

PHA Name : Harrisonburg

PHA Code : VA014

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

PHA Program Type: Housing Choice Voucher (HCV) only

MTW Cohort Number: MTW Flexibility for Smaller PHAs

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

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

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

In May 2023, HRHA implemented a rent reform and incentive program that encourages and supports participant self-sufficiency and increases landlord involvement through community based services and incentives. Higher voucher use and retention, increased landlord participation and retention, and decreased administrative burden improve cost effectiveness. MTW participation allows HRHA to adapt to change and develop local solutions to address housing and self-sufficiency challenges. MTW goals and activities are:

1. Improve Program Cost Effectiveness & Reduce Administrative Burden

- Accept partner agencies' inspections to meet NSPIRE requirements. Using the Harrisonburg-Rockingham Community Services Board's (HRCSB) certified NSPIRE inspectors saves staff time by collaborating with a known, qualified agency to conduct inspections. This partnership increases HRHA efficiency and allows staff to focus on more critical tasks that benefit tenants, to increase strategic initiatives, and to better coordinate efforts.
- HRHA has reduced the frequency of household certifications so participants keep more of their income increases. This activity also reduces the burden on participants and Housing Choice Voucher (HCV) specialists in processing paperwork. A triennial certification schedule and limited interim certifications of one annually save costs as interims previously were extremely time consuming for staff and stressful for residents. Tenants have a longer time with consistent rent to allow better financial planning and housing security as well as a greater ability to save for life goals. The paperwork burden on voucher holders is less without having to submit income and employment changes for incremental fluctuations. Tenants are grouped into a logical certification schedule and still allowed to request interim certification if needed.
- Rent for all non-elderly non-disabled households has been simplified to:
 - o Minimum rent raised from \$50 to \$100;
 - o Total tenant payment raised to 35 percent of income, saving both time and money for participants and HRHA;
 - o Child care deductions for non-elderly/non-disabled households are eliminated;
 - o Utility allowance schedule has been simplified.

With these changes, rent calculations are more clear for tenants and save tenants' time and in many cases lower costs. Decreased staff paperwork allows more time to work with tenants, explore new projects, or train in possible new areas or expanded services. Simplified paperwork benefits landlords by determining household eligibility more quickly. Higher minimum rent encourages employment. Hardship exceptions are allowed if changes create a rent burden.

- Documentation of assets over \$50,000 only is required, saving time for staff and the majority of tenants whose assets are below a level that makes a difference in qualifying for support.
- Earned income disallowance is eliminated and school grants and school funding of all kinds are excluded from income for all non-elderly non-disabled households. This applies to students of any age, attending full time or part time. Scholarships; financial aid; grants and contributions from any source, including family members; work study income; and all other funding will be excluded and not counted as income. For non-student household members, income from dependents 20 and younger will not be included in the rent calculation. Wage income from household members 21 and older will be counted. This change saves staff and tenant time tracking receipts and doing repeated, changing calculations that do not significantly change tenants' situations.
- The portability term in Franklin Heights units is raised from one year to two years, increasing the initial term of housing stability for residents and decreasing the administrative burden for staff after initial intake.

2. Increase Participant Self-Sufficiency

- The Family Self-Sufficiency (FSS) escrow model has been replaced with a Goal Rewards Program where participants earn immediate cash incentives for reaching milestones related to income, finance, education, health, employment, and other self-sufficiency goals. Incentives immediately reward participants for progress and inspire them to take the next steps toward self-sufficiency. Participants have the option to receive the incentive via check or direct deposit. Participants have been very excited about the cash incentives. They are more motivated to move forward with personal goals such as buying a home, improving credit scores, and pursuing higher education.
- A new participant-driven coaching model better supports and empowers participants in meeting their goals. This coaching model gives participants more ownership of their path forward while still providing supportive services. It increases collaboration and trust between staff and participants to make progress toward participants' goals. These changes present a shift toward life coaching. FSS staff help participants clarify program goals based on their needs, abilities, and skills.
- Provide coaching support up to six months after a participant graduates from the FSS program. Continued support provides

stability and familiarity during the challenges of transition out of the program, increasing participants' chances of success by maintaining a trusted relationship.

3. Increase Housing Choice

- Expanded landlord recruitment and retention efforts are offering:

- o Security deposits up to one month's contract rent, one time per tenant

- o Up to \$750 for empty units for one month for landlords with four or fewer units

- o Damage coverage beyond the security deposit up to one month's rent, not to exceed \$750, for landlords with four or fewer units

- o Payment incentives including a referring landlord bonus of \$250; a new landlord signing bonus of \$250; and a new contract bonus of \$250

These incentives increase retention of current landlords and attract new ones by reducing risk of loss. Security deposits make landlords more willing to hold units for voucher participants. A larger reliable pool of landlords helps HRHA house more families more quickly and reduce its large waiting list.

- Payment standard is raised to 110 percent of FMR for all bedroom sizes. Accessible unit payment standard is 120 percent for units of all sizes for households requiring those features. HRHA determines if units qualify. This increases housing choice in a tight local rental market, especially for high demand 1BR units and scarce accessible units. It also is an incentive for current and prospective landlords.

- Provide more help with the housing search, including one-on-one support in locating affordable rentals. Cost will be covered by funding flexibilities. Targeted help will result in faster and better matches of renters to available units. These efforts fill empty units more quickly, improving long-term relationships with landlords. HRHA may use funding flexibility to add a dedicated housing locator to customize housing searches to clients' needs.

- Increase the flexibility to project-base voucher (PBV) rental assistance up to the 50 percent maximum. This allows HRHA to project base more vouchers, increasing housing options and units available for those with extremely low income. Allows for increased access for scarce units, such as accessible one-bedroom units. HRHA expects it to create additional permanent supportive housing units, increase administrative efficiencies, and house tenants more quickly when appropriate units are available.

- Remove limits to the number of PBV units in property buildings, allowing HRHA to increase the number of units in a building without HUD approval. This change increases units available for extremely low-income individuals needing deep rental assistance and allows more flexible use of units and increased choice for tenants.

- The procurement process for HRHA owned units has been eliminated, allowing HRHA to use project-based vouchers to assist in renovating Authority owned properties. This reduces development costs and increases efficiencies in renovating or developing new units in Harrisonburg's tight housing market.

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

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

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

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

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

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

Cost effectiveness

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

Increased revenue

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

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

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

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

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families

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

This activity has been fully implemented, and all non-elderly, non-disabled households are paying at least the minimum rent amount except those with approved hardship waivers. During the reporting period, 11 households applied for and received hardship waivers to waive the minimum rent amount for at least 90 days. These requests were due to unexpected loss of income or unable to return to work due to a disability (and transitioning to an elderly/disabled household).

Does this MTW activity require a hardship policy?

Provided Already

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?

Provided Already

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

\$100.00

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

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

Raising TTP to 35 percent for all non-elderly non-disabled households and elimination of deductions for expenses, with

some changes to income inclusions and exclusions. See Impact Analysis 1 for data. Legislation proposed in 2018 for HUD requested a 35 percent threshold: "(A) RENTS FOR FAMILIES.—Except as provided otherwise in this paragraph, a family shall pay as monthly rent for a dwelling unit assisted under this Act (other than dwelling units receiving tenant-based assistance under sections 8(o), 8(t), or 8(y)), the higher of— "(i) 35 percent of the family's monthly income; or "(ii) 35 percent of the amount earned by an individual working 15 hours a week for four weeks at the federal minimum wage..." Along with the total package of tenant rent policy changes, these simplifications make rent calculations more understandable for tenants and still allow hardship exceptions if necessary. Increased TTP is offset by other changes, and overall changes are designed to encourage employment for residents and increase efficiency for staff. The changes save tenant time and in many cases lower costs. Decreased staff paperwork allows more time to work with tenants, explore new projects, or participate in training in possible new areas or expanded services.

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

Cost effectiveness

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

Neutral (no cost implications)

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

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

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

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

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families

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

This activity has been fully implemented. All non-elderly, non-disabled households currently pay 35% of their income for their rent.

Does this MTW activity require a hardship policy?

Provided Already

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

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

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

Elderly and disabled families are exempted from this activity and continue to pay 30% of their income for the Tenant

Payment. A hardship policy has been implemented. During the reporting period, 32 households applied for and received temporary or permanent hardship waivers. Waivers were granted due to challenges such as unexpected loss of income, loss of transportation, and an inability to work due to a long term disability or chronic illness.

Does the MTW activity require an impact analysis?

Provided Already

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

35.00%

What is the income basis for calculating Total Tenant Payment?

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

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

1.j. - Alternative Utility Allowance (HCV)

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

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

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

Cost effectiveness; Housing choice

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

Decreased expenditures

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

The MTW activity applies to all assisted households

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

This activity has been fully implemented. All households are utilizing one utility type. Rent calculations are more understandable to the tenants. There are currently 0 hardship exceptions based on utility allowance costs. This activity has decreased staff time in processing interim and triennial recertifications.

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

No

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

achieve by using this alternative method.

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

1.n. - Utility Reimbursements (HCV)

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

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

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

Cost effectiveness

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

Decreased expenditures

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

The MTW activity applies to all assisted households

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

There are currently 269 households with a utility allowance of less than \$20. There have been zero hardship waivers submitted during the reporting period. Eliminating these utility allowance payments has helped tenants understand their rent calculations and freed up staff time for additional activities.

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

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

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

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

Cost effectiveness

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

Neutral (no cost implications)

<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p> <p>New admissions and currently assisted households</p>
<p>Does the MTW activity apply to all family types or only to selected family types?</p> <p>The MTW activity applies only to selected family types</p>
<p>Please select the family types subject to this MTW activity.</p> <p>Non-elderly, non-disabled families; Other – another specifically defined target population or populations.</p>
<p>If Other Selected in Previous Question: Please describe this target population in the text box.</p> <p>Applies to all tenant based units and project based vouchers</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>This activity has been fully implemented. There is currently one hardship waiver in place due to the elimination of childcare expenses.</p>
<p>Does this MTW activity require a hardship policy?</p> <p>Provided Already</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>Yes</p>
<p>What is the status of the Safe Harbor Waiver request?</p> <p>The waiver was previously approved.</p>
<p>Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.</p> <p>Elderly and disabled families are exempted from this activity. A hardship policy has been implemented and is available to residents as needed..</p>
<p>Does the MTW activity require an impact analysis?</p> <p>Provided Already</p>
<p>Which deduction(s) will be eliminated, modified, or added?</p> <p>Unreimbursed childcare costs</p>

<p>1.w. - Alternative Income Inclusions/Exclusions (HCV)</p>
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>Simplifying reporting and verification of income by excluding incomes that are challenging to verify or calculate but have little impact on households in terms of what they can afford. Applies to all non-elderly non-disabled households. Eliminate</p>

the earned income disallowance and exclude school grants and school funding of all kinds from income. This applies to students of any age, attending full time or part time. Scholarships; financial aid; grants and contributions from any source, including family members; work study income; and all other funding will be excluded and not counted as income. For non-student household members, income from dependents 20 and younger will not be included in the rent calculation. Wage income from household members 21 and older will be counted. This change saves staff and tenant time tracking receipts and doing repeated, changing calculations that do not significantly change tenants' situations. Decreased staff paperwork allows more time to work with tenants, explore new projects, or participate in training in possible new areas or expanded services.

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

Cost effectiveness; Self-sufficiency

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

Neutral (no cost implications)

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

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

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

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

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families

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

This change has been fully implemented. During the reporting period, three families have reported income from students of any age or family members aged 20 and under. The income has been excluded from their rental calculations saving staff time and allowing them to focus on other activities. Tenants have benefitted by not having to report changes in student income which may not result in significant changes to rent amounts paid.

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

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

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

The activity has been fully implemented with no hardship waiver request being received during this reporting period.

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

Eliminate the earned income disallowance and exclude school grants and school funding of all kinds from income for

students of any age. For non-student household members, wage income from dependents 20 and younger will not be included in the rent calculation. Wage income from household members 21 and older will be counted in the rent

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

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

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

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

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

Housing choice

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

Increased expenditures

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

The MTW activity applies to all assisted households

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

Rising per unit costs will necessitate a shift to 110% of FMR for all units in FY2026 for newly issued vouchers and rent changes for current voucher holders beginning in FY2027. Accessible unit payment standard will be 120%. This change may allow more families to be assisted even with limited funds.

Does this MTW activity require a hardship policy?

Provided Already

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

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

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

The Safe Harbor waiver has allowed HRHA to be responsive to rising rent costs in the local area and to allow greater housing choice to tenants who need to access accessible units.

Does the MTW activity require an impact analysis?

No

No document is attached.

Please explain the payment standards by FMR:

Payment standards at 110% are: \$1197 for a 1BR unit; \$1531 for a 2BR unit; \$2071 for a 3BR; and \$2545 for a four bedroom unit.

Accessible payment standards at 120% are 1,306 for a 1BR unit; \$1670 for a 2BR unit; \$2260 for a 3BR unit; and \$2,777 for a 4BR unit.

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

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

Household reexaminations once every 3 years. Interim decreases once per year when there is a 20 percent or more decrease of gross income for household total income. Households without employment income or social security (earned) received by head of household or co-head (zero income households) will have an interim when new income begins. Applies to all tenant based units and all properties with project based vouchers. Interim policy applies to everyone right away. The triennial exam cycle begins at admission. Reducing the frequency of household certifications allows participants to keep more income increases. It also reduces the burden on both participants and Housing Choice Voucher (HCV) specialists in acquiring, submitting, and processing paperwork. Currently interims are extremely time consuming for HCV staff and stressful for resident families. From July to December 2021, 333 interims were completed. 17 percent were household composition changes, rent increases, and other reasons. 37 percent were income increases. 46 percent were income decreases. Of the decreases, 11 percent were for 10 percent or less; 11 percent were for 10-20 percent; and the rest were over 20 percent. Setting a 20 percent threshold would not negatively affect a significant number of residents and would greatly increase staff efficiency. This change gives tenants a longer time with consistent rent to allow for better financial planning and housing security. The paperwork burden on voucher holders will lessen if they do not have to submit income and employment changes for incremental increases and fluctuations. Tenants will have a greater ability to save for and accomplish life goals such as pursuing education and rent independence or home ownership. HRHA will group tenants into a logical certification schedule while still allowing tenants to request certification if needed. Improved staff efficiency will allow planning for new initiatives or needed training in existing or new areas of focus.

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

Self-sufficiency; Housing choice

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

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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

From July 1, 2024 through June 30, 2025, 504 interims were completed, averaging less than 50 interims completed between two caseworkers each month. Three hundred and twenty three (64%) of these interims were due to owner-initiated rent increases. Income increases and decreases accounted for less than one-quarter of all interims processed. About 5% of interims were due to "other" reasons including reasonable accommodation requests, client name changes, and change in ownership of a rental unit.

Does this MTW activity require a hardship policy?

Provided Already

<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>Yes</p>
<p>What is the status of the Safe Harbor Waiver request?</p> <p>The waiver was previously approved.</p>
<p>Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.</p> <p>Increases staff efficiency, promotes household self-sufficiency, and limits impact on households that encounter a 20% decrease in income.</p>
<p>Does the MTW activity require an impact analysis?</p> <p>Provided Already</p>
<p>What is the recertification schedule?</p> <p>Once every three years</p>
<p>How many interim recertifications per year may a household request?</p> <p>1</p>
<p>Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.</p> <p>Interim decreases once per year when there is a 20 percent or more decrease of gross income for household total income. For zero income households an interim occurs when new income begins, or after 3 months of zero income an interim will be completed with income from previous certification.</p>

<p>3.d. - Self-Certification of Assets (HCV)</p>
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>At reexamination, the agency allows the self-certification of assets up to \$50,000. Reduced documentation requirements are cost effective by reducing staff time for processing, a primary goal, though in a secondary way, self reporting may empower and promote self sufficiency. Reducing documentation saves time for staff and the majority of tenants whose assets are below a level that makes a difference in qualifying for support. Decreased staff paperwork allows more time to work with tenants, explore new projects, or participate in training in possible new areas or expanded services.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Cost effectiveness</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Decreased expenditures</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies to all assisted households</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p>

This change has proven to be efficient for staff because they do not need to collect asset verifications for less than \$50,000. The majority of tenants do not have assets over \$50,000 and this is less paperwork that tenants need to track and turn in. Decreased administrative burden has allowed staff to work with tenants, explore new projects, and participate in training opportunities.

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

No

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

\$50,000.

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

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

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

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

Housing choice

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

Increased revenue; Increased expenditures

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

The MTW activity applies to all assisted households

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

This activity has not been taken advantage of by landlords. No landlord incentives have been paid in this category during the reporting period.

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

No

Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?)

To all units

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

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

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

0

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

year?

\$0

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

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

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

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

Housing choice

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

Increased revenue; Increased expenditures

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

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

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

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

The MTW activity applies to all family types

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

The MTW activity applies to all tenant-based units

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

Two damage claims have been paid to landlords who have signed a new HAP contract after the damage claim was processed. We were able to keep two landlords in our program who may have otherwise left due to damages from previous HCV clients.

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

No

Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?

To all units

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

Equivalent of one month of contract rent for prior lease.
How many payments were issued under this policy in the most recently completed PHA fiscal year? 2
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? \$1,500

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative Payment incentives including a referring landlord bonus of \$250; a new landlord signing bonus of \$250; a new contract bonus of \$250; and a security deposit, one time per tenant, of up to one month's rent. These incentives increase retention of current program landlords and attract new landlords by reducing risk of monetary loss. Incentives compensate for the time units are vacant and for needed repairs or damages beyond the security deposit. Security deposits make landlords more willing to hold units for voucher participants. A larger reliable pool of landlords helps HRHA house more families more quickly and possibly reduce its large waiting list in our tight rental market.
Which of the MTW statutory objectives does this MTW activity serve? Housing choice
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Increased revenue; Increased expenditures
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies only to a subset or subsets of assisted households
Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? New admissions and currently assisted households
Does the MTW activity apply to all family types or only to selected family types? The MTW activity applies to all family types
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? The MTW activity applies to all tenant-based units
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. The landlord incentives have been well-utilized, particularly for HCV landlords accepting new tenants and for tenants with vouchers moving to new units with a new/different landlord. This activity has helped to retain current landlords and in some cases defray the cost of damages encouraging landlords to rent to additional HCV clients. Due to not being able to issue vouchers at this time, the landlord referral bonus, and new landlord signing bonus have been underutilized during this reporting period.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?) To all units
What is the maximum payment that can be made to a landlord under this policy? Equivalent of up to one month of rent.
How many payments were issued under this policy in the most recently completed PHA fiscal year? 41
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? \$13,649

5.a. - Pre-Qualifying Unit Inspections (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative Pre-qualifying unit inspections increase HRHA efficiency, cost savings, and housing choice by allowing greater flexibility for lease up for the tenant and reducing unnecessary costs for re-inspections. HRHA expects this activity to increase ability of households to access housing, expand utilization, and reduce inspection costs.
Which of the MTW statutory objectives does this MTW activity serve? Cost effectiveness; Housing choice
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Neutral (no cost implications)
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies to all assisted households
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. Initial inspections are completed by a third party inspector for all HRHA owned project-based voucher units. These pre-inspections are a part of the turnover process rather than part of the voucher issuing process and have increased lease up efficiency for vacant units. This activity has been underutilized for tenant-based vouchers given that we have been unable to issue new vouchers during the reporting period.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
How long is the pre-inspection valid for? The pre-inspection is valid for 60 days.

5.c. - Third-Party Requirement (HCV)
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>This third -party inspection collaboration saves staff time by using a known, qualified agency to conduct inspections. The Harrisonburg-Rockingham Community Services Board (HRCBSB) has certified NSPIRE Inspectors on staff, and HRHA is looking to them for partner inspections. This partnership increases HRHA efficiency and frees some staff time to focus on more critical tasks that benefit tenants, to increase strategic initiatives, and to better coordinate efforts. This change allows HRHA to operate more efficiently and strategically to serve its mission and focus on any new opportunities that arise.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Cost effectiveness</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Neutral (no cost implications)</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies to all assisted households</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>This activity has been underutilized due to not being able to issue new vouchers during the reporting period.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>Please explain or upload the description of the quality assurance method:</p> <p>Following will explain the quality assurance method This policy provides authority for the HCVP manager to develop and implement procedures for the conduct of regularly scheduled quality control of other agencies' inspections. The HCVP manager will establish the sampling size and frequency within the procedures and designate the QC inspector roles and responsibilities. The executive director is the designated approval authority for HCVP QC procedures.</p> <p>No document is attached.</p>

9.a. - Increase PBV Program Cap (HCV)
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>This flexibility allows HRHA to expand the number of vouchers available to project base, which will increase the number of housing options and units available for those with extremely low income. This change allows for increased access for hard to find units, such as accessible one bedroom units. HRHA anticipates it will allow for the development of additional permanent supportive housing units. It also increases administrative efficiencies for HRHA and allows tenants to be housed more quickly when appropriate units are available. Project basing also preserves existing affordable housing allowing for redevelopment of aging out housing developments.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p>

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. 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. Sixty units at Lineweaver Annex apartments were project-based effective February 1, 2025 increasing availability for one-bedroom units for those with extremely-low incomes. This change increased the lease up efficiency for these units resulting in a 2% vacancy rate since February 2025. With this preservation of these affordable housing units, much needed upgrades and renovations will be possible to continue to provide decent, safe, and sanitary housing for residents of the Lineweaver Annex community. Sixteen vouchers are scheduled to be project based at Commerce Village II Annex in the Fall of 2025.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
What percentage of total authorized HCV units will be authorized for project-basing? 50.00%

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 Increasing PBV project caps allows HRHA to increase the number of units within a building without HUD approval. It provides for more flexible use of housing units and increased choice for tenants. This change will increase the number of units available for extremely low income individuals needing deep rental assistance. It will also preserve existing affordable housing allowing for redevelopment of aging out housing developments.
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. 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. By project-basing Lineweaver Annex apartments, households needing one bedroom units were able to access accessible housing. Additionally, those households needing supportive services to maintain housing stability were prioritized for housing. Increased revenues support unit renovation and payment for supportive services.

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

No

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

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

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

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

Cost effectiveness; Housing choice

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

Decreased expenditures

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

The MTW activity applies to all assisted households

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

In 2025, HRHA has project based vouchers at 60 units at Lineweaver Annex and will project base 16 units at Commerce Village II Annex. This activity has increased housing choice, supports future building renovations and assists in the development of new units.

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

No

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

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

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

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

Cost effectiveness

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

Decreased expenditures

<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p> <p>New admissions and currently assisted households</p>
<p>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> <p>The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p>Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.</p> <p>Franklin Heights properties</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>Tenant-based vouchers were not able to be issued during much of the reporting period due to funding shortfalls. Many tenants have chosen to remain in place and continue to participate in the Family Self Sufficiency program. Requests to move due to reasonable accommodation have been approved.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>

<p>10.d.HCV - Modify or Eliminate the Contract of Participation (HCV)</p>
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>HRHA modified the FSS contract of participation to reflect the removal of the traditional escrow model and the implementation of the new Goal Rewards Model. This involves the removal of the following sections in the FSS Contract: FSS Escrow Account; Withdrawal of Funds from FSS Escrow Account; Loss of FSS Escrow Account; and HA Responsibilities. This change is part of a shift to a participant-driven coaching model that gives participants more empowerment and ownership of their path forward while still providing needed guidance. It increases collaboration and trust between staff and participants to make progress toward goals. These changes shift the agency-participant relationship away from rule enforcement and toward life coaching. FSS staff help participants clarify program goals based on their needs, abilities, and skills.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Self-sufficiency</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Neutral (no cost implications)</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>

New admissions and currently assisted households
Does the MTW activity apply to all family types or only to selected family types? The MTW activity applies to all family types
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity. Households participating in the Family Self Sufficiency Program
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. During the implementation from July 1, 2024 to June 30, 2025, 21 individuals have maintained employment for 12 months. Additionally, five participants have successfully enrolled in training programs, all of whom completed and obtained their certificates. Ten participants completed homeownership education classes, while 14 individuals completed their renter education courses, which focused on rights and responsibilities as tenants. Also, eight participants have achieved credit score goal rewards. One participant achieved a credit score increase to 500, three reached an increase to 600, and four participants attained an increase to 700. These accomplishments reflect not only the enthusiasm surrounding the program but also the dedication and hard work of the Family Self-Sufficiency (FSS) participants in their pursuit of greater independence and long-term self-sufficiency.
Does this MTW activity require a hardship policy? No No document is attached.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
Does the MTW activity require an impact analysis? No No document is attached.

10.e.HCV - Policies for Addressing Increases in Family Income (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative HRHA replaced the Family Self-Sufficiency (FSS) escrow model with a Goal Rewards Program. In the new model, participants earn immediate cash incentives for reaching milestones related to income, finance, education, health, employment, and other self-sufficiency goals. Incentives can immediately and tangibly reward participants for progress toward self-sufficiency and inspire them to take the next steps. Participants have the option to receive the incentive either via check or direct deposit.
Which of the MTW statutory objectives does this MTW activity serve? Self-sufficiency
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies to all assisted households</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>Participants have shown excitement and progress toward the Goal Reward incentives. Most notably, a number of participants have made gains in education, employment, credit repair, and homeownership activities during the reporting period. A total of \$30,250 incentive rewards were paid out. Two FSS participants achieved homeownership and moved out of subsidized housing, Eight students furthered their education with one completing their GED, five completing an intensive English program (IEP), one completing their associate's degree, and one participant completing their bachelor's degree. Twenty-one participants maintained stable employment for a period of at least 12 months. Participants show higher levels of motivation and excitement as they work to complete the goals that they have identified in the FSS program.</p>
<p>Does this MTW activity require a hardship policy?</p> <p>No</p> <p>No document is attached.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>Does the MTW activity require an impact analysis?</p> <p>No</p> <p>No document is attached.</p>
<p>How will the MTW agency treat increased earnings for families participating in the FSS Program with MTW flexibility?</p> <p>HRHA modified the FSS contract of participation to reflect the new incentive program, which includes a Goal Rewards Model based on achievement of self-sufficiency activities. The cash incentives earned by participants are paid directly to them via check or direct deposit. These funds are not included in their annual income and are not part of rent calculation totals.</p>

17.c. - Housing Development Programs
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>HRHA will use \$100,000 of its HCV housing assistance payment reserves as gap funding to develop a 16-unit permanent supportive housing project, Commerce Village II Annex, located on Commerce Drive, Harrisonburg VA. The activity will expand housing choice and house our most vulnerable – those chronically unhoused needing supportive services and unhoused veterans. The Martinsburg Veterans Administration Medical Center has provided a letter of support for VASH vouchers to be used at the site. HRHA is adding this activity within the MTW Safe Harbor.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Housing choice</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>

Increased expenditures
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies only to a subset or subsets of assisted households
Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? New admissions and currently assisted households
Does the MTW activity apply to all family types or only to selected family types? The MTW activity applies to all family types
Does the MTW activity apply to all public housing developments? The MTW activity applies to specific developments
Which developments participate in the MTW activity? Commerce Village II Annex, FY2024 298 E Washington St, 241 Commerce Drive
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity. Commerce Village II Annex, FY2024 298 E Washington St, 241 Commerce Drive 16 units
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. Construction on the Commerce Village II Annex began in December 2024. It is slated to be completed in Winter 2025/2026. Eight of the 16 units will house veterans supported by the Veterans Administration. The other eight units will provide housing to eight chronically homeless individuals. Due to being in an HCV funding shortfall, HRHA is evaluating if the funds are still available for this activity.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No

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

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
Commerce Village II Annex	new construction	gap financing	16.00	16.00	0.00	0.00	16.00	0.00

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

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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Table 17.c.2 - Housing Development Programs that the MTW Agency committed funds to in prior Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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Housing Development Programs that the MTW Agency spent funds on in prior Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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D.	Safe Harbor Waivers.
D.1	<p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <p>No Safe Harbor Waivers are being requested.</p>

E.	Agency-Specific Waiver(s).
E.1	<p>Agency-Specific Waiver(s) for HUD Approval:</p> <p>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</p> <p>No</p>

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

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

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
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G.	MTW Statutory Requirements.
G.1	<p>75% Very Low Income – Local, Non-Traditional.</p> <p>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.</p>
Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income	
49%-30% Area Median Income	
Below 30% Area Median Income	
Total Local, Non-Traditional Households	0

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

G.2	Establishing Reasonable Rent Policy.

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

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

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

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

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

H.	Public Comment
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.	

I.	Evaluations.
No known evaluations.	