

# PHA Name : Fort Wayne

**PHA Code :** IN003

**MTW Supplement for PHA Fiscal Year Beginning :** (MM/DD/YYYY): 7/1/2022

**PHA Program Type:** Combined

**MTW Cohort Number:** Stepped and Tiered Rent

**MTW Supplement Submission Type:** Annual Submission

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

As an MTW agency, the Fort Wayne Housing Authority (FWHA) will be given the flexibility and authority to develop policies outside of the limitations of certain HUD regulations and provisions. The FWHA was granted participation under the Moving to Work Expansion (MTW), Cohort #2 – Rent Reform. The Fort Wayne Housing Authority is an innovative, progressive, high performing housing authority whose mission is to revitalize the city of Fort Wayne by building and developing safe, quality affordable housing options while providing programs to foster community, alleviate poverty and encourage long-term economic self-sufficiency. The flexibilities allowed through the Moving-to-Work Program will allow the FWHA to further develop affordable units, encourage greater self-sufficiency by streamlining process, encourage greater landlord participation and reduce administrative burdens.

The vision of the FWHA is aligned with the overall goals of the MTW program, Through the rent reform and waiver requests, the FWHA hopes to reduce administrative costs, thereby allowing the FWHA to house more families and lease, at minimum 100% of its voucher allocation. Additionally, the reduced number of required recertifications will allow for further administrative savings at the FWHA.

The FWHA is looking to incentivize families where the head of household is working, looking for work or going to school or a job training program to become self-sufficient. The FWHA proposes to modify its self-sufficiency program so that all families on the path to economic independence can participate in the MTW demonstration. Additionally, through some landlord incentives allowable through the MTW program, the FWHA hopes to further housing choices and options for participating families.

**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)  | Plan to Implement in the Submission Year |
| d. Stepped Rent (HCV)   | Plan to Implement in the Submission Year |
| 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)     | Plan to Implement in the Submission Year |
| b. Alternative Reexamination Schedule for Households (HCV)    | Plan to Implement in the Submission Year |
| c. Self-Certification of Assets (PH)                          | Plan to Implement in the Submission Year |
| d. Self-Certification of Assets (HCV)                         | Plan to Implement in the Submission Year |
| <b>4. Landlord Leasing Incentives</b>                         |  |
| a. Vacancy Loss (HCV-Tenant-based Assistance)                 | Not Currently Implemented                |
| b. Damage Claims (HCV-Tenant-based Assistance)                | Plan to Implement in the Submission Year |
| c. Other Landlord Incentives (HCV- Tenant-based Assistance)   | Plan to Implement in the Submission Year |
| <b>5. Housing Quality Standards (HQS)</b>                     |  |
| a. Pre-Qualifying Unit Inspections (HCV)                      | Not Currently Implemented                |
| b. Reasonable Penalty Payments for Landlords (HCV)            | Not Currently Implemented                |
| c. Third-Party Requirement (HCV)                              | Not Currently Implemented                |
| d. Alternative Inspection Schedule (HCV)                      | Not Currently Implemented                |
| <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)   | Plan to Implement in the Submission Year |
| b. Increase PBV Project Cap (HCV)   | Plan to Implement in the Submission Year |
| c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV) | Plan to Implement in the Submission Year |
| d. Alternative PBV Selection Process (HCV)  | Not Currently Implemented                |
| e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)   | Plan to Implement in the Submission Year |
| f. Increase PBV HAP Contract Length (HCV)   | Plan to Implement in the Submission Year |
| g. Increase PBV Rent to Owner (HCV)   | Plan to Implement in the Submission Year |
| h. Limit Portability for PBV Units (HCV)  | Plan to Implement in the Submission Year |
| <b>10. Family Self-Sufficiency Program with MTW Flexibility</b>   |  |
| a.PH Waive Operating a Required FSS Program (PH)  | Not Currently Implemented                |
| a.HCV Waive Operating a Required FSS Program (HCV)  | Not Currently Implemented                |
| 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)   | Plan to Implement in the Submission Year |
| c.HCV Alternative Family Selection Procedures (HCV)   | Plan to Implement in the Submission Year |
| d.PH Modify or Eliminate the Contract of Participation (PH)   | Plan to Implement in the Submission Year |
| d.HCV Modify or Eliminate the Contract of Participation (HCV)   | Plan to Implement in the Submission Year |
| e.PH Policies for Addressing Increases in Family Income (PH)  | Plan to Implement in the Submission Year |
| e.HCV Policies for Addressing Increases in Family Income (HCV)  | Plan to Implement in the Submission Year |
| <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 Fort Wayne Plans to Implement in the Submission Year or Is Currently Implementing****1.c. - Stepped Rent (PH)**

The agency will create a stepped rent model that establishes the Total Tenant Payment (TTP) based on adjusted retrospective income for existing/recertifying households and adjusted current income for new admissions. The family's TTP increases annually based on 2% of the HUD published Fair Market Rent (FMR). The annual Stepped Rent increase will be a specific dollar amount, by unit size. The FWHA intends to increase the Stepped Rent by 2% each year and review and adjust the Stepped Rent increase each year when HUD publishes new Fair Market Rents during the six-year study period. Therefore, the Stepped Rent increases may change if the FMRs change. Each household's year one Total Tenant Payment (TTP) will be set at 30% of their adjusted income or the FWHA's minimum rent of \$50. After the first year, each household's rent will increase by the annual Stepped Rent increase, regardless of their income. The FWHA will be implementing Activity 1c and 1d – Stepped Rent Policy within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID) for all participants.

Under the Stepped Rent policy, the initial rent is based on adjusted income and will be determined using the prior 12 months' adjusted retrospective income for existing/recertifying households and adjusted current income for new admissions. The FWHA will use a definition of income that differs from the existing rent rules. Income will be defined as 12 months adjusted retrospective income for existing/recertifying households and adjusted current income for new admissions. Under the existing rent calculation rules, income is defined as the amount that the family expects to receive in the next 12 months. This is sometimes referred to as "current/anticipated income." In Stepped Rents, the triennial income reexaminations will measure income based on the prior 12 months' adjusted income, i.e., retrospective income. This should improve the accuracy of income reporting and better represent a household's long-term earning potential.

Under the Stepped Rent policy, during the enrollment period, any new admissions who qualify as eligible households are expected to undergo random assignments. After the study enrollment period is concluded, the FWHA will decide whether to implement the Stepped Rent policy for any newly admitted non-elderly, non-disabled households.. Households randomly assigned to the new Stepped Rent rules or existing rent rules must remain in that group for six years (unless they leave assistance, port out to another jurisdiction, or are exempted from the Stepped Rent rules group for other reasons such as becoming disabled).

A high-arching goal of the MTW demonstration is to conduct an empirical research study that randomly assigns 50% of eligible families during an enrollment period to either a stepped rent or control group in order to determine how the alternative rent schedule may encourage a family's head of household to increase self-sufficiency through working, looking for work, or going to school to improve their economic circumstances. Eligible households will include residents and participants in both the public housing and HCV programs, including existing, currently assisted households and new households admitted during the alternative Stepped Rent enrollment period. Elderly and disabled households will be excluded. Households with special-purpose vouchers and homeownership vouchers will be excluded. Households paying a public housing flat rent will be excluded. Households already participating in the current Family Self-Sufficiency (FSS) program will be excluded.

Requiring the family to attend fewer reexaminations (once every three years) will allow the family greater autonomy. While the household income will be reviewed every three years during the demonstration, the income will not be used to determine rent but instead to ensure that the family is eligible for continued assistance. In this Stepped Rent policy, the family's rent will increase annually that the family can plan for and does not require annual income reviews. Please see the attached Stepped Rent schedule.

When a household reaches zero HAP or 120% of AMI, they will be considered Zero HAP and the family will be terminated/graduated from the program at the end of the 180-day period . Standard over-income rules in PH will apply if the family is paying the flat rent at the end of the stepped rent schedule.

This MTW activity serves the following statutory objectives:

Cost effectiveness  
Self-sufficiency

This MTW activity has the following cost implications:

Decreased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households

This MTW activity applies to:

New admissions and currently assisted households

An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).

The MTW activity applies only to selected family types

This MTW activity requires a Safe Harbor Waiver.

The waiver request is being submitted for review with this submission of the MTW Supplement (see Section D).

This MTW activity requires a Hardship Policy. The Hardship Policy is attached.

Attached Hardship policy applies to: 1.d. - Stepped Rent (HCV)}

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Fort Wayne MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This MTW activity requires an Impact Analysis. The Impact Analysis is attached.

The Impact Analysis that applies to this MTW activity also applies to the following MTW activities:

1.c. - Stepped Rent (PH)

1.d. - Stepped Rent (HCV)

3.a. - Alternative Reexamination Schedule for Households (PH)

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

The agency will create a stepped rent model that establishes the Total Tenant Payment (TTP) based on gross annual income and increases the family's TTP annually based on 2% of the HUD published Fair Market Rent (FMR). The annual Stepped Rent increase will be a specific dollar amount, by unit size. The FWHA intends to increase the Stepped Rent by 2% each year and review and adjust the Stepped Rent increase each year when HUD publishes new Fair Market Rents during the six-year study period. Therefore, the Stepped Rent increases may change if the FMRs change. Each household's year one Total Tenant Payment (TTP) will be set at 30% of their adjusted income or the FWHA's minimum rent of \$50. After the first year, each household's rent will increase by the annual Stepped Rent increase, regardless of their income. The FWHA will be implementing Activity 1c and 1d – Stepped Rent Policy within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID) for all participants.

Under the Stepped Rent policy, the initial rent is based on adjusted income and will be determined using the prior 12 months' adjusted retrospective income for existing/recertifying households and adjusted current income for new admissions. The FWHA will use a definition of income that differs from the existing rent rules. FWHA will apply the allowances or deductions typically used to calculate "adjusted income." Income will be defined as 12 months adjusted retrospective income for existing/recertifying households and adjusted current income for new admissions.. Under the existing rent calculation rules, income is defined as the amount that the family expects to receive in the next 12 months. This is sometimes referred to as "current/anticipated income." In Stepped Rents, the triennial income reexaminations will measure income based on the prior 12 months' adjusted income, i.e., retrospective income. This should improve the accuracy of income reporting and better represent a household's long-term earning potential.

Under the Stepped Rent policy, during the enrollment period, any new admissions who qualify as eligible households are expected to undergo random assignments. After the study enrollment period is concluded, the FWHA will decide whether to implement the Stepped rent policy for any newly admitted non-elderly, non-disabled households. Households randomly assigned to the new Stepped Rent rules or existing rent rules must remain in that group for six years (unless they leave assistance, port out to another jurisdiction, or are exempted from the Stepped Rent rules group for other reasons such as becoming disabled).

A high-arching goal of the MTW demonstration is to conduct an empirical research study that randomly assigns 50% of eligible families during an enrollment period to either a stepped rent or control group in order to determine how the alternative rent schedule may encourage a family's head of household to increase self-sufficiency through working, looking for work, or going to school to improve their economic circumstances. Eligible households will include residents and participants in both the public housing and HCV programs, including existing, currently assisted households and new households admitted during the alternative rent enrollment period. Elderly and disabled households will be excluded. Households with special-purpose vouchers and homeownership vouchers will be excluded. Households paying a public housing flat rent will be excluded. Households already participating in the current Family Self- Sufficiency (FSS) program will be excluded.

Requiring the family to attend fewer reexaminations (once every three years) will allow the family greater autonomy. While the household income will be reviewed every three years during the demonstration, the income will not be used to

determine rent but instead to ensure that the family is eligible for continued assistance. In this Stepped Rent policy, the family's rent will increase annually that the family can plan for and does not require annual income reviews. Please see the attached stepped rent schedule.

If a household progresses all the way through the stepped rent schedule,  
Other\Not Applicable.

If the family is in the HCV program, the 180-rule of zero HAP will apply when the family is paying Zero HAP or household income is over 120% of AMI the family will be terminated/graduated from the program at the end of the 180-day period. Standard over-income rules in PH will apply if the family is paying the flat rent at the end of the stepped rent schedule.

#### 1.d. - Stepped Rent (HCV)

The agency will create a stepped rent model that establishes the Total Tenant Payment (TTP) based on adjusted annual income and increases the family's TTP annually based on 2% of the HUD published Fair Market Rent (FMR). The annual Stepped Rent increase will be a specific dollar amount, by unit size. The FWHA intends to increase the Stepped Rent by 2% each year and review and adjust the Stepped Rent increase each year when HUD publishes new Fair Market Rents during the six-year study period. Therefore, the Stepped Rent increases may change if the FMRs change. Each household's year one Total Tenant Payment (TTP) will be set at 30% of their gross income or the FWHA's minimum rent of \$50. After the first year, each household's rent will increase by the annual Stepped Rent increase, regardless of their income. The FWHA will be implementing Activity 1c and 1d – Stepped Rent Policy within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID) for all participants.

Under the Stepped Rent policy, the initial rent is based on adjusted income and will be determined using the prior 12 months' adjusted retrospective income for existing/recertifying households and adjusted current income for new admissions. The FWHA will use a definition of income that differs from the existing rent rules. FWHA will apply the allowances or deductions typically used to calculate "adjusted income." Income will be defined as 12 months adjusted retrospective income for existing/recertifying households and adjusted current income for new admissions.. Under the existing rent calculation rules, income is defined as the amount that the family expects to receive in the next 12 months. This is sometimes referred to as "current/anticipated income." In Stepped Rents, the triennial income reexaminations will measure income based on the prior 12 months' adjusted income, i.e., retrospective income. This should improve the accuracy of income reporting and better represent a household's long-term earning potential.

Under the Stepped Rent policy, during the enrollment period, any new admissions who qualify as eligible households are expected to undergo random assignments. After the study enrollment period is concluded, the FWHA will decide whether to implement the Stepped rent policy for any newly admitted non-elderly, non-disabled households. Households randomly assigned to the new Stepped Rent rules or existing rent rules must remain in that group for six years (unless they leave assistance, port out to another jurisdiction, or are exempted from the Stepped Rent rules group for other reasons such as becoming disabled).

A high-arching goal of the MTW demonstration is to conduct an empirical research study that randomly assigns 50% of eligible families during an enrollment period to either a stepped rent or control group in order to determine how the alternative rent schedule may encourage a family's head of household to increase self-sufficiency through working, looking for work, or going to school to improve their economic circumstances. Eligible households will include residents and participants in both the public housing and HCV programs, including existing, currently assisted households and new households admitted during the alternative rent enrollment period. Elderly and disabled households will be excluded. Households with special-purpose vouchers and homeownership vouchers will be excluded. Households paying a public housing flat rent will be excluded. Households already participating in the current Family Self- Sufficiency (FSS) program will be excluded.

Requiring the family to attend fewer reexaminations (once every three years) will allow the family greater autonomy. While the household income will be reviewed every three years during the demonstration, the income will not be used to determine rent but instead to ensure that the family is eligible for continued assistance. In this Stepped Rent policy, the family's rent will increase annually that the family can plan for and does not require annual income reviews.

This MTW activity serves the following statutory objectives:  
Cost effectiveness  
Self-sufficiency

This MTW activity has the following cost implications:  
Decreased expenditures

This MTW activity requires a Safe Harbor Waiver.  
The waiver request is being submitted for review with this submission of the MTW Supplement (see Section D).

This MTW activity requires a Hardship Policy. The Hardship Policy is attached.

Attached Hardship policy applies to: 1.c. - Stepped Rent (PH)  
1.d. - Stepped Rent (HCV)  
3.a. - Alternative Reexamination Schedule for Households (PH)  
3.b. - Alternative Reexamination Schedule for Households (HCV)}

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Fort Wayne MTW agency  
Received 0 hardship requests  
Approved hardship requests  
Denied hardship requests  
There is\are hardship requests pending.

This MTW activity requires an Impact Analysis. The Impact Analysis is attached.

The Impact Analysis that applies to this MTW activity also applies to the following MTW activities:  
1.c. - Stepped Rent (PH)  
1.d. - Stepped Rent (HCV)  
3.a. - Alternative Reexamination Schedule for Households (PH)  
3.b. - Alternative Reexamination Schedule for Households (HCV)

The agency will create a stepped rent model that establishes the Total Tenant Payment (TTP) based on adjusted annual income and increases the family's TTP annually based on 2% of the HUD published Fair Market Rent (FMR). The annual Stepped Rent increase will be a specific dollar amount, by unit size. The FWHA intends to increase the Stepped Rent by 2% each year and review and adjust the Stepped Rent increase each year when HUD publishes new Fair Market Rents during the six-year study period. Therefore, the Stepped Rent increases may change if the FMRs change. Each household's year one Total Tenant Payment (TTP) will be set at 30% of their adjusted income or the FWHA's minimum rent of \$50. After the first year, each household's rent will increase by the annual Stepped Rent increase, regardless of their income. The FWHA will be implementing Activity 1c and 1d – Stepped Rent Policy within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID) for all participants.

Under the Stepped Rent policy, the initial rent is based on adjusted income and will be determined using the prior 12 months' adjusted retrospective income for existing/recertifying households and adjusted current income for new admissions. The FWHA will use a definition of income that differs from the existing rent rules. FWHA will apply the allowances or deductions typically used to calculate "adjusted income." Income will be defined as 12 months adjusted retrospective income for existing/recertifying households and adjusted current income for new admissions. Under the existing rent calculation rules, income is defined as the amount that the family expects to receive in the next 12 months. This is sometimes referred to as "current/anticipated income." In Stepped Rents, the triennial income reexaminations will measure income based on the prior 12 months' adjusted income, i.e., retrospective income. This should improve the accuracy of income reporting and better represent a household's long-term earning potential.

Under the Stepped Rent policy, during the enrollment period, any new admissions who qualify as eligible households are expected to undergo random assignments. After the study enrollment period is concluded, the FWHA will decide whether to implement the Stepped rent policy for any newly admitted non-elderly, non-disabled households. Households randomly assigned to the new Stepped Rent rules or existing rent rules must remain in that group for six years (unless they leave assistance, port out to another jurisdiction, or are exempted from the Stepped Rent rules group for other reasons such as becoming disabled).

A high-arching goal of the MTW demonstration is to conduct an empirical research study that randomly assigns 50% of eligible families during an enrollment period to either a stepped rent or control group in order to determine how the alternative rent schedule may encourage a family's head of household to increase self-sufficiency through working, looking for work, or going to school to improve their economic circumstances. Eligible households will include residents and participants in both the public housing and HCV programs, including existing, currently assisted households and new households admitted during the alternative rent enrollment period. Elderly and disabled households will be excluded. Households with special-purpose vouchers and homeownership vouchers will be excluded. Households paying a public housing flat rent will be excluded. Households already participating in the current Family Self-Sufficiency (FSS) program will be excluded.

Requiring the family to attend fewer reexaminations (once every three years) will allow the family greater autonomy. While the household income will be reviewed every three years during the demonstration, the income will not be used to determine rent but instead to ensure that the family is eligible for continued assistance. In this Stepped Rent policy, the family's rent will increase annually that the family can plan for and does not require annual income reviews. Please see the attached stepped rent schedule.

If a household progresses all the way through the stepped rent schedule  
Other\Not Applicable.

If the family progresses through the stepped rent schedule and they are receiving zero HAP for 180-days or have income



at 120% of AMI, they will be terminated or "graduated" from the HCV program. In PH, the standard over-income and flat rent rules will apply per the FWHA ACOP policy.

### 3.a. - Alternative Reexamination Schedule for Households (PH)

The Stepped Rent Policy will allow randomly enrolled families to be recertified triennially. Additionally, the PHA will establish a triennial recertification schedule for elderly/disabled HCV and PH families. The FWHA will be implementing activity 3.a and 3.b – Alternative Reexamination Schedule for Households within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID) for all participants and include the agency specific waiver to include elderly/disabled families.

This MTW activity serves the following statutory objectives:

Cost effectiveness  
Self-sufficiency

This MTW activity has the following cost implications:  
Decreased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households

This MTW activity applies to:  
New admissions and currently assisted households

An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).  
The MTW activity applies only to selected family types

This MTW activity requires a Safe Harbor Waiver.  
The waiver request is being submitted for review with this submission of the MTW Supplement (see Section D).

This MTW activity requires a Hardship Policy. The Hardship Policy is attached.

Attached Hardship policy applies to: 3.b. - Alternative Reexamination Schedule for Households (HCV)}

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Fort Wayne MTW agency  
Received 0 hardship requests  
Approved hardship requests  
Denied hardship requests  
There is\are hardship requests pending.

This MTW activity requires an Impact Analysis. The Impact Analysis is attached.

The Impact Analysis that applies to this MTW activity also applies to the following MTW activities:  
3.b. - Alternative Reexamination Schedule for Households (HCV)

Recertification Schedule is Once every three years

Household may request 1 interim recertifications per year.

Families will be eligible for one interim per calendar year if their income goes down by 10% or more or if there is a change to household composition. Changes to household composition will be processed once per calendar year, unless additional changes are needed due to a reasonable accommodation. Families enrolled in the Stepped Rent demonstration will not be eligible for an interim certification but will be eligible for relief under the hardship policies for Stepped Rent (Waiver 1.c and 1.d).

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

Families randomly enrolled in the Stepped Rent demonstration will be recertified triennially. Additionally, the PHA will establish a triennial recertification schedule for elderly/disabled HCV and PH families. The FWHA will be implementing activity 3.a and 3.b – Alternative Reexamination Schedule for Households within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID) for all participants and include the agency specific waiver to include elderly/disabled families.

This MTW activity serves the following statutory objectives:

Cost effectiveness  
Self-sufficiency

This MTW activity has the following cost implications:  
Decreased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and

|  |
|--|
| currently assisted households. The MTW activity applies only to a subset or subsets of assisted households   |
| This MTW activity applies to:<br>New admissions and currently assisted households  |
| An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).<br>The MTW activity applies only to selected family types  |
| This MTW activity applies to the following housing choice voucher unit types: The alternative reexamination schedule applies to all HCV and PBV properties where the head, co-head or spouse is elderly (62 or older) and/or disabled. Additionally, families randomly enrolled in the Stepped Rent demonstration study will be required to recertify triennially.   |
| This MTW activity requires a Safe Harbor Waiver.<br>The waiver request is being submitted for review with this submission of the MTW Supplement (see Section D).   |
| This MTW activity requires a Hardship Policy. The Hardship Policy is attached.   |
| Attached Hardship policy applies to: 3.a. - Alternative Reexamination Schedule for Households (PH)}  |
| No hardship were requested in the most recent fiscal year.   |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.   |
| This MTW activity requires an Impact Analysis. The Impact Analysis is attached.  |
| The Impact Analysis that applies to this MTW activity also applies to the following MTW activities:<br>3.a. - Alternative Reexamination Schedule for Households (PH)   |
| Recertification Schedule is Once every three years   |
| Household may request 1 interim recertifications per year.   |
| Families will be eligible for one interim reexamination if their income goes down 10% or more within a calendar year or if there is a change to the household composition. Changes to household composition will be processed once per calendar year, unless needed as a reasonable accommodation. Participants enrolled in the Stepped Rent demonstration will not be eligible for an interim certification but will be eligible for relief under the established hardship policy for Stepped Rent (Waiver 1.c and 1.d) |

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| <b>3.c. - Self-Certification of Assets (PH)</b>   |
| At the recertification, the FWHA will allow the self-certification of assets up to \$50,000. Assets will continue to be verified at the time of eligibility determination. FWHA will be implementing activity 3.c and 3.d – Self-Certification of Assets. |
| This MTW activity serves the following statutory objectives:<br>Self-sufficiency  |
| This MTW activity has the following cost implications:<br>Decreased expenditures  |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households   |
| No hardship were requested in the most recent fiscal year.  |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.  |
| The dollar threshold for the self-certification of assets is \$50,000.  |

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| <b>3.d. - Self-Certification of Assets (HCV)</b>  |
| At the recertification, the FWHA will allow the self-certification of assets up to \$50,000. Assets will continue to be verified at the time of eligibility determination. FWHA will be implementing activity 3.c and 3.d – Self-Certification of Assets. |
| This MTW activity serves the following statutory objectives:<br>Self-sufficiency  |
| This MTW activity has the following cost implications:  |

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| Decreased expenditures  |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households |
| No hardship were requested in the most recent fiscal year.  |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.        |
| The dollar threshold for the self-certification of assets is \$50,000.  |

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| <b>4.b. - Damage Claims (HCV-Tenant-based Assistance)</b>   |
| The FWHA will pay the lesser of the cost of repair or up to two months' contract rent, less the security deposit, for tenant caused damages. Payment for damages will be made to the owner upon execution of a new Housing Assistance Payment (HAP) contract for same unit. |
| This MTW activity serves the following statutory objectives:<br>Housing choice  |
| This MTW activity has the following cost implications:<br>Increased expenditures  |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households   |
| No hardship were requested in the most recent fiscal year.  |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.  |
| This policy applies to To all units   |
| The types of units policy applies to:   |
| Maximum payment to the landlord is \$Maximum damage claim is two months' rent less any security deposit collected..   |
| 0 payments were issued under this policy y in the most recently completed PHA fiscal year.  |
| \$0 issued under this policy in the most recently completed PHA fiscal year.  |

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| <b>4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)</b>  |
| Signing bonus<br>In order to incentivize new landlords to join the HCV program, the agency may provide incentive payments. The FWHA will provide a signing bonus of up to one month's contract rent to any owner who executes a new HAP contract with a voucher holder in the tenant-based voucher program. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.   |
| Security Deposit<br>Additionally, the FWHA proposes to pay up to one months contract rent in security deposit as stipulated on the lease and listed on the HAP Contract. The security deposit may be paid only once within a three-year period to all new admissions and moves/transfers. The security deposit payment must be made to the landlord when the HAP contract is executed between the owner and the PHA. The security deposit will be returned in accordance with local and state requirements. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice. |
| This MTW activity serves the following statutory objectives:<br>Housing choice  |
| This MTW activity has the following cost implications:<br>Increased expenditures  |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households   |

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| This MTW activity applies to:<br>New admissions and currently assisted households  |
| An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).<br>The MTW activity applies to all family types              |
| The MTW activity applies to all tenant-based units   |
| No hardship were requested in the most recent fiscal year.   |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending. |
| This policy applies to To all units (Display selected and additional Pop up is complex logic.)   |
| The types of units policy applies to:  |
| Maximum payment to the landlord is \$The Signing Bonus will be limited to one month's contract rent to any owner.<br>The security deposit will be no more than one month's contract rent..         |
| 0 payments were issued under this policy y in the most recently completed PHA fiscal year.   |
| \$0 issued under this policy in the most recently completed PHA fiscal year.   |

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| <b>9.a. - Increase PBV Program Cap (HCV)</b>  |
| The FWHA will increase the PBV Program cap (number of authorized PBV units) to no more than 40% of units authorized in the Annual Contributions Contract (ACC). FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice. |
| This MTW activity serves the following statutory objectives:<br>Housing choice  |
| This MTW activity has the following cost implications:<br>Neutral (no cost implications)  |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households   |
| This MTW activity applies to:<br>New admissions and currently assisted households   |
| An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).<br>The MTW activity applies to all family types   |
| The MTW activity applies to all properties with project-based vouchers  |
| No hardship were requested in the most recent fiscal year.  |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.  |
| 40.00% of total authorized HCV units will be authorized for project-basing.   |

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| <b>9.b. - Increase PBV Project Cap (HCV)</b>  |
| The FWHA may increase the project cap within a project to up to 100% on a case-by-case basis, subject to Notice 2013-27. FWHA will be implementing activity within the safe harbor limits established by the MTW Operations Notice. |
| This MTW activity serves the following statutory objectives:<br>Housing choice  |
| This MTW activity has the following cost implications:<br>Neutral (no cost implications)  |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households   |

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| This MTW activity applies to:<br>New admissions and currently assisted households  |
| An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).<br>The MTW activity applies to all family types              |
| The MTW activity applies to all properties with project-based vouchers   |
| No hardship were requested in the most recent fiscal year.   |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending. |

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| <b>9.c. - Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)</b>  |
| The FWHA will eliminate the selection process in the award of PBV's to properties owned by the agency that are not public housing without engaging in an initiative to improve, develop or replace a public housing property or site. A subsidy layering review must be conducted. The agency must complete site selection requirements. HQS inspections must be performed by an independent entity approved by HUD. The property must be owned by a single-asset entity of the agency. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice. |
| This MTW activity serves the following statutory objectives:<br>Housing choice  |
| This MTW activity has the following cost implications:<br>Neutral (no cost implications)  |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households   |
| This MTW activity applies to:<br>New admissions and currently assisted households   |
| An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).<br>The MTW activity applies to all family types   |
| The MTW activity applies to all properties with project-based vouchers  |
| No hardship were requested in the most recent fiscal year.  |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.  |

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| <b>9.e. - Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)</b>   |
| The FWHA may attach and add PBV assistance to shared housing and/or manufactured housing. PBV units must comply with HQS. PBV units must comply deconcentration and desegregation requirements under 24 CFR part 903. A subsidy layering review must be conducted and if the FWHA allows shared housing, the units may not be owner occupied. The goal is to increase housing choice options for families. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice. |
| This MTW activity serves the following statutory objectives:<br>Housing choice   |
| This MTW activity has the following cost implications:<br>Neutral (no cost implications)   |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households  |
| This MTW activity applies to:<br>New admissions and currently assisted households  |
| An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled,  |

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| other).  |
| The MTW activity applies to all family types   |
| The MTW activity applies to all properties with project-based vouchers   |
| No hardship were requested in the most recent fiscal year.   |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending. |
| The MTW agency anticipates 0 number of shared housing units in the fiscal year.  |
| The MTW agency assisted 0 number of shared housing units in the most recently completed PHA fiscal year.   |
| The MTW agency anticipates 0 number of manufactured housing units in the fiscal year.  |
| The MTW agency assisted 0 number of manufactured housing units in the most recently completed PHA fiscal year.   |

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| <b>9.f. - Increase PBV HAP Contract Length (HCV)</b>   |
| The FWHA will increase the term length of a PBV contract to up to 50 years to preserve affordable housing in the Fort Wayne jurisdiction. The PBV HAP contract is subject to appropriations and the ending of the agency's MTW authorization. FWHA will be implementing activity within the safe harbor limits established by the MTW Operations Notice. |
| This MTW activity serves the following statutory objectives:<br>Housing choice   |
| This MTW activity has the following cost implications:<br>Neutral (no cost implications)   |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households  |
| This MTW activity applies to:<br>New admissions and currently assisted households  |
| An MTW activity may apply to all family types or to selected family types (i.e., non-elderly\non-disabled, elderly, disabled, other).<br>The MTW activity applies to all family types  |
| The MTW activity applies to all properties with project-based vouchers   |
| No hardship were requested in the most recent fiscal year.   |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.   |

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| <b>9.g. - Increase PBV Rent to Owner (HCV)</b>  |
| The FWHA may increase rents up to the lesser of 120% of Fair Market Rents or rent reasonableness. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.                 |
| This MTW activity serves the following statutory objectives:<br>Housing choice  |
| This MTW activity has the following cost implications:<br>Increased expenditures  |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households |
| This MTW activity applies to:<br>New admissions and currently assisted households   |
| An MTW activity may apply to all family types or to selected family types (i.e., non-elderly\non-disabled, elderly, disabled, other).<br>The MTW activity applies to all family types   |
| The MTW activity applies to all properties with project-based vouchers  |

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| No hardship were requested in the most recent fiscal year.   |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending. |

| <b>9.h. - Limit Portability for PBV Units (HCV)</b>  |
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| The FWHA will provide a tenant-based voucher at 24 months when requested by a PBV household. The FWHA will have a clear and uniform policy in place to address how move requests are received and how they are approved/denied for PBV households. Families requesting a voucher due to reasonable accommodations will be permitted to receive a voucher at 12 months if one is available. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice. |
| This MTW activity serves the following statutory objectives:<br>Cost effectiveness   |
| This MTW activity has the following cost implications:<br>Decreased expenditures   |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households  |
| This MTW activity applies to:<br>Currently assisted households only  |
| An MTW activity may apply to all family types or to selected family types (i.e., non-elderly\non-disabled, elderly, disabled, other).<br>The MTW activity applies to all family types  |
| The MTW activity applies to all properties with project-based vouchers   |
| No hardship were requested in the most recent fiscal year.   |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.   |

| <b>10.c.PH - Alternative Family Selection Procedures (PH)</b>  |
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| The FWHA is authorized to operate its Family Self-Sufficiency (FSS) Program, and any successor programs, exempt from certain HUD program requirements. If the FWHA receives dedicated funding for an FSS coordinator, such funds must be used to employ a self-sufficiency coordinator and in accordance with any requirements of any NOFA under which funds were received. Recruitment, eligibility, and selection policies and procedures must be consistent with HUD's nondiscrimination and equal opportunity requirements. To the extent that Family Self-Sufficiency activities include supportive services, such services must be offered to elderly and disabled persons who are participants in the covered program and eligible for such services. Notwithstanding above, any funds granted pursuant to a competition must be used in accordance with the NOFA. The FWHA will allow participants in the Stepped Rent activity to voluntarily participate in the "Fresh Start Program" formerly called FSS and the escrow will be modified to a goal-based incentive program. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice. |
| This MTW activity serves the following statutory objectives:<br>Self-sufficiency   |
| This MTW activity has the following cost implications:<br>Neutral (no cost implications)   |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households  |
| No hardship were requested in the most recent fiscal year.   |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.   |

The FWHA receives dedicated funding for an FSS coordinator, such funds must be used to employ a self-sufficiency coordinator and in accordance with any requirements of any NOFA under which funds were received. The FWHA wished to include FSS families in the Stepped Rent demonstration and therefore will modify the FSS Contract and selection procedures to include these families. Any FSS funds granted pursuant to a competition must be used in accordance with the NOFA. The FWHA will allow participants in the Stepped Rent activity to voluntarily participate in the “Fresh Start Program” formerly called FSS and the escrow will be modified to a goal-based incentive program. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.

**10.c.HCV - Alternative Family Selection Procedures (HCV)**

The FWHA is authorized to operate its Family Self-Sufficiency (FSS) Program, and any successor programs, exempt from certain HUD program requirements. If the FWHA receives dedicated funding for an FSS coordinator, such funds must be used to employ a self-sufficiency coordinator and in accordance with any requirements of any NOFA under which funds were received. Recruitment, eligibility, and selection policies and procedures must be consistent with HUD’s nondiscrimination and equal opportunity requirements. To the extent that Family Self-Sufficiency activities include supportive services, such services must be offered to elderly and disabled persons who are participants in the covered program and eligible for such services. Notwithstanding above, any funds granted pursuant to a competition must be used in accordance with the NOFA. The FWHA will allow participants in the Stepped Rent activity to voluntarily participate in the “Fresh Start Program” formerly called FSS and the escrow will be modified to a goal-based incentive program. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.

This MTW activity serves the following statutory objectives:  
Self-sufficiency

This MTW activity has the following cost implications:  
Neutral (no cost implications)

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Fort Wayne MTW agency  
Received 0 hardship requests  
Approved hardship requests  
Denied hardship requests  
There is\are hardship requests pending.

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

The FWHA will modify the FSS Contract of Participation (HUD-52650) to align the program with adjustments made to its MTW FSS Program using MTW flexibility. The purpose will be to include families who are participating in the Stepped Rent Policy. Additionally, the PHA will move to a goal-based incentive self-sufficiency program where the family will receive escrow amounts based on achievement of certain self-sufficiency goals. The term of the contract of participation will change to a five-year program with an optional one year extension. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.

This MTW activity serves the following statutory objectives:  
Self-sufficiency

This MTW activity has the following cost implications:  
Neutral (no cost implications)

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Fort Wayne MTW agency  
Received 0 hardship requests  
Approved hardship requests  
Denied hardship requests  
There is\are hardship requests pending.

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



The FWHA will modify the FSS Contract of Participation (HUD-52650) to align the program with adjustments made to its MTW FSS Program using MTW flexibility. The purpose will be to include families who are participating in the Stepped Rent Policy. The contract of participation will be for a five-year period with an optional one year extension. Additionally, the PHA will move to a goal-based incentive self-sufficiency program where the family will receive escrow amounts based on achievement of certain self-sufficiency goals. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.

This MTW activity serves the following statutory objectives:  
Self-sufficiency

This MTW activity has the following cost implications:  
Neutral (no cost implications)

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Fort Wayne MTW agency  
Received 0 hardship requests  
Approved hardship requests  
Denied hardship requests  
There is\are hardship requests pending.

### **10.e.PH - Policies for Addressing Increases in Family Income (PH)**

The FWHA will set its own policies for addressing increases in family income during participation in the MTW FSS Program. Consistent with the goals and structure of its MTW FSS Program, the agency may set policies for whether income increases are recognized for purposes of increasing rent (consistent with the agency's existing rent policy) or changing the amount of funds moved to escrow/savings through the program. The FWHA will execute a Contract of Participation, or other locally developed agreement, that is at least five years but not more than six years, with each participant participating in the "Fresh Start Program" FSS program. The FWHA will 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 FWHA will not use income increases during participation in the MTW FSS Program to change a family's eligibility status for purposes of participation in the MTW FSS Program or for the receipt public housing or HCV assistance. Instead, a goal-based incentive program will be implemented. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.

This MTW activity serves the following statutory objectives:  
Self-sufficiency

This MTW activity has the following cost implications:  
Neutral (no cost implications)

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Fort Wayne MTW agency  
Received 0 hardship requests  
Approved hardship requests  
Denied hardship requests  
There is\are hardship requests pending.

Following is how increased earnings is treated: The FWHA will not use income increases during participation in the MTW FSS Program to change a family's eligibility status for purposes of participation in the MTW FSS Program or for the receipt public housing or HCV assistance. A goal-based incentive program will be implemented. Families will receive escrow payments once goals are achieved.

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

The FWHA will set its own policies for addressing increases in family income during participation in the MTW FSS Program. Consistent with the goals and structure of its MTW FSS Program, the agency may set policies for whether income increases are recognized for purposes of increasing rent (consistent with the agency's existing rent policy) or changing the amount of funds moved to escrow/savings through the program. The FWHA will execute a Contract of Participation, or other locally developed agreement, that is at least five years but not more than six years, with each participant participating in the "Fresh Start Program" FSS program. The FWHA will 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

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| the MTW Contract. The FWHA will not use income increases during participation in the MTW FSS Program to change a family's eligibility status for purposes of participation in the MTW FSS Program or for the receipt public housing or HCV assistance. A goal-based incentive program will be implemented. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice. |
| This MTW activity serves the following statutory objectives:<br>Self-sufficiency   |
| This MTW activity has the following cost implications:<br>Neutral (no cost implications)   |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households  |
| No hardship were requested in the most recent fiscal year.   |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.   |
| Following is how increased earnings is treated: The FWHA will not use income increases during participation in the MTW FSS Program to change a family's eligibility status for purposes of participation in the MTW FSS Program or for the receipt public housing or HCV assistance. Instead, a goal-based incentive program will be implemented.  |

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| <b>17.c. - Housing Development Programs</b>  |
| The FWHA intends to use MTW funding to acquire, renovate and/or build affordable units that are not public housing units. Eligible activities may include: Gap financing for non-PHA development of affordable housing, development of project-based voucher units or tax credit partnerships. The FWHA will not spend more than 10% of its HAP budget on local, non-traditional activities and families receiving housing or services through local, non-traditional activities must meet the HUD definition of low-income. |
| This MTW activity serves the following statutory objectives:<br>Housing choice   |
| This MTW activity has the following cost implications:<br>Increased expenditures   |
| An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households  |
| No hardship were requested in the most recent fiscal year.   |
| In the prior year, under this activity, Fort Wayne MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.   |

**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 |
|---------------------------------|--|--|----------------------------|-----------------------|---|---|---|--|
| McCormick                       | Rehabilitation   | 4% LIHTC, Tax Exempt Bond, State financing                                 | 94.00                      | 94.00                 | 0.00  | 0.00  | 0.00  | 0.00                                     |
| Hillcrest Senior Housing        | New Construction   | To be determined   | 0.00                       | 0.00                  | 0.00  | 0.00  | 0.00  | 0.00                                     |
| Victoria Acres                  | New Construction   | To be determined   | 0.00                       | 0.00                  | 0.00  | 0.00  | 0.00  | 0.00                                     |
| Reserve at Park Place           | New Construction   | 4% LIHTC, Tax Exempt Bond, State financing                                 | 156.00                     | 156.00                | 0.00  | 0.00  | 0.00  | 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 |
|---------------------------------|--|--|----------------------------|-----------------------|---|---|---|--|
|---------------------------------|--|--|----------------------------|-----------------------|---|---|---|--|

**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 |
|---------------------------------|--|--|----------------------------|-----------------------|---|---|---|--|
|---------------------------------|--|--|----------------------------|-----------------------|---|---|---|--|

**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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|------------|--|
| <b>D.</b>  | <b>Safe Harbor Waivers.</b>  |
| <b>D.1</b> | <b>Safe Harbor Waivers seeking HUD Approval:</b><br>Please see attached for Safe Harbor Waivers requested this year. |

|            |   |
|------------|---|
| <b>E.</b>  | <b>Agency-Specific Waiver(s).</b>   |
| <b>E.1</b> | <b>Agency-Specific Waiver(s) for HUD Approval:</b><br><br>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested.<br><br>Please see attached for Agency-Specific Waiver(s) requested this year. |
| <b>E.2</b> | <b>Agency-Specific Waiver(s) for which HUD Approval has been Received:</b><br>MTW Agency does not have approved Agency-Specific Waivers   |

|            |  |
|------------|--|
| <b>F.</b>  | <b>Public Housing Operating Subsidy Grant Reporting.</b>   |
| <b>F.1</b> | 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. |

| <b>Federal Fiscal Year (FFY)</b> | <b>Total Operating Subsidy Authorized Amount</b> | <b>How Much PHA Disbursed by the 9/30 Reporting Period</b> | <b>Remaining Not Yet Disbursed</b> | <b>Deadline</b> |
|----------------------------------|--|--|------------------------------------|-----------------|
| 2021                             | \$2,115,191                                      | \$1,487,801  | \$627,390                          | 2021-12-31      |

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

|   |   |
|---|---|
| <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.              | 0 # 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. | 0 # 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> |
| 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. |  |

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

| <b>H.</b> | <b>Public Comment</b>   |
|-----------|---|
|           | 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   |

| <b>I.</b> | <b>Evaluations.</b>   |
|-----------|-----------------------|
|           | No known evaluations. |