

# 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).**

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

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

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

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

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

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

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 Stepped Rent enrollment period. Elderly and disabled households will be excluded. Households with special-purpose vouchers and homeownership vouchers will be excluded. Households paying a public housing flat rent will be excluded. Households already participating in the current Family Self- Sufficiency (FSS) program will be excluded.

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

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

This MTW activity serves the following statutory objectives:

Cost effectiveness  
Self-sufficiency

This MTW activity 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 Safe Harbor Waiver. The waiver request is being submitted for review with this submission of the MTW Supplement (see Section D).
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
Attached Hardship policy applies to: 1.d. - Stepped Rent (HCV)}
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This MTW activity requires an Impact Analysis. The Impact Analysis is attached.
The Impact Analysis that applies to this MTW activity also applies to the following MTW activities: 1.c. - Stepped Rent (PH) 1.d. - Stepped Rent (HCV) 3.a. - Alternative Reexamination Schedule for Households (PH) 3.b. - Alternative Reexamination Schedule for Households (HCV)
The agency will create a stepped rent model that establishes the Total Tenant Payment (TTP) based on gross annual income and increases the family's TTP annually based on 2% of the HUD published Fair Market Rent (FMR). The annual Stepped Rent increase will be a specific dollar amount, by unit size. The FWHA intends to increase the Stepped Rent by 2% each year and review and adjust the Stepped Rent increase each year when HUD publishes new Fair Market Rents during the six-year study period. Therefore, the Stepped Rent increases may change if the FMRs change. Each household's year one Total Tenant Payment (TTP) will be set at 30% of their adjusted income or the FWHA's minimum rent of \$50. After the first year, each household's rent will increase by the annual Stepped Rent increase, regardless of their income. The FWHA will be implementing Activity 1c and 1d – Stepped Rent Policy within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID).
Under the Stepped Rent policy, the initial rent is based on adjusted income and will be determined using the prior 12 months' adjusted retrospective income for existing/recertifying households and adjusted current income for new admissions. The FWHA will use a definition of income that differs from the existing rent rules. FWHA will apply the allowances or deductions typically used to calculate "adjusted income." Income will be defined as 12 months adjusted retrospective income for existing/recertifying households and adjusted current income for new admissions.. Under the existing rent calculation rules, income is defined as the amount that the family expects to receive in the next 12 months. This is sometimes referred to as "current/anticipated income." In Stepped Rents, the triennial income reexaminations will measure income based on the prior 12 months' adjusted income, i.e., retrospective income. This should improve the accuracy of income reporting and better represent a household's long-term earning potential.
Under the Stepped Rent policy, during the enrollment period, any new admissions who qualify as eligible households are expected to undergo random assignments. After the study enrollment period is concluded, the FWHA will decide whether to implement the Stepped rent policy for any newly admitted non-elderly, non-disabled households. Households randomly assigned to the new Stepped Rent rules or existing rent rules must remain in that group for six years (unless they leave assistance, port out to another jurisdiction, or are exempted from the Stepped Rent rules group for other reasons such as becoming disabled).
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 is in the HCV program, the 180-rule of zero HAP will apply when the family is paying Zero HAP or household income is over 120% of AMI the family will be terminated/graduated from the program at the end of the 180-day period. Standard over-income rules in PH will apply if the family is paying the flat rent at the end of the stepped rent schedule.

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

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

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

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

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

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

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

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Fort Wayne MTW agency  
 Received 0 hardship requests  
 Approved hardship requests

Denied hardship requests  
There is\are hardship requests pending.

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

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

- 1.c. - Stepped Rent (PH)
- 1.d. - Stepped Rent (HCV)
- 3.a. - Alternative Reexamination Schedule for Households (PH)
- 3.b. - Alternative Reexamination Schedule for Households (HCV)

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

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

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

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

#### **1.r. - Elimination of Deduction(s) (PH)**

The FWHA is implementing the Stepped Rent Policy (Waiver 1.c and 1.d) and therefore may eliminate one, some or all deductions during the Stepped Rent Policy study.

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 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.c. - Stepped Rent (PH) 1.d. - Stepped Rent (HCV) 1.r. - Elimination of Deduction(s) (PH) 1.s. - Elimination of Deduction(s) (HCV) 3.a. - Alternative Reexamination Schedule for Households (PH) 3.b. - Alternative Reexamination Schedule for Households (HCV)}
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This MTW activity requires an Impact Analysis. The Impact Analysis is attached.
The Impact Analysis that applies to this MTW activity also applies to the following MTW activities: 1.c. - Stepped Rent (PH) 1.d. - Stepped Rent (HCV) 1.r. - Elimination of Deduction(s) (PH) 1.s. - Elimination of Deduction(s) (HCV) 3.a. - Alternative Reexamination Schedule for Households (PH) 3.b. - Alternative Reexamination Schedule for Households (HCV)
Following deduction(s) will be eliminated, modified, or added. Other Deductions will only be given triennially. Income will be based on adjusted income triennially.

<b>3.a. - Alternative Reexamination Schedule for Households (PH)</b>
The Stepped Rent Policy will allow randomly enrolled families to be recertified triennially. Additionally, the PHA will establish a triennial recertification schedule for elderly/disabled HCV and PH families. The FWHA will be implementing activity 3.a and 3.b – Alternative Reexamination Schedule for Households within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID) 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 Safe Harbor Waiver. The waiver request is being submitted for review with this submission of the MTW Supplement (see Section D).
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.

Attached Hardship policy applies to: 3.b. - Alternative Reexamination Schedule for Households (HCV)}
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Fort Wayne MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This MTW activity requires an Impact Analysis. The Impact Analysis is attached.
The Impact Analysis that applies to this MTW activity also applies to the following MTW activities: 3.b. - Alternative Reexamination Schedule for Households (HCV)
Recertification Schedule is Once every three years
Household may request 1 interim recertifications per year.
Families will be eligible for one interim per calendar year if their income goes down by 10% or more or if there is a change to household composition. Changes to household composition will be processed once per calendar year, unless additional changes are needed due to a reasonable accommodation. Families enrolled in the Stepped Rent demonstration will not be eligible for an interim certification but will be eligible for relief under the hardship policies for Stepped Rent (Waiver 1.c and 1.d).

<b>3.b. - Alternative Reexamination Schedule for Households (HCV)</b>
Families randomly enrolled in the Stepped Rent demonstration will be recertified triennially. Additionally, the PHA will establish a triennial recertification schedule for elderly/disabled HCV and PH families. The FWHA will be implementing activity 3.a and 3.b – Alternative Reexamination Schedule for Households within the safe harbor limits established by the MTW Operations Notice but will include an agency specific waiver for the elimination of Earned Income Disallowances (EID) 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. Additionally, families randomly enrolled in the Stepped Rent demonstration study will be required to recertify triennially.
This MTW activity requires a Safe Harbor Waiver. The waiver request is being submitted for review with this submission of the MTW Supplement (see Section D).
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
Attached Hardship policy applies to: 3.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. Participants enrolled in the Stepped Rent demonstration will not be eligible for an interim certification but will be eligible for relief under the established hardship policy for Stepped Rent (Waiver 1.c and 1.d)