participation in the HCV Program, DHA will make Vacancy Loss payments. DHA payments will be equal to no more than one month of the contract rent. The Vacancy Loss Payment will be made when the next HAP contract is executed between the landlord and DHA. DHA has updated its Administrative Plan to reflect the Vacancy Loss payment and landlord incentive item. DHA aspires to continue the Landlord incentive program and to recruit new landlords, as well as retain its current landlords within the HCV Program. The goal of this activity is to increase landlord participation in the HCV program and to expand housing opportunities for HCV participant families.

**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.**

DHA has not made any Vacancy Loss payments to landlords.

**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?**

Up to one month's contract rent.

**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**

To incentivize a landlord's continued participation in the HCV Program, DHA may provide landlords with a Damage Claim payment. If the HCV participant leaves the unit damaged, the amount of the damage claim will not exceed the lesser of the cost of repairs or two months of contract rent. In continuing this activity, the HCV participants' security deposit must first be used to cover damages. DHA may provide up to two months of contract rent minus the security deposit to cover the remaining repairs. The Damage Claim payment will be made to a landlord when the next HAP contract is executed between the landlord and the PHA. DHA has updated its Administrative Plan to reflect the Damage Claim payment and landlord incentive item.

**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.**

To date, DHA has made 0 Damage Claim payments to landlords

**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?**

The amount of damage claims will not exceed the lesser of the cost of repairs or two months of contract rent.

**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.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**

In order to incentivize landlords to join the HCV Program, the agency may provide incentive payments. Agencies may target incentive payments to landlords leasing properties in high opportunity neighborhoods or in areas located where vouchers are difficult to use, as defined in an agency's Administrative Plan. Certain provisions of section 8(o)(9) of the 1937 Act, and 24 CFR 982.311 and 982.352(c). Payments made to the landlord must be equal to no more than one month of contract rent. The payment must be made to the landlord when the HAP contract is executed between the landlord and the PHA. The incentives allow DHA to make payments to landlords to incentivize lease-up for the HCV Program. Application fees paid to landlords who require application fees, Security Deposits paid to landlords to assist HCV

participants with Security Deposit assistance, and Sign-On Bonus paid to landlords who sign on to the HCV program as new landlords. Referral Fee to current landlords who refer new landlords that bring new units to the HCV Program.

**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.**

No payouts were requested by landlords.

**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?**

One month's rent.

**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

#### **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**

DHA allows for pre-qualifying inspections. The pre-inspection must have been conducted within 90 days of the HCV participant occupying the unit. DHA also conducts interim inspections at the request of the family or landlord. HQS

inspections must not be altered as found at 24 CFR 982.401

**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.**

N/A

**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 90 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**

DHA is authorized to perform HQS inspections on Project-Based Voucher (PBV) and RAD PBV units that it owns, manages, and/or controls, including properties under its nonprofit affiliate, Our Community Inc (OCI). DHA conducts interim inspections at the request of the family or landlord. DHA has created a quality control method to ensure an objective analysis. HQS inspection standards must not be altered as found at 24 CFR 982.401. At the department's request, the agency must obtain services of a third-party entity to determine whether PHA-owned units pass HQS

**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 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 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.**

N/A

**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

The quality assurance method that is used allows tenants and landlords to request an inspection by a third-party, should they request it. Participants may ask for an interim inspection, and the standards will be the HQS standards found at 24

CFR 982.401. DHA's Landlord Liaison, along with the HCV manager, will provide physical QC HQS Inspections. DHA's HCV Manager, Landlord Liaison will provide electronic QC of HUD Form 52580 and PIC System. The quality assurance method will consist of selecting a percentage of conducted inspections and evaluating them to ensure and maintain compliance.

No document is attached.

#### 5.d. - Alternative Inspection Schedule (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**

DHA inspects units under contract once at least every three years, applying minimum HQS and/or NSPIRE inspection standards for newly built units or units that have undergone substantial rehab within the last three years. Certain provisions of 24CFR 983.103. HQS inspection standards, as found at 24 CFR 982.401, must not be altered. The Department must be able to conduct or direct the agency to perform an inspection at any time for health and safety, as well as accessibility purposes.

**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 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 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.**

N/A

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

No

#### 9.b. - Increase PBV Project Cap (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**

DHA increased its PBV Project Cap within a project by up to 100%. This allows for more assisted units to be available in the city, improving the housing choice. The agency is subject to Notice PIH 2013-27, where applicable or successor.

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

Cost effectiveness; 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.**

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 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.**

N/A

**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**

DHA eliminate the PBV selection process for DHA-owned projects without improvement, development, or replacement. This allows DHA to move these projects along faster and get the housing available quicker by not having to go through the normal procurement process. This increases housing choices for low-income individuals and frees staff time, providing cost-effectiveness in getting the PBV units in place. In doing this, DHA conduct a subsidy layering review and completes site selection requirements. DHA or its nonprofit affiliate will own any property that uses this waiver. Our Community Inc. serves as the nonprofit community development corporation instrumentality of Dothan housing by creating and preserving affordable housing and revitalizing neighborhoods through the Wiregrass Metro Area. The agency will perform HQS and/or NSPIRE for all units under this activity. HQS Inspections must be performed by an independent entity according to 24 CFR 983.59(b) or 24 CFR 983.103 (f), unless MTW 5.c or an Agency Specific Waiver is implemented. The agency is subject to Notice PIH 2103-27, where applicable or successor. Property must be owned by a single-asset entity of the agency, see Notice PIH 2017-21.

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

Cost effectiveness; 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.**

Increased revenue; 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.**

N/A

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

No

**9.d. - Alternative PBV Selection Process (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**

DHA 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. DHA establish criteria for awarding PBVs for entities that are

interested in a joint venture partnership with its nonprofit instrumentality, Our Community Inc. This selection criterion includes DHA choosing third-party property management companies that meet the capacity for managing PBV affordable housing development. If the selected project is PHA-owned, HQS inspections must be performed by an independent entity according to 24 CFR 983.59(b) or 24 CFR 983.103(f), unless MTW waiver 5.c or an Agency-Specific Waiver is implemented. The agency is subject to Notice PIH 2013-27, where applicable or successor.

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

Cost effectiveness; 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.**

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 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.**

N/A

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

No

**9.e. - Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (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**

DHA attached and paid PBV assistance for shared housing and/or manufactured housing. DHA complies with the deconcentration and desegregation requirements under part 24 CFR 903. The units comply with HQS and a subsidy layering review be conducted. The shared housing will not be owner-occupied.

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

Cost effectiveness; 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.**

Increased revenue; Decreased 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 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.**

N/A

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

No

<b>How many shared housing units does the MTW agency anticipate assisting in the Fiscal Year?</b>	3
<b>How many shared housing units did the MTW agency assist in the most recently completed PHA Fiscal Year?</b>	0
<b>How many manufactured housing units does the MTW agency anticipate assisting in the Fiscal Year?</b>	15
<b>How many manufactured housing units did the MTW agency assist in the most recently completed PHA Fiscal Year?</b>	0

<b>10.a.PH - Waive Operating a Required FSS Program (PH)</b>
<p><b>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</b></p> <p>DHA eliminated the requirement to operate a mandatory FSS Program. The agency must review FSS guidance. The agency must execute a Contract of Participation or other locally developed agreement, that is at least five years but not more than ten years, with each participant participating in their FSS Program. The agency, if implementing an FSS Program, even with MTW modifications, must have an up-to-date, approved FSS Action Plan in accordance with 24 CFR 984.201 that incorporates all modifications to the FSS program approved under the MTW Contract. The agency must not require MTW FSS program participation as a condition for housing subsidy for elderly and disabled families. If the agency requires MTW FSS Program participation as a condition for housing subsidy, an impact analysis must be developed and adopted in accordance with MTW guidance prior to the implementation of the activity. If the agency requires MTW FSS participation as a condition for housing subsidy, a hardship policy must be developed and adopted in accordance with MTW guidance prior to implementation of this activity. The agency must not make MTW FSS participation mandatory for individuals that do not meet the definition of an eligible family at section 23(n)(3) of the 1937 Act, and those exempted from the Community Service Requirements under section 12(c)(2)(A),(B),(D), and (E) of the 1937 Act. If an agency terminates the housing subsidy or tenancy of a family for an alleged violation of mandatory MTW FSS Program participation, the family will be entitled to a hearing under the agency's Grievance Process (24 CFR part 966, subpart B) or the HCV informal hearing process (24 CFR part 982.555). The agency must not use income increase during participation in the MTW FSS Program or change a family's eligibility status for purposes of participation in the MTW FSS program or the receive public housing assistance</p>
<p><b>Which of the MTW statutory objectives does this MTW activity serve?</b></p> <p>Cost effectiveness; Self-sufficiency</p>
<p><b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b></p> <p>Decreased revenue</p>
<p><b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b></p> <p>The MTW activity applies to all assisted households</p>
<p><b>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.</b></p> <p>N/A</p>
<p><b>Does this MTW activity require a hardship policy?</b></p>

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.a.HCV - Waive Operating a Required FSS Program (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 agency must review FSS guidance. The agency must execute a contract of participation or other locally developed agreement, that is at least five years but not more than ten years, with each participant participating in their FSS program. The agency, if implementing an FSS program, even with MTW modifications, must have an up-to-date, approved FSS Action Plan in accordance with 24 CFR 984.201 that incorporates all modifications to the FSS program approved under the MTW Contract. The agency must not require MTW FSS program participation as a condition for housing subsidy for elderly and disabled families. If the agency requires MTW FSS Program participation as a condition for housing subsidy, an impact analysis must be developed and adopted in accordance with MTW guidance before the implementation of the activity.

**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.**

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.**

DHA continued with the nationally recognized Ready to Rent (R2R) training for HCV and FSS participants.

**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.

<b>D.</b>	<b>Safe Harbor Waivers.</b>
<b>D.1</b>	<p><b>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</b></p> <p>No Safe Harbor Waivers are being requested.</p>

<b>E.</b>	<b>Agency-Specific Waiver(s).</b>
<b>E.1</b>	<p><b>Agency-Specific Waiver(s) for HUD Approval:</b></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><b>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</b></p> <p>No</p>

E.2	<p><b>Agency-Specific Waiver(s) for which HUD Approval has been Received:</b></p> <p><b>Does the MTW agency have any approved Agency-Specific Waivers?</b> No</p>

<b>F.</b>	<b>Public Housing Operating Subsidy Grant Reporting.</b>
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
	\$0	\$0	\$0	

<b>G.</b>	<b>MTW Statutory Requirements.</b>	
<b>G.1</b>	<b>75% Very Low Income – Local, Non-Traditional.</b> 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.	
	<b>Income Level</b>	<b>Number of Local, Non-Traditional Households Admitted in the Fiscal Year*</b>
	80%-50% Area Median Income	0
	49%-30% Area Median Income	0
	Below 30% Area Median Income	0
	Total Local, Non-Traditional Households	<b>0</b>

\*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.

<b>G.2</b>	<b>Establishing Reasonable Rent Policy.</b>
<p><b>Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?</b> No</p> <p><b>Please describe the MTW agency's plans for its future rent reform activity and the implementation timeline.</b> DHA has not sought approval for rent MTW activity. DHA will implement a working requirement for all non-elderly/disabled households.</p>	

<b>G.3</b>	<b>Substantially the Same (STS) – Local, Non-Traditional.</b>
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?
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<b>G.4</b>	<b>Comparable Mix (by Family Size) – Local, Non-Traditional.</b>
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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.

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	0
2 Person	0
3 Person	0
4 Person	0
5 Person	0
6+ Person	0
Totals	<b>0</b>

H.	Public Comment
	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.
	No additional public hearing was held for an Agency-Specific Waiver and/or Safe Harbor waiver

I.	Evaluations.
	No known evaluations.