

PHA Name : WASHINGTON COUNTY CDA

PHA Code : MN212

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

PHA Program Type: Combined

MTW Cohort Number: 1

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

The CDA 2022 MTW plan includes changes in procedures that would streamline processes; simplify the program for tenants, create efficiencies in program administration. The plan was created to ensure there would be no known negative effect on housing choice. The CDA recognized the importance of working together with tenants and other stakeholders when making changes. For 2022 the CDA will leverage MTW flexibility to:

Waive initial HQS inspection requirement. The CDA is looking at extending the COVID waiver. On initial move-in landlords would certify that the unit contains no life-threatening deficiencies. The CDA would inspect the unit within 60 days of move-in.

Do inspections and rent reasonable test on CDA owned buildings. This will eliminate the need for third party contracts and expenses. Allow tenants to self-certify assets up to \$50,000 and elimination of interest on assets up to \$50,000.

Self-certification would eliminate the need to gather bank account information, life insurance statements, and/or stocks and bonds that rarely have any impact on the rent calculation. Increase the maximum family share at initial occupancy to 45% of the family's monthly income. Increasing the maximum family share will give tenants greater choice when looking for a place to rent.

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	
o. Initial Rent Burden (HCV)	Plan to Implement in the Submission Year
2. Payment Standards and Rent Reasonableness	
d. Rent Reasonableness – Third-Party Requirement (HCV)	Plan to Implement in the Submission Year
3. Reexaminations	
d. Self-Certification of Assets (HCV)	Plan to Implement in the Submission Year
4. Landlord Leasing Incentives	
5. Housing Quality Standards (HQS)	
c. Third-Party Requirement (HCV)	Plan to Implement in the Submission Year
6. Short-Term Assistance	
7. Term-Limited Assistance	
8. Increase Elderly Age (PH & HCV)	
9. Project-Based Voucher Program Flexibilities	
10. Family Self-Sufficiency Program with MTW Flexibility	
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. MTW Activities Plan that WASHINGTON COUNTY CDA Plans to Implement in the Submission Year or Is Currently Implementing

1.o. - Initial Rent Burden (HCV)
The Agency will waive the maximum family rent share from 40% to 45%. Increasing the initial rent burden gives family's greater choice when moving in or into Washington County. Washington County has excellent schools, employment opportunities, and safe neighborhoods.
This MTW activity serves the following statutory objectives: Housing choice
This MTW activity serves the following statutory objectives: 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, WASHINGTON COUNTY CDA 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.
Maximum income-based rent percentage 45.00%

1.u. - Standard Deductions (HCV)
The Agency will standardize the companion animal deduction. The Agency will use the national average of the cost to maintain an animal per animal type to determine the standard deduction. The Agency would spend less time processing receipts, less time tracking verifications, and less time trying to determine what item is a reasonable expense. Tenants would not have to bring in receipts. There would be less errors made in determining rent amounts.

This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: 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
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, WASHINGTON COUNTY CDA MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
will be the single standard deduction in the Fiscal Year

2.d. - Rent Reasonableness – Third-Party Requirement (HCV)
The Agency will perform rent reasonable determinations on all HCV units in buildings owned by the Agency. The Agency will use a third party software system that generates the rent reasonable determinations. Having an additional third party determine rent reasonableness for only Agency owned properties is an unnecessary expense.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: 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, WASHINGTON COUNTY CDA MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
Following will explain quality assurance method: The department director will conduct quality assurance reviews on 5% of the rent reasonableness determinations monthly. and attached for quality assurance method
Following will explain rent reasonableness determination method: The housing authority has contracted with GoSection8, a nationwide firm to do rent reasonableness data collection. The Housing Authority uploads the local unit to GoSection8 and GoSection8 produces the rent reasonableness determination according to HUD's nine points. and attached for rent reasonableness determination method

3.d. - Self-Certification of Assets (HCV)
The Agency will accept self-certification of assets up to \$50,000 and will not be determining asset income on assets less than \$50,000.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: 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, WASHINGTON COUNTY CDA MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
The dollar threshold for the self-certification of assets is \$50,000.

5.c. - Third-Party Requirement (HCV)
The Agency will conduct HQS on units the housing authority owns. The Agency has a management company that provides property management including maintenance. Having the Agency conduct the HQS inspections allows the Agency access to units and better monitor the management company.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: 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, WASHINGTON COUNTY CDA MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
The quality assurance method: Following will explain the quality assurance method – The Agency will conduct quality assurance inspections performed by a different inspector then the original inspector. If [Upload file] options- Display "Attached for quality assurance method"

5.d. - Alternative Inspection Schedule (HCV)
The Agency would require landlords to self-certify that the unit does not have any life threatening deficiency's on the lease start date for move-in's. A physical inspection would be scheduled within 60 days. Using a self-certification the Agency would be able to complete calculations and issue contracts with landlords timely, would cut expenses with the administration of program and cut staff time trying to do all move-in inspections in one day.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: 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
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In the prior year, under this activity, WASHINGTON COUNTY CDA MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

D.	Safe Harbor Waivers.
D.1	Safe Harbor Waivers seeking HUD Approval: No Safe Harbor Waivers are being requested.

E.	Agency-Specific Waiver(s).
E.1	Agency-Specific Waiver(s) for HUD Approval: 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. Please see attached for Agency-Specific Waiver(s) requested this year.
E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received: MTW Agency does not have approved Agency-Specific Waivers

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

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

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

G.2	Establishing Reasonable Rent Policy.

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

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

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

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

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

H.	Public Comment
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.	