

MTW Supplement Strategic Plan: FYB2026

Proposed activities **must** meet one (1) of the following three (3) statutory objectives:

1. Cost Effectiveness 2. Housing Choice 3. Self-Sufficiency

Cost Effectiveness

Proposed Activity/Flexibility	Objective	FYB2023	FYB2024	FYB2025	FYB2026	Deleted	Comments
<b style="color: #C00000;">Utility Allowance Calculation Modification A. Calculate UA by bedroom or voucher size (whichever is lower) instead of building type. B. (NEW) Eliminate Utility Reimbursement Payments when the UA is greater than the Total Tenant Payment	Cost Effectiveness & Self-Sufficiency				X		Moved from FYB25 to FYB26 and added Category B
<b style="color: #0070C0;">Streamline Recertifications A. Biennial recerts for non-elderly and non-disabled. B. Triennial recerts for elderly and disabled.	Cost Effectiveness			X			Moved from FYB24 to FYB25 – IMPLEMENTED
<b style="color: #C00000;">Minimum Rent Increase A. Increase from \$50 to \$100?? B. Will not phase in but given ample notice before increase is implemented.	Cost Effectiveness				X		Moved from FYB24 to FYB26
<b style="color: #0070C0;">Income and Rent Share Calculation Modification A. Calculate income based on net income as opposed to adj. income B. <u>Net income</u> : 1) gross income minus payroll taxes; 2) employee benefit deductions counted as income C. <u>Adjusted Income</u> : income-allowances D. Eliminate regulatory allowances for dependents, elderly/disabled, childcare, medical, etc. and replace with flat allowance for working, elderly, and disabled HOH	Cost Effectiveness					X	Moved from FYB24 to Future MTW Supplement
<b style="color: #0070C0;">Self-Certification of Assets A. Self-certify assets up to \$50,000 B. 6-month bank statements no longer required	Cost Effectiveness					X	Delete from MTW Supplement since HOTMA allows implementation
<b style="color: #0070C0;">Operational Efficiency Through IT A. Online applications B. Online recertifications/interims C. Virtual briefings D. Virtual inspections	Cost Effectiveness					X (Moved Item D Only)	Items A-C do not require a MTW Waiver since already allowed with Admin Plan revision; Item D Moved from FYB25 to Future MTW Supplement
<b style="color: #0070C0;">Fungibility: HAP and Admin Fees (AF) A. Option to use HAP funding for AF expenses. B. Option to use AP funding for HAP expenses. C. Option to use HAP and/or AF for affordable housing/homeownership initiatives.	Cost Effective & Housing Choice					X	Moved from FYB23 to Future MTW Supplement

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HCV Admin Plan Modifications							X	Moved from FYB23 to Future MTW Supplement
A. Eliminate the public comment period or reduce from 45 days to 10	Cost Effectiveness							

Housing Choice

Proposed Activity/Flexibility	Objective	FYB2023	FYB2024	FYB2025	FYB2026	Deleted	Comments
Initial Rent Burden	Housing Choice			X			No Change – IMPLEMENTED
A. Initial rent burden calculation changed from 40% to 50%							
Landlord incentives	Housing Choice	X					No Change – IMPLEMENTED
A. Repairs							
B. Vacancy payments							
C. Signing bonus							
D. Landlord Liaison position							
E. Programs to recruit and retain landlords							
Affordable Housing Development/Homeownership	Housing Choice	X					No Change – IMPLEMENTED BUT LATER DENIED
A. Utilize HAP and/or Admin Fees as gap financing for affordable housing development initiatives to include but not limited to: 1) Redevelop RAD PBV properties; 2) Homeownership grant and/or loans; 3) Property acquisition							
Increase Payment Standards	Housing Choice	X					No Change – IMPLEMENTED
A. Utilize up to 120% of FMRs for TBV, RAD PBV, and traditional PBV units							
B. Utilize up to 120% of small area FMRs							
Ready to Rent Certification	Housing Choice					X	Moved from FYB24 to Future MTW Supplement
A. Required to utilize Choice Mobility and HCV Homeownership Program							
Voucher Term	Housing Choice & Cost Effectiveness					X	Moved from FYB24 to Future MTW Supplement
A. Extend initial voucher term from 60 days to 120 days due to Auburn’s tight rental market							
Jurisdictional Agreement	Housing Choice					X	Moved from FYB25 to Future MTW Supplement
A. Expands jurisdiction							
B. MOU with neighboring PHAs							
PBV (traditional)	Housing Choice					X	Moved from FYB25 to Future MTW Supplement
A. RFP required							
Portability	Housing Choice					X	Delete from MTW Supplement since no longer plan to implement
No longer require participant to stay in AHA’s jurisdiction during the first year of receiving a voucher to be eligible to port.							

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Self-Sufficiency

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<b style="color: #4F81BD;">FSS Program A. FSS participants whose income reaches 30% of FMR will be granted a six (6) extension instead of termination??	Self Sufficiency					X	Moved from FYB25 to Future MTW Supplement
<b style="color: #C00000;">Employment and Educational Requirements C. HOH and members of household that are working age must document employment (full or part-time), pursuing GED or higher education D. AHA anticipates partnering with AHS, SUSCC, and other organizations that offer Job Readiness Programs. E. Unemployed HOH or members of household that are working age are required to participate in Job Readiness Programs in hopes of gaining employment. F. Elderly and disabled exempt	Self Sufficiency				X		Moved from FYB25 to FYB26