

PHA Name : Rosenberg

PHA Code : TX483

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 10/1/2022

PHA Program Type: Housing Choice Voucher (HCV) only

MTW Cohort Number: MTW Flexibility for Smaller PHAs

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

The Rosenberg Housing Authority plans on using MTW during this first year to focus on reducing cost and achieving greater cost effectiveness by simplifying the rent process by reducing the amount of verification documents required at annual re-exams and determining a family's rent portion as a percentage of gross rent. Families reexams will change to either 2 or 3 years depending upon the type of income a family has coming into the household.

The housing authority will give incentives to families to gain employment and become self-sufficient by eliminating the need to report interim changes for increases of income which allows families to keep more of their income and ensure stability of the rent for those 2 years.

The housing authority will increase housing choices for low-income families by allowing a greater amount of the families income to be applied to go to rent when initially moving in.

Updated 2022: The Rosenberg Housing Authority planned on reducing cost and achieving greater cost effectiveness by simplifying the rent process, reducing verification needing at an annual, and changing the re-exam schedule for families based on their income.

Due to a continued delay of the new PIC system, the housing authority has not been able to determine whether the new rent process will achieve cost effectiveness or not. We hope to try it next year if the system allows us to.

The housing authority did go ahead and change the re-exam schedule and that has resulted in fewer re-exams being done each month which has resulted in some cost effectiveness.

The housing authority also changed the process for interims which has greatly reduced the time and number of interims processed each month.

Due to the rising rent market. The housing authority went ahead and changed the Initial Rent Burden to 45%. This has helped our families compete with unassisted families in the open market. The success rate of our vouchers has not decreased as a result.

Because the housing authority is unable to submit 50058s to PIC due to some of the waivers being implemented. It has resulted in an administrative burden keeping track of all changes that are not being submitted to PIC at this time. It has also resulted in recertifications being classified as late. It will be burdensome to recreate all these 50058s and submit to PIC once it is ready. But we are trying to maintain a spreadsheet for all those families effected and once up and running, hope that we can catch up quickly.

The housing authority had planned on focusing on landlords this year, but has decided against that since many of the things we had wanted to do this past year has been placed on hold.

The housing authority plans on tweaking the few changes we were able to implement this year by changing the definition of a non-workable family, setting a minimum income for a family to be classified as work-able.

We will end the FSS program since we only have one participant and end the EID disallowance.

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	
b. Tiered Rent (HCV)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
f. Minimum Rent (HCV)	Currently Implementing
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Currently Implementing
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Plan to Implement in the Submission Year
o. Initial Rent Burden (HCV)	Currently Implementing
q. Imputed Income (HCV)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Plan to Implement in the Submission Year
u. Standard Deductions (HCV)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Currently Implementing
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
3. Reexaminations	
b. Alternative Reexamination Schedule for Households (HCV)	Currently Implementing
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)	Currently Implementing
6. Short-Term Assistance	
b. Short-Term Assistance (HCV)	Not Currently Implemented
7. Term-Limited Assistance	
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. HCV Waive Operating a Required FSS Program (HCV)	Plan to Implement in the Submission Year
b. HCV Alternative Structure for Establishing Program	

Coordinating Committee (HCV)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
11. MTW Self-Sufficiency Program	
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
12. Work Requirement	
b. Work Requirement (HCV)	Not Currently Implemented
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
14. Moving on Policy	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	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)	
16. Deconcentration of Poverty in Public Housing Policy (PH)	
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 Rosenberg Plans to Implement in the Submission Year or Is Currently Implementing

1.f. - Minimum Rent (HCV)
<p>The housing authority did not implement this in the previous year except in the few cases that vouchers and rent estimators were sent to clients before knowing that PIC would not be able to handle the changes. Therefore, a handful of clients received the original proposed \$75 increase for the first year.</p> <p>So, in order to promote self-sufficiency for our families and cost effectiveness for the RHA, the RHA plans to increase the minimum rent for families to \$100 over the next 2 years. We will start with a \$25 increase the first year and then increase by another \$25 the next.</p> <p>This MTW activity serves the following statutory objectives: Self-sufficiency</p> <p>This MTW activity has the following cost implications: Decreased expenditures</p> <p>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</p> <p>Was unable to implement previously.</p> <p>This MTW activity requires a Hardship Policy. The Hardship Policy is attached.</p> <p>No hardship were requested in the most recent fiscal year.</p> <p>In the prior year, under this activity, Rosenberg MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.</p> <p>This MTW activity requires an Impact Analysis. The Impact Analysis is attached.</p> <p>minimum rent or minimum Total Tenant Payment (TTP) - \$75</p>

1.h. - Total Tenant Payment as a Percentage of Gross Income (HCV)
<p>The RHA will lower the percentage used to calculate rent to 27.5% of monthly gross income for all HCV participants and new admissions, and eliminate allowances and deductions (child care) with minimal impact on the participants' rent</p>

portion.
This MTW activity serves the following statutory objectives: Cost effectiveness Self-sufficiency
This MTW activity has the following cost implications: Decreased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households
This MTW activity applies to: New admissions and currently assisted households
An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other). The MTW activity applies only to selected family types
Was not able to implement.
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Rosenberg 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.
Percentage of income will equal 27.50% of the Total Tenant Payment (TTP)
Income basis for calculating Total Tenant Payment is : This activity uses a different definition of income because we are using the following MTW waivers (check all that apply) 1.r. and/or 1.s. "elimination of deductions"

1.n. - Utility Reimbursements (HCV)
RHA will eliminate utility reimbursement (UR) payments when the utility allowance is greater than the TTP. Existing families receiving a UR payment will be given a 30 day notice before UR payments stop. This waiver will reduce the amount of fees the RHA must pay the bank each month when families do not cash their UR check and the administrative burden of calling families back when the checks are returned. Since the increase in minimum rent waiver would reduce the amount of families that qualify for UR, this will not result inn the agency's per family contribution increasing.
This MTW activity serves the following statutory objectives: Cost effectiveness Self-sufficiency
This MTW activity has the following cost implications: 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
Was not implemented.
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Rosenberg MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

1.o. - Initial Rent Burden (HCV)
The RHA has changed the initial rent burden from 40% to 45% of monthly adjusted income allowing greater choice for the communities families week to reside in.
The result is an increased burden on the family should they utilize this, but the HAP will remain neutral.

This MTW activity serves the following statutory objectives: Housing choice
This MTW activity has the following cost implications: 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
The success rate for voucher issuance has remained steady despite rising rents due to participants being able to compete with the markets' requested rents. The families have been able to move from apartments to homes.
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Rosenberg 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.
Maximum income-based rent percentage 45.00%

1.s. - Elimination of Deduction(s) (HCV)
The RHA plans to eliminate dependent and child care deductions.
This MTW activity serves the following statutory objectives: Cost effectiveness Self-sufficiency
This MTW activity has the following cost implications: 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 only to a subset or subsets of assisted households
This MTW activity applies to: New admissions and currently assisted households
An MTW activity may apply to all family types or to selected family types (i.e., non-elderly\non-disabled, elderly, disabled, other). The MTW activity applies only to selected family types
Unable to implement
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Rosenberg 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 deduction(s) will be eliminated, modified, or added. Dependent allowance Unreimbursed childcare costs

1.w. - Alternative Income Inclusions/Exclusions (HCV)
The RHA eliminated requesting asset income when calculating rent.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity has the following cost implications: 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

The re-exam process moves quickly because there are less verification that families must provide.
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Rosenberg MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
Following inclusions or exclusions will be eliminated, modified, or added. Asset Income

3.b. - Alternative Reexamination Schedule for Households (HCV)
Provide an incentive to work for all families and reduce the burden on staff and families by reducing the frequency of income reexaminations.
The RHA defines workable families as families in which the head, co-head, spouse, or another adult is working and making at least \$7250/year and not a full-time student.
The RHA defines a non-workable family where the entire household is either disabled or elderly.
Elderly/Disabled families re-examined every 3 years if 90% of their income is fixed. Workable families re-examined every 2 years. Families with zero income, receive a minimum hardship or workable families with no wage income will be seen yearly.
Interim increases will not be conducted unless at or below minimum rent (regardless of income source). Interim decrease will be conducted once per year for a decrease greater than 10%, or after 6 months of initial occupancy (including port-ins)
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity has the following cost implications: 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
The amount of time devoted to interims has greatly decreased. Since word has gotten out, there are less interims being reported as well.
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Rosenberg 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 Other 3 years - Elderly/Disabled, 90% fixed income 2 years - workable family where full-time student is not the only source of wage income 1 year - no income, minimum hardship, workable family not working
Household may request 1 interim recertifications per year.
Interim Increases - family composition change (will not be classified as 1 interim), currently at or below minimum rent. Interim Decrease - 1/year if greater than 10%; after 6 months initial occupancy

5.d. - Alternative Inspection Schedule (HCV)
Some families will qualify for a triennial inspection only if the family has passed their initial 1 year inspection and first biennial inspection on the first visit.
This MTW activity serves the following statutory objectives:

Cost effectiveness
This MTW activity has the following cost implications: 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
Reduced the amount of inspections required each year.
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Rosenberg MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

10.a.HCV - Waive Operating a Required FSS Program (HCV)
The housing authority only has 1 required slot for FSS. The current family is not working and not working toward meeting their goals. Therefore, the RHA would like to eliminate the FSS program.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity has the following cost implications: 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
The one family still on the FSS will be contacted that the FSS will end as of September 30, 2022. The family will be given enough time to meet her goals and thus graduate from the program and be provided her escrow. Or is the goals are not met by September 30, 2022, she will forfeit her funds. The one family has not been working toward her goals for some time now.
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Rosenberg MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

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
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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		
49%-30% Area Median Income		
Below 30% Area Median Income		
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 established a rent reform policy to encourage employment and self-sufficiency	

G.3	Substantially the Same (STS) – Local, Non-Traditional.
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	# 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.	# 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	
2 Person	
3 Person	
4 Person	
5 Person	
6+ Person	
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.
	No additional public hearing was held for an Agency-Specific Waiver and/or Safe Harbor waiver

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 (10/01/2022), 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 identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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

Fort Bend County Housing Authority

TX483

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

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

Larry Wilkinson

Chairman

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

07/11/2022

* *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.*

Impact Analysis for Initial Rent Burden

Agency finances will remain neutral. Families who choose to take advantage of the 45% rent burden will pay more towards their housing costs, but will be given more choice in choosing their housing options.

No affect on waiting list.

The family will be allowed to request an Interim Decrease if their income is reduced within the year and the RHA will be able to pay up to the payment standard. Could result in more terminations, if the family is not able to pay their portion of the rent above the payment standard.

Utilization of HCV should remain the same if not increase due to more options for housing.

The impact will be Housing Choice

Will allow agency to maintain a reasonable rent policy

No effect on protected classes.

MTW Waivers and Impact Analysis

3.d Self Certification of Assets

In order to help ease administrative burden, assets will be self-certified up to \$50,000. After reviewing current families who have asset income, 15 of the 449 sampled had assets over \$5000, adding less than \$15 to annual income. The largest asset was \$43,000 which added \$44 to annual income.

No impact on the agency's finances.

No impact on the affordability of housing costs.

No impact on the waiting list

No impact on the termination rate

No impact on occupancy levels

It will result in cost effectiveness for the agency. Reducing time and paperwork to retrieve bank statements, life insurance policies cash value, etc...

Will have no impact on the agency's ability to achieve MTW statutory requirements.

There will be no hardship requests

Will not impact any protected class.

Hardship Policy

This has no negative impact on the family, so no hardship policy needed.

1.f Minimum Rent

In order to promote Self-sufficiency for our families and cost effectiveness for the RHA, the RHA plans to increase the minimum rent for families to \$100 over the next 2 years. We will start with a \$25 increase the first year and then increase by another \$25 the next.

Hardship Policy 1 (see below)

1.h Tenant Payment as a modified percentage of Income

Rent calculation is currently based on 30% of the participant's adjusted monthly income. The RHA will lower the percentage used to calculate rent to 27.5% of monthly gross income for all HCV participants and new admissions, and eliminate allowances and deductions (medical and child care) with minimal impact on the participants' rent portion.

Participants granted the hardship exemption will not be eligible for biennial or triennial reexaminations.

Hardship Policy 3

Impact Analysis for Rent based on 27.5% of Annual Income, Minimum Rent, Eliminate Utility Reimbursement Checks

The impact on agency finances will result in reduced HAP costs based on sampled families, by \$632 and reduced UR payments by \$615.

The impact on housing costs for the family increased by \$1 on Average. 21 Families would see an increase of TTP > \$50 and would be eligible for a hardship.

No impact on the waiting list

No impact on the termination rate.

No impact on utilization rate

Meets the MTW statutory goals of family self-sufficiency and cost effectiveness.

Meets the MTW statutory requirement of a reasonable rent policy that encourages employment and self-sufficiency.

Of the families sampled, 21 Families would see their TTP increase greater than \$50, so they would be eligible for a hardship waiver. Therefore, the impact on the hardship requests should be similar if not less than the effects of COVID on TTP.

No impact on protected classes. Elderly and disabled families are not at minimum rent, so it has no effect on them.

1.n. Utility Reimbursement

RHA will eliminate Utility Reimbursements payments when the Utility allowance is greater than the TTP.

This will reduce the amount of fees the RHA must pay the bank each month when families do not cash their UR check. Since the increase in minimum rent waiver would reduce the amount of families that qualify for UR, this will not result in the Agency's per Family contribution increasing.

This will result in about 11 family's paying more towards their housing costs because they will no longer receive the reimbursement check to offset those utility costs.

No impact on the waiting list.

No impact on the termination rate of families.

Will not affect the Utilization rate.

Will meet the MTW goal of cost effectiveness for the RHA. No longer spending the time to issue UR checks and 60 days later stop payment on them. Will also reduce the fees the RHA must pay to stop the checks. Will meet the MTW goal of family self-sufficiency.

Will meet the MTW requirement for a reasonable rent policy that encourages employment and family self-sufficiency.

Will not affect protected classes.

3.b Reduction in the Frequency of Reexaminations

The objectives of this activity are to provide a work incentive for all families and to reduce the burden on staff and families by reducing the frequency of income reexaminations. The RHA proposes the following changes:

Reexaminations will be reduced from annually to 2 (two) years for all families.

Exceptions: Families that claim to have zero income will continue to meet with RHA annually.

Elderly/Disabled Families with 90% of income that is fixed will be conducted every three years.

Interims will still be conducted for changes in family composition. Interim increases—that is, increases in income between annual reexaminations— will be disregarded with no need to report until the next scheduled biennial or triennial reexamination. Interim decreases, a reported decrease in income, will be limited to one during a calendar year if the decrease is greater than 10% with no interim decreases during the first six months after initial occupancy. If the interim decrease results in no income for the family, the family's reexam will then change to annually until income is restored.

Impact Analysis for Reexaminations

The reduction in the frequency of reexaminations provides an incentive to work for all families—including elderly families and/or people with disabilities who wish to be employed—who will not be subject to a rent increase when their income increases resulting in self-sufficiency successes such as new employment or job promotion. Through this activity, the RHA is reducing the regulatory burden both on the participant families and staff to allow a greater focus on people—not paperwork.

There will be an increase in HAP costs initially because increases will no longer be reported, but should level out over time as families are able to keep their wages for longer periods of time, and be assured of their rent not changing.

Applies to all assisted households. The RHA will start transitioning families to the different reexam schedule once approved by HUD based on the income from the previous annual. For those workable families that will switch to biennial, the RHA will break up the alphabet and recertify A-M the first year and then switch to biennials but allow N-Z to be recertified in the 2nd year.

Families working will have higher wages and will have a consistent rent burden. Because the family can keep more of their wages, their rent burden should go down.

This activity will have no impact on the Waiting List

No impact on terminations

Occupancy level and utilization should increase and then stabilize as a result of lack of repayment agreements for failure to report income.

This will meet the statutory goals of cost effectiveness and self-sufficiency. The RHA for the first 5 months of the FY have done an average of 31 Interims a month. In March, the RHA changed to only doing decreases and the average has dropped to 10.

This could result in an increase of hardships for those who have more than 1 decrease of income in a year and are unable to replace the income lost.

See Hardship Policy 2

5.d Alternative Inspection Schedule

The RHA currently conducts biennial inspections after 1 year on the program. During the next scheduled biennial inspection, if the unit passes at the first inspection, the tenant will change to a triennial inspection. This will only be applicable to families that have stayed in place and have not only passed an inspection after 1 year, but also after 1 biennial inspection. So, the family will not be eligible for a triennial inspection until after their 3rd year on the program.

Hardship Policy Minimum Rent

Families could request a hardship if the family experienced a decrease in income because of a changed circumstance due to loss/reduction in employment through no fault of their own, death in the family's income earner, reduction in other earnings or assistance that cannot be replaced, or if there has been an increase because of changed circumstances for medical costs, childcare, transportation, education...

Proof must provide supporting evidence of how the minimum rent increase causes an undue financial burden and may include current expenses related to childcare, health, transportation, and similar supporting proof.

Hardship Policy 2

Families may request a hardship to request a second interim reexam if the family experienced a second decrease in a year as a result of a change of family composition, the loss of income cannot be replaced, disability related, and the loss is through no fault of their own.

Hardship Policy 3

For families who have experienced an increase of greater than \$50 in rent due to the rent simplification calculation, the RHA will phase in the increase. The RHA will calculate both rent calculation methods and the base will be the old method plus an additional \$50 for each successive annual re-examination until the phase exceeds or matches the new calculation. In no case will the hardship TTP be less than the \$75 minimum rent.

1.o Initial Rent Burden

IN order to increase Housing Choice, the RHA will change the Initial Rent burden from 40% to 45% of monthly adjusted income allowing families greater choice for the communities they seek to reside in.

The result will be an increased burden to the family should they choose to utilize this, but HAP would remain neutral.

Will apply to all assisted households

Will affect new and existing households.

Will apply to all family types

Impact Analysis for Initial Rent Burden

Agency finances will remain neutral. Families who choose to take advantage of the 45% rent burden will pay more towards their housing costs, but will be given more choice in choosing their housing options.

No affect on waiting list.

The family will be allowed to request an Interim Decrease if their income is reduced within the year and the RHA will be able to pay up to the payment standard. Could result in more terminations, if the family is not able to pay their portion of the rent above the payment standard.

Utilization of HCV should remain the same if not increase due to more options for housing.

The impact will be Housing Choice

Will allow agency to maintain a reasonable rent policy

No effect on protected classes.

MTW WAIVERS – YEAR 2 RESPONSE TO PUBLIC COMMENT



End and Replace the FSS program and end the EID disallowance

The RHA has fulfilled the required number of tenant graduations from the FSS program. Therefore, the RHA will no longer continue the program on a voluntary basis. Sufficient funds are not available to administer the program correctly. It will be a consideration in future years to possibly create a Self-Sufficiency program specifically for RHA participants.

The EID disallowance will be discontinued due to the amount of administrative burden this places on the case managers to keep track of the dates for when to start counting. This will interfere with the change in the re-examination schedule the RHA has already started implementing.

Re-Define Non-Workable family

The change in the definition of a non-workable family will not affect working families adversely in any way. The definition change will only effect the timing of the re-examination from biennial to triennial.

Minimum Income for a Workable Family

The minimum income for a workable family is only a clarification on the amount of income that defines a workable family and a determination on whether your re-examination schedule will be annually or biennially.

Landlord Incentives

The incentives for landlords will not be implemented this year.

HCV PARTICIPANTS OPINIONS—MTW-MARCH 21-24, 2022

1. End and replace the FSS program and EID disallowance.

- The program is a great plan for families to be less reliant on the government
- Keep the program
- Get rid of the program for more room for other housing options
- More service providers in Fort Bend County needed
- Like the program for Homeownership
- Setting goals is good
- Great for people who have no one to ask for advice
- Get rid of it or more resources

2. Re-define on-workable family

- Would help families with medical bills they cannot cover
- Good idea
- Beneficial for current program
- We are doing a great job
- Use 18 year old's income but consider school expenses
- A child that is disabled will need an adult to stay home and care for them
- Helps and benefits all families

3. Minimum income for a workable family.

- Cost of everything going up, not sure how it would affect families
- Work is hard to find and no one pays enough
- A great idea for low income families
- Allows for more families to get housing assistance
- Believes the program should have a minimum income across the board
- Fixed income family-it helps
- Good for those who are only working a few hours per week
- There should be no set income

4. Landlord Incentives

- Would be great to move in faster and get more landlords to participate
- RHA does a great job making sure units meet requirements, landlords do the bare minimum
- This will entice landlords to get inspected quicker
- The program has such a negative stigma, incentives might open more eyes to trying out the program
- Great idea
- 1 month free rent, 5 free lawn mowing services, trash pick up.
- Will allow landlords a great benefit and help them keep their homes updated

Landlord Meeting March 15, 2022

Comments

1. The most painful part of working with an HCV tenant is:
 - Tenants saying, they qualify for more than the voucher states with nothing in writing from the HA.
 - Extra occupants.
 - Not getting amendments on time for portion updates and tenants are bugging landlord for their amount.
 - Our approved rents do not consider the increase in taxes, insurance and HOA dues.
 - Pressure from tenants to move faster, etc.
 - Tenant attitude, problem tenants with mental issues
 - Too much maintenance request
 - Tenants do not keep unit clean
 - Damage to units
 - Filling out forms (but not too terrible)
2. Incentives would entice landlords to lease to more HCV tenants:
 - Pay closer to market rents, use an alternative method that better benefits the landlord
 - Provide landlords with potential tenants
 - If payments were always paid in full (tenant side)
 - Help with make ready costs
3. Changes to program that landlords would make:
 - Do something about unauthorized occupants
 - Back date rent to first of the month
 - Comparables process
 - Qualification criteria
 - Pay more rent
 - Help pay deposit

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

The FSS program honestly sounds like a great plan for families who are willing to put in the effort to becoming ~~self-sufficient~~ less reliant on government benefits.

2. Re-define Non-Workable family

In a sense would ~~be~~ help household who have medical bills / expenses medical cannot cover.

3. Minimum Income for a Workable Family

With the cost of everything going up I honestly wouldn't know the effects of holding working individuals.

4. Landlord Incentives

~~The~~ The \$200.00 incentive payment would honestly be great for most ~~to~~ renters to actually be willing to actually do the paper work on time.

3/24/22
Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

The FSS program and EID disallowance should remain

2. Re-define Non-Workable family

A non-workable family should not be proposed for the entire household as the head and co-head should be. The head may be fully responsible for children not able to work (age)

3. Minimum Income for a Workable Family

Work is hard to find these days and situations happen. If a family or family member is not able to meet the requirements, they won't have a place to live especially if they already don't make much

4. Landlord Incentives

RHA does an excellent job of making sure the unit meets requirements, Landlords typically do the bare minimum.

3.24.22

Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

Like this program because it allows a family to save up some money before paying full rent ~~over~~ amount.

2. Re-define Non-Workable family

This is a good idea because I have ~~over~~ my elderly father in my household

3. Minimum Income for a Workable Family

a good program for low income families

4. Landlord Incentives

This program will get landlords to get homes inspected quicker

3/23/22
Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

I believe this change is positive because it will ~~open~~ widen the number of options for housing ~~recipients~~ recipients

2. Re-define Non-Workable family

This change will be beneficial to the existing program.

3. Minimum Income for a Workable Family - I think this is an acceptable change and will allow for more individuals to get housing.

4. Landlord Incentives - personally the HCV have such a negative stigma surrounding them. Many landlords are terrified to accept HCV which in turn limits prospective tenants from obtaining affordable housing. Offering an incentive will allow landlords the opportunity to learn more about the HCV and what the program truly offers.

3/23/2022

Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

More service providers in Ft. Bend County would be helpful. Please do not allow these waivers to negatively affect housing assistance. There are too many people suffering.

2. Re-define Non-Workable family

I agree with this. My 3 year old son is diagnosed with non-verbal Autism.

3. Minimum Income for a Workable Family

Companies in this area are hiring but the salary is very low, it is minimum wage, which is not sustainable, especially with inflation and high gas prices. Please do not allow this to negatively impact current housing assistance.

4. Landlord Incentives

These are good incentives for landlords.

3/23/22

Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

It's fine with me ✓

2. Re-define Non-Workable family

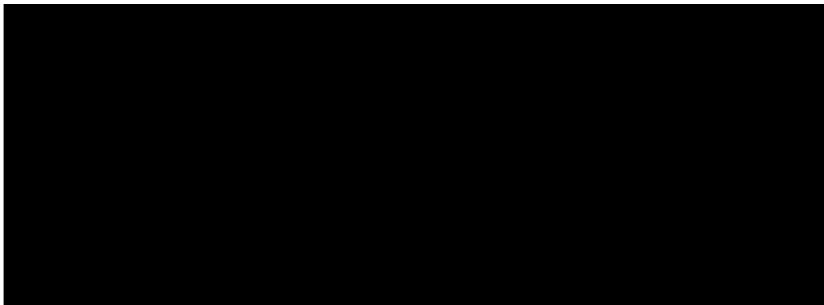
I think you guys doing
a great job as far as that goes

3. Minimum Income for a Workable Family

yes that's great
I agree

4. Landlord Incentives

are fine



3-23-22

Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

I feel this was a great opportunity for families as far as homeownership, but what would be the reason for ending such a great program?

2. Re-define Non-Workable family

This change sounds beneficial

3. Minimum Income for a Workable Family

I agree with this change.

4. Landlord Incentives

I greatly agree to this change.

3-23-2022

Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

I think it shouldn't end.

2. Re-define Non-Workable family


I think that would be great.

3. Minimum Income for a Workable Family

Its a good idea.

4. Landlord Incentives

Very good idea.



3-23-2022

Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

yes it helps out the disabled family to catch up on bills, meds and there home.

2. Re-define Non-Workable family

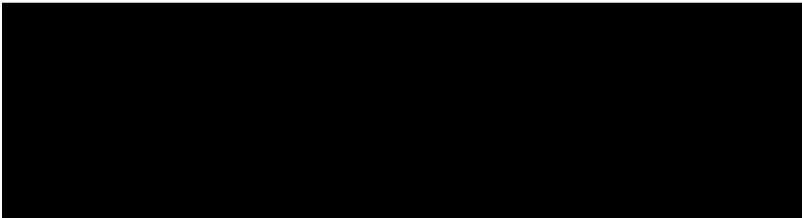
I think housing should take into consideration income of 18 but also see the child expenses such as college.

3. Minimum Income for a Workable Family

I believe yes all income should

4. Landlord Incentives

yes, because I feel some landlords to not fix anything into it's time for inspection



3-22-22

Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

No, I don't think this program should end. For the fact it helps mother's & father's to learn stability & actually having help w/ some that don't have no family members or friends w/ no help.

2. Re-define Non-Workable family

Non-Workable family - a family that may have a disability. Who have to stay home and care for they sick child/children. Even their parents

3. Minimum Income for a Workable Family

Income can be made all type of ways. But the fact is some lose their jobs and have to have donations for their family. Everyone not going be able to see their 401k some don't even have life insurance. So Minium income for a workable family is just them trying to survive each day.

4. Landlord Incentives

- that would be helpful ~~for~~ a lot
- get a month free Rent, get 5 service of free lawn mowing.
- trash pickup •

03-22-2020

Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

I like it.

2. Re-define Non-Workable family

It helps and benefits all families

3. Minimum Income for a Workable Family

I'm on a fix income and it helps

4. Landlord Incentives

It ~~is~~ will allow landlords a great benefit and encourage them to join or keep good uptake on their homes.

3/22/22
Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

I think this would be great to help people set goals + ~~reach~~ achieve their own ~~to~~ to own their own house.

2. Re-define Non-Workable family

I feel that might be helpful. However, I am a single household + have no plans on changing that.

3. Minimum Income for a Workable Family

I think ~~it~~ it would be beneficial for families

4. Landlord Incentives

Great. Idcu!

3-21-22
Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

Yes, replace it because the old program only have 1 slot so getting more resources it better.

2. Re-define Non-Workable family

Yes the new change sound good to me.

3. Minimum Income for a Workable Family

Yes, sound good to me.

4. Landlord Incentives

Yes the new change sound good to me.



3-21-22

Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

From what I've read so far this sound very positive / helpful for families working.

2. Re-define Non-Workable family yes good Ideas.

3. Minimum Income for a Workable Family

Again this sound good for persons only working a few hrs a week.

4. Landlord Incentives yes I do like this because it sound like during inspection time you can DIY and submit.

3-21-2022

Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

Yes this would be best for the program

2. Re-define Non-Workable family

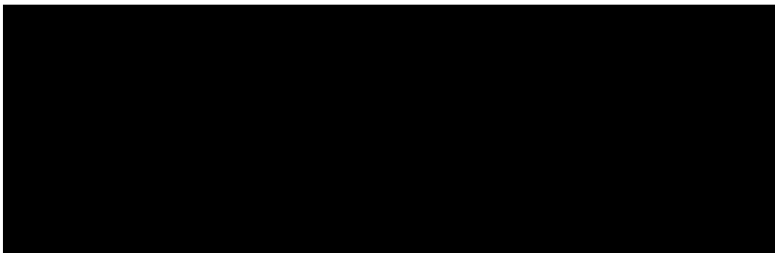
Yes I agree with this d

3. Minimum Income for a Workable Family

There shouldn't be set to a certain income

4. Landlord Incentives

This would be extremely helpful.



3/23/22
Date

HCV Participant Comments

The housing authority values your opinion on the changes we plan to make in 2023. Please be honest in your opinions. Your opinions have no effect or bearing on your housing assistance.

1. End and Replace the FSS program and EID disallowance

N/A

2. Re-define Non-Workable family

I don't really understand.

3. Minimum Income for a Workable Family

That is fair. Good idea.

4. Landlord Incentives

Yes, maybe that would push a lot of housing applicants through faster.



3-23-22

Date

Comments Regarding MTW

March 15, 2022

Q- ① Are they going to be
problem tenants how to deal
with them have to wait til renewal

A- X make sure we give RHA violations when
we give to tenant

② Attitude - Complains about rent

Q - increase / Allocated Utilities

A - let RHA know 60 days prior w/ 3 comps
of unassisted units

③ What would entice you to lease section 8

④ provide info to other landlords
on potential tenants -

④ What would you change of section 8
RHA Rents / Utilities to be accepted
as other unassisted units

⑤ How to ensure inspection packet are not returned
Q - until eligibility -

A - Make sure tenant provides to RHA a approved letter
from Apts. before RHA accepts packet -

Comments Regarding MTW

March 15, 2022

1. Apt. maintenance. - kept clean
report issues.

2. pay market rates

3. Qualification criteria

k

Comments Regarding MTW

March 15, 2022

1 None

2

3

Comments Regarding MTW

March 15, 2022

1. If they don't keep my home - ~~clean~~ -
don't pay Rent

2.

3.

Pay More Rent

Comments Regarding MTW

March 15, 2022

1. nothing

2. Pay more.

3. pay or help pay deposit

Comments Regarding MTW

March 15, 2022

1. N/A Because its Rosenberg H A
2. Guaranteed funds
3. Limit amount

Comments Regarding MTW

March 15, 2022

① NONE AS OF RIGHT NOW

② MORE PAYMENT

③ N/A

Comments Regarding MTW

March 15, 2022

1. unauthorized tenants, damaged unit,

2. Nothing

3. Everything

Comments Regarding MTW

March 15, 2022

1. Maybe the process of filling out the forms but
overall no pain.

2. I like that they get help from housing. So
when we get payments

3. Increase rents

Comments Regarding MTW

March 15, 2022

① The process of the application.

But I can't complain because

housing, it's very good ~~with~~ communication.

②

③ Nothing, it's okay

Since I 60 Days Renewed notification

Comments Regarding MTW

March 15, 2022

1. Extra occupants violations & Rental amounts or
Residents wanting to know payment amounts @ renewals 1st of
the month.

2. Payments are always paid in full / ~~no~~ Damages

3. None