

FY2021 Moving to Work Annual Report

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Providing Affordable Housing in Lexington since 1934

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I. INTRODUCTION

The Lexington-Fayette Urban County Housing Authority (LHA) was designated by the U.S. Department of Housing and Urban Development (HUD) as a High Performer in 2011 prior to entering the Moving to Work (MTW) Demonstration. The LHA submitted a formal application seeking admittance to the Moving to Work (MTW) demonstration program in November 2010. HUD announced LHA's selection for program admittance in March 2011, and the Housing Authority formally entered the MTW program on November 10, 2011 with the execution of an MTW Agreement between HUD and LHA. FY2021 marked the LHA's tenth year in the Demonstration.

The MTW demonstration allows public housing authorities to design and test activities and policies that further at least one of the statutory goals to reduce costs and achieve greater cost effectiveness; encourage self-sufficiency households with children; and increase housing choices for low-income families.

There are currently 80 housing authorities with Moving to Work status. That includes the 39 original MTW agencies, which have had their MTW agreements extended through the end of 2028 and 41 new MTW agencies who have entered into the Demonstration under the MTW expansion, authorized by Congress in the 2016 Consolidated Appropriations Act.

OVERVIEW OF SHORT-TERM AND LONG-TERM OBJECTIVES

Short Term Objectives

Addressing COVID-19 (Coronavirus)

By the start of FY2021 (July 1, 2020) the COVID-19 pandemic continued. After more than a year of pandemic-related lockdowns, social distancing and masking, many businesses began to re-open and pre-pandemic life was in sight. Although vaccination rates increased and positivity rates were reduced, the virus still loomed large. Although LHA offices were open, face-to-face service was limited and virtual contact continued to be in effect.

The nation-wide eviction moratorium that was mandated March 27, 2020 was intended to combat the spread of COVID-19 and prevent homelessness during the pandemic. The moratorium, prohibiting property owners from evicting tenants for not paying rent, was extended multiple times, with the last extension expiring October 2021. An unintended consequence of the moratorium was that for many families who lost income due to COVID 19, the 17 months of not paying rent left many so far behind that being able to catch up when the moratorium ended was insurmountable. Lexington received more than \$15 million in federal and state relief for emergency rental assistance for those who owed past due rent. Landlords, including the Housing Authority, suffered major losses in rental income for those households who did not apply for the assistance or made no effort to pay several months of back rent. In June of 2021 LHA's tenant rent revenue was down at least 35% or \$865,467.

Voucher Funding For At-Risk Populations

In May of 2021 a press conference was held with Lexington city officials along with LHA staff and board members to announce the award of 76 federally funded Emergency Housing Vouchers (EHV). LHA received \$582,000 for Housing Assistance Payments (HAP) and, administrative fees for the EHV program and an additional \$251,800 from Lexington-Fayette Urban County Government (LFUCG) for salaries to administer the program and provide client assistance.

HUD Emergency Housing Vouchers are available for individuals and families who are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking, or recently homeless and for whom providing rental assistance will prevent the family's homelessness or having a high risk of housing instability. Eligible program participants receive rental assistance, security deposit assistance, housing search assistance, utility deposit assistance and arrearages assistance. HUD's EHV program made 567 EHVs available to some of Kentucky's most vulnerable residents.

Long Term Objectives

Encouraging Self-Sufficiency

LHA continues to seek resources to offer programming to assist families in becoming self-sufficient. Through HUD's Family Self-Sufficiency (FSS) programs for public housing and HCV, 100 families can establish goals for success with the help of case management. During FY2021, eleven (11) FSS participants completed their program goals to graduate, and at least one participant received an escrow payment for as much as \$23,000. A total of 85 households participated in FSS during FY2021. FSS participants work to improve their financial literacy, continue their education, and improve their employment outlook for the future of their families. Upon completion of the program, the goal is to have saved money for use to assist with major life goals such as purchasing a home, buying a car or reducing debt.

LHA's local MTW FSS initiative (Activity 22: Rent Reform: Housing Choice Voucher Time Limit Pilot Program) serves up to 25 voucher participants who want to work toward self-sufficiency. The local FSS program requires that participants work a certain number of hours per week, establish and work toward goals that will empower them, and participate in case management. The majority of LHA's public housing/tax credit units are designated as self-sufficiency units. Eligible participants agree to an employment requirement of 20 to 37.5 hours per week, depending on the site. If the employment requirement is not met, the participant is held to rent based on imputed income. LHA sees employment and education as important keys to attaining self-sufficiency.

Programs for Youth/Families

Although offering summer programs for LHA youth has been an important objective in past years, the pandemic dictated that programs be suspended during FY2021. Staff strives to look for opportunities for the families we serve. In October 2021, the LHA's Sixth Street Management team partnered with other local groups to host a Fall Wellness Fair. Resources that promoted preventative health and wellness initiatives were offered. The fair was held outside to better address COVID-19 concerns.

Needs Beyond Housing

Like other PHAs, LHA struggles with how to provide services beyond housing that are needed but difficult to address for program participants due to strained funding. LHA is acutely aware of the need for additional services for our clients that range from healthcare, food instability, transportation, childcare, job training, continuing education, etc. Even with the many partnerships in place, more help is needed. LHA is committed to staying aware to what is happening in our community through non-profit board participation and community outreach. A number of our LHA staff volunteer time to serve on community boards that include Community Action Council, HOPE Center, Salvation Army, LFUCG Social Services Advisory Board, etc.

Craft Local Initiatives to Address Long-Term Needs

To ensure that LHA's participation in the MTW demonstration program meets the specific needs of the Lexington-Fayette community, the agency will continue to craft local initiatives to address long term needs and meet the MTW statutory objectives:

1. To reduce costs and achieve greater cost effectiveness in federal expenditures; and
2. To give incentives to families with children where the head of household is working; is seeking work; or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
3. To increase housing choices for low-income families.

To further both the federal and local MTW objectives listed above; the LHA has sought and received HUD approval to implement 29 MTW activities since entering the program in 2011. The following chart summarizes the LHA's ongoing MTW activities. The numbers in the statutory objectives column of the table corresponds with the numbered objectives above.

Activity	Activity Description	Plan Year Proposed/ Modified	Status	Statutory Objective
1	Minimum Rent Increase to \$150 Across All Housing Programs	-FY2012-13 -FY2014 Significantly Modified	Ongoing Implemented agency-wide April 1, 2014	2
2	Management Team III Rent Reform Controlled Study – No Rent Reduction Requests for 6 Months After Initial Occupancy for Bluegrass HOPE VI Public Housing Residents	-FY2012-FY2013	Closed Out FY2014 and replaced with Activity 13	1
3	Triennial Recertification of Connie Griffith Towers and HCV Elderly/Disabled Households	-FY2012-FY2013 Significantly - Modified FY2014 -FY2016 Request Approval to change HUD Form 9886	Closed Out FY2018	1
4	HCV Rent Reform Controlled Study: No Rent Reduction Requests for 6 Months After Initial Occupancy	FY2012-FY2013	Closed Out FY2015	1 & 2

Activity	Activity Description	Plan Year Proposed/ Modified	Status	Statutory Objective
5	Streamlined HQS Inspection Policy for HCV Units	- FY2012-13 -FY2014 (Significantly Modified)	Ongoing Implemented FY2015	1
6	Biennial Housekeeping Inspection Policy for Public Housing Residents	FY2012-FY2013	-Not Implemented -Closed out	1
7	Public Housing Acquisition Without Prior HUD Approval	FY2012-FY2013	Not Implemented until necessary	3
8	Conversion of Appian Hills Public Housing to Project-Based Vouchers	-FY2012-FY2013 -FY2014 Significantly Modified	Modified in FY2014 - Pimlico Converted to PBV w/ RAD/Not Implemented	3
9	Development of Project-Based Voucher Units at 800 Edmond Street	FY2012-FY2013	Not Implemented Resources used for RAD revitalization of Pimlico	3
10	HCV (Tenant-Based) Special Partners Programs	-FY2012-FY2013 -FY2014 Significantly Modified Modified FY2020	Ongoing	3
11	Local, Non-Traditional Use of MTW Funds: Emergency Reserves for Connie Griffith-Ballard Towers	- FY2012-FY2013 -FY2014 Significantly Modified	Not Implemented until/ necessary for emergency capital repairs	3
12	Local, Non-Traditional Use of MTW Funds for HCV Special Partners With Designated Units	FY2014 Modified FY2020	Ongoing	2 & 3
13	Local Self-Sufficiency Admissions and Occupancy Requirements	FY2014	Ongoing	2
14	Elimination of Earned Income Disallowance	FY2015	Ongoing	1
15	Limit HCV Landlord Rent Increases to the Lesser of 2%, the HUD Fair Market Rent (FMR) or Comparable Rent	FY2015	Closed Out FY2016	1
16	HUD/MDRC HCV Rent Reform Demonstration	FY2015	Closed Out FY2021	2
17	Limit Interim Re-examinations for Public Housing Households	FY2016	Ongoing	1
18	Streamlined HQS Inspection of LHA-Owned/Controlled Property	FY2017	Ongoing	1
19	Tenant-Based Rental Assistance for Youth Aging Out of Foster Care	FY2017	Ongoing	3
20	Assign Project-Based Vouchers To LHA Owned and Controlled Units Without Bid Process	FY2017	Ongoing	3
21	Triennial Certifications For HCV Homeownership Participants (Rent Reform)	FY2017	Ongoing	1
22	HCV Time Limit Pilot Program (Rent Reform)	FY2018	Ongoing	1, 2 & 3
23	Rent Reasonableness Determinations To Be Made By LHA Staff on LHA-Owned/ Controlled Properties	FY2018 Amended Plan	Ongoing	1

Activity	Activity Description	Plan Year Proposed/ Modified	Status	Statutory Objective
24	Elimination of Project-Based Voucher Choice Mobility at LHA-Owned/ Controlled Units	FY2019	Ongoing	1
25	HCV – Allow Excluded Income to Make Units Affordable	FY2020	Ongoing	3
26	Rent and Eligibility Protections for Households Affected by Voluntary Conversion at Connie Griffith Apartments (Rent Reform)	FY2020 Amended Plan	Ongoing	3
27	HCV Portability Restrictions	FY2021	Ongoing	1 & 2
28	HCV Alternate Certification Schedule	FY2021	Ongoing	2
29	Contract Amendments to Remove or Add Units at LHA-Owned Project Based Voucher Units	FY2021	Ongoing	3

(II) GENERAL OPERATING INFORMATION

ANNUAL MTW REPORT

A. HOUSING STOCK INFORMATION

i. Actual New Project Based Vouchers

Tenant-based vouchers that the MTW PHA project-based for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) was in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Planned*)	NUMBER OF VOUCHERS NEWLY PROJECT-BASED (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
N/A	0	0	N/A	N/A	N/A
N/A	0	0	N/A	N/A	N/A
Total: Planned or Actual Newly Project-Based	0	0			

* Figures in the "Planned" column should match the corresponding Annual MTW Plan.

** Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Number of Vouchers Newly Project-Based:

N/A

ii. Actual Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP was in place by the beginning of the Plan Year. Indicate whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS (Planned*)	NUMBER OF PROJECT-BASED VOUCHERS (Actual)	STATUS AT END OF PLAN YEAR**	RAD?	DESCRIPTION OF PROJECT
Centre Meadows	206	194	Leased/Issued	Yes	Family site renovated in 2014
Connie Griffith Apts.	43	42	Leased/Issued	No	183-unit Elderly high-rise – underwent voluntary conversion
Total: Planned and Actual Existing Project-Based	249	236			

* Figures and text in the "Planned" column should match the corresponding Annual MTW Plan.

** Select "Status at the End of Plan Year" from: Committed, Leased/Issued

Please describe differences between the Planned and Actual Existing Number of Vouchers Project-Based:

Connie Griffith Apartments (Griffith), a 183-unit public housing high rise for seniors owned and operated by the LHA underwent conversion to project-based vouchers January 6, 2020. HUD provided tenant protection vouchers that LHA used to provide vouchers to all CGA resident households at the time of conversion. The remaining CGA households may use their voucher at CGA or to move elsewhere. Following conversion, new admission households receive PBVs. As of June 30, 2021, there were a total of 89 PBV units and 94 CGA households remain with TPVs.

iii. Actual Other Changes to MTW Housing Stock in the Plan Year

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

ACTUAL OTHER CHANGES TO MTW HOUSING STOCK IN THE PLAN YEAR

Falcon Crest Apartments, a public housing/tax credit, 72-unit family site underwent interior renovation of 24 units during the Plan year. These units were off-line with HUD approval 'Undergoing Modernization.'

iv. General Description of All Actual Capital Expenditures During the Plan Year

Narrative general description of all actual capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL ACTUAL CAPITAL EXPENDITURES DURING THE PLAN YEAR

1408-Management Improvements-PHA Wide Software Upgrade \$121,264
 1410-Administration-\$188,790
 1430-Fees and Costs-PHA Wide A & E Fees \$52,144
 1460 Dwelling Structures-All Developments-Doors & Windows Replacement \$807,753
 KY004000004 Connie Griffith Manor: Elevator upgrade, work-station installation \$59,352
 KY004000007-Homownership: site repair/replacement \$5600
 KY004000028-Falcon Crest Apartments: Interior unit water damage; building brick repair \$333,082

B. LEASING INFORMATION

i. Actual Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA actually served at the end of the Plan Year.

NUMBER OF HOUSEHOLDS SERVED THROUGH:	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED* Actual	NUMBER OF HOUSEHOLDS SERVED** Planned^^	NUMBER OF HOUSEHOLDS SERVED** Actual
MTW Public Housing Units Leased	10752	10200	896	850
MTW Housing Choice Vouchers (HCV) Utilized	30144	30456	2512	2538
Local, Non-Traditional: Tenant-Based	5232	8340	436	695
Local, Non-Traditional: Property-Based	0	0	0	0
Local, Non-Traditional: Homeownership	0	0	0	0
Planned and Actual Totals:	46128	48996	3844	4083

- * “Planned Number of Unit Months Occupied or Leased” is the total number of months the MTW PHA planned to have leased or occupied in each category throughout the full Plan Year (as shown in the Annual MTW Plan).
- ** “Planned Number of Households to be Served” is calculated by dividing the “Planned Number of Unit Months Occupied or Leased” by the number of months in the Plan Year (as shown in the Annual MTW Plan).

^^ Figures and text in the “Planned” column should match the corresponding Annual MTW Plan.

Please describe any differences between the planned and actual households served:

LHA’s public housing actual units leased was down during FY2021 due to leasing issues related to the pandemic and units that were offline for modernization/rehab. LNT, tenant-based voucher utilization was up for special programs that serve vulnerable populations (i.e., homeless, victims of domestic violence, elderly/disabled, etc.)

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY (NAME and NUMBER)	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Planned^^	NUMBER OF UNIT MONTHS OCCUPIED or LEASED Actual	NUMBER OF HOUSEHOLDS SERVED Planned^^	NUMBER OF HOUSEHOLDS SERVED Actual
Tenant-Based	Local, Non-Traditional Uses of MTW Funds for Special Partners/Activity 12	5232	8340	436	695
Property-Based	N/A	0	0	0	0
Homeownership	N/A	0	0	0	0

Planned and Actual Totals	5232	8340	436	695
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- * The sum of the figures provided should match the totals provided for each Local, Non-Traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

^^ Figures and text in the “Planned” column should match the corresponding Annual MTW Plan.

HOUSEHOLDS RECEIVING LOCAL, NON-TRADITIONAL SERVICES ONLY	AVERAGE NUMBER OF HOUSEHOLDS PER MONTH	TOTAL NUMBER OF HOUSEHOLDS IN THE PLAN YEAR
N/A	0	0

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

Discussion of any actual issues and solutions utilized in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ACTUAL LEASING ISSUES AND SOLUTIONS
MTW Public Housing	Description
MTW Housing Choice Voucher	Description
Local, Non-Traditional	Description

C. WAITING LIST INFORMATION

i. Actual Waiting List Information

Snapshot information on the actual status of MTW waiting lists at the end of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST STATUS (OPEN, PARTIALLY OPEN OR CLOSED)	WAS THE WAITING LIST OPENED DURING THE PLAN YEAR
Public Housing	Description	1543	Partially Open	Yes
Housing Choice Voucher	Description	982	Closed	No
PBV	Centre Meadows	1412	Partially Open	Yes
PBV	Connie Griffith	48	Open	Yes
Local, Non-Traditional MTW Assistance	Program Specific	N/A	Open	Yes

Please describe any duplication of applicants across waiting lists:

There is duplication across all available waiting lists.

ii. Actual Changes to Waiting List in the Plan Year

Please describe any actual changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF ACTUAL CHANGES TO WAITING LIST
Centre Meadows (PBV)	2 Bedroom Waiting List opened April 19, 2021 through June 30, 2021
South Lexington Properties (LIPH)	3 Bedroom Waiting List opened April 19, 2021 through June 30, 2021

D. INFORMATION ON STATUTORY OBJECTIVES AND REQUIREMENTS

i. 75 percent of Families Assisted Are Very Low Income

HUD will verify compliance with the statutory requirement that at least 75 percent of the households assisted by the MTW PHA are very low income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA should provide data for the actual families housed upon admission during the PHA’s Plan Year reported in the “Local, Non-Traditional: Tenant-Based”; “Local, Non-Traditional: Property-Based”; and “Local, Non-Traditional: Homeownership” categories. Do not include households reported in the “Local, Non-Traditional Services Only” category.

INCOME LEVEL	NUMBER OF LOCAL, NON-TRADITIONAL HOUSEHOLDS ADMITTED IN THE PLAN YEAR
80%-50% Area Median Income	0
49%-30% Area Median Income	0
Below 30% Area Median Income	504
Total Local, Non-Traditional Households Admitted	504

ii. **Maintain Comparable Mix**

HUD will verify compliance with the statutory requirement that MTW PHAs continue to serve a comparable mix of families by family size by first assessing a baseline mix of family sizes served by the MTW PHA prior to entry into the MTW demonstration (or the closest date with available data) and compare that to the current mix of family sizes served during the Plan Year.

BASELINE MIX OF FAMILY SIZES SERVED (upon entry to MTW)

FAMILY SIZE	OCCUPIED PUBLIC HOUSING UNITS	UTILIZED HCVs	NON-MTW ADJUSTMENTS*	BASELINE MIX NUMBER	BASELINE MIX PERCENTAGE
1 Person	421	818	0	1253	34%
2 Person	310	529	0	848	23%
3 Person	298	505	0	811	22%
4 Person	135	313	0	443	12%
5 Person	49	168	0	221	6%
6+ Person	24	72	0	111	3%
TOTAL	1237	2405	0	3687	100%

* “Non-MTW Adjustments” are defined as factors that are outside the control of the MTW PHA and/or unrelated to the MTW PHA’s local MTW program. An example of an acceptable “Non-MTW Adjustment” would include demographic changes in the community’s overall population. If the MTW PHA includes “Non-MTW Adjustments,” a thorough justification, including information substantiating the numbers given, should be included below. MTW PHAs must continue to adhere to all fair housing obligations as detailed in the MTW Certifications of Compliance.

Please describe the justification for any “Non-MTW Adjustments” given above:

N/A

MIX OF FAMILY SIZES SERVED (in Plan Year)

FAMILY SIZE	BASELINE MIX PERCENTAGE**	NUMBER OF HOUSEHOLDS SERVED IN PLAN YEAR^	PERCENTAGE OF HOUSEHOLDS SERVED IN PLAN YEAR^^	PERCENTAGE CHANGE FROM BASELINE YEAR TO CURRENT PLAN YEAR
1 Person	34%	1388	34%	0%
2 Person	23%	939	23%	0%
3 Person	22%	898	22%	0%
4 Person	12%	490	12%	0%
5 Person	6%	245	6%	0%
6+ Person	3%	123	3%	0%
TOTAL	100%	4083	100%	0%

** The “Baseline Mix Percentage” figures given in the “Mix of Family Sizes Served (in Plan Year)” table should match those in the column of the same name in the “Baseline Mix of Family Sizes Served (upon entry to MTW)” table.

^ The “Total” in the “Number of Households Served in Plan Year” column should match the “Actual Total” box in the “Actual Number of Households Served in the Plan Year” table in Section II.B.i of this Annual MTW Report.

^^ The percentages in this column should be calculated by dividing the number in the prior column for each family size by the “Total” number of households served in the Plan Year. These percentages will reflect adjustment to the mix of families served that are due to the decisions of the MTW PHA. Justification of percentages in the current Plan Year that vary by more than 5% from the Baseline Year must be provided below.

Please describe the justification for any variances of more than 5% between the Plan Year and Baseline Year:

N/A

iii. **Number of Households Transitioned to Self-Sufficiency in the Plan Year**

Number of households, across MTW activities, that were transitioned to the MTW PHA's local definition of self-sufficiency during the Plan Year.

MTW ACTIVITY (NAME and NUMBER)	NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY*	MTW PHA LOCAL DEFINITION OF SELF-SUFFICIENCY
Increase Minimum Rent to \$150 Across All Housing Programs/Activity #1	776	Annual earned income of \$15,080 = Federal minimum wage (\$7.25/hour) x 40-hour work week x 52 weeks of work per year
Housing Choice Voucher Tenant-Based Special Partners Programs/Activity #10	4	Annual earned income of \$15,080 = Federal minimum wage (\$7.25/hour) x 40-hour work week x 52 weeks of work per year
Local, Non-Traditional Use of MTW Funds for HCV Special Partners/Activity #12	97	Annual earned income of \$15,080 = Federal minimum wage (\$7.25/hour) x 40-hour work week x 52 weeks of work per year
Local Self-Sufficiency Admissions and Occupancy Requirements/Activity #13	364	Annual earned income of \$15,080 = Federal minimum wage (\$7.25/hour) x 40-hour work week x 52 weeks of work per year
	364	<i>(Households Duplicated Across MTW Activities)</i>
	1241	Total Households Transitioned to Self-Sufficiency

* Figures should match the outcome reported for all activities where the goal of increased self-sufficiency is used in Section IV of this Annual MTW Report.

III. PROPOSED MTW ACTIVITIES: HUD Approval Requested

All proposed MTW activities that were granted approval by HUD are reported in Section IV as 'Approved Activities'.

IV. APPROVED MTW ACTIVITIES

Activity 1 - Increase Minimum Rent to \$150 Across All Housing Programs

i. Plan Year Approved, Implemented, Amended

Approved/FY 2012 – FY 2013 - Implemented/May 1, 2012

Amended/FY2014 – Implemented April 1, 2014

ii. Description/Impact/Update

All non-elderly/non-disabled public housing and Housing Choice Voucher (HCV) tenants pay \$150 in minimum rent. The LHA increased the minimum rent to \$150 across all housing programs excluding elderly and/or disabled households and households participating in HCV special partner programs in April 2014.

The COVID-19 pandemic continued through the entirety of FY2021 (July 1, 2020 through June 30, 2021). Many households experienced unstable income and illness related to COVID-19. Average earned income across all programs:

Program	FY2020	FY2021	Difference
Public Housing	\$20,314	\$19,230	\$1,084 (5.3%)
HCV	\$11,792	\$11,655	\$137 (1.16%)
Centre Meadows (PBV)	\$16,097	\$14,328	\$1,769 (11%)

During FY2020 LHA provided affordable housing to public housing and HCV program participants serving more than 7,798 household members (head, co-head, spouse, other adults and youth) with an average household size of three. Household members served was down slightly over the previous year (7,840). FY2021 Head of Household characteristics by program are as follows:

FY2021 LHA Head of Household Characteristics	Public Housing			HCV			HCV/PBV (Centre Meadows)			HCV/PBV (Connie Griffith)			Total Households Served		
	FY2019	FY2020	FY2021	FY2019	FY2020	FY2021	FY2019	FY2020	FY2021	*FY2019	FY2020	FY2021	FY2019	FY2020	FY2021
All Households	1,142	846	906	1,943	1,769	1,817	255	213	176		157	146	3,340	2,985	3,045
AGE															
18-31	295	221	204	366	232	248	128	88	71		0	0	789	541	523
32-46	384	326	349	903	822	810	70	68	59		0	0	1,357	1,216	1,218
47-61	211	167	195	445	417	421	48	41	36		1	1	704	626	653
62 +	252	132	158	229	298	338	9	16	10		156	145	490	602	651
GENDER															
Female	947	730	791	1,757	1,591	1,620	224	186	153		79	68	2,928	2,586	2,632
Male	195	116	115	186	178	197	31	27	23		78	78	412	399	413
RACE															
Black	935	706	762	1,511	1,379	1,395	205	176	148		96	88	2,651	2,357	2,393
White	201	135	139	425	381	414	50	36	27		60	57	676	612	637
American Indian/Alaska Native	3	2	2	2	4	4	0	0	0		0	0	5	6	6
Asian	3	2	2	4	4	3	0	1	1		1	1	7	8	7
Native Hawaiian/Pacific Islander	0	1	1	1	1	1	0	0	0		0	0	1	2	2
ETHNICITY															
Hispanic	11	18	16	31	32	37	5	4	3		3	4	47	57	60
Non-Hispanic	1131	828	890	1,912	1,737	1,780	250	209	173		154	142	3,293	2,928	2,985
Work Status															
Work-Able	720	590	602	1,355	1,165	1,139	195	152	125		0	0	2,270	1,907	1,866
Elderly/Disabled	422	256	304	588	604	678	60	61	51		157	146	1,070	1,078	1,179

**Connie Griffith was converted from PBV to PBV in 2019.*

Hardships/Move-Outs/Terminations

Participants in the LHA's public housing program and HCV rent reform study may request a hardship at any time. An approved hardship may reduce a household's rent portion for an additional interim recertification beyond the normal one-per-year option and may lower the household's TTP (but only as low as the \$150 minimum rent). Due to the eviction moratorium, households across all programs could not be evicted for non-payment of rent, rent reductions were granted upon verification of income loss and interims were completed upon request. Households could be evicted for other program/lease violations during this time. The eviction moratorium was lifted in October 2021.

During FY2021, 88 households ended participation in the public housing program and 353 ended participation in the HCV Program (Section 8). From the previous year, move-outs were down slightly from the previous year (FY2020 = 473 move-outs/terminations and FY2021 441 move-outs/terminations).

(See HUD Standard Metrics tables provided at the end of this activity)

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

The MTW PHA made no planned or unplanned changes or modifications to the metrics given in the Annual MTW Plan in the Plan Year.

v. Actual Significant Changes

There were no significant changes made activity in the Plan Year through an Annual MTW Plan amendment.

vi. Challenges in Achieving Benchmarks and Possible Strategies

The eviction moratorium prohibited property owners from evicting tenants for not paying rent from March 2020 through October 2021. Many households applied and received emergency rental assistance through state and local resources.

HUD Standard Metrics – Activity 1

CE#5: INCREASE RENTAL REVENUE

UNIT OF MEASURE: Average Gross Rental Revenue of households affected by this policy in dollars (increase)										
PROGRAM	BASELINE	BENCHMARK	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	BENCHMARK ACHIEVED?
LIPH (Public Housing)	\$2,576,196 (\$1,612,512) Average Rental Revenue	\$2,888,208 (\$2,017,152)	\$3,490,820 (\$2,109,288)	\$3,637,812 (\$2,676,180)	\$3,671,868 (\$2,803,644)	\$3,466,643 (\$2,769,132)	\$3,532,824 (\$2,034,444) 720 HHs	\$4,277,424 (\$1,999,344) 846 HHs	\$3,057,792 (\$2,113,524) 906 HHs	YES
PBV (Centre Meadows)	\$392,399 (\$290,262) 158 HHs	\$672,684 (\$497,592) 165 HHs	N/A	N/A	\$615,588 (\$390,972)	\$756,456 (\$520,772)	\$675,804 (\$548,766) 195 HHs	\$850,212 (\$415,776) 213 HHs	\$730,644 (\$322,788) 176 HHs	YES
*HCV	\$6,423,672 HAP (\$348 MCPU) 1,540 HHs	\$6,661,080 HAP (\$381 MCPU) 1,458 HHs	\$7,007,724 HAP (\$441 MCPU) 1,325 HHs	\$7,514,400 HAP (\$483 MCPU) 1,296 HHs	\$10,034,004 HAP (\$536 MCPU) 1,561 HHs	\$7,504,176 HAP (\$508 MCPU) 1,231 HHs	\$8,357,640 (\$514 MCPU) 1,355 HHs	\$11,611,716 (\$547 MCPU) 1,769	\$12,123,024 (\$556 MCPU) 1,817	NO
*Should this activity be a success for HCV participants the HAP/CPU paid should decrease, as HCV does not receive rental revenue.										

SS#1: INCREASE IN HOUSEHOLD INCOME

UNIT OF MEASURE: Average Gross Annual Earned Income of non-elderly, non-disabled, non-special partner program households affected by this policy in dollars (increase)										
PROGRAM	BASELINE	BENCHMARK	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	BENCHMARK ACHIEVED?
LIPH (Public Housing)	\$11,487 Average Earned Income of 759 HHs	\$12,857 Expected Average Earned Income of 699 HHs	\$17,209 Actual Average Earned Income of 324 (24%) of 768 HHs	\$19,518 Actual Average Earned Income of 598 (82%) of 728 HHs	\$20,634 Actual Average Earned Income of 658 (81%) of 809 HHs	\$20,807 Actual Average Earned Income of 602 (83%) of 727 HHs	\$22,048 Actual Average Earned Income of 618 (86%) of 720 HHs	\$25,430 Actual Average Earned Income of 475 of 590 Work-Able HHs	\$25,221 Actual Average Earned Income of 459 of 602 Work-Able HHs	YES
PBV (Centre Meadows)	\$15,231 Average Earned Income of 130 (82%) of 158 HHs (2016)	\$18,277 Average Earned Income of 165 HHs	N/A	N/A	\$14,726 Average Earned Income of 140 (75%) of 186 HHs	\$17,264 Average Earned Income of 163 (83%) of 196 HHs	\$18,182 Average Earned Income of 152 (78%) of 195 HHs	\$21,845 Average Earned Income of 112 of 152 Work-Able HHs	\$20,826 Actual Average Earned Income of 86 of 125 Work-Able HHs	YES
HCV	\$8,316 Average Earned Income of 1,540 HHs	\$8,535 Average Earned Income of 1,458 HHs	\$14,597 Average Earned Income of 520 (39%) of 1,325 HHs	\$14,555 Average Earned Income of 844 (65%) of 1,296 HHs	\$15,990 Average Earned Income of 836 (68%) of 1,231 HHs	\$17,807 Actual Average Earned Income of 836 of 1,231 HHs	\$19,115 Actual Average Earned Income of 1,047 (77%) of 1,355 HHs	\$16,774 Actual Average Earned Income of 819 of 1,165 Work-Able HHs	\$16,239 Actual Average Earned Income of 818 of 1,139 Work-Able HHs	YES
AGENCY-WIDE	\$9,902 2,299 LIPH & HCV HHs	\$10,696 Expected Average Earned Income of 2,157 HHs	\$15,903 Average Earned Income of 844 (71%) of 2,304 HHs	\$17,037 Average Earned Income of 1,442 (71%) of 2,024 HHs	\$17,112 Average Earned Income of 1,726 (67%) of 2,556 HHs	\$18,626 Average Earned Income of 1,634 (76%) of 2,154 HHs	\$19,795 Average Earned Income of 1,817 (80%) of 2,270 HHs	\$21,350 Actual Average Earned Income of 1,409 of 1,907 HHs	\$20,762 Actual Average Earned Income of 1,363 of 1,866 Work-Able HHs	YES

SS#3: INCREASE IN POSITIVE OUTCOMES IN EMPLOYMENT STATUS

UNIT OF MEASURE: Category 6 – Heads of Household Reporting Earned Income - non-elderly, non-disabled, non-special partner program households affected by this policy in dollars (increase)										
PROGRAM	BASELINE	BENCHMARK	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	BENCHMARK ACHIEVED?
LIPH (Public Housing)	504/759 (66%)	493/699 (71%)	324/768 (42%)	598/728 (82%)	658/809 (81%)	602/727 (83%)	618/720 (86%)	475/590 (81%)	459/602 (76%)	NO
PBV (Centre Meadows)	130/158 (82%) (2016)	165 (100%)	N/A	N/A	140/186 (75%)	163/196 (83%)	152/195 (78%)	112/152 (74%)	86/125 (69%)	NO
HCV	806/1,540 (52%)	789/1,458 (54%)	520/1,325 (39%)	844/1,296 (65%)	964/1,561 (62%)	836/1,231 (68%)	1,047/1,355 (77%)	819/1,165 (70%)	818/1,139 (72%)	YES
AGENCY-WIDE			844/2,093 (40%)	1,442/2,024 (71%)	1,762/2,556 (69%)	1,601/2,154 (74%)	1,817/2,270 (80%)	1,409/1,907 (74%)	1,363/1,866 (73%)	

SS#3: INCREASE IN POSITIVE OUTCOMES IN EMPLOYMENT STATUS

UNIT OF MEASURE: Category 5 – Heads of Household Reporting No Earned Income - non-elderly, non-disabled, non-special partner program households affected by this policy in dollars (decrease)										
PROGRAM	BASELINE	BENCHMARK	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	BENCHMARK ACHIEVED?
LIPH (Public Housing)	255 (34%)	206 (29%)	444 (59%)	130 (22%)	151 (19%)	125 (17%)	102 (14%)	115 (19%)	143 (24%)	YES
PBV (Centre Meadows)	28 (18%) (2016)	0	N/A	N/A	46 (25%)	33 (17%)	43 (22%)	40 (26%)	39 (31%)	NO
HCV	734 (48%)	669 (46%)	805 (61%)	452 (35%)	597 (38%)	395 (32%)	308 (23%)	612 (53%)	321 (28%)	YES
AGENCY-WIDE			1,249/2,093 (60%)	582/2,024 (29%)	794/2,556 (31%)	553/2,154 (26%)	471 (21%)	767 (40%)	503 (27%)	

HUD Standard Metrics – Activity 1

SS#4: HOUSEHOLDS REMOVED FROM TEMPORARY ASSISTANCE FOR NEEDY FAMILIES (TANF)										
UNIT OF MEASURE: Number of households receiving TANF assistance (decrease).										
PROGRAM	BASELINE	BENCHMARK	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	BENCHMARK ACHIEVED?
LIPH (Public Housing)	42/759 (6%)	32/699 (5%)	266/768 (35%)	95/728 (13%)	166/809 (21%)	175/727 (24%)	98/720 (14%)	43/590 (7%)	117	NO
PBV (Centre Meadows)	38/158 (24%) (2016)	0	N/A	N/A	7/186 (4%)	9/196 (5%)	3/195 (1%)	0	5	YES
HCV	86 (6%)	91 (6%)	58/1,325 (4%)	47(4%)	60/1,561 (4%)	38/1,231 (3%)	33/1,355 (2%)	20/1,165 (2%)	19	YES
AGENCY-WIDE			324/2,093 (16%)	142/2,024 (7%)	233/2,556 (9%)	222/2,154 (10%)	134/2,270 (6%)	63/1,907 (3%)	141/1,866 (.08%)	

SS#8: HOUSEHOLDS TRANSITIONED TO SELF-SUFFICIENCY (Self-sufficiency defined as any household with annual earned income of at least \$15,080 = \$7.25 (minimum wage) x 40 hours x 52 weeks)										
UNIT OF MEASURE: Number of households with earned income of at least \$15,080 per year (increase).										
PROGRAM	BASELINE	BENCHMARK	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	BENCHMARK ACHIEVED?
LIPH (Public Housing)	50	56	220 (29%)	385 (53%)	428 (53%)	399 (55%)	419 (58%)	345/590 (58%)	323/602 (54%)	YES
PBV (Centre Meadows)	72	88	N/A	N/A	58 (31%)	97 (49%)	89 (46%)	76/152 (50%)	57/125 (46%)	NO
HCV	329	408	237 (18%)	373 (29%)	474 (30%)	457 (37%)	625 (46%)	416/1,165 (36%)	396/1,139 (35%)	NO
AGENCY-WIDE			457	758	960	953 (44%)	1,133/2,270 (49%)	837/1,907 (44%)	776/1,866 (42%)	

Activity 1 – Impact Analysis

Activity 1: Public Housing Disparate Impact Analysis - Baseline Data																				
Public Housing Voted-Able Population	Heads of Household				Average Gross Annual Earned Income				Average Total Annual Adjusted Income				Average Gross Rent Payment				Rent Burden			
	FY 2013 Baseline	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY 2013 Baseline	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY 2013 Baseline	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY 2013 Baseline	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual
All Work-Able Households	860	727	720	590	602	\$10,512	\$17,229	\$18,924	\$20,314	\$19,230	\$11,197	\$16,641	\$16,315	\$17,715	\$16,604	\$281	\$139	\$129	\$38	-\$17
Gender																				
Female	774	660	654	534	558	\$10,610	\$16,864	\$18,443	\$19,275	\$18,334	\$11,245	\$16,477	\$15,976	\$16,966	\$16,213	\$284	\$132	\$118	\$28	-\$9
Male	86	67	66	56	44	\$9,623	\$24,277	\$23,978	\$30,223	\$30,588	\$10,764	\$21,630	\$19,669	\$24,865	\$21,562	\$260	\$282	\$231	\$133	-\$96
Race (Multiple selections permitted)																				
Black	677	607	614	492	505	\$10,959	\$18,228	\$19,094	\$20,439	\$19,613	\$11,656	\$17,677	\$16,479	\$18,076	\$17,140	\$290	\$156	\$124	\$43	-\$13
White	179	118	102	94	95	\$9,267	\$15,287	\$17,729	\$19,496	\$17,001	\$10,022	\$14,127	\$15,257	\$16,003	\$13,707	\$257	\$302	\$129	\$18	-\$47
American Indian / Native Alaskan	4	0	3	2	2	\$9,407	\$0	\$18,682	\$21,773	\$21,149	\$3,333	\$0	\$12,098	\$12,394	\$21,014	\$116	-	-	\$4	\$220
Asian / Pacific Islander	5	1	1	1	1	\$13,170	\$21,288	\$37,440	\$15,808	\$15,808	\$7,930	\$17,988	\$16,000	\$14,368	\$14,368	\$208	\$242	\$692	-\$541	\$0
Native Hawaiian / Other Pacific Islander	4	1	0	1	1	\$8,120	\$25,324	-	\$37,656	\$37,656	\$6,890	\$26,272	-	\$15,068	\$15,065	\$210	\$657	-	-	-
Other	3	-	-	-	-	-	-	-	-	-	\$568	-	-	-	-	\$83	-	-	-	-
Ethnicity																				
Non-Hispanic	843	711	711	573	588	\$10,514	\$17,745	\$18,891	\$20,335	\$19,232	\$11,245	\$17,073	\$16,293	\$17,655	\$16,529	\$282	\$149	\$128	\$37	-\$18
Hispanic	17	16	9	17	14	\$10,411	\$17,379	\$21,386	\$19,629	\$18,309	\$8,798	\$16,332	\$18,016	\$19,762	\$19,756	\$251	\$157	\$199	\$50	\$17
Age of Head of Household																				
18-31	421	307	277	208	192	\$9,284	\$15,804	\$16,519	\$19,136	\$15,116	\$9,320	\$14,862	\$13,383	\$15,519	\$13,295	\$249	\$128	\$88	\$57	-\$38
32-46	292	313	325	279	290	\$11,734	\$18,073	\$19,299	\$19,911	\$19,086	\$13,162	\$17,519	\$17,007	\$17,928	\$17,501	\$317	\$124	\$111	\$25	\$4
47-61	147	107	118	103	120	\$11,600	\$22,020	\$23,541	\$23,599	\$23,250	\$12,667	\$21,701	\$21,289	\$21,574	\$20,039	\$305	\$240	\$229	\$9	-\$27
Excluded Households																				
Elderly/Disabled Households	363	445	422	256	304	\$971	\$2,976	\$2,860	\$3,711	\$3,382	\$11,051	\$12,954	\$11,246	\$13,727	\$12,938	\$260	N/A	N/A	N/A	N/A

Activity 1 – Impact Analysis

HCV Population			Heads of Household				Average Gross Annual Earned Income					Average Total Annual Adjusted Income					Average TTP					Average Increased Rent Burden					
			FY 2013 Baseline	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY 2013 Baseline	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY 2013 Baseline	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY 2013 Baseline	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY 2014 Benchmark	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual
All Work-Able Households			1,454	1,231	1,355	1,165	1,139	\$8,632	\$12,573	\$14,770	\$11,792	\$11,655	\$10,501	\$11,202	\$13,815	\$11,487	\$12,806	\$271	\$305	\$339	\$318	\$347	\$35	\$34	\$68	\$-21	\$29
Gender																											
Female			1,404	1,138	1,272	1,088	1,063	\$8,697	\$12,742	\$14,856	\$11,873	\$11,731	\$10,547	\$11,288	\$14,096	\$11,624	\$12,968	\$273	\$307	\$343	\$321	\$350	\$34	\$34	\$70	\$-22	\$29
Male			50	93	83	77	76	\$7,995	\$9,402	\$13,454	\$13,560	\$10,952	\$8,958	\$9,599	\$9,516	\$9,546	\$10,541	\$237	\$274	\$285	\$276	\$297	\$47	\$37	\$48	\$-9	\$21
Race (Multiple elections permitted)																											
Black			1,183	1,006	1,112	966	929	\$8,942	\$12,950	\$15,140	\$11,803	\$11,826	\$10,787	\$11,392	\$14,268	\$11,568	\$12,910	\$279	\$309	\$345	\$320	\$349	\$34	\$30	\$66	\$-25	\$29
White			277	221	238	194	205	\$7,561	\$10,816	\$12,986	\$11,601	\$10,749	\$9,341	\$10,298	\$11,579	\$10,943	\$12,386	\$242	\$287	\$309	\$305	\$337	\$38	\$45	\$67	\$-4	\$32
American Indian / Native Alaskan			5	1	2	3	3	\$6,298	\$28,288	\$28,022	\$18,877	\$18,877	\$7,354	\$31,540	\$27,242	\$21,933	\$7,744	\$189	\$788	\$650	\$527	\$244	\$34	\$599	\$461	\$-123	\$-283
Asian / Pacific Islander			-	2	2	2	2	-	\$12,480	\$15,229	\$14,317	\$14,317	-	\$20,128	\$13,789	\$9,246	\$15,011	-	\$317	\$345	\$231	\$376	-	\$94	\$122	\$-114	\$145
Native Hawaiian / Other Pacific Islander			1	1	1	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,584	\$6,144	\$0	\$0	\$150	\$166	\$154	\$0	\$0	\$-286	\$166	\$-12	\$-154
Other**			1	-	-	-	-	\$22,260	-	-	-	-	\$0	-	-	-	-	\$50	-	-	-	\$100	-	-	-	-	
Ethnicity																											
Non-Hispanic			1,438	1,205	1,326	1,141	1,111	\$8,654	\$12,618	\$14,840	\$11,757	\$11,656	\$10,475	\$11,325	\$12,422	\$11,490	\$12,750	\$271	\$308	\$340	\$318	\$345	\$35	\$37	\$69	\$-22	\$27
Hispanic			16	26	29	24	28	\$10,432	\$9,995	\$11,576	\$13,449	\$11,618	\$12,096	\$5,542	\$9,921	\$11,351	\$15,033	\$306	\$190	\$309	\$316	\$405	\$21	\$-116	\$3	\$7	\$89
Age of Head of Household																											
18-31			497	359	338	219	232	\$8,238	\$11,449	\$12,585	\$11,400	\$8,103	\$9,035	\$9,900	\$9,525	\$7,977	\$7,713	\$237	\$276	\$283	\$249	\$230	\$42	\$39	\$46	\$-34	\$-19
32-46			759	689	800	747	720	\$9,231	\$13,695	\$16,060	\$12,440	\$12,235	\$11,774	\$11,898	\$13,766	\$12,212	\$13,635	\$302	\$320	\$365	\$333	\$364	\$29	\$18	\$63	\$-32	\$31
47-61			198	183	217	199	187	\$7,579	\$10,427	\$13,416	\$10,672	\$9,543	\$9,238	\$11,206	\$11,498	\$12,627	\$11,624	\$242	\$312	\$330	\$337	\$328	\$38	\$70	\$88	\$7	\$-9
Excluded Households																											
Elderly/Disabled			1,196	709	588	604	454	\$1,810	\$1,446	\$1,614	\$1,320	\$876	\$8,879	\$10,540	\$10,240	\$10,875	\$5,536	\$227	\$266	\$271	\$275	\$267	N/A	N/A	N/A	N/A	N/A

Activity 1 – Impact Analysis

Activity 1: Centre Meadows														
Disparate Impact Analysis - Baseline Data														
Centre Meadows Population	Heads of Household			Average Gross Annual Earned Income			Average Total Annual Adjusted Income			Average Gross Rent Payment			Rent Burden	
	FY2019	FY2020	FY2021	FY2019	FY2020	FY2021	FY2019	FY2020	FY2021	FY2019	FY2020	FY2021	FY2019	FY2020
Work-Able Households														
	195	152	125	\$14,172	\$16,097	\$14,328	\$11,827	\$12,674	\$13,652	\$289	\$340	\$357	-\$66	\$51
Gender														
Female	181	142	115	\$14,310	\$16,380	\$14,360	\$12,020	\$12,493	\$13,600	\$284	\$336	\$356	-\$68	\$52
Male	14	10	10	\$12,398	\$12,074	\$13,962	\$9,336	\$13,918	\$14,250	\$352	\$407	\$374	-\$35	\$55
Race (Multiple selections permitted)														
Black	164	133	111	\$13,570	\$16,504	\$14,360	\$11,046	\$12,524	\$13,670	\$284	\$340	\$354	-\$73	\$56
White	31	18	13	\$17,356	\$13,983	\$15,083	\$11,997	\$13,604	\$14,543	\$316	\$350	\$402	-\$26	\$34
American Indian / Native Alaskan	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asian / Pacific Islander	0	1	1	\$0	\$0	\$0	\$0	\$5,620	\$0	\$0	\$150	\$150	\$0	\$0
Native Hawaiian / Other Pacific Islander	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other**	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ethnicity														
Non-Hispanic	191	150	123	\$14,095	\$15,951	\$14,105	\$11,649	\$12,554	\$13,586	\$288	\$337	\$356	-\$63	\$49
Hispanic	4	2	2	\$17,854	\$27,013	\$28,089	\$14,873	\$18,962	\$17,678	\$342	\$625	\$442	-\$290	\$283
Age of Head of Household														
18-31	117	82	66	\$12,131	\$15,383	\$14,912	\$11,822	\$10,504	\$12,210	\$260	\$293	\$319	-\$87	\$33
32-46	58	52	45	\$18,621	\$16,757	\$15,613	\$12,168	\$16,552	\$16,726	\$337	\$427	\$438	-\$26	\$90
47-61	20	18	14	\$13,213	\$17,634	\$7,448	\$10,872	\$10,582	\$10,567	\$322	\$306	\$277	-\$71	-\$16
Excluded Households														
Elderly/Disabled Households	56	61	51	\$674	\$1,311	\$1,519	\$9,326	\$12,764	\$12,706	\$260	\$314	\$318	N/A	N/A

Activity 10: Housing Choice Voucher Tenant-Based Special Partners Programs

i. Plan Year Approved, Implemented, Amended

Activity proposed/approved FY2014; A technical amendment submitted January 14, 2016; approved January 20, 2016, and re-proposed in the FY2020 Plan

ii. Description/Update

Providing HCV rental assistance to special partners that provide social services in the community is crucial to addressing the unique issues of at-risk populations. The LHA currently provides voucher assistance to a maximum of 32 participants for the Bluegrass.org, Community Action Council (CAC) and Arbor Youth Services. During the pandemic, these programs were greatly needed in the community to assist the most vulnerable populations.

Bluegrass.org (22 vouchers) provides wraparound services for persons with severe mental illness or substance abuse diagnoses who have completed treatment and are involved in recovery services. CAC (7 vouchers) provides case management to Foster Care youth aging out of the system. Arbor Youth Services three (3) vouchers to youth between 18 and 24.

This activity is ongoing and permits the LHA to provide an admissions preference to families eligible for and willing to participate in these special partner programs as a condition of continued assistance. While LHA hopes the majority of these families will subsequently seek unsubsidized housing in the private market, these households will also be eligible to apply for public housing or another HCV voucher (including Family Self-Sufficiency vouchers) through the Authority's normal application procedures.

(See HUD Standard Metrics tables provided at the end of this activity)

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

The MTW PHA made no planned or unplanned changes or modifications to the metrics given in the Annual MTW Plan in the Plan Year.

v. Actual Significant Changes

There were no significant changes made activity in the Plan Year through an Annual MTW Plan amendment.

vi. Challenges in Achieving Benchmarks and Possible Strategies

The LHA monitors the metrics for this activity to determine if benchmarks are consistently not being met, if this is the case staff will re-evaluate requirements and make adjustments where needed.

HUD Standard Metrics – Activity 10

Activity 10 – HCV Tenant-Based Special Partner Programs						
SS #3: Increase in Positive Outcomes in Employment Status						
Unit of Measurement – Employment Status: Category 5 Unemployed (reporting no earned income)						
Baseline (FY2017)	Benchmark	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
New Vista -2 CAC - 1	0	New Vista – 2 CAC – 3	New Vista – 21 CAC - 1	New Vista – 16 CAC – 0 Arbor Youth Services - 2	New Vista – 16 CAC – 0 Arbor Youth Services - 2	NO
Data Source: Special Partner Reporting						

CE #4: Increase in Resources Leveraged						
CE #4: Increase in Resources Leveraged						
Baseline (FY2017)	Benchmark	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
\$44,892 New Vista - \$35,292 CAC - \$9,600	New Vista - \$35,292 CAC - \$48,000 Arbor Youth - \$19,476	New Vista – \$117,412 CAC – \$21,614	New Vista – \$122,786 CAC - \$28,740	New Vista - \$116,856 CAC - \$12,984 Arbor Youth Services - \$19,476	New Vista - \$116,856 CAC - \$12,984 Arbor Youth Services - \$19,476	No
Data Source: Special Partner Reporting						

Activity 10 – HCV Tenant-Based Special Partner Programs						
SS4: Households Removed from Temporary Assistance for Needy Families (TANF)						
Unit of Measurement – Number of households affected by Activity #10 receiving TANF assistance (decrease).						
Baseline (FY2017)	Benchmark	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
New Vista – 4 CAC - 0	17	New Vista – 5 CAC – 1	New Vista – 6 CAC – 2	New Vista - 4 CAC - 2 Arbor Youth Services - 3	New Vista - 4 CAC - 1 Arbor Youth Services - 5	NO
Data Source: Special Partner Reporting						

Activity 10 – HCV Tenant-Based Special Partner Programs						
SS #1: Increase in Household Income						
Unit of Measurement – Average earned income of households affected by this policy in dollars (increase).						
Baseline (FY2017)	Benchmark	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
Bluegrass.org - \$8,600 CAC- \$3,600	\$15,080	New Vista – \$11,689 CAC – \$4,297	New Vista – \$11,113 CAC – \$12,019	New Vista - \$10,293 CAC - \$5,000 Arbor Youth Services - \$5,496	New Vista - \$11,522 CAC - \$9,000 Arbor Youth Services - \$12,044	NO

HUD Standard Metrics – Activity 10

Activity 10 – HCV Tenant-Based Special Partner Programs						
SS8: Households Transitioned to Self-Sufficiency						
Unit of Measurement – Number of households transitioned to self-sufficiency (increase).						
For this activity, self-sufficiency is defined as any household that has earned income of at least ¹ \$15,080 per year.						
Baseline (FY2017)	Benchmark	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
New Vista – 2 CAC - 0	35	New Vista – 3 CAC – 1	New Vista – 3 CAC – 0	New Vista - 4 CAC - 1 Arbor Youth Services - 3	New Vista - 3 CAC - 0 Arbor Youth Services - 1	YES
¹ \$15,080 = Federal minimum wage (\$7.25/hour) x 40-hour work week x 52 weeks of work per year						
Data Source: Special Partner reporting.						
Activity 10 – HCV Tenant-Based Special Partner Programs						
HC #3: Decrease in Wait List Time						
Unit of Measurement – Average applicant time on wait list in months (decrease).						
Baseline (FY2017)	Benchmark	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
3 months	3 months	New Vista – 0 CAC – 0	New Vista – 0 CAC – 0	New Vista - 0 CAC - 0 Arbor Youth Services - 0	New Vista - 0 CAC - 0 Arbor Youth Services - 0	YES
Data Source: Special Partner reporting						

Activity 10 – HCV Tenant-Based Special Partner Programs						
HC #5: Increase in Resident Mobility						
Unit of Measurement – Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero.						
Baseline (FY2017)	Benchmark	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
26	32	New Vista – 25 CAC – 3	New Vista – 25 CAC – 4	New Vista - 18 CAC - 1 Arbor Youth Services - 3	New Vista - 1 CAC - 1 Arbor Youth Services - 5	NO
Data Source: Special Partner reporting.						

Activity 12 – Local, Non-Traditional Use of MTW Funds for Special Partners

i. Plan Year Approved, Implemented, Amended

Activity Proposed, Approved, and Implemented in FY 2014

ii. Description/Update

The Housing Authority provides monthly rental subsidy to eight (8) special partners who have agreed to house and provide wraparound social services to a minimum of 436 families with special needs. These agencies serve individuals with mental illness and/or substance abuse issues; individuals recently released from prison or jail; families in need of financial literacy, credit management, and homeownership resources; single parents enrolled full-time in higher education; and homeless individuals and families.

- With Housing Authority approval, special partner organizations are permitted to require that participants reside in designated service-enriched housing units in order to receive rental subsidy; and
- With Housing Authority approval, special partner organizations are permitted to house program participants in HUD-defined special housing types. Within these special housing type units, partner organizations will also be permitted to request Housing Authority approval to house up to two unrelated adults in a zero- or one-bedroom unit.

The following social service providers are serving program participants for the number of vouchers allotted, with some providers serving as much as 48% more than the allotted vouchers – 695 families were served during FY2021. The LHA funded \$136,928 monthly to the participating providers. These providers are expected to serve a minimum of 436 participants.

Special Partner Program	Households Served	# of Vouchers	Families Served FY2017	Families Served FY2018	Families Served FY2019	Families Served FY2020	Families Served FY2021
Canaan House	Individuals who have been diagnosed with mental illness	17	17	17	19	12	11
Greenhouse 17	Victims of domestic violence, dating violence, sexual assault and stalking	25	24	24	26	39	33
Hope Center	Persons who have substance abuse problems and are in need of voluntary or court-mandated treatment	192	317	291	304	348	392
New Beginnings	Individuals who have been diagnosed with a mental illness	29	33	30	30	32	32
Oasis Rental Assistance	Families in need of financial literacy, credit management and homeownership resources	30	36	32	36	33	36

One Parent Scholar House	Single parents who are full-time students in a post-secondary educational institution	80	123	113	115	114	117
Serenity Place (Chrysalis House)	Parents with children: who have recently been released from jail or are homeless	40	54	53	53	52	48
Urban League	Elderly	23	22	22	23	25	26
Totals		436	626	582	606	655	695

(See HUD Standard Metrics tables provided at the end of this activity)

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There have been no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

The LHA will monitor the metrics for this activity to determine if benchmarks are consistently not being met, if this is the case staff will re-evaluate requirements and make adjustments where needed.

HUD Standard Metrics – Activity 12

Activity 12) Local, Non-Traditional Use of MTW Funds for Special Partners						
*SS7: Increase in Agency Rental Revenue						
Unit of Measure – Housing Assistance Payment (HAP) savings in dollars (decrease).						
Baseline	Benchmark	FY2018 Outcome	FY2019 Outcome	FY2020 Outcome	FY2021 Outcome	Benchmark Achieved?
\$335 monthly per unit cost	\$224 monthly per unit cost	\$223 monthly per unit cost	\$282 monthly per unit cost	\$343 monthly per unit cost	\$324 monthly per unit cost	No
Data Source: Special Partner reporting.						

Activity 12) Local, Non-Traditional Use of MTW Funds for Special Partners						
SS8: Households Transitioned to Self-Sufficiency						
Unit of Measure – Number of households transitioned to self-sufficiency (increase).						
For this activity, self-sufficiency is defined as any household that has earned income of at least ¹ \$15,080 per year.						
Baseline	Benchmark	FY2018 Outcome	FY2019 Outcome	FY2020 Outcome	FY2021 Outcome	Benchmark Achieved?
28	40	32	43	75	97	YES
¹ \$15,080 = Federal minimum wage (\$7.25/hour) x 40-hour work week x 52 weeks of work per year						
Data Source: Special Partner reporting.						

Activity 12) Local, Non-Traditional Use of MTW Funds for Special Partners						
HC #5: Increase in Resident Mobility						
Unit of Measurement – Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero.						
Baseline (FY2017)	Benchmark	FY2018 Outcome	FY2019 Outcome	FY2020 Outcome	FY2021 Outcome	Benchmark Achieved?
198	238	166	166	136	184	NO
Data Source: Special Partner reporting.						

Activity 12) Local, Non-Traditional Use of MTW Funds for Special Partners						
HC #6: Increase in Homeownership Opportunities						
Unit of Measurement – Number of households that purchased a home as a result of the activity (increase).						
Baseline (FY2017)	Benchmark	FY2018 Outcome	FY2019 Outcome	FY2020 Outcome	FY2021 Outcome	Benchmark Achieved?
0	0	0	0	0	0	YES
Data Source: Special Partner reporting.						

Activity 12) Local, Non-Traditional Use of MTW Funds for Special Partners						
HC #7: Households Assisted by Services that Increase Housing Choice						
Unit of Measurement – Number of households receiving services aimed to increase housing choice (increase).						
Baseline (FY2017)	Benchmark	FY2018 Outcome	FY2019 Outcome	FY2020 Outcome	FY2021 Outcome	Benchmark Achieved?
626	640	582	606	655	695	YES
Data Source: Special Partner reporting.						

Activity 13 – Local Self-Sufficiency Admissions and Occupancy Requirements (Rent Reform)

i. Plan Year Approved, Implemented, Amended

Proposed FY 2014

Technical Amendment January 14, 2016

ii. Description/Update

Impose a minimum earned income calculation for work able, non-elderly, non-disabled families, including full-time students, residing at self-sufficiency units or Centre Meadows regardless of employment status.

The number of work-able households reporting earned income was down for Centre Meadows (CM) households reporting earned income over the previous year. The average earned income reported was down for both SSI/II and CM households. LHA staff attributes the decrease largely to COVID-19 related issues during the entirety of FY2021 (July 1, 2020 – June 30, 2021). Many households were affected by the pandemic, resulting in loss of income due to layoffs or substantial cut in hours. The imputed income calculation was suspended for households who lost employment due to COVID-19.

Program	Minimum Hours	Hourly Rate	Current Annual Imputed Income
Self-Sufficiency Level 1	37.5	Federal Minimum Wage	$\$7.25 \times 37.5 \times 52 = \$14,138$
Self-Sufficiency Level 2	20	Federal Minimum Wage	$\$7.25 \times 20 \times 52 = \$7,540$
Centre Meadows	20	Federal Minimum Wage	$\$7.25 \times 20 \times 52 = \$7,540$

Units	Average Annual Earned Income (of households reporting earned income)				Households Reporting Earned Income			
	FY2018	FY2019	FY2020	FY2021	FY2018	FY2019	FY2020	FY2021
SSI & II	\$21,166	\$22,552	\$25,069	\$25,431	539	643	459	431
Centre Meadows	\$17,264	\$18,182	\$21,845	\$20,826	163	152	112	86
	Households Reporting No Earned Income				Households Receiving TANF			
	FY2018	FY2019	FY2020	FY2021	FY2018	FY2019	FY2020	FY2021
SSI & II	96	79	302	119	130	73	43	84
Centre Meadows	33	43	40	39	9	3	0	5

FY2021 Characteristics of SSI, SSII and Center Meadows Work-Able Households

Households	SSI	SSII	Centre Meadows	Total
Total	179	371	125	675
Gender				
Female	166	345	115	626
Male	13	26	10	49
Race				
Black	149	313	111	573
White	28	56	13	97
Asian	1	0	1	2
Native Hawaiian/Pacific Islander	0	1	0	1
American Indian / Alaska Native	1	1	0	2
Ethnicity				
Hispanic	173	7	2	182
Non-Hispanic	6	364	123	493
AGE				
18-31	41	136	66	243
32-46	91	173	45	309
47-61	47	62	14	123

(See HUD Standard Metrics tables provided at the end of this activity)

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There have been no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

The LHA will monitor the metrics for this activity to determine if benchmarks are consistently not being met, if this is the case staff will re-evaluate requirements and make adjustments where needed.

HUD Standard Metrics – Activity 13

Activity 13: Rent Reform - Local Self-Sufficiency Admissions and Occupancy Requirements							
SS #1: INCREASE IN HOUSEHOLD INCOME							
UNIT OF MEASURE: Average earned income of households affected by this policy in dollars (increase).							
	Baseline	Benchmark	Outcome FY2016	Outcome 2019	Outcome 2020	Outcome 2021	Benchmark Achieved?
SSI/SSII (PUBLIC HOUSING)	\$12,800 Average gross annual earned income from 648 non-elderly/non-disabled households as of June 30, 2013	Expected average gross annual earned income from 639 non-elderly/non-disabled households as of June 30, 2015	Actual average gross annual earned income from 542 of 646 non-elderly/non-disabled households as of June 30, 2016	Actual average gross annual earned income from 564 of 643 non-elderly/non-disabled households as of June 30, 2019	Actual average gross annual earned income from 421 of 522 non-elderly/non-disabled households as of June 30, 2020	Actual average gross annual earned income from 431 of 550 non-elderly/non-disabled households as of June 30, 2021	YES
	\$12,800	\$13,704	\$18,151	\$22,552	\$25,602	\$25,431	
CENTRE MEADOWS (PBV)	Average annual earned income from 119 of 144 non-elderly/non-disabled households as of June 30, 2016	Expected average annual earned income from 165 non-elderly/non-disabled households as of June 30, 2017	Actual average annual earned income from non-elderly/non-disabled households as of June 30, 2016	Actual average annual earned income from 152 of 195 non-elderly/non-disabled households as of June 30, 2019	Actual average annual earned income from 112 of 152 non-elderly/non-disabled households as of June 30, 2020	Actual average annual earned income from 86 of 125 non-elderly/non-disabled households as of June 30, 2020	YES
	\$15,231	\$18,277	N/A	\$18,182	\$21,846	\$20,826	

Activity 13: Rent Reform - Local Self-Sufficiency Admissions and Occupancy Requirements									
SS #1: INCREASE IN HOUSEHOLD INCOME									
Category 6: Other (Heads of Household Reporting Earned Income).									
	Baseline	Benchmark	Outcome FY2016	Outcome FY2017	Outcome FY2018	Outcome 2019	Outcome 2020	Outcome 2021	Benchmark Achieved?
SSI/SSII (PUBLIC HOUSING)	Non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2015	Expected non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2016	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2016	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2017	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2018	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2019	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2020	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2021	No
	303	628	542	568	539	643	421	431	
CENTRE MEADOWS (PBV)	Non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2016	Expected non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2017	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2016	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2017	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2018	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2019	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2020	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report earned income as of June 30, 2021	No
	130	165	N/A	140	163	152	112	86	

Activity 13: Rent Reform - Local Self-Sufficiency Admissions and Occupancy Requirements									
SS #1: INCREASE IN POSITIVE OUTCOMES IN EMPLOYMENT STATUS									
Category 5: Unemployed Heads of Household (Reporting No Earned Income)									
	Baseline	Benchmark	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
SSI/SSII (PUBLIC HOUSING)	Non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2015	Expected non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2016	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2016	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2017	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2018	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2019	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2020	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2021	No
	95 of 628	0	104	115	96	79	101	119	
CENTRE MEADOWS (PBV)	Non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2016	Expected non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2017	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2016	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2017	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2018	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2019	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2020	Actual non-elderly/non-disabled households where the head/co-head/co-head/spouse report no earned income as of June 30, 2021	No
	28 of 158	0	N/A	46	33	43	40	39	

HUD Standard Metrics – Activity 13

Activity 13: Rent Reform - Local Self-Sufficiency Admissions and Occupancy Requirements									
SS #6: REDUCING PER UNIT SUBSIDY COSTS FOR PARTICIPATING HOUSEHOLDS									
Unit of Measure – Average amount of Section 8 and/or Section 9 subsidy per household affected by this policy in dollars (decrease)									
	Baseline	Benchmark	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
SSI/SSI (PUBLIC HOUSING)	Average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household affected by this policy in dollars as of June 30, 2015	Expected average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2016	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2016	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2017	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2018	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2019	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2020	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2021	No
	\$2,921 (\$243 MPUC)	\$2,191 (\$183 MPUC)	\$3,017 (\$251 MPUC)	\$2,783 (\$233 MPUC)	\$2,696 (\$225 MPUC)	\$2,415 (\$201 MPUC)	\$3,460 (\$288 MPUC)	\$3,899 (\$325 MPUC)	
CENTRE MEADOWS (PBV)	Average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household affected by this policy in dollars as of June 30, 2016	Expected average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2017	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2016	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2017	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2018	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2019	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2020	Actual average amount of Section 8 and/or 9 subsidy per non-elderly/non-disabled household as of June 30, 2021	No
	\$399	\$299	N/A	\$5,543 (\$462 MPUC)	\$5,361 (\$447 MPUC)	\$5,636 (\$478 MPUC)	\$5,388 (\$449 MPUC)	\$7,702 (\$642 MPUC)	

Activity 13: Rent Reform - Local Self-Sufficiency Admissions and Occupancy Requirements									
SS #7: INCREASE IN AGENCY RENTAL REVENUE PER MONTH									
Unit of Measure – PHA rental revenue in dollars (increase).									
	Baseline	Benchmark	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
SSI/SSI (PUBLIC HOUSING)	PHA rental revenue prior to implementation of Activity #13 as of June 30, 2015	Expected PHA rental revenue after implementation of Activity #13 as of June 30, 2016	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2016	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2017	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2018	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2019	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2020	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2021	Yes
	\$134,619	\$193,851	\$278,328	\$233,777	\$288,887	\$248,198	\$311,587	\$246,741	
CENTRE MEADOWS (PBV)	PHA rental revenue prior to implementation of Activity #13 as of June 30, 2016	Expected PHA rental revenue after implementation of Activity #13 as of June 30, 2017	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2016	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2017	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2018	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2019	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2020	Actual PHA rental revenue after implementation of Activity #13 as of June 30, 2021	No
	\$392,700 (\$32,700 monthly)	\$672,684 (\$56,057 monthly)	N/A	\$519,803 (\$43,317 monthly)	\$520,772 (\$43,398 monthly)	\$417,350 (\$34,779 monthly)	\$620,604 (\$51,717 monthly)	\$730,644 (\$60,887 monthly)	

Activity 13: Rent Reform - Local Self-Sufficiency Admissions and Occupancy Requirements

SS #8: HOUSEHOLDS TRANSITIONED TO SELF-SUFFICIENCY

The LHA define self-sufficiency as any household that has earned income of at least \$15,080 per year.

Number of households transitioned to self-sufficiency (increase). Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.

	Baseline	Benchmark	Outcome FY2017	Outcome FY2018	Outcome 2019	Outcome 2020	Outcome 2021	Benchmark Achieved?
SSI/SSI (PUBLIC HOUSING)	Non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2013	Expected non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2015	Actual non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2017	Actual non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2018	Actual non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2019	Actual non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2020	Actual non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2021	Yes
	48	58	372	368	393	307	307	
CENTRE MEADOWS (PBV)	Non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2016	Expected non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2017	Actual non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2017	Actual non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2018	Actual non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2019	Actual non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2020	Actual non-elderly/non-disabled households where the head of household meets the definition of self-sufficiency as of June 30, 2021	No
	72	88	58	97	89	75	57	

Disparate Impact Analysis - Baseline Data																											
Self-Sufficiency Population	Heads of Household					Average Total Annual Adjusted Income					Average Gross Annual Earned Income					Average Gross Rent Payment					Average Increased Rent Burden						
	FY 2013	FY2018	FY2019	FY2020	FY2021	FY2013	FY2018	FY2019	FY2020	FY2021	FY 2013	FY2018	FY2019	FY2020	FY2021	FY 2013	FY2018	FY2019	FY2020	FY2021	FY2015	FY2018	FY2019	FY2020	FY2021		
All Non-Blind/Not Disabled Households																											
	210	211	218	217	179	\$16,431	\$19,090	\$20,303	\$20,783	\$21,055	\$16,555	\$21,580	\$20,303	\$26,385	\$25,965	\$380	\$479	\$508	\$523	\$536	\$82	\$99	128	\$15	\$15		
Gender																											
Female	201	196	204	193	166	\$16,399	\$18,781	\$20,105	\$19,847	\$20,675	\$16,525	\$20,942	\$24,658	\$24,928	\$24,746	\$378	\$472	\$505	\$500	\$527	\$84	\$94	\$125	\$31	\$27		
Male	9	15	14	24	13	\$17,154	\$23,124	\$23,184	\$28,310	\$25,902	\$17,228	\$29,915	\$33,383	\$38,104	\$41,502	\$426	\$569	\$580	\$706	\$648	\$41	\$143	\$154	\$11	(\$38)		
Race (Multiple selections permitted)																											
Black	170	175	183	181	149	\$16,581	\$19,296	\$20,778	\$21,793	\$21,658	\$16,281	\$21,860	\$25,614	\$26,337	\$26,086	\$387	\$484	\$519	\$548	\$552	\$90	\$97	\$132	\$35	\$4.00		
White	39	35	33	34	28	\$17,164	\$17,655	\$17,120	\$15,811	\$17,967	\$18,048	\$20,071	\$22,838	\$25,905	\$25,191	\$365	\$446	\$428	\$395	\$457	\$110	\$81	\$63	-\$18.00	\$62.00		
American Indian / Native Alaskan	1	0	1	1	1	\$5,184	\$0	\$22,778	\$13,536	\$24,352	\$29,827	\$0	\$19,682	\$25,972	\$24,544	\$130	\$0	\$569	\$338	\$609	\$0	\$0	\$439	0	\$271.00		
Asian / Pacific Islander	2	0	1	1	1	\$10,090	\$0	\$36,000	\$14,568	\$14,368	\$20,313	\$0	\$37,440	\$15,808	\$15,808	\$278	\$0	\$900	\$359	\$359	\$215	\$0	\$622	0	\$0.00		
Native Hawaiian / Other Pacific Islander	0	1	0	0	0	\$0	\$26,272	\$0	\$0	\$0	\$0	\$25,324	\$0	\$0	\$0	\$0	\$657	\$0	\$0	\$0	\$394	\$657	0	0	\$0.00		
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
Ethnicity																											
Non-Hispanic	204	205	216	211	173	\$16,511	\$19,109	\$20,240	\$20,530	\$20,818	\$16,508	\$21,615	\$25,161	\$26,311	\$25,971	\$381	\$479	\$506	\$516	\$530	\$119	\$98	\$125	\$10	\$14		
Hispanic	6	6	2	6	6	\$13,711	\$18,450	\$27,060	\$29,686	\$27,873	\$18,145	\$20,361	\$28,787	\$28,984	\$25,736	\$351	\$461	\$677	\$742	\$722	\$172	\$100	\$326	\$65	(\$20)		
Age of Head of Household																											
18-31	88	85	70	60	41	\$13,189	\$15,135	\$16,646	\$19,170	\$17,562	\$13,760	\$17,582	\$21,984	\$28,001	\$26,698	\$312	\$383	\$416	\$482	\$446	\$89	\$71	\$104	\$66	-\$36.00		
32-46	88	92	106	107	91	\$17,554	\$19,473	\$20,083	\$19,808	\$20,751	\$17,177	\$21,814	\$23,550	\$23,728	\$22,634	\$405	\$487	\$502	\$497	\$528	\$150	\$82	\$97	-\$5.00	\$31.00		
47-61	34	34	42	50	47	\$21,916	\$27,940	\$26,940	\$24,883	\$24,680	\$22,179	\$30,941	\$34,693	\$29,019	\$31,206	\$489	\$695	\$674	\$628	\$629	\$118	\$306	\$185	-\$46.00	\$1.00		
Excluded Households																											
Elderly/Disabled Households	35	75	64	65	63	\$15,369	\$18,399	\$15,051	\$13,940	\$13,940	\$4,429	\$6,768	\$8,693	\$6,820	\$6,482	\$343	\$461	\$379	\$426	\$332	N/A	N/A	N/A	N/A	N/A		

Activity 13: Self-Sufficiency II																													
Self-Sufficiency II Population						Heads of Household				Average Total Annual Adjusted Income					Average Gross Annual Earned Income					Average Gross Rent Payment					Average Increased Rent Burden				
						FY 2013	FY2018	FY2019	FY2020	FY2021	FY 2013	FY2018	FY2019	FY2020	FY2021	FY 2013	FY2018	FY2019	FY2020	FY2021	FY 2013	FY2018	FY2019	FY2020	FY2021	FY 2013	FY2018	FY2019	FY2020
All Non-Elderly/Non-Disabled Households						419	424	425	305	371	\$16,431	\$16,556	\$15,452	\$15,339	\$15,610	\$11,012	\$16,168	\$17,005	\$16,567	\$17,017	\$297	\$386	\$390	\$407	\$45	\$119	\$89	\$4	\$17
Gender																													
Female						379	382	383	279	345	\$11,813	\$15,953	\$15,000	\$14,593	\$15,233	\$10,848	\$15,626	\$16,461	\$15,826	\$16,417	\$294	\$375	\$372	\$397	\$42	\$107	\$81	-\$3	\$25
Male						40	42	42	26	26	\$15,238	\$22,040	\$19,577	\$23,338	\$20,614	\$13,450	\$21,100	\$21,965	\$24,537	\$24,980	\$340	\$489	\$583	\$533	\$62	\$211	\$149	\$94	-\$50
Race (Multiple selections permitted)																													
Black						351	365	370	251	313	\$12,244	\$16,957	\$15,292	\$15,115	\$16,112	\$11,051	\$16,156	\$17,008	\$16,534	\$17,282	\$300	\$382	\$385	\$420	\$85	\$35	\$82	\$3	\$35
White						71	58	53	52	56	\$11,594	\$14,008	\$16,898	\$16,503	\$12,768	\$11,363	\$16,160	\$16,940	\$16,299	\$15,151	\$289	\$423	\$418	\$333	\$16	\$3	\$134	-\$5	-\$85
American Indian / Native Alaskan						1	0	2	1	1	\$5,400	\$0	\$6,759	\$11,251	\$17,675	\$7,800	\$0	\$18,182	\$17,754	\$17,754	\$135	\$169	\$281	\$442	\$0	\$0	\$34	\$112	\$161
Asian / Pacific Islander						1	1	0	0	0	\$5,400	\$17,988	\$0	\$ -	\$ -	\$7,800	\$21,288	\$0	\$0	\$0	\$135	\$0	\$0	\$0	\$274	\$227	\$0	\$0	\$0
Native Hawaiian / Other Pacific Islander						3	0	0	1	1	\$9,186	\$0	\$0	\$15,068	\$15,605	\$10,826	\$0	\$0	\$37,656	\$37,656	\$230	\$0	\$377	\$390	-\$80	\$0	\$0	\$0	\$13
Other						0	0	0	0	0	\$0	\$0	\$0	\$ -	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ethnicity																													
Non-Hispanic						415	415	418	296	364	\$12,129	\$16,566	\$15,452	\$15,378	\$15,617	\$11,057	\$16,149	\$16,963	\$16,626	\$17,064	\$298	\$386	\$391	\$407	\$7	\$118	\$88	\$5	\$16
Hispanic						4	9	7	9	7	\$13,246	\$16,081	\$15,432	\$14,044	\$15,240	\$15,145	\$16,982	\$19,528	\$14,645	\$14,559	\$332	\$386	\$362	\$394	-\$22	\$70	\$54	-\$24	\$32
Age of Head of Household																													
18-31						223	191	180	107	136	\$10,494	\$15,091	\$13,212	\$13,473	\$12,397	\$10,459	\$15,186	\$15,678	\$13,910	\$14,020	\$268	\$330	\$346	\$336	\$38	\$112	\$62	\$16	-\$10
32-46						137	173	184	153	173	\$13,416	\$17,143	\$16,599	\$15,768	\$16,586	\$11,295	\$16,456	\$18,205	\$18,088	\$17,930	\$321	\$415	\$400	\$426	\$42	\$108	\$94	-\$15	\$26
47-61						59	60	61	45	62	\$15,397	\$19,527	\$18,603	\$18,314	\$19,937	\$13,044	\$18,466	\$17,301	\$17,714	\$21,043	\$360	\$465	\$460	\$509	\$37	\$133	\$105	-\$5	\$49
Excluded Households																													
Elderly/Disabled Households						153	244	226	174	236	\$10,372	\$13,122	\$11,607	\$11,781	\$12,755	\$597	\$1,856	\$2,293	\$1,638	\$2,467	\$260	\$293	\$297	\$321	N/A	N/A	N/A	N/A	N/A

Activity 13: Centre Meadows																										
Disparate Impact Analysis																										
Centre Meadows Population	Heads of Household					Average Gross Annual Earned Income					Average Total Annual Adjusted Income					Average Gross Rent Payment					Rent Burden					
	FY 2016 Baseline	FY2018	FY2019	FY2020	FY2021	FY2016 Baseline	FY2018	FY2019	FY2020	FY2021	FY2016 Baseline	FY2018	FY2019	FY2020	FY2021	FY2016 Baseline	FY2018	FY2019	FY2020	FY2021	FY2018	FY2019	FY2020	FY2021		
All Non-Eligible/Non-Disabled Households	158	196	195	152	125																					
Gender																										
Female	144	181	181	142	115	\$12,561	\$14,268	\$14,309	\$16,380	\$14,360	\$13,819	\$12,351	\$12,020	\$12,557	\$13,600	\$352	\$314	\$284	\$336	\$356	-\$38	-\$68	\$52	\$20		
Male	14	15	14	10	10	\$12,239	\$15,441	\$12,398	\$12,074	\$13,962	\$15,457	\$15,981	\$11,992	\$15,717	\$14,250	\$387	\$410	\$352	\$407	\$374	\$23	-\$35	\$55	-\$33		
Race (Multiple selections permitted)																										
Black	129	163	164	133	111	\$12,126	\$14,513	\$13,571	\$16,504	\$14,369	\$14,067	\$12,409	\$11,170	\$12,808	\$13,670	\$357	\$316	\$284	\$340	\$352	-\$41	-\$73	\$56	\$12		
White	28	32	31	18	13	\$14,237	\$13,458	\$17,356	\$13,983	\$15,083	\$13,407	\$13,620	\$15,387	\$12,840	\$14,543	\$342	\$346	\$316	\$350	\$402	\$4	-\$26	\$34	\$52		
American Indian / Native Alaskan	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Asian / Pacific Islander	1	1	0	1	1	\$17,233	\$17,803	\$0	\$0	\$0	\$16,273	\$16,843	\$0	\$5,620	\$0	\$407	\$421	\$0	\$150	\$150	\$14	\$0	\$0	\$0		
Native Hawaiian / Other Pacific Islander	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Other	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Ethnicity																										
Non-Hispanic	156	193	191	150	125	\$12,356	\$14,365	\$14,095	\$15,951	\$14,105	\$13,819	\$12,602	\$13,673	\$12,602	\$13,586	\$351	\$321	\$288	\$337	\$356	-\$30	-\$63	\$49	\$19		
Hispanic	2	3	4	2	0	\$26,232	\$13,840	\$17,855	\$27,013	\$28,089	\$25,272	\$14,395	\$11,146	\$24,975	\$17,678	\$632	\$363	\$342	\$625	\$442	-\$269	-\$290	\$283	-\$183		
Age of Head of Household																										
18-31	107	123	117	82	66	\$12,438	\$14,677	\$12,131	\$15,383	\$14,912	\$13,582	\$11,825	\$10,778	\$10,494	\$12,210	\$347	\$304	\$260	\$293	\$319	-\$43	-\$87	\$33	\$26		
32-46	37	52	58	52	45	\$12,671	\$14,548	\$18,621	\$17,391	\$15,613	\$14,042	\$13,297	\$11,311	\$16,912	\$16,726	\$363	\$333	\$337	\$427	\$438	-\$30	-\$26	\$90	\$11		
47-61	14	21	20	18	14	\$12,883	\$12,014	\$13,213	\$15,609	\$7,448	\$16,252	\$15,683	\$13,596	\$11,127	\$10,567	\$393	\$397	\$322	\$306	\$277	\$4	-\$71	-\$16	-\$29		
Excluded Households																										
Elderly/Disabled Households	45	57	60	61	51	\$487	\$870	\$674	\$1,311	\$1,519	\$11,679	\$9,816	\$9,326	\$12,448	\$12,706	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Activity 14 – Rent Reform: Elimination of Earned Income Disallowance (Rent Reform)

i. Plan Year Approved, Implemented, Amended

Proposed/Implemented FY 2015

ii. Description/Update

LHA staff proposed to eliminate the Earned Income Disallowance (EID) calculation for public housing and HCV households. Monitoring the family members who receive the EID calculation from hire date through 48 cumulative months was difficult to track because households don't always report when employment status starts and stops. In addition, many who received the benefit quit their jobs at the end of the two-year exclusion to avoid an increase in the household rent. For those reasons and the administrative burden, the LHA proposed to eliminate the EID calculation.

This activity has achieved the anticipated result to eliminate the burdensome task of tracking the employment starts and stops of the 23 households that were receiving EID. Currently no new households receive the EID. During FY2021, two (2) of the 23 households that formerly received EID continue to receive housing assistance.

No disparate impact analysis was done for this activity as no new households have been added. Households affected by this policy are decreasing as they leave the program.

(See HUD Standard Metrics tables provided at the end of this activity)

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There were no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

There have been no challenges in achieving benchmarks for this activity.

HUD Standard Metrics – Activity 14

Activity 14 - Rent Reform - Earned Income Disregard (EID) Elimination							
CE#3: Decrease in Error Rate of Task Execution							
Unit of Measurement – Average error rate in completing a task as a percentage (decrease).							
Baseline	Benchmark	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved
25%	0%	0%	0%	0%	0%	0%	Yes
Data Source: Emphasys, staff interviews; staff logs							

Activity 14 - Rent Reform - Earned Income Disregard (EID) Elimination						
CE #5: Increase in Agency Rental Revenue						
Unit of Measurement - Rental revenue in dollars (increase).						
Baseline	Benchmark	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
Rental revenue prior to implementation of the activity	Expected rental revenue after implementation of the activity	Actual rental revenue after implementation of the activity (in dollars).	Actual rental revenue after implementation of the activity (in dollars).	Actual rental revenue after implementation of the activity (in dollars).	Actual rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
\$68,544 (\$35,964)	\$96,474	\$8,196 *\$49,812	\$0 *\$39,228	\$0 *\$11,136	\$0 \$9,444	YES
Sum total gross (net) annual rental revenue from 23 households receiving EID as of June 30, 2013	Expected sum total net annual rental revenue from 23 rental households no longer receiving EID as of June 30, 2015	Actual sum total net annual rental revenue from 4 rental households no longer receiving EID as of June 30, 2018	Actual sum total net annual rental revenue from 4 rental households no longer receiving EID as of June 30, 2019	Actual sum total net annual rental revenue from 2 rental households no longer receiving EID as of June 30, 2020	Actual sum total net annual rental revenue from 2 rental households no longer receiving EID as of June 30, 2021	

*LHA tracks HAP paid by those former EID recipients to determine if there is an increase or decrease in HAP. A decrease in HAP would indicate a savings for the LHA.

Activity 16 – HCV Rent Reform Study

i. Plan Year Approved, Implemented, Amended

Activity Proposed and Implemented FY2015

ii. Description/Update

The HUD-commissioned HCV Rent Reform Study is now in the second triennial certification schedule. The Study sets forth alternative rent calculation and recertification strategies for the study group and traditional HCV rent calculation and recertification schedules apply to the control group. During the three-year recertification schedule until a household's next recertification date, any increase in earnings it achieves will not cause the amount of rent and utilities it pays to go up.

The alternative rent policy is intended to be roughly cost-neutral from the perspective of housing agencies and HUD. This means that the combination of HAP and administrative expenditures should remain about the same as the total expenditures for assisting the same number of voucher holders under the traditional rent policy. Ideally, those expenditures would fall, creating an opportunity to provide housing assistance to more families for the same amount of money.

FY2021 marks the end of the second triennial certification for the HCV Rent Reform Study and the conclusion of the study. LHA staff has received approval to continue the triennial recertifications and many components of the Study for all work-able HCV participants.

Households were enrolled to either the study or control group in July 2015. Initially 516 households were assigned to the control group and 513 assigned to the study group. In FY2021, 178 households remained in the study group and 160 remained in the control group. Average HAP paid for control group households - \$633 and \$652 for the study group. The final recertification for the study will be conducted in July of 2021.

(See HUD Standard Metrics tables provided at the end of this activity)

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There were no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

There are no significant challenges in achieving benchmarks to the activity as proposed.

HUD Standard Metrics – Activity 16

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Total cost of task prior to implementation of the activity	Expected cost of task after implementation of the activity	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Cost per Annual Certification	YEAR 1: \$18,879 YEAR 2: \$18,879 YEAR 3: \$18,879 TOTAL: \$56,637	YEAR 1: \$18,879 YEAR 2: \$0 YEAR 3: \$0 SAVINGS: \$37,758	FY2016: 510/\$13,754.70 FY2017: 3/\$80.91 FY2018: 0/\$0 FY2019: 365/\$9,844 FY2020: 1/\$27 FY2021: 7/\$189	YEAR 1: YES YEAR 2: NO YEAR 3: YES YEAR 4: YES YEAR 5: YES YEAR 6: YES
	<ul style="list-style-type: none"> • Cost per Annual Certification - \$26.97 • 700 - Study Group Participants • Hard cost (mail and reproduction costs) - .72 • Staff Cost per hour - \$26.25 • 1 hour - Average time spent per annual certification 	<ul style="list-style-type: none"> • Cost per annual recertification after implementation of activity - \$26.97 • 700 - Study Group Participants 	Actual cost of Annual Certification YEAR 1: $510 \times \$26.97 = \$13,754.70$ YEAR 2: $3 \times \$26.97 = \80.91 YEAR 3: $0 \times \$26.97 = \0 YEAR 4: $365 \times 26.97 = \$9,844.05$ YEAR 5: 1 x \$26.97 = \$26.97 YEAR 6: 7 X \$26.97 = \$188.79	

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Total cost of task prior to implementation of the activity	Expected cost of task after implementation of the activity	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Cost per Interim Certification	YEAR 1: \$15,624.70 YEAR 2: \$15,624.70 YEAR 3: \$15,624.70 TOTAL: \$46,874.10	YEAR 1: \$11,488.75 YEAR 2: \$0 YEAR 3: \$0 TOTAL: \$11,488.75	FY2016: \$3,729 FY2017: \$3,243 FY2018: \$1,943 FY2019: \$3,033 FY2020: \$1,437 FY2021: \$118	YES
	<ul style="list-style-type: none"> • Cost per Interim Certification = \$13.13 • 1.7 average number of interims per household (HH) per year • times 700 Study Group participants Cost per Interim Certification - \$13.13 is equal to: <ul style="list-style-type: none"> • Average time to perform an interim - .50 hours • times the average cost per staff hour - \$26.25 per hour 	<ul style="list-style-type: none"> • Cost per Interim Certification - \$13.13 • 1.25 average number of interims per HH per year 700 Study Group participants Cost per Interim Certification - \$13.13 is equal to: <ul style="list-style-type: none"> • Average time to perform an interim - .50 hours • times the average cost per staff hour - \$26.25 per hour 	Actual cost of Interim Certification FY2016: 284 interims - .63 average time to perform an interim FY2017: 247 interims - .69 average time to perform an interim FY2018: 148 interims -.52 average time to perform an interim FY2019 231 interims - .64 average time to perform an interim FY2020: 171 interims - .64 average time to perform an interim <ul style="list-style-type: none"> • Times cost per interim certification = \$13.13 FY2021: 14 Interims - .64 average time to perform an interim <ul style="list-style-type: none"> • Times cost per interim certification = \$13.13 	

HUD Standard Metrics – Activity 16

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Total cost of task prior to implementation of the activity	Expected cost of task after implementation of the activity	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Cost per Streamlined Interim Certification	YEAR 1: \$6,433.70 YEAR 2: \$6,433.70 YEAR 3: \$6,433.70 TOTAL: \$19,301.10	YEAR 1: \$3,214.40 YEAR 2: \$3,214.40 YEAR 3: \$3,214.40 SAVINGS: \$9,643.20	YEAR 1: \$4,996 YEAR 2: \$4,345 YEAR 3: \$2,603 YEAR 4: \$4,063 YEAR 5: \$2,015 YEAR 6: \$246	YES
	<ul style="list-style-type: none"> • Cost per Interim - \$13.13 • average number of interims per household per year .7/500 per year • 700 the number of Study Group participants <p>Cost per Interim is equal to:</p> <ul style="list-style-type: none"> • Average time to perform an interim - .50 hours • times the average cost per staff hour - \$26.25 	<ul style="list-style-type: none"> • Cost per Streamlined Interim - \$6.56 • average number of interims per household per year .7/500 per year • 700 the number of Study Group participants <p>Cost per Streamlined Interim is equal to:</p> <ul style="list-style-type: none"> • \$6.56 • Average time to perform an interim - .25 • times average cost per staff hour - \$26.25 	<p>Actual cost of Streamlined Interim Certification</p> <p>FY2016: 284 interims FY2017: 247 interims FY2018: 148 interims FY2019: 231 interims FY2020: 171 interims FY2021: 14 interims</p> <ul style="list-style-type: none"> • Cost per Streamlined Interim - \$17.59 • average number of interims per household per year • Number of Study Group participants • Cost per Streamlined Interim is equal to: \$17.59 • Average time to perform an interim - .67 hours (40 minutes) • times average cost per staff hour - \$17.59 	

HUD Standard Metrics – Activity 16

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Total cost of task prior to implementation of the activity	Expected cost of task after implementation of the activity	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Cost of Rent Calculation	YEAR 1: \$13,781 YEAR 2: \$13,781 YEAR 3 \$13,781 TOTAL: \$41,343	YEAR 1: \$9,187.50 YEAR 2: \$0 YEAR 3: \$0 TOTAL: \$9,187.50 SAVINGS: \$32,155.50	FY2016: \$13,388 FY2017: \$79 FY2018: \$0 FY2019: \$9,608 FY2020: \$26.00 FY2021: \$184	YEAR 1: NO YEAR 2: NO YEAR 3: YES YEAR 4: YES YEAR 5: YES YEAR 6: NO
	Baseline is equal to: <ul style="list-style-type: none"> Current time to perform rent calculation .75 hours times the average cost per staff hour \$26.25 times the number of Study Groups 700 = \$13,781.25 Cost of Rent Calculation is equal to: <ul style="list-style-type: none"> Average time for documenting, recording, calculating, verifying and quality control for all income sources .50 plus the "Cost to Determine Adjusted Income - .25 hours 	Benchmark is equal to: <ul style="list-style-type: none"> Current time to perform rent calculation .50 hours times the average cost per staff hour \$26.25 times the number of Study Groups 700 = \$9,187.50 Cost of Rent Calculation is equal to: <ul style="list-style-type: none"> Average time for documenting, recording, calculating, verifying and quality control for all income sources .50 plus the "Cost to Determine Adjusted Income - 0 hours 	Actual cost of Rent Calculation <ul style="list-style-type: none"> Current time to perform rent calculation 1 hour times the average cost per staff hour \$26.25 times the number of Study Group FY2016: 510 rent calculations FY2017: 3 rent calculations FY2018: 0 rent calculations FY2019: 366 rent calculations FY2020: 1 rent calculation FY2021: 7 rent calculations Cost of Rent Calculation is equal to: <ul style="list-style-type: none"> Average time for documenting, recording, calculating, verifying and quality control for all income sources 1 hour plus the "Cost to Determine Adjusted Income - 0 hours 	

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total cost of task prior to implementation of the activity.	Expected cost of task after implementation of the activity.	Actual cost of the task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Cost to Determine Income from Assets	YEAR 1: \$4.59 YEAR 2: \$4.59 YEAR 3: \$4.59 TOTAL: \$13.77	YEAR 1: \$0 YEAR 2: \$0 YEAR 3: \$0 TOTAL SAVINGS: \$13.77	YEAR 1: \$0 YEAR 2: \$0 YEAR 3: \$0 YEAR 4: \$0 YEAR 5: \$0 YEAR 6: \$0	YEAR 1: YES YEAR 2: YES YEAR 3: YES YEAR 4: YES YEAR 5: YES YEAR 6: YES TOTAL: YES
	Cost to determine income from assets equals: <ul style="list-style-type: none"> Average time to verify asset, calculate income, perform quality control - .25 hours times the cost per staff hour - \$26.25 Times the percent of households with income from assets valued at \$5,000 - 0.001% times the number of study participants - 700 	Cost to determine income from assets equals: <ul style="list-style-type: none"> Average time to verify asset, calculate income, perform quality control - .25 hours times the cost per staff hour - \$26.25 Times the percent of households with income from assets valued at \$25,000 - 0% times the number of study participants - 700 	Actual cost to determine income from assets	

HUD Standard Metrics – Activity 16

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Total cost of task prior to implementation of the activity	Expected cost of task after implementation of the activity	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Cost to Determine Utility Allowance	YEAR 1: \$4,593.75	YEAR 1: \$4,593.75	FY2016: \$3,346	YES
	YEAR 2: \$4,593.75	YEAR 2: \$0	FY2017: \$20	NO
	YEAR 3: \$4,593.75	YEAR 3: \$0	FY 2018: \$0	YES
	TOTAL: \$13,781.25	TOTAL: \$4,593.75 SAVINGS: \$9,187.50	FY2019: \$2,401	YES
			FY2020: \$7	YES
			FY2021: \$2	YES
			TOTAL COST: \$5,776	TOTAL SAVINGS: \$8,005
	Cost per utility allowance equals: <ul style="list-style-type: none"> Time to Determine Utility Allowance - .25 Times the average cost per staff hour - \$26.25 times the number of study participants 700 Time to Determine Utility Allowance is equal to: Time to verify voucher size, unit bedroom size, inspection determination of bedroom size and verify the correct utility allowance is applied - .25	Cost per utility allowance equals: <ul style="list-style-type: none"> Time to Determine Utility Allowance - .25 Times the average cost per staff hour - \$26.25 times the number of study participants 700 Time to Determine Utility Allowance is equal to: Time to verify voucher size, unit bedroom size, inspection determination of bedroom size and verify the correct utility allowance is applied - .25	YEAR 1: 510 Study Group Participants YEAR 2: 3 Study Group Participants YEAR 3: 0 Study Group Participants YEAR 4: 366 Study Participants YEAR 5: 1 Study Group Participant YEAR 6: 7 Study Group Participants @ .25 each	

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
CE #2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Time to Determine Utility Allowance	YEAR 1: 175 YEAR 2: 175 YEAR 3: 175 TOTAL: 525 hours	YEAR 1: 175 YEAR 2: 0 YEAR 3: 0 TOTAL: 175 hours SAVINGS: 350	YEAR 1: 127.50 YEAR 2: .75 YEAR 3: 0 YEAR 4: 91.50 YEAR 5: .25 YEAR 6: 1.75 hours	YEAR 1: YES YEAR 2: NO YEAR 3: YES YEAR 4: YES YEAR 5: YES YEAR 6: NO TOTAL
	Baseline is equal to: <ul style="list-style-type: none"> Time to Determine Utility Allowance - .25 times the number of Study Group 700 Time to Determine Utility Allowance is equal to: Time to verify voucher size, unit bedroom size, inspection determination of bedroom size and verify the correct utility allowance is applied - .25	Benchmark is equal to: <ul style="list-style-type: none"> Time to Determine Utility Allowance - .25 times the number of Study Group 700 Time to Determine Utility Allowance is equal to: Time to verify voucher size, unit bedroom size, inspection determination of bedroom size and verify the correct utility allowance is applied - .25	Actual Time to Determine Utility Allowance Year 1 - 510 Year 2 - 3 Year 3 - 0 Year 4 - 366 YEAR 5 - 1 YEAR 6 - 1.75 hours	

HUD Standard Metrics – Activity 16

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Time To Complete Annual Certification	YEAR 1: 700 hours YEAR 2: 700 hours YEAR 2: 700 hours TOTAL: 2,100 hours	YEAR 1: 700 hours YEAR 2: 0 hours YEAR 3: 0 hours SAVINGS: 1,400 hours	YEAR 1: 637.50 hrs. YEAR 2: 3.75 hrs. YEAR 3: 0 hrs. YEAR 4: 457.50 hrs. YEAR 5: 1 hour YEAR 6: 7 hours	YEAR 1: YES YEAR 2: NO YEAR 3: YES YEAR 4: YES YEAR 5: YES YEAR 6: NO
	Time to Complete Annual Certification – 1 hour <ul style="list-style-type: none"> <i>times</i> the number of the Study Group – 700 Time to Complete Annual Certification is equal to: <ul style="list-style-type: none"> Average time spent to schedule, interview and verify - .75 hours <i>plus</i> the average time spent to conduct quality control of the annual certification - .25 hours 	Time to Complete Annual Certification – 1 hour <ul style="list-style-type: none"> <i>times</i> the number of the Study Group – 700 Time to Complete Annual Certification is equal to: <ul style="list-style-type: none"> Average time spent to schedule, interview and verify - .75 hours <i>plus</i> the average time spent to conduct quality control of the annual certification - .25 hours 	Actual Time to Complete Annual Certification is equal to: <ul style="list-style-type: none"> Average time spent to schedule, interview and verify - 1 hour <i>times</i> the number of the Study Group – Year 1 – 510 Year 2 – 3 Year 3 – 0 Year 4 – 366 Year 5 – 1 Year 6 – 7 <i>plus</i> the average time spent to conduct quality control of the annual certification - .25 hours 	

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Time To Determine Tenant Rent	YEAR 1: 525 hours YEAR 2: 525 hours YEAR 3: 525 hours TOTAL: 1,575 hours	YEAR 1: 350 hours YEAR 2: 0 YEAR 3: 0 SAVINGS: 1,225 hours	YEAR 1: 765 hours YEAR 2: 4.5 hours YEAR 3: 0 YEAR 4: 366 hours YEAR 5: .50 hours YEAR 6: 15.75 hours	YES
	The Baseline is equal to: <ul style="list-style-type: none"> Time to Determine Tenant Rent .75 <i>times</i> the number of Study Group – 700 = 525 hours Time to Determine Tenant Rent is equal to: <ul style="list-style-type: none"> Average time for documenting, recording, calculating, verifying and quality control for all income sources .50 hours <i>plus</i> Time to Determine Adjusted Income .25 hours = .75 hours 	Benchmark is equal to: <ul style="list-style-type: none"> Time to Determine Tenant Rent .50 <i>times</i> the number of Study Group – 700 = 350 hours New Time to Determine Tenant Rent is equal to: <ul style="list-style-type: none"> Average time for documenting, recording, calculating, verifying and quality control for all income sources .50 hours <i>plus</i> Time to Determine Adjusted Income 0 hours = .50 hours 	Actual time to complete Determine Tenant Rent <ul style="list-style-type: none"> Time to Determine Tenant Rent 1 HOUR <i>times</i> the number of Study Group = Year 1 - 510 hours Year 2 = 3 hours Year 3 = 0 hours Year 4 = 366 hours Year 5 = 15.75 hours New Time to Determine Tenant Rent is equal to: <ul style="list-style-type: none"> Average time for documenting, recording, calculating, verifying and quality control for all income sources .50 hours <i>plus</i> Time to Determine Adjusted Income = .50 hours 	

HUD Standard Metrics – Activity 16

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
CE #2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Time to Determine Income from Assets	YEAR 1: 0.175 hours YEAR 2: 0.175 YEAR 3: 0.175 TOTAL: 0.5 hours	YEAR 1: 0 YEAR 2: 0 YEAR 3: 0 TOTAL: 0 SAVINGS: 0.5 hours	YEAR 1: 0 YEAR 2: 0 YEAR 3: 0 YEAR 4: 0 YEAR 5: 0 YEAR 6: 0 TOTAL: 0 SAVINGS: 0.5 hours	YEAR 1: YES YEAR 1: YES YEAR 3: YES YEAR 4: YES YAR 5: YES TOTAL: 0
	Baseline is equal to: • Time to Determine Income from Assets over \$5,000 - .25 hours • times percent of households with income from assets over \$5,000 = .001% • times the number of Study Group 700	Benchmark is equal to: • Time to Determine Income from Assets over \$25,000 - .25 hours • times percent of households with income from assets over \$25,000 = 0% • times the number of Study Group 700	Actual Time to Determine Income from Assets	

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage).	Expected average error rate of task after implementation of the activity (percentage).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.
Average Error Rate in Determining TTP	0 (UNAVAILABLE)	0 (UNAVAILABLE)	0 (UNAVAILABLE)	N/A
	Baseline is equal to: Average error rate In Determining the TTP is (currently not tracked)	Benchmark is equal to: percent Average error rate In Determining the TTP	Actual average error rate in determining TTP	
Average Error Rate in Determining Utility Allowance	0 (UNAVAILABLE)	0 (UNAVAILABLE)	0 (UNAVAILABLE)	N/A
	Baseline is equal to: Not Currently Tracked	Benchmark is equal to: % Average error rate In Determining the Utility Allowance	Actual average error rate in determining Utility Allowance	

HUD Standard Metrics – Activity 16

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
SS #1: Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.
Average Earned Income of Non-Elderly Non-disabled Households	\$16,140	\$16,463	*YEAR 1 = N/A Year 2 = N/A Year 3 = \$14,209 Year 4 = \$12,470 YEAR 5 = \$12,467 YEAR 6 = \$15,523	NO
	Baseline is equal to: Average Earned Income of Non-elderly Non-disabled Households of Study Group	Benchmark is equal to: Annual increase of 2% in the Average Earned Income of Non-Elderly Non-disabled Households of Study Group	Average Earned Income of Non-Elderly Non-disabled Households of Study Group	

ACTIVITY 16) HOUSING CHOICE VOUCHER RENT REFORM STUDY				
SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
(1) Employed	41%/287	43%/301	FY2018: *257 Year 4: 259 (71%)/366 YEAR 5: 130 (65%)/200 YEAR 6: 161 (90%)/178	YES
(5) Unemployed	55%/385	53%/371	FY2018: *93 Year 4: 106 (30%)/366 YEAR 5: 70 (35%)/200 YEAR 6: 17 (10%)/178	YES
*In previous years LHA did not have a report that would pull employment status of the Study Group. In FY2019 and FY2020 data was available for the employment status of Study Group participants.				

RENT REFORM STUDY PARTICIPANTS			
Fiscal Year	Study Group	Control Group	Total
Enrollment 7/2015 -12/31/2015	513	516	1,029
FY2016	454	442	896
FY2017	358	345	703
FY2018	361	332	693
FY2019	366	333	699
FY2020	200	176	376
FY2021	178	160	338

Fiscal Year	Annual Certifications	Study Group	Control Group
FY2016	918	458	460
FY2017	419	3	416
FY2018	356	0	356
FY2019	699	366	333
FY2020	296	1	295
FY2021	167	7	160

Fiscal Year	Interim Certifications	Study Group	Control Group
FY2016	684	284	400
FY2017	613	247	366
FY2018	460	148	312
FY2019	504	231	273
FY2020	495	171	324
FY2021	220	14	206

Rent Reform Study Hardship Requests			
YEAR	REQUESTS	APPROVED	DENIED
FY2016	12	10	2
FY2017	15	14	1
FY2018	10	8	2
FY2019	18	17	1
FY2020	28	28	0
FY2021	41	41	0
TOTALS	124	118	6

Activity 17 – Limit Interim Re-examinations for Public Housing Households (Rent Reform)

i. Plan Year Approved, Implemented, Amended

Proposed/Implemented FY 2016

ii. Description/Update

Interim reductions in the rent portion are limited to one per household between regularly scheduled re-examination periods. For households who are not elderly or disabled, interim adjustments are limited as follows:

- Households may only request an interim reduction once between regularly scheduled re-examination periods.
- Interim decreases will only be processed for loss of employment due to reduction in work force or closure of the place of employment where employment income loss is not covered by severance or separation benefits.
- In calculating the reduction, all household income, including previously unreported income, is counted.
- The household's loss of income must be expected to last longer than four (4) months.
- All interim rent reductions are temporary.
- An exception to this policy allows for an interim at any time for compliance in 50058 reporting and is limited to the following: the addition of a household member, the death or removal of a household member.

This activity is ongoing. FY2021, 338 interims were reported, up from the previous year's 213 interims. Average earned income of work-able households was down from the previous year's \$20,314 (FY2020) to \$19,230 (FY2021). This activity was suspended through October of 2021 to help those households affected by the pandemic

(See HUD Standard Metrics tables provided at the end of this activity)

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There were no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

There are no significant challenges in achieving benchmarks to the activity as proposed.

HUD Standard Metrics – Activity 17

CE #1: Agency Cost Savings							
Unit of Measurement							
Total cost of task in dollars (decrease).							
Baseline	Benchmark	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
\$8,679 \$26.25 X .50 = \$13.13 per interim X 661 Interims Management Specialist hourly rate x time to do an interim	\$4,333 \$13.13 X 330 interims	\$4,491 \$13.13 X 342 Interims	\$3,703 \$13.13 X 282 Interims	\$4,018 \$13.13 x 306 Interims	\$2,797 \$13.13 x 213 Interims	\$4,438 \$13.13 x 338 Interims	NO
Data Source: Emphasy							

SS #1: Increase in Household Income							
Unit of Measurement							
Average earned income of households affected by this policy in dollars (increase).							
Baseline	Benchmark	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
\$19,518 Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	\$22,446 Expected average earned income of households affected by this policy prior to implementation of the activity.	\$20,634 Actual Average Earned Income of 658 of 809 HHs	\$20,807 Actual Average Earned Income of 602 of 727 HHs	\$22,048 Actual Average Earned Income of 618/720 HHs	\$25,430 Actual Average Earned Income of 478/590 HHs	\$25,221 Actual Average Earned Income of 459/602 HHs	YES

CE #2: Staff Time Savings							
Unit of Measurement							
Total time to complete the task in staff hours (decrease).							
Baseline	Benchmark	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
330.5 hours 661 interims x 30 minutes	165 hours 330 interims	171 hours 342 interims	141 hours 282 interims	153 hours 306 interims	106.5 hours 213 interims	169 hours 338 interims	NO
Data Source: Emphasy							

SS #3: Increase in Positive Outcomes in Employment Status								
Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.								
Unit of Measurement	Baseline	Benchmark	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
Report the following information separately for each category:								
(6a) Other – Households reporting earned income	598 Actual head(s) of households reporting earned income prior to implementation of the activity.	878 Expected head(s) of households reporting earned income after implementation of the activity.	658 Actual HHs reporting earned income as of June 30, 2017	602 Actual HHs reporting earned income as of June 30, 2018	618 Actual HHs reporting earned income as of June 30, 2019	475 Actual HHs reporting earned income as of June 30, 2020	459 Actual HHs reporting earned income as of June 30, 2021	NO
(6b) Other – Households with no earned income	130 Head(s) of with no earned income prior to implementation of the activity.	0 Expected head(s) of households with no earned income after implementation of the activity.	151 Actual HHs reporting no earned income as of June 30, 2017	125 Actual HHs reporting no earned income as of June 30, 2018	102 Actual HHs reporting no earned income as of June 30, 2019	115 Actual HHs reporting no earned income as of June 30, 2020	143 Actual HHs reporting no earned income as of June 30, 2021	NO

HUD Standard Metrics – Activity 17

SS #8: Households Transitioned to Self Sufficiency

Unit of Measurement

Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.

Baseline	Benchmark	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
385 Households transitioned to self-sufficiency (Households with the head of household/co-head or spouse annually earning \$15,080 or more) prior to implementation of the activity.	589 Expected households transitioned to self-sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	428	399	419	345	323	NO

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement

Number of households receiving TANF assistance (decrease).

Baseline	Benchmark	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
95 Households receiving TANF prior to implementation of the activity.	0 Expected number of households receiving TANF after implementation of the activity (number).	166	175	98	43	117	NO

CE #5: Increase in Agency Rental Revenue

Unit of Measurement

Rental revenue in dollars (increase).

Baseline	Benchmark	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
\$3,637,812 (\$2,676,180) Rental revenue prior to implementation of the activity.	\$4,387,366 (\$3,227,589) Expected rental revenue after implementation of the activity.	\$3,671,868 (\$2,803,644) Actual rental revenue after implementation	\$3,466,643 (\$2,769,132) Actual rental revenue after implementation	\$3,532,824 (\$2,034,444) Actual rental revenue after implementation	\$4,277,424 (\$1,999,344) Actual rental revenue after implementation	\$3,057,792 (\$2,113,524) Actual rental revenue after implementation	NO

Impact: Encouraging non-disabled/non-elderly adult household members to maintain employment

Metric	Baseline FY 2016	Benchmark FY2017	FY2017	FY2018	FY2019	FY2020	FY2021
# of Households affected by this policy	728	809	809	727	720	590	602
# of Interims	661	330	342	282	306	213	338
Avg gross annual earned income reported by families	\$16,112	\$19,334	\$16,782	\$17,229	\$18,924	\$25,430	\$25,221
# (%) of families reporting no annual earned income	130	0	151	125	102	115	143
# (%) of families reporting annual earned income	598	493	658	602	618	475	459
Avg total adjusted annual income reported by families	\$19,518	\$20,634	\$16,667	\$16,641	\$16,315	\$17,715	\$16,604
Avg monthly gross rent payment of families	\$416	\$422	\$422	\$420	\$410	\$448	\$431
# (%) of families requesting hardship exemption	0	0	0	6	3	5	6
# (%) of families granted hardship exemption	0	0	0	2	2	3	6

Activity 21 – Triennial Certifications for HCV Homeownership Participants (Rent Reform)

i. Plan Year Approved, Implemented, Amended

Activity Proposed and Implemented FY2017

ii. Description/Update

LHA staff implemented this activity to reduce the administrative burden of annual certifications for Homeownership households by conducting income reexaminations every three (3) years. Historically, staff saw minimal changes in income for homeownership households in the Housing Choice Voucher program. The elimination of these annual certifications will allow for more time for HCV specialist to devote to other administrative tasks.

In FY2021, 29 households were homeownership participants. Thirteen (13) homeownership households had earned income averaging \$26,485 and 7 households are elderly and/or disabled. Earned income increased slightly from the previous year's \$25,359.

See the summary of earnings and adjusted income:

Year	Participants	Average Annual Earned Income	Average Adjusted Income	Annual Certifications	Interim Certifications
FY2016	31	\$16,050	\$19,927		
FY2017	30	\$18,808	\$19,478		
FY2018	28	\$14,904	\$14,808	12	22
FY2019	31	\$19,645	\$24,540	9	22
FY2020	33	\$25,359	\$17,501	2	19
FY2021	29	\$26,485	\$15,115	3	20

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There were no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

There are no significant challenges in achieving benchmarks to the activity as proposed.

HUD Standard Metrics – Activity 21

CE1: Agency Cost Savings							
Unit of Measure: Cost Per Annual Certification							
Baseline	Benchmark	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
Total Cost of Task in Dollars -Cost Per Annual Certification = \$28.53 x 31 Annual Certs = \$884.43 -1 hour – Avg. time to complete Annual Cert -Staff Hourly Costs \$27.78 -Hard Costs Per Certification .75¢ (mail, paper, copies, etc.)	Total Cost of task prior to implementation of the activity (in dollars). Year 1: \$884.73 Year 2: \$0 Year 3: \$285.30	Actual cost of task after implementation of the activity (in dollars).					Whether the outcome meets or exceeds the benchmark. YES
		Year 1: 30 Certs x \$28.53 = \$855.90	Year 2: 12 Certs x \$28.53 = \$342.36	Year 3: 9 Certs x \$28.53 = \$256.77	Year 4: 2 Certs x \$28.53 \$57.06	Year 5: 3 Certs x \$28.53 = \$86	

C2: Staff Time Savings							
Unit of Measure: Cost Per Annual Certification							
Baseline	Benchmark	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved?
Total Time to Complete the Task in Staff Time (decrease) 31 hours • 1 hour staff time to complete annual certification • 31 Annual Certifications	Total Cost of task prior to implementation of the activity (in hours). Year 1: 31 hours Year 2: 0 hours Year 3: 10 hours	Actual cost of task after implementation of the activity (in dollars).					Whether the outcome meets or exceeds the benchmark. YES
		Year 1: 30 hours	Year 2: 12 hours	Year 3: 9 hours	Year 4: 2 hours	Year 5: 3 hours	

CE5: Increase Agency Rental Revenue							
Unit of Measure: Housing Assistance Payment (HAP) savings (decrease)							
Baseline	Benchmark	FY2017	FY2018	FY2019	FY2020	FY2021	Benchmark Achieved
Rental revenue prior to implementation of the activity (in dollars).	Expected rental revenue prior to implementation of the activity (in dollars).	Actual rental revenue after implementation of the activity (in dollars).					Whether the outcome meets or exceeds the benchmark.
\$154,860	\$154,860	\$147,588	\$152,352	\$156,168	\$172,665	\$128,796	NO

Activity 22 – HCV Time Limit Pilot Program (Rent Reform)

i. Plan Year Approved, Implemented, Amended

Approved/FY2018, Implemented/April 2018

ii. Description/Update

The LHA's Time Limit Pilot program for HCV new admissions entered its third year of implementation with 18 participants in FY2021. The Pilot Program aims to test time-limited housing assistance for work-able new admissions to the HCV Program for five (5) years with a potential two (2) year extension. Elderly households are exempt from this activity.

Work-able new admission participants are subject to:

- Total Tenant Payment (TTP) calculated based on 28% for work-able households
- A triennial recertification schedule
- Mandatory participation in LHA-provided case management
- Elimination of all deductions except childcare (elderly/disabled deduction, dependent deduction, medical expenses)
- Increases in income are excluded until the next certification
- Adult head of household, co-head or spouse must be employed at least 20 hours per week earning no less than local or federal minimum wage (whichever is higher); at least 25 hours per week employment beginning with their third year of program participation and at least 37.5 hours per week employment for the fourth and any subsequent year program participation.
- Should the participant not reach \$0 HAP at the end of five (5) years; the LHA will continue to provide rental assistance capped as follows:
 - 1 BR – \$200 maximum subsidy
 - 2 BR – \$300 max subsidy
 - 3 BR and over – \$400 max subsidy
- Minimum rent of \$150

Case management is a key component to the success of this initiative. Pilot program participants are required to meet with the case manager at least once quarterly.

Hardship Requests

During FY2021, two hardship requests were made for reductions in income and both were approved.

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There were no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

There are no significant challenges in achieving benchmarks to the activity as proposed.

HUD Standard Metrics – Activity 22

CE #1: Agency Cost Savings

Unit of Measure: Total Cost of Annual Certification in dollars

Baseline	Benchmark	FY2019	FY2020	FY2021	Benchmark Achieved
Cost of certifications prior to implementation of the activity.	Expected cost of task after implementation of the activity.	Actual cost of task after implementation of the activity (in dollars) as of June 30, 2019.	Actual cost of task after implementation of the activity (in dollars) as of June 30, 2020.	Actual cost of task after implementation of the activity (in dollars) as of June 30, 2021.	Whether the outcome meets or exceeds the benchmark.
Cost per Annual Certification \$26.97 X 25 maximum participants	Cost per Annual Certification \$26.97 X 25 maximum participants divided by 3 (years)	22 Annual Certifications	0 Annual Certification	0 Annual Certification	Yes
\$674	\$225	\$593	\$0	\$0	

Data Source: Emphasys Software and staff feedback.

CE #2: Staff Time Savings

Unit of Measure: Total time to complete the task in staff hours (decrease)

Baseline	Benchmark	FY2019	FY2020	FY2021	Benchmark Achieved
Total staff time dedicated to the task prior to implementation of the activity.	Expected total staff time dedicated to the task after implementation of the activity.	Actual total staff time dedicated to the task after implementation of the activity as of June 30, 2019	Actual total staff time dedicated to the task after implementation of the activity as of June 30, 2020	Actual total staff time dedicated to the task after implementation of the activity as of June 30, 2021	Whether the outcome meets or exceeds the benchmark.
1 hour X 25 Annual Certifications = 25 hours annually	1 hour X 8 Annual Certifications = 8 hours annually	1 hour X 22 Annual Certifications = 22 hours annually	0 Annual Certifications	0 Annual Certifications	Yes

Data Source: Staff interviews.

HUD Standard Metrics – Activity 22

SS #3: Increase in Positive Outcomes in Employment					
Unit of Measure: Number of employed head of household, co-head or spouse affected by this policy.					
Baseline	Benchmark	FY2019	FY2020	FY2021	Benchmark Achieved
Head(s) of households, co-heads or spouses employed prior to implementation of the activity. This number may be zero.	Expected head(s) of households, co-heads or spouses employed after implementation of the activity.	Actual head(s) of households, co-heads or spouses employed after implementation of the activity as of June 30, 2019.	Actual head(s) of households, co-heads or spouses employed after implementation of the activity as of June 30, 2020.	Actual head(s) of households, co-heads or spouses employed after implementation of the activity as of June 30, 2021.	Whether the outcome meets or exceeds the benchmark.
0	25	22	20	17	No
Data Source: Emphasys Software and staff feedback.					

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)					
Unit of Measure: Number of households receiving TANF assistance (decrease) affected by this policy.					
Baseline	Benchmark	FY2019	FY2020	FY2021	Benchmark Achieved
Households receiving TANF assistance prior to implementation of the activity. This number may be zero.	Expected number of households receiving TANF assistance after implementation of the activity.	Actual number of households receiving TANF after to implementation of the activity.	Actual number of households receiving TANF after to implementation of the activity.	Actual number of households receiving TANF after to implementation of the activity.	Whether the outcome meets or exceeds the benchmark.
0	12	4	7	10	Yes
Data Source: Emphasys Software					

CE #5: Increase in Agency Rental Revenue					
Unit of Measure: Rental revenue in dollars (increase).					
Baseline	Benchmark	FY2019	FY2020	FY2021	Benchmark Achieved?
*Rental revenue prior to implementation of the activity (in dollars).	Expected rental revenue after implementation of the activity (in dollars).	Actual rental revenue after implementation of the activity (in dollars).	Actual rental revenue after implementation of the activity (in dollars).	Actual rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
0	\$180,000 Expected HAP Payments after implementation of activity (in dollars).	\$106,200 HAP Payments	\$111,602 HAP Payments	\$121,176	Yes
*There is no rental revenue as the LHA is not the landlord however, HAP payments to the landlord can be tracked. A decrease in HAP would indicate activity success.					
Data Source: Emphasys Software and staff feedback.					

SS #8: Households Transitioned to Self-Sufficiency					
Unit of Measure: Number of households transitioned to self-sufficiency (increase) affected by this policy.					
The LHA defines self-sufficiency as a participant that is able to supply for their own needs with a reduced need for subsidy with an earned income of state or federal minimum wage (whichever is higher); at 37.5 hours per week; for 52 weeks.					
Baseline	Benchmark	FY2019	FY2020	FY2021	Benchmark Achieved
Households receiving TANF assistance prior to implementation of the activity. This number may be zero.	Expected number of households receiving TANF assistance prior to implementation of the activity.	Actual number of households receiving TANF after to implementation of the activity.	Actual number of households receiving TANF after to implementation of the activity.		Whether the outcome meets or exceeds the benchmark.
0	12	14	16	13	Yes
Data Source: Emphasys Software					

HCV Pilot Program Population	Heads of Household FY2019	Average Gross Annual Earned Income	Avg. Total Annual Adjusted Income	Avg. Total Tenant Payment (TTP)	Heads of Household FY2020	Average Gross Annual Earned Income	Avg. Total Annual Adjusted Income	Avg. Total Tenant Payment (TTP)	Heads of Household FY2021	Average Gross Annual Earned Income	Avg. Total Annual Adjusted Income	Avg. Total Tenant Payment (TTP)
All Households	22	\$18,368	\$16,795	\$393	22	\$20,701	\$16,002	\$348	18	\$23,289	\$19,225	\$457
Gender												
Female	19	\$18,546	\$16,766	\$393	20	\$21,182	\$16,028	\$365	16	\$23,034	\$20,104	\$478
Male	3	\$17,238	\$16,978	\$364	2	\$25,328	\$15,787	\$368	2	\$25,328	\$12,199	\$285
Race												
Black	18	\$17,899	\$16,971	\$396	19	\$20,643	\$17,089	\$376	15	\$22,363	\$19,415	\$463
White	4	\$20,477	\$16,002	\$382	3	\$27,919	\$15,308	\$299	3	\$27,919	\$18,280	\$426
American Indian/ Native Alaskan	0	\$0	\$0	\$0	0	0	0	0	0	0	0	0
Asian/Pacific Islander	0	\$0	\$0	\$0	0	0	0	0	0	0	0	0
Other	-	-	-	-	-	-	-	-	0	0	0	0
Ethnicity												
Non-Hispanic	22	\$18,368	\$16,795	\$393	22	\$20,701	\$16,002	\$348	18	\$23,289	\$19,225	\$457
Hispanic	0	\$0	\$0	\$0	0	0	0	0	0	0	0	0
Age of Head of Household												
18-31	18	\$17,744	\$16,174	\$379	16	\$20,288	\$15,190	\$349	13	\$21,875	\$17,747	\$410
32-46	4	\$21,176	\$19,590	\$457	6	\$21,991	\$10,205	\$348	5	\$26,964	\$23,507	\$579
47-61	0	\$0	\$0	\$0	0	0	0	0	0	0	0	0
Excluded Households												
Elderly	-	-	-	-	-	-	-	-	-	-	-	-

Activity 23 – Rent Reasonableness Determinations To Be Made By LHA Staff on LHA-Owned/Controlled Properties

i. Plan Year Approved, Implemented, Amended

Activity Proposed and Implemented FY2018 Amended Plan (March 28, 2018)

ii. Description/Update

The LHA received HUD approval to perform all rent reasonableness determinations on all Housing Choice Voucher (HCV) tenant and project-based units that are owned or managed by the LHA. The scheduling time required to secure a third-party entity required 5 to 7 days lead time as opposed to LHA staff being able to respond in less than 24 hours.

In addition to eliminating the third-party provider, LHA has opted to use GoSection8.com, an on-line service that assists landlords and public housing agencies by maintaining the largest and most accurate listing of voucher program rentals currently available in every market in the U.S. The time it takes to perform rent reasonableness determinations with the on-line service has been reduced from 8 hours to 30 minutes. The use of GoSection8.com has made it possible for LHA to improve administrative efficiencies, eliminate confusion for the voucher participant, and improve the response time for performing inspections.

LHA HCV staff did not complete any rent reasonableness determinations for LHA owned/managed properties during FY2021. A total of 13 inspections were performed during the time period, July 1, 2020, through June 30, 2021. Due to the COVID-19 pandemic inspections were suspended and/or greatly reduced.

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There were no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

The LHA has experienced no challenges in achieving benchmarks for this activity.

HUD Standard Metrics - Activity 23

CE1 Agency Cost Savings						
Unit of Measure: Total cost of rent reasonableness determinations in dollars (decrease).						
Baseline	Benchmark	Outcome (FY2018)	Outcome (FY2019)	Outcome (FY2020)	Outcome (FY2021)	Benchmark Achieved
Cost of rent reasonableness determinations prior to implementation of the activity (in dollars).	Expected cost of rent reasonableness determinations after implementation of the activity (in dollars).	Actual cost of rent reasonableness determinations after implementation of the activity (in dollars).				Whether the outcome meets or exceeds the benchmark.
\$750.00 per unit Cost per rent reasonableness determination performed by third-party vendor	*\$48.00 per unit Cost per rent reasonableness determination performed by LHA HCV staff	*\$48 per unit Cost per rent reasonableness determination performed by LHA HCV staff	\$9.25 per unit Cost per rent reasonableness determination performed by LHA HCV staff	\$0 Cost per rent reasonableness determination performed by LHA HCV staff	\$0 Cost per rent reasonableness determination performed by LHA HCV staff	YES
*This is the current salary per hour for LHA HCV inspectors. Data is based on staff interviews and Emphasys software.						

CE2 Staff Time Savings						
Unit of Measure: Total time to complete reasonableness determinations in staff hours (decrease).						
Baseline	Benchmark	Outcome (FY2018)	Outcome (FY2019)	Outcome (FY2020)	Outcome (FY2021)	Benchmark Achieved
Total staff time dedicated to the task prior to implementation of the activity.	Expected total staff time dedicated to the task after implementation of the activity.	Actual total staff time dedicated to the task after implementation of the activity.				Whether the outcome meets or exceeds the benchmark.
7 days/168 hours to schedule and complete rent reasonableness determinations performed by third-party vendor.	1 day/24 hours to complete rent reasonableness determinations performed by LHA HCV staff.	1 day/24 hours to complete rent reasonableness determinations performed by LHA HCV staff.	4 hours to complete rent reasonableness determinations performed by LHA HCV staff.	0 hours to complete rent reasonableness determinations performed by LHA HCV staff	0 hours to complete rent reasonableness determinations performed by LHA HCV staff	YES

Activity 24: Elimination of Project-Based Voucher Choice Mobility at LHA-Owned/Controlled Units

i. Plan Year Approved, Implemented, Amended

Activity Proposed and Approved – FY2019

ii. Description/Update

The Lexington Housing Authority received approval to eliminate the project-based voucher Choice Mobility option to offer assistance for families who elect to move after one year of occupancy in LHA-owned/controlled project-based voucher units (24 CFR 983.261). The LHA is mindful of the overwhelming need for affordable housing and sees the benefit of offering tenant-based rental assistance to families on the waiting list while continuing to assist families who are currently housed and receiving rental assistance in PBV units. This activity will aid in reducing a family's time on the waiting list. This activity does not apply to RAD units, reasonable accommodation instances or Violence Against Women (VAWA) cases.

The only LHA site eligible for this flexibility is Connie Griffith Apartments, a 183-unit high rise building designated for seniors 62+. The building underwent voluntary conversion from public housing to PBV in January 2020 and those households currently occupying a unit post-conversion were given tenant protection vouchers (TPV), to stay in place or to move. No requests for Choice Mobility were made during FY2021.

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There were no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

The LHA has experienced no challenges in achieving benchmarks for this activity.

HUD Standard Metrics – Activity 24

Activity 24: Elimination of Project-Based Voucher Choice Mobility at LHA-Owned/Controlled Units			
CE #1: Agency Cost Savings			
Unit of Measure: Total Cost of task in dollars (decrease)			
Baseline	Benchmark	Outcome	Benchmark Achieved
Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.
\$0 Total cost of task (decrease)	\$0	\$0	Yes

Activity 24: Elimination of Project-Based Voucher Choice Mobility at LHA-Owned/Controlled Units			
CE #2: Staff Time Savings			
Unit of Measure: Total time to complete the task in staff hours (decrease)			
Baseline	Benchmark	Outcome	Benchmark Achieved
Total staff time dedicated to the task prior to implementation of the activity.	Expected total staff time dedicated to the task after implementation of the activity.	Actual total staff time dedicated to the task after implementation of the activity.	Whether the outcome meets or exceeds the benchmark.
0 hours	0 hours	0 hours	YES

Activity 24: Elimination of Project-Based Voucher Choice Mobility at LHA-Owned/Controlled Units			
HC #5: Increase in Resident Mobility			
Unit of Measure: Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).			
Baseline	Benchmark	Outcome	Benchmark Achieved?
Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
0	10	0	NO

Activity 25: HCV – Allow Excluded Income to Make Units Affordable

i. Plan Year Approved, Implemented, Amended

Activity Proposed and Implemented FY2020

ii. Description/Update

At the time initial occupancy, if the gross rent is greater than the payment standard for the family, the family's monthly share may not exceed 40% of the family's monthly adjusted income (MAI). The LHA's goal is to allow maximum resident choice in the voucher program by allowing the use of federally mandated excluded income in determining unit affordability. Examples of excluded income are:

- Domestic Volunteer Services Act
- Workforce Investment Act of 1998
- Payments received for Foster Children or Foster Adults
- Kinship Guardian Assistance Payments (Kin-GAP)
- Adoption Assistance Payments in excess of \$480 per adopted child
- Developmental Disability Care Payments

The LHA's calculation of allowable rent burden will use gross income, including excluded income. Staff has determined that many times the gross rent is greater than the payment standard for the family and the MAI dictates that they are not eligible for a unit because of a rent burden beyond the 40% cap. Allowing the use of excluded income, the 40% rent burden cap would in most cases not be exceeded, and the household would be eligible for the unit.

LHA's HCV staff applied the flexibility of the activity for three (3) family's when their unit choice would have been unaffordable without counting excluded income. This activity gives HCV families added opportunity in choosing where they want to live.

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There were no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

The LHA has experienced no challenges in achieving benchmarks for this activity.

HUD Standard Metrics

Activity 25: HCV – Allow Excluded Income to Make Units Affordable			
HC #4: Displacement Prevention			
Unit of Measure: Number of households at or below 80% AMI that would lose assistance or need to move (decrease).			
Baseline FY2020	Benchmark	FY2021	Benchmark Achieved?
Households losing assistance/moving prior to implementation of the activity (number). 5	Expected households losing assistance/ moving after implementation of the activity (number). 5	Actual households losing assistance/ moving after implementation of the activity (number). 3	Whether the outcome meets or exceeds the benchmark. YES

Activity 25: Waive 40% Rent Burden Cap for HCV			
HC #5: Increase in Resident Mobility			
Unit of Measure: Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).			
Baseline	Benchmark	FY2021	Benchmark Achieved?
Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero. 4	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 10	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 3	Whether the outcome meets or exceeds the benchmark. No

Activity #26: Rent and Eligibility Protections for Households Affected by Voluntary Conversion at Connie Griffith Apartments (Rent Reform)

i. Plan Year Approved, Implemented, Amended FY2020 (Amended Plan)

ii. Description/Update

On June 3, 2019, the U.S. Department of Housing and Urban Development (HUD) approved the voluntary conversion of Connie Griffith Apartments (CGA) (a 183-unit elderly building) from a public housing development to Section 8 vouchers. HUD is providing tenant protection vouchers that LHA used to provide Housing Choice Vouchers (HCV) to all CGA resident households at the time of conversion and to replace vacant units and one unit containing a household that was over-income for HCV. The CGA households may use their HCV at CGA or to move elsewhere.

CGA tenants were concerned that they were being forced to move or that their rent was going to increase. This activity provides residents of the CGA rent and eligibility protections post-conversion that they would not have under the HVC program. Even if CGA resident was over income post-conversion, this initiative provides for their protection in that instance with phased incremental increases in rent should the resident be over-income. It is consistent with the information provided during the voluntary conversion process and provides additional tenant protections.

The following is an update of the status of CGA residents needing rent protection assistance.

- 169 CGA households who occupied units prior to voluntary conversion
- 28 paid a flat rent of \$337 or \$438 under the public housing program pre-conversion
- 20 (who formerly paid flat rent) remained as of 06/30/2021
- 8 vacated their units for various reasons (i.e., deceased, moved from CGA, etc.)
- Out of the 20 remaining (who formerly paid flat rent) as of 06/30/2021, 5 participants TTP decreased and TTP was less than flat rent, therefore participants are no longer flat renters.
- 15 remaining flat renters as of 06/30/2021
- 1 household is over-income for the HCV program, with an annual gross income that exceeds 80% of AMI. The over-income household may remain at CGA as an unassisted household, with the same rent protections as other households. The LHA will not include this unassisted unit in the rent reasonableness determinations for CGA units.
- Ten households have a total tenant payment (TTP, typically 30 percent of the family's adjusted income) less than the CGA gross rent (\$650), but more than the flat rent that they currently pay, and thus conversion to HCV would cause additional rent burden
- Two (2) households have a TTP that exceeds both the payment standard (\$705) the HCV gross rent at CGA (\$650), and thus would be at zero assistance and ineligible for a HCV
- Two (2) households have a TTP that is less than the payment standard but exceeds the CGA gross rent, and thus would be ineligible to stay at CGA without this protection

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There were no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

The LHA has experienced no challenges in achieving benchmarks for this activity.

HUD Standard Metrics

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of elderly CGA households at or below 80% AMI that would lose assistance or need to move (decrease)	28 Households losing assistance/moving prior to implementation of the activity.	0 Expected households losing assistance/moving after implementation of the activity.	0 Actual households losing assistance/moving after implementation of the activity.	YES
Data source: Emphasys software program and staff reporting.				

Activity # 27 – HCV PORTABILITY RESTRICTIONS

i. Plan Year Approved, Implemented, Amended

Approved/FY2021

ii. Description/Update

The LHA received approval to limit portability for work-able HCV participants to encourage self-sufficiency and serve more participants. Upon implementation, incoming and outgoing portability requests will be allowed for reasons related to employment, educational opportunities, medical/health reasons, or extenuating family circumstances. Although, HCV participants seek the voucher because it offers more choice, that choice often creates unintended consequence of a household moving to a jurisdiction where housing costs greatly exceed local housing costs, leaving the initial PHA, in some cases, paying much more subsidy had the household not ported out. Non-workable (elderly and disabled) households are excluded from this activity.

LHA will only allow ports (in or out) for work-able households if the head/co-head of household is employed a minimum of 20 hours per week on average with at least a six (6) consecutive-month work history or gaining new employment in LHA's jurisdiction.

During FY2021, 43 participants were affected by this activity. Portability for work-able households is considered on a case-by-case basis for reasons related to education, medical and/or disability reasons, long-term care, extenuating family circumstances, VAWA related reasons, etc. Housing Assistance Payments (HAP) paid for working households is less than that for households with no employment.

iii. Actual Non-Significant Changes

There are no non-significant changes or modifications to this activity during the Plan year.

iv. Actual Changes to Metrics/Data Collection

There were no changes to metrics/data collection during the Plan year.

v. Actual Significant Changes

There are no significant changes or modifications to the activity as previously proposed and approved.

vi. Challenges in Achieving Benchmarks and Possible Strategies

The LHA has experienced no challenges in achieving benchmarks for this activity.

HUD Standard Metrics – Activity 27

CE#1: Agency Cost Savings			
Unit of Measure: Housing Assistance Payment on behalf of affected households (decrease).			
Baseline	Benchmark	Outcome	Benchmark Achieved?
Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	NO
\$416 Per Household Actual Average Monthly HAP Payment	\$408 Per Household Expected Average Monthly HAP Payment	Actual Monthly HAP Payment \$682	

CE #2: Staff Time Savings			
Unit of Measurement: Total time to complete the task in staff hours (decrease).			
Baseline	Benchmark	Outcome	Benchmark Achieved?
Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
3 hours	Time to manage port clients: Port outs = 2.5 hours Port Ins = 2. hours	Time to manage port clients: Port outs = 12 @ 3 hours each = 36 hours Port Ins = 22 @ 3 hours each = 66 hours	NO

SS#1: Increase in Household Income			
Unit of Measure: Averaged earned income of households affected by this policy in dollars (increase).			
Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars(increase). ----- Average earned income of porting clients = \$9,628	Expected average earned income of households affected by this policy in dollars(increase). ----- Expected average earned income of porting clients =\$10,109	Actual average earned income of households affected by this policy in dollars(increase). ----- - Actual average earned income of porting clients = \$15,000	YES

HUD Standard Metrics – Activity 27

SS#3: Increase in Positive Outcomes in Employment Status			
Unit of Measure: Number of Employed Work-Able Portability Households			
Baseline	Benchmark	Outcome	Benchmark Achieved?
Heads of Household Employed prior to implementation of the activity (number).	Expected Heads of Household Employed prior to implementation of the activity (number).	Actual Heads of Household Employed prior to implementation of the activity (number).	NO
Number of work-able employed heads of household.	Expected number of work-able employed heads of household.	Actual number of work-able employed heads of household.	
81	70	28 of 43	

Activity 28 – HCV Alternate Certification Schedule

- i. Plan Year Approved, Implemented, Amended**
Approved/FY2021
- ii. Description/Update**
LHA staff received approval to continue certain components of the HCV Rent Reform Study that began in 2015 and concludes in FY2021. The Study offered HCV participants an alternative recertification schedule of every three years rather than annual certification of income. The Study participants were not required to report increases in income during the three years.
- iii. Actual Non-Significant Changes**
There are no non-significant changes or modifications to this activity during the Plan year.
- iv. Actual Changes to Metrics/Data Collection**
There were no changes to metrics/data collection during the Plan year.
- v. Actual Significant Changes**
There are no significant changes or modifications to the activity as previously proposed and approved.
- vi. Challenges in Achieving Benchmarks and Possible Strategies**
The LHA has experienced no challenges in achieving benchmarks for this activity.

HUD Standard Metrics – Activity 28

CE#1: Agency Cost Savings			
Unit of Measure: Total cost of task in dollars (decrease).			
Baseline	Benchmark	FY2021	Benchmark Achieved?
Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	TBD
\$563 Average Monthly HAP Payment	\$450 Expected Monthly HAP Payment	\$556 Monthly HAP Payment	

CE #2: Staff Time Savings			
Unit of Measurement: Total time to complete the annual certification in staff hours (decrease).			
Baseline	Benchmark	FY2021	Benchmark Achieved?
Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
1.5 Hours Total amount of staff time to complete Annual Certification prior to implementation of the activity (in hours).	1 Hour Expected amount of staff time to complete Annual Certification after implementation of the activity (in hours).	.66 (40 minutes) Actual amount of total staff time dedicated to complete Annual Certification after implementation of the activity (in hours).	YES

CE #5 Increase in Agency Rental Revenue			
Unit of Measure: Total Household contributions towards housing assistance (increase).			
Baseline	Benchmark	FY2021	Benchmark Achieved?
Household contributions prior to implementation of the activity (in dollars).	Expected household contributions after implementation of the activity (in dollars).	Actual household contributions after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Average Tenant Rent Contribution \$290	Average Tenant Rent Contribution \$325	\$158 Avg. Tenant Rent Contribution	NO

HUD Standard Metrics – Activity 28

SS #1: Increase in Household Income			
Unit of Measurement: Average earned income of households affected by this policy in dollars (increase).			
Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	NO
Baseline is equal to: Average Earned Income of Work-Able households \$19,572	Benchmark is equal to: Annual increase of 2% in the Average Earned Income of Work-Able households \$19,963	Average Earned Income of Work-Able households \$16,239	

SS #3: Increase in Positive Outcomes in Employment Status			
Unit of Measurement: Employment Status – Households Reporting Earned Income			
Baseline	Benchmark	Outcome	Benchmark Achieved?
Actual head(s) of work-able households employed - reporting earned income	Expected head(s) of households reporting earned income	Actual head(s) of work-able households reporting earned income	NO
1,112 of 1,599	1,151 of 1,599	818 of 1,139	

Impact Analysis – Activity 28

FY2020 Activity 1: HCV																											
Disparate Impact Analysis - Baseline Data																											
Heads of Household					Average Gross Annual Earned Income					Average Total Annual Adjusted Income					Average TTP					Average Increased Rent Burden							
HCV Population					FY 2013 Baseline	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY 2013 Baseline	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY 2013 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY 2014 Benchmark	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2020 Actual	FY2021 Actual	
All Work-Able Households					1,454	1,231	1,355	1,165	1,139	\$8,632	\$12,573	\$14,770	\$11,792	\$11,655	\$10,501	\$11,202	\$13,815	\$11,487	\$12,806	\$35	\$34	\$68	\$-21			\$29	
Gender																											
Female					1,404	1,138	1,272	1,088	1,063	\$8,697	\$12,742	\$14,856	\$11,873	\$11,731	\$10,547	\$11,288	\$14,096	\$11,624	\$12,968	\$34	\$34	\$70	\$-22			\$29	
Male					50	93	83	77	76	\$7,995	\$9,402	\$13,454	\$13,560	\$10,952	\$8,958	\$9,599	\$9,516	\$9,546	\$10,541	\$47	\$37	\$48	\$-9			\$21	
Race (Multiple selections permitted)																											
Black					1,183	1,006	1,112	966	929	\$8,942	\$12,950	\$15,140	\$11,803	\$11,826	\$10,787	\$11,392	\$14,268	\$11,568	\$12,910	\$34	\$30	\$66	\$-25			\$29	
White					277	221	238	194	205	\$7,561	\$10,816	\$12,986	\$11,601	\$10,749	\$9,341	\$10,298	\$11,579	\$10,943	\$12,386	\$38	\$45	\$67	\$-4			\$32	
American Indian / Native Alaskan					5	1	2	3	3	\$6,298	\$28,288	\$28,022	\$18,877	\$18,877	\$7,354	\$31,540	\$27,242	\$21,933	\$7,744	\$34	\$599	\$461	\$-123			\$283	
Asian / Pacific Islander					-	2	2	2	2	-	\$12,480	\$15,229	\$14,317	\$14,317	-	\$20,128	\$13,789	\$9,246	\$15,011	-	\$94	\$122	\$-114			\$145	
Native Hawaiian / Other Pacific Islander					1	1	1	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,384	\$6,144	\$0	\$0	\$-286	\$166	\$-12			\$-154	
Other**					1	-	-	-	-	\$22,260	-	-	-	-	\$0	-	-	-	\$50	\$100	-	-	-				
Ethnicity																											
Non-Hispanic					1,438	1,205	1,326	1,141	1,111	\$8,654	\$12,618	\$14,840	\$11,757	\$11,656	\$10,475	\$11,325	\$12,422	\$11,490	\$12,750	\$35	\$37	\$69	\$-22			\$27	
Hispanic					16	26	29	24	28	\$10,432	\$9,995	\$11,576	\$13,449	\$11,618	\$12,096	\$5,542	\$9,921	\$11,351	\$15,033	\$21	\$-116	\$3	\$7			\$89	
Age of Head of Household																											
18-31					497	359	338	219	232	\$8,258	\$11,449	\$12,585	\$11,400	\$8,103	\$9,035	\$9,900	\$9,525	\$7,977	\$7,713	\$42	\$39	\$46	\$-34			\$-19	
32-46					759	689	800	747	720	\$9,231	\$13,695	\$16,060	\$12,440	\$12,235	\$11,774	\$11,898	\$13,766	\$12,212	\$13,635	\$29	\$18	\$63	\$-32			\$31	
47-61					198	183	217	199	187	\$7,579	\$10,427	\$13,416	\$10,672	\$9,543	\$9,238	\$11,206	\$11,498	\$12,627	\$11,624	\$38	\$70	\$88	\$7			\$-9	
Excluded Households																											
Elderly/Disabled					1,196	709	588	604	454	\$18,10	\$1,446	\$1,614	\$1,320	\$876	\$8,879	\$10,540	\$10,240	\$10,875	\$5,536	N/A	N/A	N/A	N/A			N/A	

Activity 29 - Contract Amendments to Remove or Add Units at LHA-Owned Project Based Voucher Units

- i. Plan Year Approved, Implemented, Amended**
Approved/FY2021

Description/Update

Previously, LHA-owned project-based voucher (PBV) units occupied by families where there has been no subsidy due to an increase in a tenant's income must be removed from the Housing Assistance Payment (HAP) contract, 180 days after the last housing assistance payment on behalf of the family. LHA's PBV units are fully assisted, therefore, LHA can only add the units back to the contract when the family moves out of the unit.

Contract units previously removed, due to an increase in a tenant's income, can be added back to the HAP contract if the family residing in such a unit should have a decrease in income that causes HAP to resume at any point during the family's tenancy of the PBV unit. Therefore, the household would receive a subsidy preference over families on the waiting list.

- iii. Actual Non-Significant Changes**
There are no non-significant changes or modifications to this activity during the Plan year.
- iv. Actual Changes to Metrics/Data Collection**
There were no changes to metrics/data collection during the Plan year.
- v. Actual Significant Changes**
There are no significant changes or modifications to the activity as previously proposed and approved.
- vi. Challenges in Achieving Benchmarks and Possible Strategies**
The LHA has experienced no challenges in achieving benchmarks for this activity.

HUD Standard Metrics – Activity 29

SS #1: Increase in Household Income			
Unit of Measurement: Average Earned Income of Non-Elderly Non-disabled Households			
Baseline	Benchmark	Outcome	Benchmark Achieved?
\$11,836 Average Earned Income of Work-Able households	\$12,309 Average Earned Income of Work-Able households	\$14,329 Average Earned Income of Work-Able households	YES

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)			
Unit of Measurement: Number of households receiving TANF assistance (decrease)			
Baseline	Benchmark	Outcome	Benchmark Achieved?
8	6	5	YES
Households receiving TANF prior to implementation of the activity	Expected number of households receiving TANF after implementation of the activity	Actual households receiving TANF after implementation of the activity	Whether the outcome meets or exceeds the benchmark

SS #6: Reducing Per Unit Subsidy Costs for Participating Households			
Unit of Measurement: Average amount of Section 8 and/or 9 subsidy (or local, non-traditional subsidy) per household affected by this policy in dollars (decrease).			
Baseline	Benchmark	Outcome	Benchmark Achieved?
\$486 Average subsidy per household affected by this policy prior to implementation.	\$462 Expected average subsidy per household affected by this policy.	\$556 Actual average subsidy per household affected by this policy.	NO

SS #7: Increase in Agency Rental Revenue			
Unit of Measurement: Total Household contributions towards housing assistance (increase).			
Baseline	Benchmark	Outcome	Benchmark Achieved?
\$150 Average household contribution toward rent prior to implementation of the activity	\$173 Expected average household contribution toward rent	TBD Actual household contributions	TBD

SS #8: Households Transitioned to Self-Sufficiency			
Unit of Measurement: Number of households transitioned to self-sufficiency (increase). Self-sufficiency = \$7.25 (minimum wage @ 40 hours per week for 53 weeks - \$15,370)			
Baseline	Benchmark	Outcome	Benchmark Achieved?
92 of 287	97 of 287	57 of 125	NO
Work-Able Households Transitioned to Self-sufficiency per Year	Expected number of work-able households transitioned to self-sufficiency	Actual number of work-able households transitioned to self-sufficiency	

B. NOT YET IMPLEMENTED ACTIVITIES

Activity 7 – Public Housing Acquisition Without Prior HUD Approval

Activity Proposed and Approved - FY 2012-2013 Plan

Relief from HUD approvals prior to the acquisition of property will enhance LHA's ability to respond quickly to unique market conditions, making the Authority more competitive with other purchasers in the tight real estate markets typical of low poverty areas of the city. This relief will apply only to the acquisition of public housing units or vacant land purchased for the development of public housing units in non-impacted areas of the city.

Update

The LHA did not acquire properties during FY2021 where it was necessary to implement this activity. The LHA will develop a timeline for this activity should the Authority decide to acquire public housing units or land for the development of public housing.

Activity 8 – Conversion of Appian Hills Public Housing to Project-Based Vouchers

Activity Proposed and Approved - FY 2012-2013 Plan

Activity Significantly Modified in FY2014

LHA continues to secure adequate funding to revitalize the Appian Hills public housing development. This site may be rehabilitated in its entirety or in phases, as determined by the Authority. Once a plan for revitalization is agreed upon that includes the substitution of project-based vouchers for public housing subsidies, LHA will submit an appropriate application for disposition of the affected portion(s) of the site as well as a request for tenant protection vouchers for residents of affected units.

Update

The LHA did not seek funding for this activity during FY2021. The LHA does not know when funding resources will be available for implementation of this activity.

Activity 9 – Development of Project-Based Voucher Units at 800 Edmond Street

Activity Proposed and Approved – LHA's FY2012-FY2013

LHA plans to develop between five and eight project-based 3-bedroom townhomes on a vacant lot owned by the agency on Edmond Street. The property is adjacent to an existing 3-unit public housing site and close to the Authority's Pine Valley Management Office.

The flexibilities provided through this MTW activity will be used to project-base the units at Edmond Street without a competitive process and to exceed the per-building cap typically placed on project-based voucher developments. Current project-based voucher rules limit percentage of project-based units to 25% of the units in the development. The LHA plans to project-base 100% of the units at this site.

Update

The activity has not been implemented. The LHA intends to implement this activity once financial resources become available. The LHA will develop a timeline for this activity should the Authority decide to develop the Edmond Street property.

Activity 11 – Local, Non-Traditional Use of MTW Funds: Emergency Reserves for Connie Griffith-Ballard Towers

Activity Proposed/Approved in FY2012-2013 Plan

Activity Revised in FY2014 Plan/Revision Approved in FY2014

Through its FY 2014 MTW Annual Plan, the LHA requested to retain the flexibility to use MTW funds should Ballard Tower (which is attached to an LHA-owned public housing site, Connie Griffith Manor; serves low-income, elderly households; and is managed, but not owned, by the LHA) require significant emergency capital repairs. MTW funds would only be used if the tax credit investor can demonstrate to the Authority's satisfaction that it does not have the financial resources to complete the repairs itself. Despite the number/extent of unforeseen capital emergencies that might arise, the LHA will provide Ballard Place no more than \$300,000 in emergency funds in total.

Update

When this activity was proposed, the LHA did not have a confirmed funding source for sorely needed capital improvements at Ballard. After the activity was approved, the site's tax credit investors informed the LHA that they would indeed have sufficient funds to complete the needed work. Having spent a significant portion of their reserves to fund these improvements, the Housing Authority was concerned about their ability to cover any additional emergency capital repairs, which prompted creation of this activity.

This activity has not yet been implemented and unlikely to be implemented in the near future because the LHA began the redevelopment of Ballard Apartments during FY2019 using a 2018 9% Low-Income Housing Tax Credit (LIHTC) award. LHA was awarded an allocation of \$1,000,000.00 of 2018 9% LIHTC's by the Kentucky Housing Corporation (KHC) for Ballard Apartments.

Activity 20 – Assign Project-Based Vouchers to LHA Owned/Controlled Units Without Bid Process

Activity Proposed and Approved FY2017

The LHA received approval to select existing and new LHA owned/managed property for project-based voucher assistance without a competitive bid process. Site selection for LHA owned or managed property will be based on the need to maintain and preserve affordable housing. Each site may create a separate wait list for applicants interested in renting project-based units. LHA will eliminate the restriction on the percentage of units leased in a building or project. The LHA has plans to project-base its own new construction projects in the coming year and this flexibility will have a positive impact for the agency and the clients we serve.

Update

This activity has not yet been implemented but will be implemented should the opportunity to do so become available. The LHA will develop a timeline for this activity should it be implemented.

C. ACTIVITIES ON HOLD

N/A

D. ACTIVITIES CLOSED OUT

Activity #2 – Management Team III Rent Reform Controlled Study – No Rent Reduction Requests for 6 Months After Initial Occupancy for Bluegrass HOPE VI Public Housing Residents (Approved/Implemented – FY2012-2013; Closed out FY2014)

Activity #3 Triennial Recertification of Connie Griffith Towers and HCV Elderly/Disabled Households (Approved/Implemented – FY2012-2013; Closed out FY2017)

Activity #4 - HCV Rent Reform Controlled Study: No Rent Reduction Requests for 6 Months After Initial Occupancy (Plan Year Activity Approved and Implemented FY2012-2013; Closed out FY2015)

Activity #5 - Streamlined HQS Inspection Policy for Housing Choice Voucher Program

- i. Plan Year Approved, Implemented, Amended, Closed Out**
Activity Proposed FY 2012 – FY 2013 Plan /Significantly Modified FY2014
Plan/Implemented FY2015; Closed out FY2021
- ii.** The LHA chose to close out this activity allowing Housing Quality Standards (HQS) inspection intervals between 12 months and 36 months based on a landlord's star-rating. LHA staff feels that since the enactment of PIH-Notice 2016-05 Streamlining Administrative Regulations for Programs Administered by Public Housing Agencies allowing for biennial inspections and the use of alternative inspection methods and inspection timeframes, this activity is no longer necessary. The majority (91%) of LHA's 800+ HCV landlords were assigned to the 2-star rating of every two years, therefore, staff felt that the initiative was no longer necessary.
- iii.** Final outcomes - FY2020 815 landlords were rated, with 98% (797) assigned the 2-Star Rating; 2% (17) assigned the 3-Star Rating and only one landlord assigned the 1-Star Rating. The number of inspections were down from the previous two years. There was a 34% drop in inspections from FY2019 to FY2020. It should be noted that the last four month of FY2020 (March – June) the COVID-19 pandemic caused inspections to be greatly reduced. FY2020 is the closest LHA has come to reaching the benchmark since implementation.

Activity #6 - Biennial Housekeeping Inspection Policy for Public Housing Residents (Plan Year Activity Approved and Implemented FY2012-2013; Closed out FY2014)

Activity #15 – Limit HCV Landlord Rent Increases to the Least of 2%, HUD Fair Market Rent (FMR), or the Comparable Rent – (Plan Year Activity Approved and Implemented FY2015; Closed out FY2016)

(V) PLANNED APPLICATION OF MTW FUNDS

ANNUAL MTW REPORT

A. FINANCIAL REPORTING

i. Available MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the Financial Assessment System – PHA (FASPHA), or its successor system.

ii. Expenditures of MTW Funds in the Plan Year

The MTW PHA shall submit unaudited and audited information in the prescribed FDS format through the FASPHA, or its successor system.

iii. Describe Application of MTW Funding Flexibility

The MTW PHA shall provide a thorough narrative of actual activities that use only the MTW funding flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (IV) of the Annual MTW Report. The MTW PHA shall also provide a thorough description of how it used MTW funding flexibility to direct funding towards specific housing and/or service programs and/or other MTW activity, as included in an approved MTW Plan.

APPLICATION OF "MTW FUNDING" FLEXIBILITY

During the fiscal year ending 6/30/2021 the Lexington Housing Authority (LHA) absorbed (4) properties, which were previously tax credit developments, back into our portfolio. This absorption included any applicable reserves the entities had remaining. Some projects were less financially sound than others so it will be necessary to transfer funds using our single fund flexibility to settle balances owed to LHA. Also, during this year LHA was awarded just over \$1,500,000 in CARES Money. Sources of the awards included the Housing Choice Voucher Program, Low Rent Public Housing and Mainstream. Most dollars awarded were spent by 6/30/2021 with the balance to be spent by 12/31/2021. Also, during the current fiscal year, LHA funded our recently converted project, Connie Griffith with a rehabilitation of windows and the addition of an elevator added to the side of a ten-story Senior High-rise building. The funding came from our HCV reserves which totaled just over \$3,182,000.

B. LOCAL ASSET MANGEMENT PLAN

i. Did the MTW PHA allocate costs within statute in the Plan Year?

Yes

ii. Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?

No

iii. Did the MTW PHA provide a LAMP in the appendix?

N/A

iv. If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

LHA did not implement a LAMP

VI. ADMINISTRATIVE

A. REVIEWS, AUDITS AND INSPECTIONS

The MTW PHA shall provide a general description of any HUD reviews, audits and/or physical inspection issues that require the MTW PHA to take action in order to address the issue.

LHA completed and submitted the annual financial audit to the REAC system through the financial data schedule by 3/03/2021. MCM CPAs & Advisors LLP conducted the audit with no findings.

B. EVALUATION RESULTS

The MTW PHA shall provide a description of the results of the latest MTW PHA-directed evaluation (or state that there are none).

Dr. Amanda Sokan leads oversight of the MTW program evaluation process, with an overall mandate to assess, monitor and report on the effects of the LHA's MTW initiatives. Dr. Sokan is an independent consultant, who is currently employed by the University of Arizona, College of Public Health, Community Environment & Policy Department. Dr. Sokan served as lead evaluator of the LHA's MTW program when the LHA entered the Demonstration in 2011. LHA will provide evaluation of LHA's FY2021 rent reform activities under separate cover.

C. MTW STATUTORY REQUIREMENT CERTIFICATION

The MTW PHA shall provide a certification that the MTW PHA has met the three MTW statutory requirements in the Plan Year of: (1) ensuring that at least 75% of households assisted by the MTW PHA are very low-income, (2) continuing to assist substantially the same total number of households as would have been assisted had the MTW PHA not participated in the MTW demonstration, and (3) maintaining a comparable mix of households (by family size) served as would have been served had the MTW PHA not participated in the MTW demonstration.

**CERTIFICATION OF COMPLIANCE WITH REGULATIONS
MOVING TO WORK ANNUAL REPORT**

Acting on behalf of the Public Housing Agency (PHA) listed below, as its authorized PHA official, I approve the submission of the Annual Moving to Work Report for the PHA fiscal year July 1, 2020 through June 30, 2021.

The Agency has met the three statutory requirements of: 1) ensure that at least 75 percent of the families assisted by the Agency are very low-income families, as defined in section 3(b)(2) of the 1937 Act; 2) assist substantially the same total number of eligible low-income families under MTW, as would have been served absent the demonstration, and 3) maintain a comparable mix of families by family size, as would have been served or assisted had the amounts not been used under the demonstration.

Lexington-Fayette Urban County Housing Authority
PHA Name

KY004
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the Report, is true and accurate.

Austin J. Simms
Name of Authorized Official

Executive Director
Title


Signature

June 3, 2022
Date

D. MTW ENERGY PERFORMANCE CONTRACT (EPC) FLEXIBILITY DATA

Some MTW PHAs possess flexibility with regard to EPCs in the Standard MTW Agreement. MTW PHAs that possess and utilize this flexibility should here report the data as specified in the MTW PHA's Standard MTW Agreement (or successor MTW Agreement). If the MTW PHA does not possess and/or utilize such flexibility, this section should be marked not applicable.

N/A