

PHA Name : Fort Wayne

PHA Code : IN003

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 7/1/2021

PHA Program Type: Combined

MTW Cohort Number: 2

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

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

The vision of the FWHA is aligned with the overall goals of the MTW program, Through the rent reform and waiver requests, the FWHA hopes to reduce HAP expenditures and administrative costs by approximately 10% each year, thereby allowing the FWHA to house more families and lease, at minimum 100% of its voucher allocation. Additionally, the reduced number of required recertifications will allow for further administrative savings at the FWHA.

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

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

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

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

C. MTW Activities Plan that Fort Wayne Plans to Implement in the Submission Year or Is Currently Implementing**1.c. - Stepped Rent (PH)**

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

Under the Stepped Rent policy, the initial rent is based on annual gross income and will be determined using the prior year's gross income. The FWHA will use a definition of income that differs from the existing rent rules. FWHA will not apply the allowances or deductions typically used to calculate "adjusted income." Instead, income will be defined as gross income. Under the existing rent calculation rules, income is defined as the amount that the family expects to receive in the next 12 months. This is sometimes referred to as "current/anticipated income." In Stepped Rents, the triennial income reexaminations will measure income based on the previous year's gross income or retrospective income. This should improve the accuracy of income reporting and better represent a household's long-term earning potential.

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

The MTW demonstration goal is to enroll families where the head of household is working, looking for work or going to school to improve their economic circumstances. Eligible households will include residents and participants in both the public housing and HCV programs, including existing, currently assisted households and new households admitted during the alternative rent enrollment period. Elderly and disabled households will be excluded. Households with special-purpose vouchers and homeownership vouchers will be excluded. Households paying a public housing flat rent will be excluded. Households already participating in the current Family Self-Sufficiency (FSS) program will be excluded.

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

This MTW activity serves the following statutory objectives:

Cost effectiveness
Self-sufficiency

This MTW activity 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

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

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

No hardship were requested in the most recent fiscal year.

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

<p>Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.</p>
<p>This MTW activity requires an Impact Analysis. The Impact Analysis is attached.</p>
<p>The Impact Analysis that applies to this MTW activity also applies to the following MTW activities: 1.d. - Stepped Rent (HCV)</p>
<p>The agency will create a stepped rent model that establishes the Total Tenant Payment (TTP) based on gross annual income and increases the family's TTP annually based on 2% of the HUD published Fair Market Rent (FMR). The annual Stepped Rent increase will be a specific dollar amount, by unit size. The FWHA intends to increase the Stepped Rent by 2% each year and review and adjust the Stepped Rent increase each year when HUD publishes new Fair Market Rents during the six-year study period. Therefore, the Stepped Rent increases may change if the FMRs change. Each household's year one Total Tenant Payment (TTP) will be set at 30% of their gross income or the FWHA's minimum rent of \$50. After the first year, each household's rent will increase by the annual Stepped Rent increase, regardless of their income. The FWHA will be implementing Activity 1c and 1d – Stepped Rent Policy within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID).</p> <p>Under the Stepped Rent policy, the initial rent is based on annual gross income and will be determined using the prior year's gross income. The FWHA will use a definition of income that differs from the existing rent rules. FWHA will not apply the allowances or deductions typically used to calculate "adjusted income." Instead, income will be defined as gross income. Under the existing rent calculation rules, income is defined as the amount that the family expects to receive in the next 12 months. This is sometimes referred to as "current/anticipated income." In Stepped Rents, the triennial income reexaminations will measure income based on the previous year's gross income or retrospective income. This should improve the accuracy of income reporting and better represent a household's long-term earning potential.</p> <p>Under the Stepped Rent policy, during the enrollment period, any new admissions who qualify as eligible households are expected to undergo random assignments and participate in the study. After the enrollment period is concluded, the FWHA will choose whether newly admitted non-elderly, non-disabled households will be subject to the alternative rent policy or the regular rent rules. Households randomly assigned to the new rent rules or existing rent rules must remain in that group for six years (unless they leave assistance, port out to another jurisdiction, or are exempted from the study for other reasons such as becoming disabled).</p> <p>The MTW demonstration goal is to enroll families where the head of household is working, looking for work or going to school to improve their economic circumstances. Eligible households will include residents and participants in both the public housing and HCV programs, including existing, currently assisted households and new households admitted during the alternative rent enrollment period. Elderly and disabled households will be excluded. Households with special-purpose vouchers and homeownership vouchers will be excluded. Households paying a public housing flat rent will be excluded. Households already participating in the current Family Self- Sufficiency (FSS) program will be excluded.</p> <p>Requiring the family to attend fewer reexaminations (once every three years) will allow the family greater autonomy. While the household income will be reviewed every three years during the demonstration, the income will not be used to determine rent but instead to check-in with the family and measure the Stepped Rent policy. In this Stepped Rent policy, the family's rent will increase annually that the family can plan for and does not require annual income reviews. Please see the attached stepped rent schedule.</p>
<p>If a household progresses all the way through the stepped rent schedule, Other\Not Applicable.</p>
<p>At the end of the stepped rent schedule, if the family is in the HCV program, the 180-rule of zero HAP will apply and the family will be terminated/graduated from the program at the end of the 180-day period. Standard over-income rules in PH will apply if the family is paying the flat rent at the end of the stepped rent schedule. In both cases, if the family is not paying the full contract rent, they will continue to receive a subsidy.</p>

<p>1.d. - Stepped Rent (HCV)</p>
<p>The agency will create a stepped rent model that establishes the Total Tenant Payment (TTP) based on gross annual income and increases the family's TTP annually based on 2% of the HUD published Fair Market Rent (FMR). The annual Stepped Rent increase will be a specific dollar amount, by unit size. The FWHA intends to increase the Stepped Rent by 2% each year and review and adjust the Stepped Rent increase each year when HUD publishes new Fair Market Rents during the six-year study period. Therefore, the Stepped Rent increases may change if the FMRs change. Each household's year one Total Tenant Payment (TTP) will be set at 30% of their gross income or the FWHA's minimum rent</p>

of \$50. After the first year, each household's rent will increase by the annual Stepped Rent increase, regardless of their income. The FWHA will be implementing Activity 1c and 1d – Stepped Rent Policy within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID).

Under the Stepped Rent policy, the initial rent is based on annual gross income and will be determined using the prior year's gross income. The FWHA will use a definition of income that differs from the existing rent rules. FWHA will not apply the allowances or deductions typically used to calculate "adjusted income." Instead, income will be defined as gross income. Under the existing rent calculation rules, income is defined as the amount that the family expects to receive in the next 12 months. This is sometimes referred to as "current/anticipated income." In Stepped Rents, the triennial income reexaminations will measure income based on the previous year's gross income or retrospective income. This should improve the accuracy of income reporting and better represent a household's long-term earning potential.

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

The MTW demonstration goal is to enroll families where the head of household is working, looking for work or going to school to improve their economic circumstances. Eligible households will include residents and participants in both the public housing and HCV programs, including existing, currently assisted households and new households admitted during the alternative rent enrollment period. Elderly and disabled households will be excluded. Households with special-purpose vouchers and homeownership vouchers will be excluded. Households paying a public housing flat rent will be excluded. Households already participating in the current Family Self-Sufficiency (FSS) program will be excluded.

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

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

This MTW activity serves the following statutory objectives:
Decreased expenditures

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

Attached Hardship policy applies to: 1.c. - Stepped Rent (PH)}

No hardship were requested in the most recent fiscal year.

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

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

The Impact Analysis that applies to this MTW activity also applies to the following MTW activities:
1.c. - Stepped Rent (PH)

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

Under the Stepped Rent policy, the initial rent is based on annual gross income and will be determined using the prior year's gross income. The FWHA will use a definition of income that differs from the existing rent rules. FWHA will

not apply the allowances or deductions typically used to calculate "adjusted income." Instead, income will be defined as gross income. Under the existing rent calculation rules, income is defined as the amount that the family expects to receive in the next 12 months. This is sometimes referred to as "current/anticipated income." In Stepped Rents, the triennial income reexaminations will measure income based on the previous year's gross income or retrospective income. This should improve the accuracy of income reporting and better represent a household's long-term earning potential.

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

The MTW demonstration goal is to enroll families where the head of household is working, looking for work or going to school to improve their economic circumstances. Eligible households will include residents and participants in both the public housing and HCV programs, including existing, currently assisted households and new households admitted during the alternative rent enrollment period. Elderly and disabled households will be excluded. Households with special-purpose vouchers and homeownership vouchers will be excluded. Households paying a public housing flat rent will be excluded. Households already participating in the current Family Self-Sufficiency (FSS) program will be excluded.

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

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

If the family progresses through the stepped rent schedule and they are receiving zero HAP for 180-days, they will be terminated or "graduated" from the HCV program. In PH, the standard over-income and flat rent rules will apply per the FWHA ACOP policy.

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

The PHA will establish a triennial recertification schedule for elderly/disabled HCV and PH families. The FWHA will be implementing activity 3.a and 3.b – Alternative Reexamination Schedule for Households within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID) and include the agency specific waiver to include elderly/disabled families participating in targeted funding (i.e., VASH, FUP, Mainstream, FYI, EHV).

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

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

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

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

No hardship were requested in the most recent fiscal year.

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

This MTW activity requires an Impact Analysis. The Impact Analysis is attached.
The Impact Analysis that applies to this MTW activity also applies to the following MTW activities: 3.b. - Alternative Reexamination Schedule for Households (HCV)
Recertification Schedule is Once every three years
Household may request 1 interim recertifications per year.
Families will be eligible for one interim per calendar year if their income goes down by 10% or more or if there is a change to household composition. Changes to household composition will be processed once per calendar year, unless additional changes are needed due to a reasonable accommodation.

3.b. - Alternative Reexamination Schedule for Households (HCV)
The PHA will establish a triennial recertification schedule for elderly/disabled HCV and PH families. The FWHA will be implementing activity 3.a and 3.b – Alternative Reexamination Schedule for Households within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID) and include the agency specific waiver to include elderly/disabled families participating in targeted funding (i.e., VASH, FUP, Mainstream, FYI, EHV).
This MTW activity serves the following statutory objectives: Cost effectiveness Self-sufficiency
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
This MTW activity applies to the following housing choice voucher unit types: The alternative reexamination schedule applies to all HCV and PBV properties where the head, co-head or spouse is elderly (62 or older) and/or disabled.
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
Attached Hardship policy applies to: 3.a. - Alternative Reexamination Schedule for Households (PH)}
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This MTW activity requires an Impact Analysis. The Impact Analysis is attached.
The Impact Analysis that applies to this MTW activity also applies to the following MTW activities: 3.a. - Alternative Reexamination Schedule for Households (PH)
Recertification Schedule is Once every three years
Household may request 1 interim recertifications per year.
Families will be eligible for one interim reexamination if their income goes down 10% or more within a calendar year or if there is a change to the household composition. Changes to household composition will be processed once per calendar year, unless needed as a reasonable accommodation.

3.c. - Self-Certification of Assets (PH)
At the recertification, the PHA will allow the self-certification of assets up to \$50,000. Assets will continue to be verified at the time of eligibility determination. FWHA will be implementing activity 3.c and 3.d – Self-Certification of Assets to include the agency specific waiver to include families participating in targeted funding (i.e., VASH, FUP, Mainstream, FYI, EHV).
This MTW activity serves the following statutory objectives: Self-sufficiency
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, Fort Wayne 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.

3.d. - Self-Certification of Assets (HCV)
At the recertification, the PHA will allow the self-certification of assets up to \$50,000. Assets will continue to be verified at the time of eligibility determination. FWHA will be implementing activity 3.c and 3.d – Self-Certification of Assets include the agency specific waiver to include families participating in targeted funding (i.e., VASH, FUP, Mainstream, FYI, EHV).
This MTW activity serves the following statutory objectives: Self-sufficiency
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, Fort Wayne 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.

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)
Signing bonus In order to incentivize new landlords to join the HCV program, the agency may provide incentive payments. The FWHA will provide a signing bonus of \$500 to any new owner who had no units leased in the program within a three-year period and who executes a new HAP contract with a voucher holder. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.
Security Deposit Additionally, the FWHA proposes to pay up to one month's contract rent in security deposit as stipulated on the lease and listed on the HAP Contract. The security deposit may be paid only once within a three-year period to all new admissions and moves/transfers. The security deposit payment must be made to the landlord when the HAP contract is executed between the owner and the PHA. The security deposit will be returned in accordance with local and state requirements. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.
This MTW activity serves the following statutory objectives: Housing choice
This MTW activity serves the following statutory objectives: Increased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households
This MTW activity applies to: 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 to all family types

The MTW activity applies to all tenant-based units
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This policy applies to To all units (Display selected and additional Pop up is complex logic.)
The types of units policy applies to:
Maximum payment to the landlord is \$The Signing Bonus will be limited to \$500 to any new owner. The security deposit will be no more than one month's contract rent..
0 payments were issued under this policy y in the most recently completed PHA fiscal year.
\$0 issued under this policy in the most recently completed PHA fiscal year.

9.a. - Increase PBV Program Cap (HCV)
The FWHA will increase the PBV Program cap (number of authorized PBV units) to no more than 40% of units authorized in the Annual Contributions Contract (ACC). FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.
This MTW activity serves the following statutory objectives: 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 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 to all family types
The MTW activity applies to all properties with project-based vouchers
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
40.00% of total authorized HCV units will be authorized for project-basing.

9.b. - Increase PBV Project Cap (HCV)
The FWHA may increase the project cap within a project to up to 100% on a case-by-case basis, subject to Notice 2013-27. FWHA will be implementing activity within the safe harbor limits established by the MTW Operations Notice.
This MTW activity serves the following statutory objectives: 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 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 to all family types

The MTW activity applies to all properties with project-based vouchers
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

9.c. - Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)
The FWHA will eliminate the selection process in the award of PBV's to properties owned by the agency that are not public housing without engaging in an initiative to improve, develop or replace a public housing property or site. A subsidy layering review must be conducted. The agency must complete site selection requirements. HQS inspections must be performed by an independent entity approved by HUD. The property must be owned by a single-asset entity of the agency. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.
This MTW activity serves the following statutory objectives: 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 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 to all family types
The MTW activity applies to all properties with project-based vouchers
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

9.e. - Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)
The FWHA may attach and add PBV assistance to shared housing and/or manufactured housing. PBV units must comply with HQS. PBV units must comply deconcentration and desegregation requirements under 24 CFR part 903. A subsidy layering review must be conducted and if the FWHA allows shared housing, the units may not be owner occupied. The goal is to increase housing choice options for families. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.
This MTW activity serves the following statutory objectives: 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 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 to all family types
The MTW activity applies to all properties with project-based vouchers
No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
The MTW agency anticipates 0 number of shared housing units in the fiscal year.
The MTW agency assisted 0 number of shared housing units in the most recently completed PHA fiscal year.
The MTW agency anticipates 0 number of manufactured housing units in the fiscal year.
The MTW agency assisted 0 number of manufactured housing units in the most recently completed PHA fiscal year.

9.f. - Increase PBV HAP Contract Length (HCV)
The FWHA will increase the term length of a PBV contract to up to 50 years to preserve affordable housing in the Fort Wayne jurisdiction. The PBV HAP contract is subject to appropriations and the ending of the agency's MTW authorization. FWHA will be implementing activity within the safe harbor limits established by the MTW Operations Notice.
This MTW activity serves the following statutory objectives: 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 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 to all family types
The MTW activity applies to all properties with project-based vouchers
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

9.g. - Increase PBV Rent to Owner (HCV)
The FWHA may increase rents up to the lesser of 120% of Fair Market Rents or rent reasonableness. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.
This MTW activity serves the following statutory objectives: Housing choice
This MTW activity serves the following statutory objectives: Increased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households
This MTW activity applies to: 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 to all family types
The MTW activity applies to all properties with project-based vouchers
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Fort Wayne MTW agency Received 0 hardship requests

Approved hardship requests
Denied hardship requests
There is\are hardship requests pending.

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

The FWHA will provide a tenant-based voucher at 24 months when requested by a PBV household. The FWHA will have a clear and uniform policy in place to address how move requests are received and how they are approved/denied for PBV households. Families requesting a voucher due to reasonable accommodations will be permitted to receive a voucher at 12 months if one is available. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.

This MTW activity serves the following statutory objectives:
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:
Currently assisted households only

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

The MTW activity applies to all properties with project-based vouchers

No hardship were requested in the most recent fiscal year.

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

10.c.PH - Alternative Family Selection Procedures (PH)

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

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

This MTW activity 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, Fort Wayne MTW agency
Received 0 hardship requests
Approved hardship requests
Denied hardship requests
There is\are hardship requests pending.

The FWHA receives dedicated funding for an FSS coordinator, such funds must be used to employ a self-sufficiency coordinator and in accordance with any requirements of any NOFA under which funds were received. The FWHA wished to include FSS families in the Stepped Rent demonstration and therefore will modify the FSS Contract and selection

procedures to include these families. Any FSS funds granted pursuant to a competition must be used in accordance with the NOFA. The FWHA will allow participants in the Stepped Rent activity to voluntarily participate in the “Fresh Start Program” formerly called FSS and the escrow will be modified to a goal-based incentive program. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.

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

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

This MTW activity serves the following statutory objectives:

Self-sufficiency

This MTW activity 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, Fort Wayne MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

Display Textbox

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

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

This MTW activity serves the following statutory objectives:

Self-sufficiency

This MTW activity 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, Fort Wayne MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

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

The FWHA will modify the FSS Contract of Participation (HUD-52650) to align the program with adjustments made to its MTW FSS Program using MTW flexibility. The purpose will be to include families who are participating in the Stepped Rent Policy. The contract of participation will be for a five-year period with an optional one year extension. Additionally, the PHA

will move to a goal-based incentive self-sufficiency program where the family will receive escrow amounts based on achievement of certain self-sufficiency goals. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.
This MTW activity serves the following statutory objectives: Self-sufficiency
This MTW activity 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, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

10.e.PH - Policies for Addressing Increases in Family Income (PH)
The FWHA will set its own policies for addressing increases in family income during participation in the MTW FSS Program. Consistent with the goals and structure of its MTW FSS Program, the agency may set policies for whether income increases are recognized for purposes of increasing rent (consistent with the agency's existing rent policy) or changing the amount of funds moved to escrow/savings through the program. The FWHA will execute a Contract of Participation, or other locally developed agreement, that is at least five years but not more than six years, with each participant participating in the "Fresh Start Program" FSS program. The FWHA will have an up to date, approved FSS Action Plan in accordance with 24 CFR 984.201 that incorporates all modifications to the FSS program approved under the MTW Contract. The FWHA will not use income increases during participation in the MTW FSS Program to change a family's eligibility status for purposes of participation in the MTW FSS Program or for the receipt public housing or HCV assistance. Instead, a goal-based incentive program will be implemented. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.
This MTW activity serves the following statutory objectives: Self-sufficiency
This MTW activity 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, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
Following is how increased earnings is treated: The FWHA will not use income increases during participation in the MTW FSS Program to change a family's eligibility status for purposes of participation in the MTW FSS Program or for the receipt public housing or HCV assistance. A goal-based incentive program will be implemented. Families will receive escrow payments once goals are achieved.

10.e.HCV - Policies for Addressing Increases in Family Income (HCV)
The FWHA will set its own policies for addressing increases in family income during participation in the MTW FSS Program. Consistent with the goals and structure of its MTW FSS Program, the agency may set policies for whether income increases are recognized for purposes of increasing rent (consistent with the agency's existing rent policy) or changing the amount of funds moved to escrow/savings through the program. The FWHA will execute a Contract of Participation, or other locally developed agreement, that is at least five years but not more than six years, with each participant participating in the "Fresh Start Program" FSS program. The FWHA will have an up to date, approved FSS Action Plan in accordance with 24 CFR 984.201 that incorporates all modifications to the FSS program approved under the MTW Contract. The FWHA will not use income increases during participation in the MTW FSS Program to change a

family's eligibility status for purposes of participation in the MTW FSS Program or for the receipt public housing or HCV assistance. A goal-based incentive program will be implemented. FWHA will be implementing this activity within the safe harbor limits established by the MTW Operations Notice.

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

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, Fort Wayne MTW agency
Received 0 hardship requests
Approved hardship requests
Denied hardship requests
There is\are hardship requests pending.

Following is how increased earnings is treated: Textbox

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

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

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 60% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
McCormick	Rehabilitation	4% LIHTC, Tax Exempt Bond, State financing	94	94	0	94	0	0
Hillcrest Senior Housing	New Construction	To be determined	0	0	0	0	0	0
Victoria Acres	New Construction	To be determined	0	0	0	0	0	0
Reserve at Park Place	New Construction	4% LIHTC, Tax Exempt Bond, State financing	156	156	0	156	0	0

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 - 60% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
---------------------------------	--	--	----------------------------	-----------------------	---	---	---	--

Table 17.c.2 - Housing Development Programs that the MTW Agency committed funds to in prior Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 60% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
---------------------------------	--	--	----------------------------	-----------------------	---	---	---	--

Housing Development Programs that the MTW Agency spent funds on in prior Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 60% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
---------------------------------	--	--	----------------------------	-----------------------	---	---	---	--

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
2021	\$2,115,191	\$1,487,801	\$627,390	2021-12-31

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	4
49%-30% Area Median Income	40
Below 30% Area Median Income	286
Total Local, Non-Traditional Households	330

*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.
	MTW agency established a rent reform policy to encourage employment and self-sufficiency

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.	33,586 # 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.	7,659 # 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.

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	997
2 Person	467
3 Person	497
4 Person	406
5 Person	196
6+ Person	147
Totals	2,710

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.	

MTW CERTIFICATIONS OF COMPLIANCE***U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING*****Certifications of Compliance with Regulations:
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (07/01/2021), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

Fort Wayne Housing Authority

IN003

MTW PHA NAME**MTW PHA NUMBER/HA CODE**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

George Guy

CEO

NAME OF AUTHORIZED OFFICIAL**TITLE****SIGNATURE****DATE**

* *Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

E.1 Agency Specific Waivers for HUD Approval

Elimination of Earned Income Disallowance (HCV and PH)

The FWHA will eliminate the mandatory Earned Income Disregard from annual income as required under 24 CFR 5.609 for all families. The Earned Income Disregard (EID) provision in the regulations would prevent the FWHA from effectively implementing and monitoring the Stepped Rent Policy and the number of families receiving and eligible for EID in PH and HCV is 0% of total households. Existing families currently in the initial or phase-in period of EID will be allowed to finish their income disallowance as per the regulation.

Agency Specific Waiver – Elimination of Earned Income Disallowance (PH &HCV)		
MTW Statutory Objective	Self-Sufficiency/Cost Effectiveness	
Cost Implications	Cost Neutral	
Different policy by household status/family types/sites	The MTW activity applies only to all assisted households	
Safe Harbor Waiver needed?	No	
Hardship Policy required?	Yes	
Does Hardship Apply to more than this activity	No	
Has the agency modified the hardship policy since the last submission	N/A	
Impact Analysis required?	Yes	
Impact Analysis apply to more than this MTW activity	No	
What has been accomplished or changed during the implementation	N/A	

Impact Analysis – Agency Specific Waiver - Elimination of Earned Income Disallowance

Agency Specific Waiver – Elimination of Earned Income Disregard				
		Implementation Year (FYE2021)		FY2022
		HCV	PH	
1.	Impact on the agency's finances	This activity is expected to reduce administrative costs. There are approximately 22 families in HCV and PBV actively receiving earned income disallowance which is 0.02% of the total HCV allocation.	This activity is expected to reduce administrative costs. There are approximately 30 families in PH receiving earned income disallowance. This is 0.04% of the total PH allocation.	
2.	Impact on affordability of housing costs for affected families	None	None	
3.	Impact on the agency's waitlist(s)	None	None	
4.	Impact on the agency's termination rate of families	None	None	
5.	Impact on the agency's current occupancy level in public housing and utilization rate in the HCV program	None	None	
6.	Impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency and/or housing choice	This activity meets the statutory goals of cost effectiveness as it reduces administrative time.	This activity meets the statutory goals of cost effectiveness as it reduces administrative time.	
7.	Impact on the agency's ability to meet MTW statutory requirements	This activity will increase the PHA's ability to encourage self-sufficiency as families may earn additional income that does not have to be reported right away. Additionally, administrative costs will decrease since less reexams will be required to be processed annually.	This activity will increase the PHA's ability to encourage self-sufficiency as families may earn additional income that does not have to be reported right away. Additionally, administrative costs will decrease since less reexams will be required to be processed annually.	
8.	Impact on the rate of hardship requests and the number granted and denied as a result of this activity	This is the initial year of implementation. The FWHA expects a hardship rate of 0%.	This is the initial year of implementation. The FWHA expects a hardship rate of 0%.	
9.	Impact on protected classes (and any disparate impact)	This activity should have no disparate impact on protected classes.	This activity should have not disparate impact on protected classes.	

Hardship Policy – Agency Specific Waiver – Elimination of Earned Income Disallowance

This is an Earned Income Disallowance specific hardship to protect tenants from potential rent burden caused by the elimination of Earned Income Disallowance.

This is an income-based hardship that applies at recertification and/or upon household request.

Hardship due to increase in income that would be excluded by Earned Income Disallowance (EID)

- The family will be granted up to one hardship request per year for families whose Total Tenant Payment (TTP) exceeds 40% of current monthly gross income. The hardship may not exceed 90 days (3-months). If granted a hardship, the household's new rent would be based on 30% of their current gross monthly income for up to 90 days (3 months). If the hardship still exists after 90 days the hardship may be extended by the PHA for another 90 days up to a maximum 180 days (6 months). At the end of the hardship period, the household will resume the stepped rent increases.

Include Targeted Funding Programs (VASH, FUP, Mainstream, EHV) in MTW activities. (HCV)

The FWHA will include VASH, FUP, Mainstream and EHV elderly/disabled households in all MTW activities except Waiver 1.c and 1.d – Stepped Rent Policy. While these special program families will not be part of the Stepped Rent Demonstration, they will be eligible for triennial recertifications (if elderly or disabled household) and be included in the MTW activities, as eligible and with allowable hardships. The FWHA number of families participating in targeted funding is as follows:

Targeted Funding	Allocated	UML in CY 2021	Leased CY 2021
VASH	110	1279	96%
FUP	1	7	58%
Non-Elderly Disabled (NED)	75	854	95%
Mainstream 5	125	557	37%
EHV	46	2	0%
FYI	4 (up to 25)	32	100%

Impact Analysis – Agency Specific Waiver – Include Targeted Funding Programs (VASH, FUP, NED, Mainstream 5, EHV and FYI) in certain MTW activities

Agency Specific Waiver – Include Targeted Funding Programs (VASH, FUP, Mainstream and EHV) in certain MTW activities (HCV)			
		Implementation Year (FYE 2021)	FY2022
1.	Impact on the agency's finances	This activity is expected to reduce administrative costs annually and further self-sufficiency through fewer required recertifications	
2.	Impact on affordability of housing costs for affected families	None	
3.	Impact on the agency's waitlist(s)	None	
4.	Impact on the agency's termination rate of families	None	
5.	Impact on the agency's current occupancy level in public housing and utilization rate in the HCV program	None	
6.	Impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency and/or housing choice	This activity meets the statutory goals of cost effectiveness and self-sufficiency	
7.	Impact on the agency's ability to meet MTW statutory requirements	This activity is expected to reduce administrative costs	

		<p>due to fewer required annual and interim recertifications but HAP costs may remain stagnant as family is not required to report increases in income annually. In FY2020, the FWHA processed 2,961 annual recertifications and 2,019 interim certifications. Annual recertifications will be reduced by 279 annually for elderly and disabled families for the next two years.</p>	
8.	Impact on the rate of hardship requests and the number granted and denied as a result of this activity	<p>This is the initial year of implementation. The FWHA expects a hardship rate of 5%.</p>	
9.	Impact on protected classes (and any disparate impact)	<p>This activity should have no disparate impact on protected classes.</p>	

Hardship Policy - Agency Specific Waiver – Include Targeted Funding Programs (VASH, FUP, NED, Mainstream 5, EHV and FYI) in certain MTW activities

A family participating in a targeted funding activity may request an exemption from an MTW activity in accordance with the established hardship policy for that activity. A family participating in targeted funding programs may also request a specific hardship due to one or more of the following reasons:

1. The family has experienced a decrease in income because of changed circumstances including loss or reduction of employment, death in the family or reduction in or loss of earnings or other assistance;
2. The family has experienced an increase in expenses, because of changed circumstances, for medical costs, childcare, transportation, education or similar items

If a hardship is granted, the PHA will remove the family from the MTW initiative for a period of 12 months. The hardship will be reassessed on the earlier of the next scheduled triennial recertification or within 12 months from the date the hardship was approved.

If the family disagrees with the denial of a hardship request, the family is entitled to and may request an informal hearing. The PHA will keep records of all hardship requests received and the results of those requests.

Hardship Policy - Activity 3.a and 3.b Alternative reexamination Schedule for Households

The family must request a hardship if they request more than one interim recertification within a calendar year (Jan – Dec) period. Family's will be granted an additional interim recertification within a calendar year if their income goes down 10% or more due to one or more of the following reasons:

1. The family has experienced a decrease in income because of changed circumstances including loss or reduction of employment, death in the family or reduction in or loss of earnings or other assistance;
2. The family has experienced an increase in expenses, because of changed circumstances, for medical costs, childcare, transportation, education or similar items

Additionally, if there is a change of family composition, the family must request a hardship if an interim was already processed in the calendar year. If a hardship is granted, the family's income will be reassessed on **the earlier of** the next scheduled triennial recertification or within 12 months from the date the hardship was approved.

If the family disagrees with the denial of a hardship request, the family is entitled to and may request an informal hearing. The PHA will keep records of all hardship requests received and the results of those requests.

Impact Analysis - Activity 3.a and 3.b – Alternative Reexamination Schedule for Households (PH & HCV)

Activity 3.a and 3.b Alternative Reexamination Schedule (PH & HCV)				
		Implementation Year (FY2021)		FY2022
		HCV	PH	
1.	Impact on the agency's finances	This activity is expected to reduce administrative costs due to fewer required annual and interim recertifications but HAP costs may remain stagnant as family is not required to report increases in income annually. In FY2020, the FWHA processed 2,961 annual recertifications and 2,019 interim certifications. The annual recertifications will reduce by 279 annually for elderly and disabled families for the next two years. Interims should decrease by 50% to 1,009 for elderly/disabled families each year.	This activity is expected to reduce administrative costs due to fewer required annual and interim recertifications but may increase operating costs as tenant revenue may remain stagnant as families are not required to report increases in income annually. In FY2020, the FWHA processed 456 annual recertifications and 99 interim certifications for elderly and disabled families. The annual recertifications will reduce by 152 for the next two years. Interims should decrease by 50% to 50 for elderly/disabled families each year.	
2.	Impact on affordability of housing costs for affected families	None	None	
3.	Impact on the agency's waitlist(s)	None	None	
4.	Impact on the agency's termination rate of families	None The current termination rate is 8%.	None The current termination rate is 19%.	
5.	Impact on the agency's current occupancy level in public housing and utilization rate in the HCV program	None The current utilization rate for vouchers is 88% leased and 96% HAP expended.	None The current occupancy level is 98%	
6.	Impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency and/or housing choice	This activity meets the statutory goals of self-sufficiency and cost effectiveness.	This activity meets the statutory goals of self-sufficiency and cost effectiveness.	
7.	Impact on the agency's ability to meet MTW statutory requirements	This activity will increase the PHA's ability to encourage self-sufficiency as families may earn	This activity will increase the PHA's ability to encourage self-sufficiency	

		additional income that does not have to be reported right away. Additionally, administrative costs will decrease since less reexams will be required to be processed annually.	as families may earn additional income that does not have to be reported right away. Additionally, administrative costs will decrease since less reexams will be required to be processed annually.	
8.	Impact on the rate of hardship requests and the number granted and denied as a result of this activity	This is the initial year of implementation. The FWHA expects a hardship rate of 5%.	This is the initial year of implementation. The FWHA expects a hardship rate of 5%.	
9.	Impact on protected classes (and any disparate impact)	This activity should have no disparate impact on protected classes.	This activity should have no disparate impact on protected classes.	

Hardship Policy - Activity 1c and 1d – Stepped Rent Policy

This is a Stepped Rent-specific hardship to protect tenants from potential rent burden caused by the stepped rent policy. It applies to Stepped Rent group households only.

This is an income-based hardship that applies at recertification and/or upon household request. The Stepped Rent remedy is rent being set at 35% of *current monthly gross income*.

Hardship due to income reduction (or income not increasing to keep up with increasing TTP)

- The family will be granted up to one hardship request per year for families whose Total Tenant Payment (TTP) exceeds 40% of current monthly gross income. The hardship may not exceed 90 days (3-months). If granted a hardship, the household's new rent would be based on 35% of their current gross monthly income for up to 90 days (3 months). If the hardship still exists after 90 days the hardship may be extended by the PHA for another 90 days up to a maximum 180 days (6 months). At the end of the hardship period, the household will resume the stepped rent increases.

Hardship due to eligible out-of-pocket child care expenses above a minimum threshold per household of \$3,500 for children under age 13 that allows someone in the household to work, look for work or go to school:

- Households are eligible for a hardship exemption if they are paying more than \$3,500 in child care and not deducting child care expenses from their *current gross income* makes their rent burden (TTP) exceed 40%. The temporary hardship remedy is based on *current monthly gross income* minus child care expenses (i.e., average current monthly child care expenses anticipated for the duration of the hardship period). The hardship period may not exceed 12 months. In this case the family's hardship will be reassessed within 12 months of granting the hardship due to child-care.
- If the family had child care deductions on its most recent recertification leading up to the first recertification following study enrollment, the PHA should check the family's child care expenses to see if they qualify the hardship.

Automatic hardship exemptions at the first recertification following study enrollment.

- If the TTP exceeds 40% of the *current monthly gross income* the FWHA will automatically grant a hardship exemption of up to 90 days that temporarily sets the household's TTP to 35% of current gross income.

Minimum Rent Hardship Request (\$50)

- FWHA's existing hardship policies related to minimum rent policies apply per the ACOP and Administrative Plan

Impact Analysis – Activity 1.c and 1.d Stepped Rent Policy

Waiver 1.d Stepped Rent Policy				
		Implementation Year (FYE2021)		FY2022
		HCV	PH	
1.	Impact on the agency's finances	This activity is expected to reduce administrative costs due to fewer required annual and interim recertifications. We expect HAP costs remain stagnant as family is not required to report increases in income annually. In FYE2021, the FWHA processed 2,961 annual recertifications and 2,019 interim certifications. The HAP utilization for FYE 2021 was 100%. HAP costs for FYE2021 were \$17,923,608 .	This activity is expected to reduce administrative costs due to fewer required annual and interim recertifications but may increase operating costs as tenant revenue may remain stagnant as families are not required to report increases in income annually. In FYE2021, the FWHA processed 456 annual recertifications and 99 interim certifications. The tenant revenue for FYE 2021 was \$1,535,534.	
2.	Impact on affordability of housing costs for affected families	None	None	
3.	Impact on the agency's waitlist(s)	None	None	
4.	Impact on the agency's termination rate of families	We expect the termination rate to decrease as families will not be terminated for failure to report income. The current termination rate for FYE2021 is 8%.	None The current termination rate is for FYE2021 is 19%.	
5.	Impact on the agency's current occupancy level in public housing and utilization rate in the HCV program	We expect the utilization rate to increase as tenant's will only be required to recertify	None The FYE2021 occupancy level is 98.7% and 646 occupied units.	

		triennially, thereby reducing terminations. The FYE2021 voucher utilization rate was 89% leased and 100% HAP expended.		
6.	Impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency and/or housing choice	This activity meets the statutory goals of cost effectiveness and self-sufficiency.	This activity meets the statutory goals of cost effectiveness and self-sufficiency.	
7.	Impact on the agency's ability to meet MTW statutory requirements	This activity will increase the PHA's ability to encourage self-sufficiency as families may earn additional income that does not have to be reported right away. Additionally, administrative costs will decrease since less reexams will be required to be processed annually.	This activity will increase the PHA's ability to encourage self-sufficiency as families may earn additional income that does not have to be reported right away. Additionally, administrative costs will decrease since less reexams will be required to be processed annually.	
8.	Impact on the rate of hardship requests and the number granted and denied as a result of this activity	This is the initial year of implementation. The FWHA expects a hardship rate of 5%.	This is the initial year of implementation. The FWHA expects a hardship rate of 5%.	
9.	Impact on protected classes (and any disparate impact)	This activity should have not disparate impact on protected classes.	This activity should have not disparate impact on protected classes.	

The table below shows the Fair Market Rents for the FWHA and the minimum and maximum annual rent increase allowed under this *Stepped Rent* policy for FY2022.

Fort Wayne Housing Authority	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
*Fair Market Rent (2022)	\$562	\$665	\$822	\$1,048	\$1,151	\$1,324
Minimum Rent Increase (2%)	\$11	\$13	\$16	\$20	\$23	\$26

*Rent increases may change as the FMRs change, but this chart represents a general indication of the minimum and maximum annual rent increase that the FWHA will implement for FY2022.