

PHA Name : Ozark

PHA Code : AL073

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 4/1/2024

PHA Program Type: Combined

MTW Cohort Number: MTW Flexibility for Smaller PHAs

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

The Ozark Housing Community has identified the three goals of the Moving to Work Program Demonstration as its goals for participation in the program. These goals along with corresponding objectives and the initial activities we intend to implement to accomplish each goal are described below.

Goal 1 - Operational Efficiency through innovation - Streamlining business processes and implementation of advanced technological solutions that will result in operational cost efficiencies and enable reallocation of resources to local initiatives and strategies.

Objectives

- a. Reduces current workloads of staff by simplifying routine transactional processes.
- b. Implement additional technology to ease administrative burden and reduce paperwork for standard operations.
- c. Utilize cost savings to support new initiatives designed under this plan.

MTW Activities

1. Local Rent Calculation Policies
2. Biennial Resident Recertification

Goal 2 Self-Sufficiency - Providing alternate incentives designed to motivate families to actively seek financial independence and transition from dependency on housing subsidy. Carefully measure success of each incentive to identify and replicate the greatest motivators.

Objectives

- a. Engage families in self-improvement activities designed to meet their individual needs and goals.
- b. Adopt policies that mandate personal accountability and financial responsibility.
- c. Assess results and adjust incentives to provide continued motivation.

MTW Activities

1. Employment Requirement
2. Minimum Rents by Bedroom Size
3. Tiered Flat Rents

Goal 3 - Expand Housing Choice - Assess the need for additional types of low and moderate-income housing in the local community such as workforce housing, assisted living for elderly and disabled, homeless/near homeless families/individuals, and emergency housing.

Objectives

- a. Continually upgrade hard units owned by OHC to include amenities commonly found in market-rate housing.
- b. Limit portability to moves associated with work.
- c. Develop homeownership opportunities relevant to the local real estate market.
- d. Identify and/or develop emergency housing.

MTW Activities

1. Modified definition of elderly
2. Local Homeownership Program

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)	Currently Implementing
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)	Currently Implementing
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Currently Implementing
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
3. Reexaminations	
a. Alternative Reexamination Schedule for Households (PH)	Not Currently Implemented
b. Alternative Reexamination Schedule for Households (HCV)	Not Currently Implemented
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
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)	Not Currently Implemented
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
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)	Currently Implementing
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)	Currently Implementing
b. Work Requirement (HCV)	Currently Implementing
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. Housing Development Programs	Not Currently Implemented

C. MTW Activities Plan that Ozark Plans to Implement in the Submission Year or Is Currently Implementing

1.e. - Minimum Rent (PH)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative Ozark Housing Community has implemented a \$130 minimum rent for all PH participants with the exception of elderly and disabled households. The goals of this activity are to increase rental income, reduce negative rents, and standardize the rent calculation process. This activity allows the agency to decrease expenses and increase operating revenue to be used for other resident initiatives.
Which of the MTW statutory objectives does this MTW activity serve? Cost effectiveness
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Increased revenue; Decreased revenue
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies only to a subset or subsets of assisted households
Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? New admissions and currently assisted households
Does the MTW activity apply to all family types or only to selected family types? The MTW activity applies only to selected family types
Please select the family types subject to this MTW activity. Non-elderly, non-disabled families
Does the MTW activity apply to all public housing developments? The MTW activity applies to all developments
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. The implementation of this activity has resulted in the anticipated outcomes of reducing expenses and generating moderately small amounts of additional operating revenue. It has also resulted in decreased administrative burden.
Does this MTW activity require a hardship policy? Yes This document is attached.
Does the hardship policy apply to more than this MTW activity? No
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?

No
How many hardship requests have been received associated with this activity in the past year? No hardship were requested in the most recent fiscal year.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
Does the MTW activity require an impact analysis? Yes This document is attached.
Does the impact analysis apply to more than this MTW activity? Yes
Please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.) 12.a. - Work Requirement (PH); 12.b. - Work Requirement (HCV)
How much is the minimum rent or minimum Total Tenant Payment (TTP)? \$130.00

1.m. - Utility Reimbursements (PH)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative Ozark Housing Community has eliminated utility reimbursements. The goals of this activity is to reduce administrative burden and reduce subsidy costs. The implementation of this activity has streamlined the first of the month processes by eliminating checks to utility providers on program participants' behalf.
Which of the MTW statutory objectives does this MTW activity serve? Cost effectiveness
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Decreased expenditures
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies to all assisted households
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. Implementation of this activity has significantly reduced administrative burden by eliminating the need to produce checks for utility providers on behalf of the program participants.

2.c. - Rent Reasonableness – Process (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW

activity contributes to a larger initiative

In making a rent reasonableness determination, the Ozark Housing Community will compare the real rent for the unit to the real rent of comparable units in the same or comparable units in the same or comparable neighborhoods that are not assisted under any federal, state, or local program. The Housing Authority will consider the location, quality, size, number of bedrooms, age, amenities, housing services, maintenance, and utilities of the unit and comparable units. The result of this determination shall be documented in the participant's file.

The Housing Authority will maintain current survey information on rental units in the jurisdiction. The Housing Authority will also obtain from the landlord associations and management firms the value of the array of amenities. The goal of this activity is to ensure that rents charged by participating landlords are comparable to the local rental market and to prevent the local HCV program from setting the standard for rents in the local market. This helps to maintain the independence of fair market rents in the local rental market.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This activity has maintained an independent rental market in our local rental market.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Describe the method used to determine rent reasonableness and the motivations for using a method different from the standard method.

Ozark Housing Community has implemented and continues to use the standard method.

10.a.HCV - Waive Operating a Required FSS Program (HCV)**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

The Ozark Housing Community has waived operating a required FSS Program that was defunct and nonoperational for more than 10 years. The goal of this activity is to remove the mandatory requirement to operate a FSS Program. By removing the mandatory requirement, the agency will have the opportunity to implement a voluntary FSS Program to assist program participants in asset building in the future.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households
Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? New admissions and currently assisted households
Does the MTW activity apply to all family types or only to selected family types? The MTW activity applies only to selected family types
Please select the family types subject to this MTW activity. Non-elderly, non-disabled families
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity. The activity only applies to units housing nonelderly and nondisabled participants.
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. With the approval of our previous years & apos;s MTW Supplement, the requirement to operate a mandatory FSS program has been removed.
Does this MTW activity require a hardship policy? No No document is attached.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? Yes
What is the status of the Safe Harbor Waiver request? The waiver was previously approved.
Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity. The waiver allows the agency to move forward from the mandatory requirement and lays the foundation for a voluntary program in the future.
Does the MTW activity require an impact analysis? No No document is attached.

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The work requirement will apply to all public housing household members aged 19-61. Each family member aged 19-61 years of age is required to be employed a minimum of 15 hours per week (30 hours per week minimum for households with multiple eligible members) or meet a qualifying work activity such as participation in a work readiness program or GED Classes; through a partnering agency or attending school full time. This activity will move participant families toward self-sufficiency and financial independence thereby breaking the cycle of poverty and dependence on subsidies.

Which of the MTW statutory objectives does this MTW activity serve?

Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased revenue

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families

Does the MTW activity apply to all public housing developments?

The MTW activity applies to all developments

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

The Ozark Housing Community is partnering with Enterprise Community College to provide work training classes, GED classes, and a Pharmacy Technician Certificate. There have been 11 participants to complete the work training classes.

We currently have 2 participants seeking their GED, and 4 participants who have chosen to attend college.

Does this MTW activity require a hardship policy?

Yes

This document is attached.

Does the hardship policy apply to more than this MTW activity?

No

Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?

Yes

What considerations led the MTW agency to modify the hardship policy?

The previous hardship policy was not detailed enough. The previous hardship policy did not foster participants'

self-sufficiency.
<p>How many hardship requests have been received associated with this activity in the past year?</p> <p>21.00</p> <p>How many hardship requests were approved?</p> <p>21</p> <p>How many hardship requests were denied?</p> <p>0</p> <p>How many are pending?</p> <p>0</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>Does the MTW activity require an impact analysis?</p> <p>Provided Already</p>
<p>Does the work requirement MTW activity exempt any type of household or individual other than those required to be excluded through the MTW Operations Notice or those excluded as a reasonable accommodation?</p> <p>No</p>
<p>What counts as "work" under this the work requirement MTW activity?</p> <p>ACE/MAPS/Workkeys work training program, GED classes, attending trade school/college full-time, or actively seeking employment, etc.</p>
<p>How will the MTW agency monitor compliance with the work requirement MTW activity?</p> <p>A resident services employee will provide case management services for affected participants and monitor compliance by partner agency reporting as well as through the current work verification procedures including third party, employer, EIV, stc.</p>
<p>What supportive services are offered to support households to comply with the work requirement?</p> <p>Partnership with a local community college to provide on-site work-related job training for affected participants who are not currently employed. Partnership with job placement services and refer affected participants seeking employment for job placement assistance.</p>
<p>How does the agency address noncompliance with the work requirement policy?</p> <p>Participation not meeting exemption or hardship requirements failing to comply with the work requirement will be subject to termination of housing assistance after 74-day notice. All currently regulated safeguards for termination will remain in place such as the right to cure and the grievance procedure.</p>
<p>How many households are currently subject to the policy?</p> <p>120</p>
<p>How many households in the most recently completed PHA fiscal year were sanctioned for non-compliance with the work requirement?</p> <p>3</p>

12.b. - Work Requirement (HCV)
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>All HCV participant household members aged 19-61 years of age non-disabled are required to be employed a minimum of 15 hours per week (30 hours per week minimum for households with multiple eligible members) or meet a qualifying work activity). This activity will move participant families toward self-sufficiency and financial independence thereby breaking the cycle of poverty.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Self-sufficiency</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Increased revenue</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p> <p>New admissions and currently assisted households</p>
<p>Does the MTW activity apply to all family types or only to selected family types?</p> <p>The MTW activity applies only to selected family types</p>
<p>Please select the family types subject to this MTW activity.</p> <p>Non-elderly, non-disabled families</p>
<p>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> <p>The MTW activity applies to all tenant-based units</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>We are now partnering with Enterprise Community College to provide ACE/Workkeys/MAPS, GED, and Pharmacy Tech. classes. 11 participants have completed the work training classes. After putting the work requirement/work-related activity in place forty-three participants have chosen to seek employment.</p>
<p>Does this MTW activity require a hardship policy?</p> <p>Provided Already</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>Does the MTW activity require an impact analysis?</p> <p>Provided Already</p>
<p>Does the work requirement MTW activity exempt any type of household or individual other than those required to be excluded through the MTW Operations Notice or those excluded as a reasonable accommodation?</p>

No

What counts as 'work' under this the work requirement MTW activity?

Employed a minimum of 15 hours per week (30 hours per week minimum for households with multiple eligible members) or meet a qualifying work activity such as job readiness training, full-time college student, actively seeking employment, etc.

How will the MTW agency monitor compliance with the work requirement MTW activity?

A resident services employee will provide case management services to the affected participants and monitor compliances through participation reports from partner agencies and the typical work verification procedures such as third party, employer, EIV, etc.

What supportive services are offered to support households to comply with the work requirement?

Partnership with local community college to provide onsite work readiness/job training for affected participants. The agency will also partner with a credible job placement program to provide job placement services for affected participants seeking employment.

How does the agency address noncompliance with the work requirement policy?

Noncompliant participants not meeting an exemption of hardship requirements will be subject to termination of housing following a 74-day notice.

How many households are currently subject to the policy?

71

How many households in the most recently completed PHA fiscal year were sanctioned for non-compliance with the work requirement?

1

D.	Safe Harbor Waivers.
D.1	<p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <p>No Safe Harbor Waivers are being requested.</p>

E.	Agency-Specific Waiver(s).
E.1	<p>Agency-Specific Waiver(s) for HUD Approval:</p> <p>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, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</p> <p>No Agency-Specific Waivers are being requested.</p>
E.2	<p>Agency-Specific Waiver(s) for which HUD Approval has been Received:</p> <p>Does the MTW agency have any approved Agency-Specific Waivers?</p> <p>MTW Agency does not have approved Agency-Specific Waivers</p>

F.	Public Housing Operating Subsidy Grant Reporting.
F.1	<p>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.</p>

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	\$1,873,689	\$1,873,689	\$0	
2022	\$1,552,605	\$1,552,605	\$0	
2023	\$2,031,736	\$2,031,736	\$0	

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.
Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency? Yes	

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?
---------------------------	-----------	---------	---------	---------	---------	----------	----------------	---------------------	--	--	---	--	---

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 (04/01/2024), 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.

Ozark Housing Community
MTW PHA NAME

AL073
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).

Dannie Walker
NAME OF AUTHORIZED OFFICIAL

Executive Director-CEO
TITLE


SIGNATURE

01/10/2024
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.*

Public Hearing Comments

A public hearing was held on Thursday, December 14, 2023 at 5:00 PM. No one showed up for the public hearing and no comments were received.

Hardship Policy for Minimum Rent

The minimum rent shall be \$130 per month. A hardship exemption shall be granted to residents who can document that they cannot pay the \$130 because of a long-term hardship (over 90 days).

- The family has lost eligibility or is applying for an eligibility determination for a Federal, State, or local assistance program.
- The family would be evicted due to the imposition of the minimum rent requirements.
- The family's income has decreased because of changed circumstances, including loss of employment.
- A death in the family has occurred, or
- Other circumstances as determined by OHC.

Hardship for work activities/work-related activities:

Hardship Request: All hardship requests, outside of applying for disability, must be written via email, a handwritten letter brought into the office, mailed or placed in the office drop box. The hardship request will be reviewed, and a determination will be mailed to the client.

The work requirement/work-related activity will be deferred if the following occurs:

1. Applying for disability, provided the client provides a letter or email stating said client has applied and is waiting on a hearing date or a hearing date has been scheduled. The correspondence regarding the application for disability must be from the Social Security Office or a lawyer.

If disability is denied, the client will be given 30 days to secure employment or provide the MTW Department with documentation of appeal.

The MTW Department will mail the client a letter every 3 months, with a date of contact for the client, requesting an update on the disability application status. If the client does not respond:

- The 1st 30-day curable termination letter will be mailed the next day. If no response:
- A 2nd 30-day curable termination letter will be mailed. If no response:
- A 14-day curable termination letter will be sent.
- If there is no response after the 14-day notice, a termination letter will be mailed. The client will be given 10 days to request a hearing. The hearing request must be orally or in writing.

2. Medical situation with self, spouse, child, or family member – the activity will be suspended and reviewed as to whether the medical situation is temporary or permanent. After a decision is made, a letter with a hardship determination will be mailed to the client. The determination letter will state the length of deferment if the hardship is found to be temporary.

If a job is lost due to termination or a voluntary reason:

3. The work requirement will be suspended for 30 days to allow the OHC client to secure employment or begin participating in a work-related activity. After 30 days the MTW department will mail a letter, with a specific date, requesting that the OHC client update the MTW Department on their employment status. If the client does not respond to the letter:

- The 1st 30-day curable termination letter will be mailed the next day. If no response:
- A 2nd 30-day curable termination letter will be mailed. If no response:
- A 14-day curable termination letter will be sent.
- If there is no response after the 14-day notice, a termination letter will be mailed. The client will be given 10 days to request a hearing. The hearing request can be orally or in writing.

New clients will be asked to sign documentation stating they are aware of the work requirement/work-related activity and hardship policies; the client will receive a copy of this documentation for their records.

During recertification, existing client(s) will be asked to sign documentation stating they are aware of the work requirement and the hardship policy. The client(s) will receive a copy of the work requirement and hardship policy for their records.

New clients who are unemployed during the lease signing or move-in, will be given 30 days to secure employment or participate in a work-related activity. After 30 days the MTW department will mail a letter, with a specific date, requesting that the OHC client update the MTW Department on their employment status. If the client does not respond to the letter:

- The 1st 30-day curable termination letter will be mailed the next day. If no response:
- A 2nd 30-day curable termination letter will be mailed. If no response:
- A 14-day curable termination letter will be sent.
- If there is no response after the 14-day notice, a termination letter will be mailed. The client will be given 10 days to request a hearing. The hearing request can be orally or in writing.

Impact Analysis

1. Impact on the agency's finances: The OHC has implemented a work requirement/work-related activity requirement. The goal of this activity is to increase personal accountability and personal finance responsibility, which have had a positive impact on the agency's finances. Forty-three of our clients who were not employed before the work requirement, now work at least 15 hours.
2. Impact on housing cost affordability: There has been no impact on housing cost affordability.
3. Impact on the waitlist: The work requirement/work-related activity has not affected the waiting list.
4. Impact on the termination rate: No impact on the termination rate.
5. Impact on the agency's current occupancy level in public housing: This activity has not affected the occupancy rate.
6. Impact on meeting the MTW statutory goals of cost-effectiveness, self-sufficiency, and/or housing choice:
 - Cost-effectiveness: this activity ensures cost-effectiveness by encouraging participants to become self-sufficient.
 - Self-sufficiency: this activity encourages eligible households to seek work or work-related activities.
7. Impact on the agency's ability to meet the MTW statutory requirements: OHC has met MTW statutory requirements.
8. Impact on the rate of hardship requests and the number granted and denied as a result of an MTW activity: OHC has received 21 hardship requests, and all requests have been awarded. 16 of the requests are those clients who have applied for disability and are waiting on an appointment or a decision. The remaining hardship requests are from clients who are the primary caregiver for a family member receiving SSI.
9. Impact across other factors above on protected classes, including disparate impact: There has been no negative impact on the protected classes.