

PHA Name : Maryville

PHA Code : TN065

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

PHA Program Type: Combined

MTW Cohort Number: 1

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

Maryville Housing Authority seeks to promote self-sufficiency, increase housing opportunities, and decrease expenditures. MHA's short-term goals are to simplify recertifications and increase the voucher rate for our housing choice voucher program. Our long-term goal is to increase affordable housing by decreasing operating costs and utilizing property already owned by the Authority.

To achieve our short-term plans in 2022, we have elected to streamline recertifications, allow self-certification of assets, increase Housing Choice Voucher payment standards, and provide an incentive for new HCV landlords. We will also serve the three overall Moving to Work statutory objectives by implementing the above activities.

MHA plans to fulfill the MTW statutory objective of reducing cost and achieving greater cost-effectiveness in federal expenditures by electing to use an alternative reexamination schedule and allowing for self-certification of assets for both the Public Housing and Housing Choice Voucher programs. By using alternate reexamination schedules, MHA hopes that HCV and Public Housing staff will be more cost-efficient in spending these hours, therefore, increasing the number of new participants to our HCV program and promoting self-sufficiency within our Public Housing program. The Authority's goal for the upcoming year is to develop ways to increase self-sufficiency by aiding residents who are unemployed or who have lost employment by assisting with job searches, partnering with local companies, and hosting job fairs.

The PHA will allow self-certification of any assets under \$50,000 for Public Housing and the Housing Choice Voucher. This MTW activity will reduce costs for the agency and relieve the burden on families. They will no longer need to spend crucial time traveling to get asset verification statements or calling banks and other institutions to provide MHA documentation of assets less than \$50,000.

MHA will meet the final statutory objective of increasing housing by raising the payment standards to 120% of Fair Market Rent and offering new landlords an incentive. Expanding the payment standards will give families a better opportunity to find decent and safe housing and increase the Authority's utilization rate for the program. In addition to increasing the payment standards, MHA hopes to recruit more landlords by offering a one-time bonus to provide the HCV participants with more choices for housing.

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

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

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

C. MTW Activities Plan that Maryville Plans to Implement in the Submission Year or Is Currently Implementing**2.b. - Payment Standards- Fair Market Rents (HCV)**

MHA intends to increase payments standards to 120% in 2021 FMR beginning January 1, 2022. See below-suggested increases:

Efficiency \$860

1 BD \$960

2BD \$1176

3 BD \$1544

4 BD \$1814

5 BD \$2087

MHA's goal is to increase housing for HCV families.

This MTW activity serves the following statutory objectives:

Housing choice

This MTW activity serves the following statutory objectives:

Increased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households

N/A

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

Attached Hardship policy applies to: 3.a. - Alternative Reexamination Schedule for Households (PH)

3.b. - Alternative Reexamination Schedule for Households (HCV)}

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Maryville MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

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

Following will explain the payment standards by FMR: Efficiency \$860

1 BD \$960

2BD \$1,176

3 BD \$1,544

4 BD \$1814

5 BD \$2087

Due to the increase in rent amounts and demand in our area, our voucher participants cannot find housing. In 2020 MHA issued 93 vouchers, 40 vouchers expired because participants were not able to find housing. YTD MHA has issued 91 vouchers, 43 of the vouchers expired.

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

Cost-effectiveness

To minimize the hours required to recertify tenants allowing PHA managers more time to focus on other job requirements. MHA anticipates that reducing time on completing recertification will permit staff to promote self-sufficiency for working families. The PHA is partnering with local companies to help recruit and schedule upcoming job fairs. MHA has a Ross Coordinator in place to help assist with the plan.

Decreased Expenditures

The ideal outcome would eliminate a full-time position and fill the open position as a part-time position for the PHA's elderly/disabled Highrise.

This MTW activity serves the following statutory objectives:

Cost effectiveness

This MTW activity serves the following statutory objectives:

Decreased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
N/A
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
Attached Hardship policy applies to: 2.b. - Payment Standards- Fair Market Rents (HCV) 3.a. - Alternative Reexamination Schedule for Households (PH) 3.b. - Alternative Reexamination Schedule for Households (HCV)}
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Maryville MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This MTW activity requires an Impact Analysis. The Impact Analysis is attached.
The Impact Analysis that applies to this MTW activity also applies to the following MTW activities: 3.a. - Alternative Reexamination Schedule for Households (PH) 3.b. - Alternative Reexamination Schedule for Households (HCV)
Recertification Schedule is Once every two years
Household may request 1 interim recertifications per year.
If a household receives a decrease in income of 10% or more, the family would be eligible for one-time interim recertification. MHA will follow our current policy if an increase of \$400 should occur. Families who remove or add a member must report to the Authority within 10 days.

3.b. - Alternative Reexamination Schedule for Households (HCV)
MHA plans to implement recertifications for individuals or entire households who are on a fixed income every other year. The benefit of alternative reexamination would be a convenience for our participants. The decrease in working hours for staff related to alternative reexamination will allow more time to assist our new voucher recipients in successfully finding housing.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: Neutral (no cost implications)
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
N/A
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
Attached Hardship policy applies to: 2.b. - Payment Standards- Fair Market Rents (HCV) 3.a. - Alternative Reexamination Schedule for Households (PH) 3.b. - Alternative Reexamination Schedule for Households (HCV)}
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Maryville MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This MTW activity requires an Impact Analysis. The Impact Analysis is attached.
Recertification Schedule is Once every two years
Household may request 1 interim recertifications per year.
If a household receives a decrease in income of 10% or more, the family would be eligible for one-time interim recertification. MHA will follow our current policy if an increase of \$400 should occur. Families who remove or add a member must report to the Authority within 10 days.

3.c. - Self-Certification of Assets (PH)
Maryville Housing Authority will no longer require 3rd party verification for assets. PHA will allow residents to self-certify assets amounts when completing a re-examination questionnaire.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: Decreased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
N/A
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Maryville MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
The dollar threshold for the self-certification of assets is \$50,000.

3.d. - Self-Certification of Assets (HCV)
Maryville Housing Authority will no longer require 3rd party verification for assets. PHA will allow residents to self-certify assets amounts when completing a re-examination questionnaire.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: Decreased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
N/A
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Maryville MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
The dollar threshold for the self-certification of assets is \$50,000.

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)
The Authority intends to offer new landlords a one-time signing bonus of up to \$500 beginning January 1, 2022. Payments made to a landlord will be equal to no more than one month of the contract rent The Authority will pay the bonus when the HAP contract is signed between the owner and the PHA.
This MTW activity serves the following statutory objectives: Housing choice
This MTW activity serves the following statutory objectives: Decreased revenue
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
N/A
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Maryville MTW agency Received 0 hardship requests

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

This policy applies to To all units (Display selected and additional Pop up is complex logic.)

The types of units policy applies to:

Maximum payment to the landlord is \$500.

0 payments were issued under this policy y in the most recently completed PHA fiscal year.

\$0 issued under this policy in the most recently completed PHA fiscal year.

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

E.	Agency-Specific Waiver(s).
E.1	Agency-Specific Waiver(s) for HUD Approval: The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested. No Agency-Specific Waivers are being requested.
E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received: MTW Agency does not have approved Agency-Specific Waivers

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

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2021	\$1,016,875	\$762,656	\$254,219	2029-09-30
2022	\$1,016,785	\$0	\$1,016,875	2030-09-30
2023	\$1,016,875	\$0	\$101,687	2031-09-30

G.	MTW Statutory Requirements.	
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.	
	Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
	80%-50% Area Median Income	0
	49%-30% Area Median Income	0
	Below 30% Area Median Income	0
	Total Local, Non-Traditional Households	0

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

G.2	Establishing Reasonable Rent Policy.
MTW agency did not established a rent reform policy to encourage employment and self-sufficiency Maryville Housing Authority plans to develop a Rent Reform policy during the 2022 for our 2023 annual submission.	

G.3	Substantially the Same (STS) – Local, Non-Traditional.	
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	0 # of unit months	
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	0 # of unit months	

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

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix" of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.	

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	0
2 Person	0
3 Person	0
4 Person	0
5 Person	0
6+ Person	0
Totals	0

H.	Public Comment
	Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.

I.	Evaluations.
	No known evaluations.

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

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

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

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

Maryville Housing Authority
 MTW PHA NAME

TH0605
 MTW PHA NUMBER/HA CODE

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

OLIVER H. JOHNSON III
 NAME OF AUTHORIZED OFFICIAL

CHAIRMAN
 TITLE

[Signature]
 SIGNATURE

10/13/2021
 DATE

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

HCV Payment Standard Impact Analysis

Agency finances:

MHA has estimated the financial impact of increased payment standards to 120% of FMR on subsequent pages. Please review for detail.

Affordability of housing cost for affected families:

MHA has determined that increasing payment standards to 120% FMR will decrease rent burden for 39 tenants and increase 0. Please see subsequent pages for detail.

Agency waitlist:

MHA predicts that this activity will have zero to minimal impact on our HCV waitlist. MHA issues numerous voucher monthly and will continue until voucher utilization reaches 100%.

Termination rate of families:

This activity will no impact our termination rate for families.

Utilization rate in the HCV program:

Over the past two years, families have indicated extreme difficulty finding housing with our current payment standards. By increasing the payment standards, MHA hopes to increase voucher utilization to 100%.

Meeting the statutory goals:

MHA believes this activity will meet the statutory goals of cost effectiveness and increasing housing choice.

Ability to meet MTW requirements:

This activity will allow MHA to continue to meet the very-low income requirement, reasonable rent policy, substantially the same requirement, comparable mix requirement and Housing Quality Standards (HQS).

Rate of hardship requests and number granted and denied:

MHA had zero hardship requests in the past calendar year and anticipates this activity will have zero impact to hardship requests.

Impact on protected classes:

If there is any impact at all on protected classes, it is positive in that for some families, the amount due to landlords will decrease.

Analysis

Voucher Bedrooms	# of participants	Average Gross Rent (includes UA)	Lowest gross rent	Highest gross rent	Current Payment Standard	# of participants with contract rent exceeding payment standard for 2021	Average Current Rent Burden	Current Rent Burden for those exceeding contract rent	New Rent Burden 120% FMR
0	1	\$ 646	\$ 646	\$ 646	\$ 686	0	19.19%	-	19.19%
1	129	\$ 695	\$ 465	\$ 1,034	\$ 802	6	21.29%	37.9%	19.85%
2	110	\$ 826	\$ 573	\$ 1,218	\$ 986	3	15.48%	22.3%	14.22%
3	80	\$ 1,025	\$ 555	\$ 1,503	\$ 1,300	0	12.56%	-	11.97%
4	11	\$ 1,275	\$ 1,039	\$ 1,772	\$ 1,563	0	12.95%	-	12.16%
5	1	\$ 1,404	\$ 1,404	\$ 1,404	\$ 1,797	0	0.00%	-	0.00%
Port Out	1								
Total	333					9			

Voucher Potential 356

%FMR	Monthly cost	Annual Cost	Increase as percent to Prior Year BA	Average rent burden with new PS
100%	\$ 168,545	\$ 2,022,545	98.50%	16.68%
110%	\$ 168,801	\$ 2,025,617	98.65%	-
115%	\$ 172,036	\$ 2,064,435	100.54%	15.81%
120%	\$ 172,397	\$ 2,068,769	100.75%	15.83%

2021 BA total \$2,053,304

0B PS	1B PS	2B PS	3B PS	4BPS
\$ 717	\$ 800	\$ 980	\$ 1,287	\$ 1,512
\$ 789	\$ 880	\$ 1,078	\$ 1,416	\$ 1,663
\$ 825	\$ 920	\$ 1,127	\$ 1,480	\$ 1,739
\$ 860	\$ 960	\$ 1,176	\$ 1,544	\$ 1,814

Vouchers Issued 2020	Vouchers Expired 2020	Vouchers Issued YTD 2021	Vouchers Expired YTD 2021
93	40	91	43*

*Primary reason for voucher expiration indicated as not being able to locate housing in Blount County within current payment standards (110% FMR).

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1.92	\$ 213	\$ 518

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Voucher Bedroom Size	2022 Payment Standard	120%	115%	110%	100%
		FMR	FMR	FMR	FMR
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1	880	960	920	880	800
2	1078	1176	1127	1078	980
3	1416	1544	1480	1416	1287
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4	1563	1421	1563	1705	1705
5	1797	1634	1797	1961	1961
6	2032	1847	2032	2216	2216



Maryville Housing Authority

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Phone: 865-983-4958 Fax: 865-984-7513

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Impact Analysis

Activity 3. A & B. Alternative Reexamination Schedule for Public Housing and Housing Choice Voucher Program

Summary

Recertification once every two years for households who are on a fixed income. Interim decreases are allowed once per year per household if income decreases 10% or more.

1. This MTW Activity serves the statutory objective:

Cost-effectiveness for Public Housing -To minimize the hours required to recertify tenants allowing PHA managers more time to focus on other job requirements. MHA anticipates that reducing time on completing recertification will permit staff to promote self-sufficiency for working families.

Cost-effectiveness for Housing Choice Voucher Program- Reducing the hours to complete yearly recertification for fixed-income households will allow staff more time to focus on MHA's utilization rate. To help increase the number of families who are successful in finding affordable housing. MHA will assist families in locating housing by calling landlords, helping negotiate rent, connecting applicants with an organization that can provide financial assistance for utility or security deposits if needed.

Decreased Expenditures- The ideal outcome would eliminate a full-time position and fill the open position as part-time for the PHA's elderly/disabled high-rise. As a result, MHA will set aside the savings to increase affordable housing by utilizing property already owned by the Authority.

Impact on residents- The Authority expects no negative effects on Maryville Housing residents or any Housing Choice Voucher recipients. The residents at our high-rise will see no negative impact by decreasing the full-time position. MHA currently has a Ross Grant Coordinator to assist our residents with any needs.



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Non-Applicable factors- The following are not relevant for this MTW activity.

- Impact on agency's waiting list
- Impact on agency's termination rate
- Impact on agency's current occupancy level in public housing and utilization rate in the HCV program.
- Hardship request or denials. (First year to implement activity is 2022)
- Impact on protected classes



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HCV Payment Standard Impact Analysis

Agency finances:

MHA has estimated the financial impact of increased payment standards to 120% of FMR on subsequent pages. Please review for detail.

Affordability of housing cost for affected families:

MHA has determined that increasing payment standards to 120% FMR will decrease rent burden for 39 tenants and increase 0. Please see subsequent pages for detail.

Agency waitlist:

MHA predicts that this activity will have zero to minimal impact on our HCV waitlist. MHA issues numerous voucher monthly and will continue until voucher utilization reaches 100%.

Termination rate of families:

This activity will no impact our termination rate for families.

Utilization rate in the HCV program:

Over the past two years, families have indicated extreme difficulty finding housing with our current payment standards. By increasing the payment standards, MHA hopes to increase voucher utilization to 100%.

Meeting the statutory goals:

MHA believes this activity will meet the statutory goals of cost effectiveness and increasing housing choice.

Ability to meet MTW requirements:

This activity will allow MHA to continue to meet the very-low income requirement, reasonable rent policy, substantially the same requirement, comparable mix requirement and Housing Quality Standards (HQS).

Rate of hardship requests and number granted and denied:

MHA had zero hardship requests in the past calendar year and anticipates this activity will have zero impact to hardship requests.

Impact on protected classes:

If there is any impact at all on protected classes, it is positive in that for some families, the amount due to landlords will decrease.

Analysis

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Questions and from MTW Planning Meeting

August 16, 2021

Residents Present:

Please see attached list

Staff Present

Julie Sharpe

Cecilia Blair

Lia Patty

Tammy Vandenberg

Ann Edmonds

Question:

What do you mean rent will increase 125%?

Response:

This only applies to the section 8 voucher program. We are not asking the tenant to pay anymore. Right now, with rent so high in Blount County families are having a hard time finding places to rent. Increasing our payment standard to 125% will allow them to have a better chance at finding properties.

Question:

Are you going to build more property?

Response:

With MTW we are looking into utilizing our funding to build more affordable housing in the area.

Question:

Will you remodel our apartment at Broadway?

Response:

We make repairs and improvements as needed and as budget will allow. Currently we are removing carpets in the units at move out. we are also replacing the ceilings in the apartments on the 16th floor due to the water infiltration.

Question:

The carpets in the hallways are nasty can you replace them?

Response:

They carpet in the hallways are just a few years old. We are working on a plan to have them shampooed.

Question:

Can you take some money and give us new kitchen cabinets?

Response:

The cabinets are being replaced as needed. we would love to replace all the apartment kitchens but we do not have the funding to replace all the cabinets.

Question:

If we get \$400 more a month, we report the income?

Response:

Yes, if it will be steady income and not sporadic. Sporadic income would be a you only receive money every now and then not every month.

Questions and from MTW Planning Meeting

August 16, 2021

Question:

what do we do about our life insurance?

Response:

You would report it at your recertification. If the value is under \$5,000, we wouldn't need 3rd party verification and you would be able self-certify.

Question:

Did you say we don't need to bring bank statements?

Response:

You will not have to bring a bank statement. You would write your current balance on your re-exam form. We would only need verification if your balance is \$5,000 or more.

Question:

What is the benefit to folks that are retired? Where's the incentive to work?

Response:

MTW isn't requiring you to return to the work force. With MTW we can change how we calculate rent and when the changes would occur. For instance, if you decided to gain employment, we could phase your rent increase in vs. counting 30% of your income all at once. The goal is to encourage self-sufficiency.

Question:

Can we vote on changes?

Response:

This is why we have these meetings. Resident feedback is extremely important.

Questions and from MTW Meeting

August 11, 2021

Attachment B

Residents Present:

[REDACTED]

Staff Present

Julie Sharpe

Cecilia Blair

Lia Patty

Question:

What does bi-annual mean?

Response:

It would mean you would only need to have your recertification done every other year. We know it is an inconvenience to recertify annually and since most elderly/disabled family's income doesn't change very much each year, we feel that recertifying every other year would be a benefit to those residents.