



Evaluation of the Moving to Work Flexibility Cohort

Profiles for 28 Flexibility Cohort Public Housing Agencies
With Approved Moving to Work Supplements



PD&R

**Evaluation of the Moving to Work Flexibility Cohort:
Profiles for 28 Flexibility Cohort Public Housing Agencies With
Approved Moving to Work Supplements**

Prepared for:

**U.S. Department of Housing and Urban Development
Office of Policy Development and Research**

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Some of the text in the profiles of this report is taken verbatim or with only minor edits from the *Year 2 Report* (de Sousa et al., 2024).

DISCLAIMER

The contents of this report are the views of the authors and do not necessarily reflect the views or policies of the U.S. Department of Housing and Urban Development or the U.S. Government.

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Table of Contents

Appendix	v
Housing Authority of the City of Auburn (AL-050).....	1
Sheffield Housing Authority (AL-068)	3
Ozark Housing Community (AL-073)	4
Pomona Housing Authority (CA-123)	6
Solano County Housing Authority (CA-131)	8
Brighton Housing Authority (CO-019).....	10
New Smyrna Beach Housing Authority (FL-022).....	13
Housing Authority of Newnan (GA-095)	16
Housing Alliance and Community Partnerships (ID-005).....	19
Ruston Housing Authority (LA-054).....	24
Rockville Housing Enterprises (MD-007).....	27
Housing and Redevelopment Authority of Hibbing (MN-004)	30
Kandiyohi County Housing and Redevelopment Authority (MN-168)	31
McLeod County Housing and Redevelopment Authority (MN-203)	33
Washington County Community Development Agency (MN-212)	34
Ripley County Public Housing Agency (MO-212)	36
Robeson County Housing Authority (NC-084).....	38
South Sioux City Housing Agency (NE-175)	40
Dover Housing Authority (NH-003).....	42
Housing Authority of Cheraw (SC-031)	44
Housing Authority of Fort Mill (SC-036).....	45
Maryville Housing Authority (TN-065).....	47
Housing Authority of Travis County (TX-480).....	49
Rosenberg Housing Authority (TX-483)	51
Bristol Redevelopment and Housing Authority (VA-002)	53
Harrisonburg Redevelopment and Housing Authority (VA-014)	57
Brattleboro Housing Authority (VT-002)	61
Randolph County Housing Authority (WV-045)	63

Appendix

To be able to implement Moving to Work (MTW) waivers and associated activities, MTW expansion public housing agencies (PHAs) must receive U.S. Department of Housing and Urban Development (HUD) approval for those activities annually via the MTW Supplement to their PHA Annual Plan. A PHA's MTW Supplement lists which MTW waivers the PHA is seeking approval for during the upcoming fiscal year and describes the activities it will implement under each waiver. The HUD field office must approve the waivers and associated activities in the MTW Supplement before the PHA can begin any new MTW activities or significantly modify previously approved activities.

As of December 31, 2023, 28 of the 31 MTW Flexibility Cohort PHAs had an approved MTW Supplement. Three programs in New Jersey and Arkansas do not yet have an approved MTW Supplement.

This document provides information on each of the 28 Flexibility Cohort PHAs with an approved MTW Supplement as of December 31, 2023.¹ The PHAs are listed alphabetically based on their PHA code (e.g., AL-050).

Each profile consists of two tables:

- The first table provides background information on the PHA, including the number of units the PHA operates, the MTW Supplement(s) approval date(s), the number of MTW waivers approved, and the program types operated.
- The second table provides information on approved MTW activities for the PHA to implement, statutory objectives the activity aims to meet, anticipated effect on PHA costs, and the implementation start date for the waiver (if applicable). This information is classified as reported by the PHA and pulled from the PHA's most recently approved MTW Supplement (as of December 31, 2023). Some PHAs classified their anticipated costs in unexpected ways, such as indicating programs that would require cash expenditures would be cost-neutral. The approved waivers are identified by waiver name and their corresponding waiver number as listed in the Operations Notice for the Expansion of the MTW Demonstration Program, published in August 2020.²

¹ One PHA, the Housing Authority of the City of Auburn (Alabama-050), received conditional approval of its MTW Supplement in 2023, but it did not receive full approval until February 2024. Because the PHA could implement the waivers that were conditionally approved prior to receiving full approval, it is included in these profiles.

² The MTW Operations Notice is available here: <https://www.federalregister.gov/documents/2020/08/28/2020-18152/operations-notice-for-the-expansion-of-the-moving-to-work-demonstration-program>

Housing Authority of the City of Auburn (AL-050)

Background Information for the Housing Authority of the City of Auburn (AL-050)

Location	Auburn, Alabama	ACC Amendment Approval	August 2021
Programs and Inventory	HCV: 737 units Public Housing: 0 units	MTW Supplement Approvals	FY2022: N/A FY2023: N/A FY2024: February 2024 (conditional approval received in 2023)
Special Purpose Vouchers	VASH, EHV, Mainstream	Total MTW Waivers Approved	7
RAD Conversion	Yes	Use of PBVs	Yes

ACC = Annual Contributions Contract. EHV = Emergency Housing Voucher. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. N/A = not applicable. PBV = project-based voucher. RAD = Rental Assistance Demonstration. VASH = Veterans Affairs Supportive Housing.
Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for the Housing Authority of the City of Auburn (AL-050)

Waiver	Description of Change	Statutory Objective(s) Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Payment Standards and Rent Reasonableness: Small Area Fair Market Rents for HCV (2.a.)	In ZIP code areas where the SAFMR is greater than the FMR, the PHA implements exception payment standards at 120 percent of the SAFMR for each ZIP code area.	Cost-Effectiveness Self-Sufficiency Housing Choice	Mixed (increased revenue, increased expenditures, and decreased expenditures)	February 2024
Payment Standards and Rent Reasonableness: Payment Standards–Fair Market Rents for HCV (2.b.)	The payment standards increased to 120 percent of the published FMR in areas where the FMR is greater than the SAFMR.	Cost-Effectiveness Self-Sufficiency Housing Choice	Mixed (increased revenue, increased expenditures, and decreased expenditures)	February 2024
Landlord Leasing Incentives: Vacancy Loss (4.a.)	Landlords participating in the HCV program will be eligible to receive vacancy loss payments for up to 1 month of contract rent for PHA-related lease-up delays between prior	Cost-Effectiveness Self-Sufficiency Housing Choice	Mixed (increased revenue, increased expenditures, and	Anticipated April 2024

Housing Authority of the City of Auburn (AL-050)

Waiver	Description of Change	Statutory Objective(s) Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	voucher and new voucher households.		decreased expenditures)	
Landlord Leasing Incentives: Damage Claims for HCV (4.b.)	If an HCV resident leaves damages to a rental unit beyond normal wear and tear, the landlord can request a damage claim for up to 2 months of contract rent.	Cost-Effectiveness Self-Sufficiency Housing Choice	Mixed (increased revenue, increased expenditures, and decreased expenditures)	Anticipated April 2024
Landlord Leasing Incentives: Other Landlord Incentives for HCV (4.c.)	The PHA will offer additional landlord incentives. Incentives include: a Landlord Liaison, educational workshops for participants and landlords, Ready to Rent workshops, first-time landlord and returning landlord signing bonuses, and a referring landlord bonus (up to \$500) for a referral of any new landlord that results in a new property added to the HCV program.	Cost-Effectiveness Self-Sufficiency Housing Choice	Mixed (increased revenue, increased expenditures, and decreased expenditures)	Anticipated April 2024
PBV Program Flexibility: Increase PBV Rent to Owner (9.g.)	The PHA will increase PBV rent, based on FMRs, as RAD-converted PBV properties are redeveloped.	Housing Choice	Negative (increased expenditures)	Anticipated April 2024
Local Nontraditional Activities: Housing Development Programs (17.c.)	The PHA will use funding flexibility to support affordable housing and homeownership initiatives, including redeveloping RAD-converted PBV properties, homeownership grants or loans, and property acquisition.	Housing Choice	Negative (increased expenditures)	Anticipated April 2024

FMR = Fair Market Rent. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. PHA = public housing agency. RAD = Rental Assistance Demonstration. SAFMR = Small Area Fair Market Rent.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Sheffield Housing Authority (AL-068)

Background Information for Sheffield Housing Authority (AL-068)

Location	Sheffield, Alabama	ACC Amendment Approval	March 2021
Programs and Inventory	HCV: 421 units Public Housing: 403 units	MTW Supplement Approvals	FY2022: October 2021 FY2023: November 2022 FY2024: April 2023
Special Purpose Vouchers	Mainstream	Total MTW Waivers Approved	3
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Sheffield Housing Authority (AL-068)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Utility Reimbursements for Public Housing (1.m.) Tenant Rent Policies: Utility Reimbursements for HCV (1.n.)	Utility reimbursements are no longer offered to residents if the utility allowance is greater than the TTP. This policy is not applied to elderly or disabled households.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	April 2023
Landlord Incentives: Other Landlord Incentives for HCV, Tenant-Based Assistance (4.c.)	Landlords new to the HCV program receive an incentive equal to (or no more than) the monthly contract rent for renting a unit to an HCV tenant. The payment is made to the landlord when the HAP contract is executed.	Housing Choice	Negative (increased expenditures)	April 2023

HAP = Housing Assistance Payment. HCV = housing choice voucher. PHA = public housing agency. TTP = total tenant payment

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Ozark Housing Community (AL-073)

Background Information for Ozark Housing Community (AL-073)

Location	Ozark, Alabama	ACC Amendment Approval	March 2021
Programs and Inventory	HCV: 438 units Public Housing: 389 units	MTW Supplement Approvals	FY2022: None FY2023: March 2022 FY2024: March 2023
Special Purpose Vouchers	None	Total MTW Waivers Approved	6
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Ozark Housing Community (AL-073)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Minimum Rent for Public Housing (1.e.)	The minimum rent increased from \$50 to \$130 for all nonelderly, nondisabled public housing households.	Cost-Effectiveness	Positive (increased revenue and decreased expenditures)	October 2022
Tenant Rent Policies: Utility Reimbursements for Public Housing (1.m.)	Utility reimbursements are no longer provided.	Cost-Effectiveness	Positive (decreased expenditures)	October 2022
Payment Standards and Rent Reasonableness: Process for HCV (2.c.)	Using survey information, the PHA will compare the real rent for the HCV unit with the real rent of comparable units in the same or comparable neighborhoods that are not assisted under any federal, state, or local program.	Cost-Effectiveness Housing Choice	Not reported	Not yet implemented
FSS Program With MTW Flexibility: Waive Operating a Required FSS program for HCV (10.a.)	The PHA waives operating a required FSS program that had been nonoperational for more than 10 years.	Cost-Effectiveness Self-Sufficiency	Neutral (no cost implications)	April 2022

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Work Requirements: Public Housing (12.a.) Work Requirements: HCV (12.b.)	Each family member ages 19 to 61 is required to work a minimum of 15 hours per week (30 hours per week minimum for households with multiple eligible members) or meet a qualifying work activity. Participants who do not comply with the work requirement are subject to termination of housing assistance after a 6-month notice. Elderly and disabled households are excluded from this activity.	Self-Sufficiency	Neutral (no cost implications)	October 2022

Family Self-Sufficiency = FSS. HCV = housing choice voucher. MTW = Moving to Work. PHA = public housing agency.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Pomona Housing Authority (CA-123)

Background Information for Pomona Housing Authority (CA-123)

Location	Pomona, California	ACC Amendment Approval	June 2021
Programs and Inventory	HCV: 1,058 units Public Housing: 0 units	MTW Supplement Approvals	FY2023: March 2022 FY2024: June 2023
Special Purpose Vouchers	EHV, FYI, Mainstream, VASH	Total MTW Waivers Approved	8
RAD Conversion	No	Use of PBVs	Yes

ACC = Annual Contributions Contract. EHV = Emergency Housing Vouchers. FY = fiscal year. FYI = Foster Youth to Independence. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration. VASH = Veterans Affairs Supportive Housing. Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Pomona Housing Authority (CA-123)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Alternative Utility Allowance for HCV (1.j.)	One streamlined utility allowance applies to all HCV units based on the number of bedrooms and types of utilities paid. The utility allowance schedule is reviewed and revised each year if at least a 10 percent change occurs from the prior year.	Cost-Effectiveness	Neutral (no cost implications)	March 2023
Tenant Rent Policies: Utility Reimbursements for HCV (1.n.)	Utility reimbursement payments will be eliminated. Households will continue to receive a utility allowance but no additional money if the utility allowance is greater than the TTP.	Cost-Effectiveness	Positive (increased revenue)	Not yet implemented
Tenant Rent Policies: Standard Deductions for HCV (1.u.)	Existing deductions used during the rent calculation process will be replaced with a standard deduction of \$500 for elderly or disabled households and nonelderly households with one or more dependents (children younger than age 18, a disabled household)	Cost-Effectiveness	Positive (increased revenue)	Not yet implemented

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	member, or a full-time student in the household).			
Reexaminations: Alternative Reexamination Schedule for Households for HCV (3.b.)	Reexaminations moved from an annual to a biennial schedule for all HCV residents with at least \$1,200 per year in annual income. Any families reporting less than \$1,200 per year in annual income remain on an annual recertification cycle.	Self-Sufficiency	Neutral (no cost implications)	February 2023
Reexaminations: Self-Certification of Assets for HCV (3.d.)	HCV residents may self-certify up to \$50,000 in assets during the reexamination process. Prior to this change, residents were not allowed to self-certify any assets.	Self-Sufficiency	Positive (decreased expenditures)	February 2023
Landlord Leasing Incentives: Damage Claims for HCV (4.b.)	Landlords can submit damage claims of up to 1 month of contract rent (minus any amounts paid in security deposit) for damages beyond normal wear and tear to units that HCV recipients rent. Damage claim payments will be paid to landlords when the next HAP contract between the landlord and PHA is executed.	Housing Choice	Negative (increased expenditures)	Piloting – Not yet fully implemented
Landlord Leasing Incentives: Other Landlord Incentives for HCV (4.c.)	A one-time \$250 signing bonus is issued to landlords for each new HAP contract executed in Pomona.	Housing Choice	Negative (increased expenditures)	April 2023
Local Nontraditional Activities: Housing Development Programs (17.c.)	MTW funding flexibility is used to acquire, renovate, or build affordable non-public housing units. Activities may include gap financing for non-PHA development of affordable housing and PBV units or tax-credit partnerships.	Housing Choice	Negative (increased expenditures)	April 2023

HAP = Housing Assistance Payment. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. PHA = public housing agency. TTP = total tenant payment.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Solano County Housing Authority (CA-131)

Background Information for Solano County Housing Authority (CA-131)

Location	Vacaville, California	ACC Amendment Approval	April 2021
Programs and Inventory	HCV: 372 units Public Housing: 0 units	MTW Supplement Approvals	FY2022: None FY2023: July 2022 FY2024: July 2023
Special Purpose Vouchers	Mainstream, VASH	Total MTW Waivers Approved	8
RAD Conversion	No	Use of PBVs	Yes

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration. VASH = Veterans Affairs Supportive Housing.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Solano County Housing Authority (CA-131)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Initial Rent Burden for HCV (1.o.)	The maximum share of a family's adjusted monthly income that can be used toward rent increased from 40 percent to 50 percent at the initial lease-up.	Housing Choice	Neutral (no cost implications)	October 2022
Reexaminations: Alternative Reexamination Schedule for Households for HCV (3.b.)	Annual reexaminations moved to triennial for families for whom at least 90 percent of income is from a fixed source.	Cost-Effectiveness	Positive (decreased expenditures)	November 2022
Reexaminations: Self-Certification of Assets for HCV (3.d.)	The value of family assets and anticipated asset income that can be self-certified at reexamination increased to \$50,000.	Cost-Effectiveness	Positive (decreased expenditures)	October 2022
Landlord Leasing Incentives: Vacancy Loss (4.a.)	Landlords participating in the HCV program may receive vacancy loss payments up to 1 month of contract rent for PHA-related lease-up delays between prior voucher and new voucher households.	Housing Choice	Negative (increased expenditures)	Anticipated March 2024

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Landlord Leasing Incentives: Damage Claims (4.b.)	If an HCV resident leaves damages to a rental unit beyond normal wear and tear, the landlord may request a damage claim for up to 2 months of contract rent.	Housing Choice	Negative (increased expenditures)	Anticipated March 2024
Landlord Leasing Incentives: Other Landlord Incentives (4.c.)	Landlords who rent a unit not previously occupied by an HCV resident in the previous 12 months will be eligible for an incentive of 1 month of contract rent.	Housing Choice	Negative (increased expenditures)	Anticipated March 2024
Housing Quality Standards: Prequalifying Unit Inspections for HCV (5.a.)	Landlords may request prequalifying unit inspections (also known as a “pre-inspection”) be conducted by the PHA on vacant units ready for occupancy. Inspections will be valid for 90 days.	Housing Choice	Neutral (no cost implications)	Anticipated March 2024
PBV Program Flexibility: Alternative PBV Unit Types (9.e.)	Housing options for veterans experiencing homelessness are increased in the PHA’s jurisdiction by implementing a PBV program for shared housing.	Housing Choice	Negative (increased expenditures)	July 2022

HCV = housing choice voucher. PBV = project-based voucher. PHA = public housing agency.
Sources: MTW Supplement; interview with PHA in First Quarter 2024

Brighton Housing Authority (CO-019)

Background Information for Brighton Housing Authority (CO-019)

Location	Brighton, Colorado	ACC Amendment Approval	June 2021
Programs and Inventory	HCV: 255 units Public Housing: 0	MTW Supplement Approvals	FY2022: None FY2023: October 2022 FY2024: November 2023 (conditional approval)
Special Purpose Vouchers	None	Total MTW Waivers Approved	14
RAD Conversion	Yes (portfolio to PBV)	Use of PBVs	Yes

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in February 2023; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Brighton Housing Authority (CO-019)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Alternative Utility Allowance (1.j.)	Utility allowance schedules were consolidated from four to two to simplify and reduce the possibility of administrative errors in applying the wrong schedule, resulting in subsidy under- or overpayment.	Cost-Effectiveness	Neutral (no cost implications)	January 2023
Tenant Rent Policies: Utility Reimbursements (1.n.)	Utility reimbursements are no longer issued if the utility allowance exceeds the TTP.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	February 2023
Tenant Rent Policies: Alternative Income Inclusions, Exclusions (1.w.)	A partial income exclusion applies to household members between ages 18 and 24 who are not a household head, so only 75 percent of their earned income is used when calculating a family's TTP.	Self-Sufficiency	Negative (increased expenditures)	February 2023
Payment Standards and Rent Reasonableness: Payment Standards–Fair Market Rents for HCV (2.b.)	When the published payment standards increase, the PHA will apply the updated payment standards at any time after the effective date of the new	Self-Sufficiency Housing Choice	Negative (increased expenditures)	January 2024

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	amount (rather than wait for the household's next reexamination date).			
Payment Standards and Rent Reasonableness: Third-Party Requirement (2.d.)	The PHA no longer asks a third party to review and approve the rent reasonableness for properties the PHA owns, controls, or manages.	Cost-Effectiveness	Positive (decreased expenditures)	Approximately December 2022
Reexaminations: Alternative Reexamination Schedule for Households (3.b.)	Elderly and disabled households were moved from an annual to a triennial reexamination schedule.	Cost-Effectiveness	Negative (decreased revenue)	Approximately December 2022
Reexaminations: Self-Certification of Assets (3.d.)	All households may self-certify up to \$25,000 in assets at reexamination.	Cost-Effectiveness	Positive (decreased expenditures)	Approximately December 2022
Housing Quality Standards: Third-Party Requirement (5.c.)	The PHA now conducts HQS inspections for units the PHA owns, controls, or manages.	Cost-Effectiveness Housing Choice	Positive (decreased expenditures)	Approximately January 2023
PBV Program Flexibility: Increase PBV Program Cap (9.a.)	The percentage of units that can be project-based will be increased to up to 50 percent of total authorized units or annual budget authority.	Housing Choice	Negative (increased expenditures)	Not yet implemented
PBV Program Flexibility: Increase PBV Project Cap (9.b.)	The cap on the percentage of PBVs that can be project-based in a building or project increased from 25 percent to 100 percent.	Housing Choice	Negative (increased expenditures)	Approximately February 2023
PBV Program Flexibility: Elimination of PBV Selection Process for PHA-Owned Projects Without Improvement, Development, or Replacement of Public Housing Site (9.c.)	The PHA eliminated the selection process in awarding PBVs to the agency's non-PH properties.	Housing Choice	Positive (decreased expenditures)	Approximately February 2023
PBV Program Flexibility: Limit Portability for PBV Units (9.h.)	Households must have been in a PBV unit for at least 2 years (instead of 1 year) before they are eligible to request a tenant-based voucher.	Cost-Effectiveness Housing Choice	Neutral (no cost implications)	Approximately February 2023
Local Nontraditional Activities: Service Provision (17.b.)	The PHA is allocating up to 10 percent of its HAP funding to support the following or similar	Self-Sufficiency Housing Choice	Negative (increased expenditures)	Approximately February 2023

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	programs: Housing Navigation, Career and College Launch, Food Assistance, Tenant-Based Rental Assistance, Case Management, and Youth Enrichment.			
Local Nontraditional Activities: Housing Development Programs (17.c.)	The PHA is using funding flexibility to acquire, renovate, and/or build affordable housing units for low-income families. Eligible activities may include gap financing for non-PHA development of affordable housing, development of PBV units, or tax credit partnerships.	Housing Choice	Negative (increased expenditures)	Approximately February 2023

HAP = Housing Assistance Payment. HCV = housing choice voucher. HQS = Housing Quality Standards.
 PH = public housing. PBV = project-based voucher. PHA = public housing agency. TTP = total tenant payment.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

New Smyrna Beach Housing Authority (FL-022)

Background Information for the New Smyrna Beach Housing Authority (FL-022)

Location	New Smyrna Beach, Florida	ACC Amendment Approval	April 2021
Programs and Inventory	HCV: 461 units Public Housing: 126 units	MTW Supplement Approvals	FY2023: September 2022 FY2024: February 2023
Special Purpose Vouchers	Mainstream, VASH	Total MTW Waivers Approved	17
RAD Conversion	No	Use of PBVs	No, but planned

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration. VASH = Veterans Affairs Supportive Housing.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for the New Smyrna Beach Housing Authority (FL-022)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Minimum Rent for Public Housing (1.e.) Tenant Rent Policies: Minimum Rent for HCV (1.f.)	The minimum rent for nonelderly and nondisabled households increased from \$50 to \$130 per month.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	April 2023
Tenant Rent Policies: Alternative Utility Allowance for Public Housing (1.i.) Tenant Rent Policies: Alternative Utility Allowance for HCV (1.j.)	The PHA created two standard utility allowance schedules based on the number of bedrooms and dwelling type (multifamily or single-family) for HCV and one standard utility allowance schedule based on the number of bedrooms for public housing.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	April 2023
Tenant Rent Policies: Utility Reimbursements for Public Housing (1.m.) Tenant Rent Policies: Utility Reimbursements for HCV (1.n.)	Utility reimbursements were eliminated for all households.	Cost-Effectiveness	Positive (increased revenue and decreased expenditures)	January 2023
Tenant Rent Policies: Elimination of	The PHA eliminated the dependent allowance, unreimbursed childcare	Cost-Effectiveness	Positive (increased revenue and	April 2023

New Smyrna Beach Housing Authority (FL-022)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Deductions for Public Housing (1.r.) Tenant Rent Policies: Elimination of Deductions for HCV (1.s.)	costs, and disability assistance deductions from consideration when determining TTP for able-bodied households.		decreased expenditures)	
Tenant Rent Policies: Alternative Income Inclusions, Exclusions for Public Housing (1.v.) Tenant Rent Policies: Alternative Income Inclusions, Exclusions for HCV (1.w.)	The Earned-Income Disregard was eliminated. Households will still benefit from an increase in income without an immediate increase in rent due to triennial recertifications (Waivers 3.a. and 3.b.).	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	April 2023
Payment Standards and Rent Reasonableness: Payment Standards–Fair Market Rents for HCV (2.b.)	The payment standard increased from 110 percent to 120 percent of FMR.	Housing Choice	Negative (decreased revenue)	October 2022
Reexaminations: Alternative Reexamination Schedule for Households for Public Housing (3.a.) Reexaminations: Alternative Reexamination Schedule for Households for HCV (3.b.)	The frequency of reexaminations decreased from annual to triennial for all PH and HCV households.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	May 2023
Reexaminations: Self Certification of Assets for Public Housing (3.c.) Reexaminations: Self Certification of Assets for HCV (3.d.)	The threshold for the self-certification of assets increased from \$5,000 to \$25,000.	Cost-Effectiveness	Positive (decreased expenditures)	April 2023
Housing Quality Standards: Alternative Inspection Schedule for HCV (5.d.)	The inspection schedule for all HCV units moved to a triennial frequency. HCV participants may request an interim inspection, and HUD may conduct or direct the PHA to perform an inspection at any time.	Cost-Effectiveness	Positive (increased revenue and decreased expenditures)	June 2023
PBV Program Flexibility: Increase	The cap on the percentage of PBVs that can be project based in a building or	Cost-Effectiveness Housing Choice	Positive (increased revenue)	Anticipated March 2024

New Smyrna Beach Housing Authority (FL-022)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
PBV Project Cap for HCV (9.b.)	project will increase from 25 percent to 100 percent.			

FMR = Fair Market Rent. HCV = housing choice voucher. PBV = project-based voucher. PHA = public housing agency. TTP = total tenant payment.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Housing Authority of Newnan (GA-095)

Background Information for the Housing Authority of Newnan (GA-095)

Location	Newnan, Georgia	ACC Amendment Approval	August 2021
Programs and Inventory	HCV: 147 units Public Housing: 433 units	MTW Supplement Approvals	FY2023: July 2022 FY2024: August 2023
Special Purpose Vouchers	FUP, Mainstream	Total MTW Waivers Approved	18
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. FUP = Family Unification Program. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for the Housing Authority of Newnan (GA-095)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Minimum Rent for Public Housing (1.e.) Tenant Rent Policies: Minimum Rent for HCV (1.f.)	The minimum rent increased from \$50 to \$130 for all nonelderly, nondisabled households. Full-time students are exempt from this change.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue)	October 2022
Tenant Rent Policies: Utility Reimbursements for Public Housing (1.m.) Tenant Rent Policies: Utility Reimbursements for HCV (1.n.)	Utility reimbursements were eliminated. Elderly, disabled, and full-time student households are exempt from this change.	Cost-Effectiveness Self-Sufficiency	Neutral (no cost implications)	October 2022
Tenant Rent Policies: Elimination of Deductions for Public Housing (1.r.) Tenant Rent Policies: Elimination of Deductions for HCV (1.s.)	The childcare deduction used in determining TTP was capped to not exceed the applicable Georgia Childcare and Parent Services (GA CAPS) reimbursement amounts.	Cost-Effectiveness Self-Sufficiency	Neutral (no cost implications)	October 2022
Tenant Rent Policies: Alternative Income Inclusions, Exclusions for Public Housing (1.v.)	The Earned-Income Disregard was eliminated.	Cost-Effectiveness Self-Sufficiency	Neutral (no cost implications)	July 2023

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Alternative Income Inclusions, Exclusions for HCV (1.w.)				
Reexaminations: Alternative Reexamination Schedule for Households for Public Housing (3.a.) Reexaminations: Alternative Reexamination Schedule for Households for HCV (3.b.)	The reexamination schedule was updated to occur triennially for elderly or disabled households. Households can complete an interim recertification at any time.	Self-Sufficiency	Neutral (no cost implications)	October 2022
Landlord Leasing Incentives: Damage Claims for HCV (4.b.)	Landlords are eligible for a one-time claim reimbursement of up to \$1,000 for damages left to a unit by an HCV household.	Housing Choice	Not specified	October 2022
Landlord Leasing Incentives: Other Landlord Incentives for HCV (4.c.)	Landlords receive a one-time signing bonus of up to \$1,000 for renting a new unit (not previously rented by an HCV recipient) to an HCV recipient. Landlords can receive the bonus once each year when they rent a new unit to an HCV recipient.	Housing Choice	Neutral (no cost implications)	October 2022
FSS Program with MTW Flexibility: Modify or Eliminate the Contract of Participation for Public Housing and HCV (10.d.)^a	The FSS Contract of Participation was modified to remove the traditional escrow model and replace it with a new Goal Rewards Model. The changes shift the agency-participant relationship from rule enforcement to life coaching.	Self-Sufficiency	Neutral (no cost implications)	July 2023
FSS Program With MTW Flexibility: Policies for Addressing Increases in Family Income for Public Housing and HCV (10.e.)^a	The FSS escrow model was replaced with a Goal Rewards Model. In this model, participants earn immediate cash incentives for reaching milestones related to their defined self-sufficiency goals.	Cost-Effectiveness Self-Sufficiency	Neutral (no cost implications)	July 2023

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Work Requirements: Public Housing (12.a.) Work Requirements: HCV (12.b.)	Each nondisabled, nonelderly family member ages 19 to 61 is required to work a minimum of 15 hours per week (30 hours per week for households with multiple eligible members) or attend a qualifying work activity.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue)	July 2023

FSS = Family Self-Sufficiency. HCV = housing choice voucher. MTW = Moving to Work. PHA = public housing agency. TTP = total tenant payment.

^aThe MTW Supplement records Public Housing and HCV as two separate waivers, although they are reported under the same code (e.g., 10.d).

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Housing Alliance and Community Partnerships (ID-005)

Background Information for the Housing Alliance and Community Partnerships (ID-005)

Location	Pocatello, Idaho	ACC Amendment Approval	March 2021
Programs and Inventory	HCV: 752 units Public Housing: 72 units	MTW Supplement Approvals	FY2023: June 2022 FY2024: May 2023
Special Purpose Vouchers	EHV, FYI, Mainstream, VASH	Total MTW Waivers Approved	30
RAD Conversion	No	Use of PBVs	No, but planned.

ACC = Annual Contributions Contract. EHV = Emergency Housing Vouchers. FY = fiscal year. FYI = Foster Youth to Independence. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration. VASH = Veterans Affairs Supportive Housing. Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for the Housing Alliance and Community Partnerships (ID-005)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Minimum Rent for Public Housing (1.e.) Tenant Rent Policies: Minimum Rent for HCV (1.f.)	The minimum rent for nonelderly and nondisabled households will remain \$50 for public housing and increase to \$127 for HCV residents.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	Not yet implemented
Tenant Rent Policies: Tenant Payment as a Modified Percentage of Income for Public Housing (1.g.) Tenant Rent Policies: Tenant Payment as a Modified Percentage of Income for HCV (1.h.)	TTP as a percentage of gross income will decrease from 30 percent to 27 percent when this amount is higher than the minimum rent (\$127).	Cost-Effectiveness Self-Sufficiency	Negative (increased expenditures)	Implementation paused
Tenant Rent Policies: Alternative Utility Allowance for Public Housing (1.i.) Tenant Rent Policies: Alternative Utility Allowance for HCV (1.j.)	The utility allowance is simplified to one standard utility allowance per number of bedrooms per unit, regardless of tenant utility responsibility. The utility allowances are determined using the average utility allowance per number of bedrooms per unit and	Cost-Effectiveness Housing Choice	Positive (decreased expenditures)	1.i. August 2022 1.j. Not yet implemented

Housing Alliance and Community Partnerships (ID-005)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	rounding to the nearest dollar.			
Tenant Rent Policies: Utility Reimbursements for Public Housing (1.m.) Tenant Rent Policies: Utility Reimbursements for HCV (1.n.)	Utility reimbursement payments were eliminated. Families continue to receive a utility allowance but do not receive additional money if the utility allowance is greater than the TTP.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	August 2022
Tenant Rent Policies: Elimination of Deductions for Public Housing (1.r.) Tenant Rent Policies: Elimination of Deductions for HCV (1.s.)	The following deductions for nonelderly and nondisabled families will be eliminated: the \$480 allowance for each minor dependent in a household and the childcare allowance for out-of-pocket expenses for the care of minors younger than age 13.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	Not yet implemented
Tenant Rent Policies: Standard Deductions for Public Housing (1.t.) Tenant Rent Policies: Standard Deductions for HCV (1.u.)	The PHA will eliminate deductions for nonelderly and nondisabled families.	Cost-Effectiveness	Positive (increased revenue and decreased expenditures)	Not yet implemented
Tenant Rent Policies: Alternative Income Inclusions, Exclusions for Public Housing (1.v.) Tenant Rent Policies: Alternative Income Inclusions, Exclusions for HCV (1.w.)	All income from full-time students other than the head of household, co-head of household, and spouse for other household members ages 18 to 24 will be excluded from income calculations. Income will be withheld for all other household members ages 18 to 21 who are not full-time students.	Cost-Effectiveness Self-Sufficiency Housing Choice	Positive (increased revenue and decreased expenditures)	Not yet implemented
Payment Standards and Rent Reasonableness: Payment Standards–Fair Market Rents for HCV (2.b.)	The payment standards increased from 110 percent to 120 percent of FMR.	Housing Choice	Negative (increased expenditures)	August 2022
Payment Standards and Rent Reasonableness: Process for HCV (2.c.)	The PHA conducts inspections and determines rent reasonableness for PHA-owned units, rather than hiring a third party.	Cost-Effectiveness Housing Choice	Positive (increased revenue and decreased expenditures)	August 2022

Housing Alliance and Community Partnerships (ID-005)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Payment Standards and Rent Reasonableness: Third-Party Requirement for HCV (2.d.)	The PHA conducts inspections and determines rent reasonableness for PHA-owned units, rather than hire a third party to do so.	Cost-Effectiveness	Positive (increased revenue and decreased expenditures)	August 2022
Reexaminations: Alternative Reexamination Schedule for Households for Public Housing (3.a.) Reexaminations: Alternative Reexamination Schedule for Households for HCV (3.b.)	The reexamination schedule will become triennial for elderly and disabled households.	Cost-Effectiveness	Positive (decreased expenditures)	Not yet implemented
Reexaminations: Self-Certification of Assets for Public Housing (3.c.) Reexaminations: Self-Certification of Assets for HCV (3.d.)	The threshold for the self-certification of assets increased to \$50,000.	Cost-Effectiveness	Positive (decreased expenditures)	August 2022
Landlord Leasing Incentives: Vacancy Loss for HCV (4.a.)	The PHA could make vacancy loss payments of up to 1 month of rent to landlords who were leasing to an HCV recipient prior to the vacancy and rent the unit to a new HCV participant off the PHA's waiting list.	Housing Choice	Negative (increased expenditures)	August 2022, but none issued, and PHA plans to discontinue
Landlord Leasing Incentives: Damage Claims for HCV (4.b.)	Landlords could apply to the PHA for assistance from the damage mitigation fund if an HCV resident causes damages to a unit exceeding the security deposit amount.	Housing Choice	Negative (increased expenditures)	August 2022, but none issued, and PHA plans to discontinue
Landlord Leasing Incentives: Other Landlord Incentives for HCV (4.c.)	The PHA offers a lease-up incentive of \$300 to landlords or property owners that rent a new unit to an individual or family on the PHA's waiting list. The incentive is reduced by \$75 each time a reinspection is required due to any life-threatening failures or 10 or	Cost-Effectiveness Housing Choice	Negative (increased expenditures)	August 2022

Housing Alliance and Community Partnerships (ID-005)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	more non-life-threatening failures.			
Housing Quality Standards: Third-Party Requirement for HCV (5.c.)	The PHA will conduct inspections and determine rent reasonableness for PHA-owned units rather than contract this work to a third party.	Cost-Effectiveness	Positive (decreased expenditures)	Not yet implemented
Housing Quality Standards: Alternative Inspection Schedule for HCV (5.d.)	Units with good inspection histories of at least two consecutive passing inspections may be eligible for a biennial inspection schedule at the discretion of the PHA. To be eligible for biennial inspection, the previous inspection must have had zero life-threatening failures and less than five non-life-threatening failures later corrected.	Cost-Effectiveness	Positive (decreased expenditures)	August 2022
PBV Program Flexibility: Elimination of PBV Selection Process for PHA Properties Without Improvement, Development, or Replacement of Public Housing Site (9.c.)	The competitive process for the placement of PBV units was eliminated.	Housing Choice	Negative (increased expenditures)	August 2022
PBV Program Flexibility: Alternative PBV Selection Process (9.d.)	The PHA altered the selection process to increase the opportunity to develop PBV units in the future.	Housing Choice	Negative (increased expenditures)	August 2022
MTW Self-Sufficiency Program: Policies for Addressing Increases in Family Income for Public Housing and HCV (11.b.)	The PHA will create a skills and development center as part of an MTW self-sufficiency program. Financial incentives will be attached to goals for the families participating in the MTW self-sufficiency program. The PHA will follow the guidelines of the Family Self-Sufficiency program for creating an escrow. Other incentives will include assisting with the cost of tuition or items that may be required for on-the-	Self-Sufficiency	Negative (increased expenditures)	Not yet implemented

Housing Alliance and Community Partnerships (ID-005)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	job training or permanent employment.			
Work Requirements: HCV (12.b.)	Nonelderly and nondisabled persons will be required to engage in a minimum of 15 hours of work or school per week. Failure to comply with the work requirement will result in the termination of HCV.	Self-Sufficiency	Positive (decreased expenditures)	Not yet implemented

FMR = Fair Market Rent. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. PHA = public housing agency. TTP = total tenant payment.
 Sources: MTW Supplement; interview with PHA in First Quarter 2024

Ruston Housing Authority (LA-054)

Background Information for Ruston Housing Authority (LA-054)

Location	Ruston, Louisiana	ACC Amendment Approval	March 2021
Programs and Inventory	HCV: 0 units Public Housing: 298 units	MTW Supplement Approvals	FY2022: September 2021 FY2023: July 2022 FY2024: June 2023
Special Purpose Vouchers	No	Total MTW Waivers Approved	9
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Ruston Housing Authority (LA-054)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Stepped Rent for Public Housing (1.c.)	A stepped rent was implemented in tandem with a minimum rent (Waiver 1.e.) for nonelderly and nondisabled households through the STEPPINGSTONE program. Every 2 years, at recertification, households are subject to a set rent increase (as a percentage of gross income) in preparation for program graduation. ^a The PHA makes all necessary referrals to partner organizations to support households preparing for the termination of their assistance.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	September 2023
Tenant Rent Policies: Minimum Rent for Public Housing (1.e.)	The minimum rent for nonelderly and nondisabled households in the STEPPINGSTONE program increased from \$50 to \$130 per month.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	November 2021
Tenant Rent Policies: Elimination of Deductions for Public Housing (1.r.)	The dependent allowance deduction and deductions for unreimbursed childcare costs were eliminated for	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and	September 2023

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	households in the STEPPINGSTONE program (nonelderly and nondisabled). The PHA also eliminated the standard rent based on adjusted income. TTP is now calculated based on gross income.		decreased expenditures)	
Reexaminations: Alternative Reexamination Schedule for Households (3.a.)	Households in the STEPPINGSTONE program (nonelderly and nondisabled) moved to a biennial reexamination schedule. Households not eligible for the STEPPINGSTONE program (elderly or disabled or both) will move to a triennial reexamination schedule.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	January 2023
Reexaminations: Self-Certification of Assets (3.c.)	The PHA increased the threshold for the self-certification of assets from \$5,000 to \$50,000.	Cost-Effectiveness	Positive (decreased expenditures)	November 2021
Term-Limited Assistance: Term-Limited Assistance (7.a.)	All households in the STEPPINGSTONE program (nonelderly and nondisabled) are subject to a time-limited housing term of 5 years. Households requiring additional time to exit the public housing program may apply for a 1-year extension (at a maximum of two times). The absolute household term limit is 7 years. Households that reach 7 years of tenancy with the PHA, regardless of consecutiveness, will be unable to reapply for the public housing program. Supportive services will be offered to households as they transition off the program.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	November 2021
MTW Self-Sufficiency Program: Alternative Family Selection Procedures (11.a.)	The STEPPINGSTONE program is mandatory for all PHA residents ages 18 to 62 who are not legally designated as disabled. Disabled residents are not	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	September 2023

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	required to participate but can voluntarily participate in all program offerings.			
MTW Self-Sufficiency Program: Policies for Addressing Increases in Family Income (11.b.)	Income increases for the purpose of increasing the tenant-paid portion of rent are disregarded until the household's next scheduled recertification. On recertification, rent increases are phased in over 2 years.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	September 2023
Work Requirements: Public Housing (12.a.)	The PHA implemented a mandatory work requirement for all nonelderly and nondisabled individuals ages 18 to 62. These individuals must work a minimum of 15 hours per week or 780 hours a year. The requirement applies to all eligible households with a maximum requirement of 30 hours per week per household. Individuals working less than 15 hours a week must complete at least 8 hours of community service per month.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	September 2023

FMR = Fair Market Rent. MTW = Moving to Work. PHA = public housing agency. TTP = total tenant payment.

^aIn the first year, tenant rent is set at 20 percent of gross income. In the third year, rent will be set at 20 percent of gross income plus an inflation adjustment of 4 percent of FMR. In the fifth year, rent will increase to 25 percent of gross income plus 4 percent of FMR. In the seventh and final year, rent will rise to 32 percent of gross income plus 4 percent of FMR. The PHA also increased the minimum rent to \$130, and the household pays the higher of this stepped rent or the minimum rent.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Rockville Housing Enterprises (MD-007)

Background Information for Rockville Housing Enterprises (MD-007)

Location	Rockville, Maryland	ACC Amendment Approval	March 2021
Programs and Inventory	HCV: 479 units Public Housing: 80 units	MTW Supplement Approvals	FY2022: July 2022 FY2023: June 2023
Special Purpose Vouchers	FYI, Mainstream, Moderate Rehabilitation, VASH	Total MTW Waivers Approved	19
RAD Conversion	No	Use of PBVs	Yes

ACC = Annual Contributions Contract. FY = fiscal year. FYI = Foster Youth to Independence. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration. VASH = Veterans Affairs Supportive Housing.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Rockville Housing Enterprises (MD-007)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Stepped Rent for Public Housing (1.c.) Tenant Rent Policies: Stepped Rent for HCV (1.d.)	The TTP will increase based on household income increases or 5 percent each year, whichever is greater, for families on annual recertification schedules and 10 percent every 3 years for families with triennial recertification schedules.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	Anticipated April 2024
Tenant Rent Policies: Minimum Rent for Public Housing (1.e.) Tenant Rent Policies: Minimum Rent for HCV (1.f.)	The minimum rent increased from \$50 to \$130 for all nonelderly, nondisabled households.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	August 2022
Tenant Rent Policies: Initial Rent Burden for HCV (1.o.)	The maximum family share of rent increased from 40 percent to 50 percent of adjusted monthly income.	Self-Sufficiency Housing choice	Neutral (no cost implications)	August 2022
Tenant Rent Policies: Alternative Income Inclusions, Exclusions for Public Housing (1.v.) Tenant Rent Policies: Alternative Income	The PHA eliminated the Earned-Income Disregard and added an allowance for money spent directly on educational expenses. The PHA now excludes income for full-time student	Cost-Effectiveness Self-Sufficiency	Neutral or Positive (decreased expenditures)	May 2022

Rockville Housing Enterprises (MD-007)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Inclusions, Exclusions for HCV (1.w.)	household members (regardless of household head status). The income exclusion will equal the amount the student paid for educational costs (for example, books, tuition, fees, and other expenses).			
Payment Standards and Rent Reasonableness: Third-Party Requirement for HCV (2.d.)	The PHA removed the requirement to have a third party perform rent reasonableness determinations on PBV units owned, managed, or controlled by the PHA.	Cost-Effectiveness	Positive (decreased expenditures)	February 2022
Reexaminations: Alternative Reexamination Schedule for Public Housing Households (3.a.) Reexaminations: Alternative Reexamination Schedule for HCV Households (3.b.)	Reexaminations were reduced from an annual to a triennial schedule for all nonelderly and nondisabled households and households on a fixed income. Recertifications remain on an annual basis for families claiming zero income or making less than the minimum rent income level.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	February 2023
Reexaminations: Self-Certification of Assets for Public Housing (3.c.) Reexaminations: Self-Certification of Assets for HCV (3.d.)	The PHA increased the threshold for the self-certification of assets from \$5,000 to \$50,000.	Cost-Effectiveness	Positive (decreased expenditures)	February 2022
Housing Quality Standards: Third-Party Requirement for HCV (5.c.)	The PHA removed the requirement to have a third party perform HQS inspections on PBV units owned, managed, or controlled by the PHA.	Cost-Effectiveness	Positive (decreased expenditures)	February 2022
PBV Program Flexibility: Increase PBV Program Cap (9.a.)	The cap on the number of vouchers that can be project-based increased from 20 percent to 50 percent.	Cost-Effectiveness Housing Choice	Positive (increased revenue)	February 2022
PBV Program Flexibility: Increase PBV Project Cap (9.b.)	The cap on the percentage of PBVs that can be project-based in a building or project will increase from 25 percent to 100 percent.	Cost-Effectiveness Housing Choice	Positive (increased revenue)	Not yet implemented

Rockville Housing Enterprises (MD-007)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
PBV Program Flexibility: Elimination of PBV Selection Process for PHA-Owned Projects Without Improvement, Development, or Replacement of Public Housing Site (9.c.)	The PHA eliminated the selection process for awarding PBVs to properties owned by the PHA (not public housing) without engaging in an initiative to improve, develop, or replace a PH property on site.	Cost-Effectiveness Housing Choice	Positive (decreased expenditures)	February 2022
PBV Program Flexibility: Increase PBV HAP Contract Length (9.f.)	The length of a project-based contract term increased to 50 years, including extensions subject to appropriations and the end of the MTW Authorization.	Cost-Effectiveness Housing Choice	Positive (increased revenue)	February 2022
PBV Program Flexibility: Limit Portability for PBV Units (9.h.)	The requirement to provide a tenant-based voucher at 12 months after program entry when requested by a PBV household was extended to 24 months after program entry.	Cost-Effectiveness Housing Choice	Positive (increased revenue and decreased expenditures)	February 2022
Local Nontraditional Activities: Housing Development Programs (17.c.)	The PHA will use block grant funding to acquire, renovate, and/or build affordable (not public housing) units for low-income families.	Cost-Effectiveness Housing Choice	Neutral (no cost implications)	Anticipated May 2024

HAP = Housing Assistance Payment. HCV = housing choice voucher. HQS = Housing Quality Standards.
MTW = Moving to Work. PBV = project-based voucher. PHA = public housing agency. TTP = total tenant payment.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Housing and Redevelopment Authority of Hibbing (MN-004)

Background Information for the Housing and Redevelopment Authority of Hibbing (MN-004)

Location	Hibbing, Minnesota	ACC Amendment Approval	April 2021
Programs and Inventory	HCV: 0 units Public Housing: 251 units	MTW Supplement Approvals	FY2022: December 2021 FY2023: Approved
Special Purpose Vouchers	No	Total MTW Waivers Approved	1
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for the Housing and Redevelopment Authority of Hibbing (MN-004)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
MTW Self-Sufficiency Program: Alternative Family Selection Procedures (11.a.)	The self-sufficiency program, EMPOWER, is mandatory for all PHA residents ages 18 to 62 who are not legally disabled. Residents who meet these criteria will sign a one-page lease addendum agreeing to the terms of the program at move-in or during their annual recertification. If an elderly or disabled resident wishes to voluntarily enter the program, they may meet with the MTW Coordinator to discuss entering the program under a unique agreement.	Self-Sufficiency Housing Choice	Neutral (no cost implications)	January 2022

MTW = Moving to Work. PHA = public housing agency.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Kandiyohi County Housing and Redevelopment Authority (MN-168)

Background Information for Kandiyohi County Housing and Redevelopment Authority (MN-168)

Location	Wilmar, Minnesota	ACC Amendment Approval	September 2021
Programs and Inventory	HCV: 423 units Public Housing: 174 units	MTW Supplement Approvals	FY2023: August 2022 FY2024: July 2023
Special Purpose Vouchers	No	Total MTW Waivers Approved	7
RAD Conversion	No	Use of PBVs	Yes

ACC = Annual Contributions Contract; FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Kandiyohi County Housing and Redevelopment Authority (MN-168)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Minimum Rent for Public Housing (1.e.)	The minimum rent increased from \$50 to \$100 for all nonelderly, nondisabled public housing households.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue)	July 2023
Payment Standards and Rent Reasonableness: Payment Standards–Fair Market Rents for HCV (2.b.)	Payment standards increased from 110 percent to 120 percent of FMR.	Housing Choice	Negative (increased expenditures)	August 2022
Reexaminations: Alternative Reexamination Schedule for Public Housing Households (3.a.) Reexaminations: Alternative Reexamination Schedule for HCV Households (3.b.)	Reexamination schedules for all HCV households will be adjusted from an annual to a biennial schedule. Households may request interim recertifications as needed.	Cost-Effectiveness	Neutral (no cost implications)	Not yet implemented
Reexaminations: Self-Certification of Assets for Public Housing Households (3.c.) Reexaminations: Self-Certification of Assets	Households may now self-certify assets up to \$50,000 at each biennial reexamination.	Cost-Effectiveness	Neutral (no cost implications)	July 2023

Kandiyohi County Housing and Redevelopment Authority (MN-168)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
for HCV Households (3.d.)				
FSS Program With MTW Flexibility: Waive Operating a Required FSS Program for HCV (10.a.)	The PHA ended its required HCV FSS program.	Cost-Effectiveness	Neutral (no cost implications)	August 2022

FMR = Fair Market Rent. FSS = Family Self-Sufficiency. HCV = housing choice voucher. MTW = Moving to Work. PHA = public housing agency.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

McLeod County Housing and Redevelopment Authority (MN-203)

Background Information for McLeod County Housing and Redevelopment Authority (MN-203)

Location	Wilmar, Minnesota	ACC Amendment Approval	September 2021
Programs and Inventory	HCV: 125 units Public Housing: 0 units	MTW Supplement Approvals	FY2023: August 2022 FY2024: July 2023
Special Purpose Vouchers	No	Total MTW Waivers Approved	3
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for McLeod County Housing and Redevelopment Authority (MN-203)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Payment Standards and Rent Reasonableness: Payment Standards—Fair Market Rents for HCV (2.b.)	Payment standards increased from 110 percent to 120 percent of FMR.	Housing Choice	Negative (increased expenditures)	August 2022
Reexaminations: Alternative Reexamination Schedule for HCV Households (3.b.)	Reexamination schedules for all HCV households will be adjusted from an annual to a biennial schedule. Households may request interim recertifications as needed.	Cost-Effectiveness	Neutral (no cost implications)	Not yet implemented
Reexaminations: Self-Certification of Assets for HCV (3.d.)	Households may self-certify up to \$50,000 at each biennial reexamination.	Cost-Effectiveness	Neutral (no cost implications)	July 2023

FMR = Fair Market Rent. HCV = housing choice voucher.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Washington County Community Development Agency (MN-212)

Background Information for Washington County Community Development Agency (MN-212)

Location	Woodbury, Minnesota	ACC Amendment Approval	March 2021
Programs and Inventory	HCV: 115 units Public Housing: 105 units	MTW Supplement Approvals	FY2022: April 2022 FY2023: December 2022 FY2024: December 2023
Special Purpose Vouchers	Mainstream, VASH	Total MTW Waivers Approved	7
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration. VASH = Veterans Affairs Supportive Housing.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Washington County Community Development Agency (MN-212)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Initial Rent Burden for HCV (1.o.)	The maximum family rent share at the initial lease-up increased from 40 percent to 50 percent of adjusted monthly income.	Housing Choice	Neutral (no cost implications)	April 2022
Tenant Rent Policies: Alternative Income Inclusions, Exclusions for Public Housing (1.v.) Tenant Rent Policies: Alternative Income Inclusions, Exclusions for HCV (1.w.)	Income from assets less than \$50,000 is excluded from the tenant rent calculation.	Cost-Effectiveness	Negative (decreased revenue)	April 2022
Payment Standards and Rent Reasonableness: Third-Party Requirement for HCV (2.d.)	The PHA performs rent reasonable determinations on all HCV units in buildings owned by the PHA rather than hiring a third party.	Cost-Effectiveness	Positive (decreased expenditures)	April 2022
Reexaminations: Self-Certification of Assets for Public Housing (3.c.)	Households may self-certify up to \$50,000 in assets.	Cost-Effectiveness	Neutral (no cost implications)	April 2022

Washington County Community Development Agency (MN-212)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Reexaminations: Self-Certification of Assets for HCV (3.d.)				
Housing Quality Standards: Third-Party Requirement for HCV (5.c.)	The PHA conducts HQS inspections on units it owns rather than hire a third party to do so.	Cost-Effectiveness	Neutral (no cost implications)	October 2022
Agency-Specific Waiver	For HQS inspections, the PHA allows landlords to self-certify that a unit has no life-threatening deficiencies on the lease start date for move-ins. A physical inspection must be scheduled within 60 days of move-in.	Cost-Effectiveness	Positive (decreased expenditures)	September 2023

HCV = housing choice voucher. HQS = Housing Quality Standards. PHA = public housing agency.
Sources: MTW Supplement; interview with PHA in First Quarter 2024

Ripley County Public Housing Agency (MO-212)

Background Information for Ripley County Public Housing Agency (MO-212)

Location	Poplar Bluff, Missouri	ACC Amendment Approval	June 2021
Programs and Inventory	HCV: 470 units Public Housing: 0 units	MTW Supplement Approvals	FY2023: February 2022 FY2024: May 2023
Special Purpose Vouchers	Nonelderly, Disabled	Total MTW Waivers Approved	6
RAD Conversion	Yes (PBRA)	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBRA = Project-Based Rental Assistance. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Ripley County Public Housing Agency (MO-212)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Minimum Rent for HCV (1.f.)	The minimum rent is set at \$50 or 30 percent of monthly income (based on annual reported income) for nonelderly, nondisabled households with an annual adjusted income of \$2,000 or higher. ^a	Self-Sufficiency	Neutral (no cost implications)	July 2022
Payment Standards and Rent Reasonableness: Payment Standards–Fair Market Rents for HCV (2.b.)	The payment standard for an efficiency and one-bedroom unit increased to 110 percent of FMR. Two-bedroom and larger units continue to have a payment standard of 100 percent of FMR. ^b	Housing Choice	Negative (increased expenditures)	July 2022
Payment Standards and Rent Reasonableness: Process for HCV (2.c.)	The PHA conducts annual rent surveys to assist in rent reasonableness determinations. Rent reasonableness is determined by directly contacting landlords with open units and locating the rent amount for those units independent of an HCV tenant occupant.	Housing Choice	Neutral (no cost implications)	July 2022

Ripley County Public Housing Agency (MO-212)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Short-Term Assistance: HCV (6.b.)	The PHA set aside 10 vouchers for people currently experiencing homelessness to be used for emergency, short-term assistance, not to exceed 12 months. At that point, the tenant must meet a self-sufficiency standard that will enable the tenant to move to the regular voucher program or graduate entirely from the program. Nonelderly and nondisabled short-term assistance tenants are required to participate in supportive services offered by partners of the PHA based on the tenant's current needs.	Self-Sufficiency	Neutral (no cost implications)	July 2022
MTW Self-Sufficiency Program: Alternative Family Selection Procedures for HCV (11.a.)	All nonelderly, nondisabled individuals are required to participate in the FSS program.	Self-Sufficiency	Neutral (no cost implications)	July 2022
Work Requirements: HCV (12.b.)	Nonelderly and nondisabled persons are required to obtain a minimum of 15 hours of work or school per week, documented by submitting payroll check stubs or semester grade sheets from an educational institution during the quarterly review process with FSS. Each individual will have access to support services from area employment support agencies. Failure to comply with the work requirement will result in the termination of HCV assistance.	Self-Sufficiency	Positive (decreased expenditures)	July 2022

FMR = Fair Market Rent. FSS = Family Self-Sufficiency. HCV = housing choice voucher. MTW = Moving to Work. PHA = public housing agency.

^aThis waiver was approved as part of the MTW Supplement but is not a policy change. A household with \$2,000 or less annual adjusted income would pay the minimum rent of \$50, and a household above \$2,000 would pay 30 percent of income (as their tenant payment is more than \$50).

^bThis waiver was approved as part of the MTW Supplement, but in practice, PHAs are allowed to set the payment standard between 90 percent and 110 percent of FMR under regular program regulations.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Robeson County Housing Authority (NC-084)

Background Information for Robeson County Housing Authority (NC-084)

Location	Lumberton, North Carolina	ACC Amendment Approval	April 2021
Programs and Inventory	HCV: 0 units Public Housing: 290 units	MTW Supplement Approvals	FY2023: June 2022 FY2024: July 2023
Special Purpose Vouchers	No	Total MTW Waivers Approved	6
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Robeson County Housing Authority (NC-084)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Utility Reimbursements for Public Housing (1.m.)	Utility reimbursements are no longer offered to residents if the utility allowance is greater than the TTP.	Cost-Effectiveness	Positive (increased revenue and decreased expenditures)	July 2023
Reexaminations: Alternative Reexamination Schedule for Households for Public Housing (3.a.)	The frequency of tenant reexaminations is reduced to triennially for all households. Households may request one interim adjustment per year if the household's gross income decreases by 10 percent or more.	Cost-Effectiveness	Neutral (no cost implications)	July 2023
FSS Program With MTW Flexibility: Policies for Addressing Increases in Family Income for PH (10.e.)	The PHA will award FSS escrow funds based on households completing goals rather than calculating income and rent. This change will make the escrow account process more equitable, reducing the variability of escrow awards based on factors beyond the family's control, such as family income when they joined FSS and differences in earning potential.	Self-Sufficiency	Neutral (no cost implications)	Anticipated April 2024

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
MTW Self-Sufficiency Program: Alternative Family Selection Procedures for Public Housing (11.a.)	Participation in the MTW self-sufficiency program is mandatory for any nonworking and nonelderly, nondisabled household member.	Self-Sufficiency	Mixed (increased revenue, increased expenditures, and decreased expenditures)	January 2023
Acquisition Without Prior HUD Approval for Public Housing (15)	The PHA is authorized to acquire PH sites without prior HUD approval.	Housing Choice	Positive (increased revenue)	January 2023
Local Nontraditional Activities: Housing Development Programs (17.c.)	The PHA developed a nonprofit affiliate to act like a private housing developer. The PHA may use MTW funding to acquire, renovate, and/or build affordable units, but not PH, for low-income families. The PHA may use capital project funds for predevelopment costs associated with developing non-PH affordable housing.	Housing Choice	Positive (increased revenue and decreased expenditures)	January 2023

FSS = Family Self-Sufficiency. MTW = Moving to Work. PHA = public housing agency. TTP = total tenant payment.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

South Sioux City Housing Agency (NE-175)

Background Information for South Sioux City Housing Agency (NE-175)

Location	South Sioux City, Nebraska	ACC Amendment Approval	April 2021
Programs and Inventory	HCV: 297 units Public Housing: 0 units	MTW Supplement Approvals	FY2022: January 2022 FY2023: June 2022 FY2024: May 2023
Special Purpose Vouchers	Enhanced vouchers	Total MTW Waivers Approved	5
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for South Sioux City Housing Agency (NE-175)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Alternative Utility Allowance for HCV (1.j.)	The PHA adopted a standard utility allowance for HCV households based on unit size.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	July 2022
Tenant Rent Policies: Utility Reimbursements for HCV (1.n.)	Utility reimbursements were eliminated when the utility allowance exceeded the TTP.	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and decreased expenditures)	July 2022
Payment Standards and Rent Reasonableness: Payment Standards–Fair Market Rents for HCV (2.b.)	Payment standards for one-, two-, and three-bedroom units increased from 110 percent to 120 percent of the FMR. Payment standards for four-bedroom units remained at 110 percent of FMR.	Cost-Effectiveness	Positive (increased revenue and decreased expenditures)	July 2022
Reexaminations: Alternative Reexamination Schedule for Households for HCV (3.b.)	The frequency of reexaminations decreased from annually to biennially for all households.	Cost-Effectiveness	Positive (decreased expenditures)	July 2022
Work Requirements: HCV (12.b.)	All nonelderly and nondisabled household members ages 18 and older must work a minimum of 15	Cost-Effectiveness Self-Sufficiency	Positive (increased revenue and	July 2022

South Sioux City Housing Agency (NE-175)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	hours per week. Full-time students, live-in aides, individuals who are the primary caretakers for a child younger than age 6, and women who are pregnant are exempt from the work requirement.		decreased expenditures)	

FMR = Fair Market Rent. HCV = housing choice voucher. PHA = public housing agency. TTP = total tenant payment.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Dover Housing Authority (NH-003)

Background Information for Dover Housing Authority (NH-003)

Location	Dover, New Hampshire	ACC Amendment Approval	August 2021
Programs and Inventory	HCV: 549 units Public Housing: 274 units	MTW Supplement Approvals	FY2023: August 2022 FY2024: June 2023
Special Purpose Vouchers	FYI, Mainstream	Total MTW Waivers Approved	9
RAD Conversion	Yes (PBV)	Use of PBVs	Yes

ACC = Annual Contributions Contract. FY = fiscal year. FYI = Foster Youth to Independence. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Dover Housing Authority (NH-003)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Alternative Income Inclusions, Exclusions for Public Housing (1.v.) Tenant Rent Policies: Alternative Income Inclusions, Exclusions for HCV (1.w.)	Income from assets is no longer counted in the household's rent calculation. Income changes do not need to be reported until the next scheduled reexamination.	Cost-Effectiveness Self-Sufficiency	Neutral (no cost implications)	1.v. January 2023 1.w. July 2023
Payment Standards and Rent Reasonableness: Payment Standards–Fair Market Rents for HCV (2.b.)	Payment standards are set at 120 percent of FMR.	Housing Choice	Negative (increased expenditures)	September 2023
Payment Standards and Rent Reasonableness: Process for HCV (2.c.)	The PHA collects and maintains data on market rents in its jurisdiction. The data are categorized by number of bedrooms per unit and market areas. The rent for a unit proposed for HCV assistance is compared with the rent charged for comparable units in the same market area.	Cost-Effectiveness Self-Sufficiency	Neutral (no cost implications)	July 2023

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Reexaminations: Alternative Reexamination Schedule for Public Housing Households (3.a.) Reexaminations: Alternative Reexamination Schedule for HCV Households (3.b.)	Reexaminations moved from an annual to a biennial schedule for all residents. Households that report zero income at the time of reexamination are required to complete an interim reexamination once income is established.	Cost-Effectiveness Self-Sufficiency	Neutral (no cost implications)	3.a. February 2023 3.b. July 2023
Reexaminations: Self-Certification of Assets for Public Housing (3.c.) Reexaminations: Self-Certification of Assets for HCV (3.d.)	The threshold for the self-certification of assets increased to \$50,000.	Cost-Effectiveness	Neutral (no cost implications)	3.c. February 2023 3.d. July 2023
FSS Program with MTW Flexibility: Modify or Eliminate the Contract of Participation for HCV (10.d.)	The PHA modified the Contract of Participation to remove the requirements that a head of household must be employed, and the household must have been off TANF assistance for 12 months to graduate from the FSS program. Under the modified contract, graduation may be granted if the head of household, co-head, or another adult in the household is working. Participants who miss more than three meetings in a row will be terminated from the FSS program and forfeit their escrow.	Cost-Effectiveness Self-Sufficiency Housing Choice	Neutral (no cost implications)	February 2023

FMR = Fair Market Rent. FSS = Family Self-Sufficiency. HCV = housing choice voucher. PHA = public housing agency. TANF = Temporary Assistance for Needy Families.
Sources: MTW Supplement; interview with PHA in First Quarter 2024

Housing Authority of Cheraw (SC-031)

Background Information for Housing Authority of Cheraw (SC-031)

Location	Florence, South Carolina	ACC Amendment Approval	March 2021
Programs and Inventory	HCV: 184 units Public Housing: 227	MTW Supplement Approvals	FY2022: September 2021 FY2023: July 2022 FY2024: August 2023
Special Purpose Vouchers	No	Total MTW Waivers Approved	3
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Housing Authority of Cheraw (SC-031)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Alternative Utility Allowance for Public Housing (1.i.) Tenant Rent Policies: Alternative Utility Allowance for HCV (1.j.)	The PHA implemented a streamlined utility allowance. The new allowance calculates a single allowance by bedroom size that averages the cost of utilities by bedroom size.	Cost-Effectiveness	Positive (lower expenditures)	October 2021
Local Nontraditional Activities: Service Provision (17.b.)	The PHA implemented the following activities: <ul style="list-style-type: none"> • Allocating up to 10 housing choice vouchers to residents with a 5-year good standing in public housing who want to switch to a voucher. • Allocating up to 5 housing choice vouchers to displaced families. • Partnering with South Carolina Works to provide job fairs and services to HCV and public housing residents to increase self-sufficiency. 	Cost-Effectiveness Self-Sufficiency Housing Choice	Positive (higher revenue)	October 2021

HCV = housing choice voucher. PHA = public housing agency.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Housing Authority of Fort Mill (SC-036)

Background Information for Housing Authority of Fort Mill (SC-036)

Location	Fort Mill, South Carolina	ACC Amendment Approval	February 2022
Programs and Inventory	HCV: 158 units Public Housing: 0 units	MTW Supplement Approvals	FY2024: July 2023
Special Purpose Vouchers	None	Total MTW Waivers Approved	6
RAD Conversion	Yes	Use of PBVs	No

ACC = Annual Contributions Contract; FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Housing Authority of Fort Mill (SC-036)

Waiver	Description of Change	Statutory Objective(s) Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Minimum Rent for HCV (1.f.)	The minimum rent increased from \$50 to \$75 for all households in the first year and to \$100 in the second year.	Cost-Effectiveness	Positive (decreased expenditures)	January 2024
Tenant Rent Policies: Initial Rent Burden for HCV (1.o.)	Residents' Initial Rent Burden increased from 40 percent to 50 percent of adjusted monthly income.	Housing Choice	Positive (decreased Expenditures)	January 2024
Reexaminations: Self-Certification of Assets for HCV (3.d.)	Households may self-certify up to \$20,000 in assets at recertification.	Cost-Effectiveness	Neutral (no cost implications)	January 2024
Landlord Leasing Incentives: Other Landlord Incentives for HCV Tenant-Based Assistance (4.c.)	The PHA pays a \$500 incentive for landlords who rent to an HCV recipient and a \$200 incentive for every landlord that refers a new landlord to the program and leases to an HCV participant.	Housing Choice	Negative (increased expenditures)	January 2024
Housing Quality Standards: Alternative Inspection Schedule for HCV (5.d.)	The PHA conducts inspections on a biennial basis unless requested otherwise by either the tenant or the landlord.	Cost-Effectiveness	Positive (decreased expenditures)	January 2024

Waiver	Description of Change	Statutory Objective(s) Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Work Requirements: HCV (12.b.)	The PHA began phasing in a work requirement for all nonelderly and nondisabled households. Beginning in year 2 (or 2025, the year after the policy was announced), each household will be required to have at least one adult member employed an average of 10 hours or more per week. Over 4 years, the hourly requirement will increase to 30 hours or more each week (effective in year 5 after policy was announced). The PHA will partner with the Department of Social Services and local educational facilities to provide support, homeownership classes, and other classes to assist participants in self-sufficiency.	Self-Sufficiency	Positive (decreased expenditures)	January 2024

HCV = housing choice voucher. PHA = public housing agency.
Sources: MTW Supplement; interview with PHA in First Quarter 2024

Maryville Housing Authority (TN-065)

Background Information for Maryville Housing Authority (TN-065)

Location	Maryville, Tennessee	ACC Amendment Approval	March 2021
Programs and Inventory	HCV: 356 units Public Housing: 399 units	MTW Supplement Approvals	FY2022: December 2021 FY2023: December 2022 FY2024: (January 2024)
Special Purpose Vouchers	No	Total MTW Waivers Approved	7
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Maryville Housing Authority (TN-065)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Minimum Rent for Public Housing (1.e.)	The minimum rent increased to \$130 for all nonelderly and nondisabled households.	Cost-Effectiveness Self-Sufficiency	Positive (increase revenue)	January 2024
Payment Standards and Rent Reasonableness: Payment Standards–Fair Market Rents for HCV (2.b.)	Payment standards are set at 120 percent of FMR.	Housing Choice	Negative (increased expenditures)	January 2022
Reexaminations: Alternative Reexamination Schedule for Public Housing Households (3.a.) Reexaminations: Alternative Reexamination Schedule for HCV Households (3.b.)	The reexamination schedule for individuals or entire households on a fixed income changed from annual to biennial.	Cost-Effectiveness	Positive (decreased expenditures)	January 2022
Reexaminations: Self-Certification of Assets for Public Housing (3.c.)	Households are allowed to self-certify up to \$50,000 in assets.	Cost-Effectiveness	Neutral (no cost implications)	January 2022

Maryville Housing Authority (TN-065)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Reexaminations: Self-Certification of Assets for HCV (3.d.)				
Landlord Leasing Incentives: Other Landlord Incentives for HCV Tenant-Based Assistance (4.c.)	The PHA offers new landlords (those who have never rented to an HCV recipient) a one-time signing bonus of up to \$500 but no greater than 1 month of the contract rent.	Housing Choice	Negative (decreased revenue)	January 2022

FMR = Fair Market Rent. HCV = housing choice voucher. PHA = public housing agency.
Sources: MTW Supplement; interview with PHA in First Quarter 2024

Housing Authority of Travis County (TX-480)

Background Information for the Housing Authority of Travis County (TX-480)

Location	Austin, Texas	ACC Amendment Approval	April 2021
Programs and Inventory	HCV: 740 units Public Housing: 0 units	MTW Supplement Approvals	FY2023: August 2022 FY2024: (January 2024)
Special Purpose Vouchers	FUP, Mainstream, NED, VASH	Total MTW Waivers Approved	9
RAD Conversion	Yes (PBRV)	Use of PBVs	Yes

ACC = Annual Contributions Contract. FUP = Family Unification Program. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. NED = Nonelderly Disabled. PBRV = Project-Based Rental Assistance. PBV = project-based voucher. RAD = Rental Assistance Demonstration. VASH = Veterans Affairs Supportive Housing.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for the Housing Authority of Travis County (TX-480)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Minimum Rent for HCV (1.f.)	Minimum rent will increase from \$50 to \$75 for nonelderly and nondisabled households.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	Not yet implemented
Tenant Rent Policies: Tenant Payment as a Modified Percentage of Income for HCV (1.h.)	TTP will be reduced from 30 percent to 28 percent of adjusted income.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	Not yet implemented
Tenant Rent Policies: Initial Rent Burden for HCV (1.o.)	The maximum initial rent burden increased from 40 percent to 60 percent. The PHA will not approve an initial assisted tenancy if the family's rent burden exceeds 60 percent of the family's monthly income.	Cost-Effectiveness Housing Choice	Positive (decreased expenditures)	January 2023
Tenant Rent Policies: Elimination of Deduction(s) for HCV (1.s.)	The PHA will eliminate dependent allowance and unreimbursed childcare cost deductions from consideration when determining TTP for nonelderly and nondisabled households.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	Not yet implemented

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Reexaminations: Alternative Reexamination Schedule for HCV Households (3.b.)	The PHA will reduce the frequency of reexaminations from annual to biennial for all households. The PHA will allow one interim reexamination per year at the request of the household if the household gross income has decreased by 10 percent or more. Changes in household composition will be processed only at biennial reexamination unless the family reports a household addition that affects HQS space requirements.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	Not yet implemented
Reexaminations: Self-Certification of Assets for HCV (3.d.)	The PHA increased the threshold for the self-certification of assets from \$5,000 to \$25,000.	Cost-Effectiveness	Positive (decreased expenditures)	January 2023
Landlord Leasing Incentives: Damage Claims for HCV (4.b.)	The PHA provides payments to landlords for tenant-caused damages in excess of the security deposit, up to 2 months of contract rent.	Housing Choice	Negative (increased expenditures)	January 2024
Landlord Leasing Incentives: Other Landlord Incentives for HCV Tenant-Based Assistance (4.c.)	The PHA pays up to 1 month of rent to landlords newly participating in the PHA's HCV tenant-based program. Under this initiative, a new landlord is a landlord who has never participated in the PHA's tenant-based HCV program.	Housing Choice	Negative (increased expenditures)	January 2023
Housing Quality Standards: Alternative Inspection Schedule for HCV (5.d.)	The PHA inspects HCV units under contract at least once every 3 years. The PHA will also conduct an inspection at the request of the family or owner.	Cost-Effectiveness	Positive (decreased expenditures)	January 2023

HCV = housing choice voucher. HQS = Housing Quality Standards. PHA = public housing agency. TTP = total tenant payment.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Rosenberg Housing Authority (TX-483)

Background Information for Rosenberg Housing Authority (TX-483)

Location	Rosenburg, Texas	ACC Amendment Approval	March 2021
Programs and Inventory	HCV: 529 units Public Housing: 0 units	MTW Supplement Approvals	FY2022: September 2021 FY2023: September 2022 FY2024: September 2023
Special Purpose Vouchers	FYI, Mainstream	Total MTW Waivers Approved	10
RAD Conversion	No	Use of PBVs	No

ACC = Annual Contributions Contract. FY = fiscal year. FYI = Foster Youth to Independence. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Rosenberg Housing Authority (TX-483)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Minimum Rent for HCV (1.f.)	Minimum rent will increase from \$50 to \$100 over 2 years. During the first year of implementation, the minimum rent will increase to \$75. In the second year of implementation, the minimum rent will increase to \$100.	Self-Sufficiency	Positive (decreased expenditures)	Not yet implemented
Tenant Rent Policies: Tenant Payment as a Modified Percentage of Income for HCV (1.h.)	The percentage used to calculate tenant rent will be lowered to 27.5 percent of a household's monthly gross income for all HCV participants and new admissions.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	Not yet implemented
Tenant Rent Policies: Utility Reimbursements for HCV (1.n.)	Utility reimbursements are eliminated when the utility allowance exceeds the TTP.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	January 2023
Tenant Rent Policies: Initial Rent Burden for HCV (1.o.)	The maximum initial rent burden increased from 40 percent to 45 percent of a household's monthly adjusted income.	Self-Sufficiency Housing Choice	Not specified	January 2022

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Elimination of Deduction(s) for HCV (1.s.)	The dependent allowance and unreimbursed childcare cost deductions will be eliminated when calculating tenant rent.	Cost-Effectiveness Self-Sufficiency	Neutral (no cost implications)	Not yet implemented
Tenant Rent Policies: Alternative Income Inclusions, Exclusions for HCV (1.w.)	The PHA no longer includes asset income when calculating tenant rent.	Cost-Effectiveness	Neutral (no cost implications)	January 2022
Payment Standards and Rent Reasonableness: Small Area Fair Market Rents for HCV (2.a.)	The PHA created three payment standards for the county by grouping ZIP codes to give families more choices outside the local Rosenberg/Richmond areas. The PHA increased housing choices for HCV recipients to live in areas of opportunity based on payment standards between 80 percent and 150 percent of the SAFMRs.	Self-Sufficiency Housing Choice	Negative (increased expenditures)	January 2024
Reexaminations: Alternative Reexamination Schedule for HCV Households (3.b.)	The frequency of reexaminations was reduced to triennial for all households.	Cost-Effectiveness	Neutral (no cost implications)	January 2022
Housing Quality Standards: Alternative Inspection Schedule for HCV (5.d.)	Rental units qualify for a triennial inspection if the unit passes the 1-year and biennial inspections on the first visit.	Cost-Effectiveness	Positive (decreased expenditures)	January 2022
FSS Program With MTW Flexibility: HCV Waive Operating a Required FSS Program for HCV (10.a.)	The PHA eliminated the FSS program due to nonparticipation.	Cost-Effectiveness	Neutral (no cost implications)	January 2023

FSS = Family Self-Sufficiency. HCV = housing choice voucher. PHA = public housing agency. SAFMR = Small Area Fair Market Rent. TPP = total tenant payment.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Bristol Redevelopment and Housing Authority (VA-002)

Background Information for Bristol Redevelopment and Housing Authority (VA-002)

Location	Bristol, Virginia	ACC Amendment Approval	March 2021
Programs and Inventory	HCV: 346 units Public Housing: 362 units	MTW Supplement Approvals	FY2023: March 2022 FY2024: March 2023
Special Purpose Vouchers	EHV, Mainstream	Total MTW Waivers Approved	21
RAD Conversion	No	Use of PBVs	No, but planned

ACC = Annual Contributions Contract. EHV = Emergency Housing Voucher. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Bristol Redevelopment and Housing Authority (VA-002)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Utility Reimbursements for HCV (1.n.)	Utility reimbursement payments will be eliminated when the utility allowance exceeds the TTP.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	Not yet implemented
Tenant Rent Policies: Elimination of Deductions for Public Housing (1.r.) Tenant Rent Policies: Elimination of Deductions for HCV (1.s.)	Expense deductions for unreimbursed childcare and medical expenses are not considered when determining tenant rent.	Cost-Effectiveness	Neutral (no cost implications)	October 2022
Tenant Rent Policies: Standard Deductions for Public Housing (1.t.) Tenant Rent Policies: Standard Deductions for HCV (1.u.)	The PHA implemented a standard medical deduction of \$1,500 for elderly and disabled families and a standard childcare deduction of \$1,030 (per child) for working families.	Cost-Effectiveness	Neutral (no cost implications)	October 2022
Payment Standards and Rent Reasonableness: Payment Standards–Fair Market Rents for HCV (2.b.)	Payment standards increased to 120 percent of FMR for all bedroom sizes.	Housing Choice	Negative (increased expenditures)	July 2022

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Reexaminations: Alternative Reexamination Schedule for Public Housing Households (3.a.) Reexaminations: Alternative Reexamination Schedule for HCV Households (3.b.)	The reexamination schedule was reduced to triennial for all assisted families. The number of interim reexaminations will be limited to one per year if the household's gross income has decreased by 10 percent or more. For zero-income households, an interim reexamination will occur every 3 months. Changes in household composition will also result in an interim reexamination.	Cost-Effectiveness Self-Sufficiency Housing Choice	Positive (decreased expenditures)	October 2022
Reexaminations: Self-Certification of Assets for Public Housing (3.c.) Reexaminations: Self-Certification of Assets for HCV (3.d.)	The PHA increased the threshold for the self-certification of assets from \$5,000 to \$50,000.	Cost-Effectiveness Self-Sufficiency	Positive (decreased expenditures)	October 2022
Landlord Leasing Incentives: Vacancy Loss for HCV (4.a.)	The PHA will offer incentives to landlords who lease to an HCV recipient: (1) payment of application fees up to \$30, (2) a first-time lease-up bonus of \$500, and (3) a retention bonus of \$200.	Housing Choice	Mixed (increased revenue and increased expenditures)	Not yet implemented
Landlord Leasing Incentives: Other Landlord Incentives for HCV (4.c.)	The PHA offers incentives to landlords: (1) a referring landlord bonus of \$500 for a referral of any new landlord (no history with the HCV program for the past 5 years) that results in a new HAP contract, (2) a \$25 property maintenance bonus, and (3) an initial \$50 HQS bonus for passing inspection on the first visit.	Housing Choice	Neutral (increased revenue and increased expenditures)	October 2022
Housing Quality Standards: Alternative Inspection Schedule for HCV (5.d.)	On the next scheduled inspection, if the unit passes the first inspection (no reinspection needed), the unit changes to a triennial inspection schedule. If the unit does not pass the first HQS inspection, it is placed	Cost-Effectiveness	Positive (decreased expenditures)	October 2022

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	on a special inspection status.			
PBV Program Flexibility: Increase PBV Program Cap (9.a.)	The maximum percentage of HCV units authorized for project-based vouchers will increase to 50 percent.	Cost-Effectiveness Housing Choice	Positive (increased revenue)	Not yet implemented
PBV Program Flexibility: Increase PBV Project Cap (9.b.)	The PBV cap within a housing project will increase to 100 percent.	Cost-Effectiveness Housing Choice	Positive (increased revenue)	Not yet implemented
PBV Program Flexibility: Elimination of PBV Selection Process for PHA-Owned Projects Without Improvement, Development, or Replacement of Public Housing Site (9.c.)	The PHA will use PBVs to assist in renovating PHA-owned properties.	Cost-Effectiveness Housing Choice	Positive (decreased expenditures)	Not yet implemented
PBV Program Flexibility: Increase PBV Rent to Owner (9.g.)	The PHA will develop a local process to determine the initial and redetermined rent to an owner.	Cost-Effectiveness Housing Choice	Neutral (no cost implications)	Not yet implemented
PBV Program Flexibility: Limit Portability for PBV Units (9.h.)	The PHA will delay when a household can request to move from a PBV to a tenant-based voucher. Households must now have been in the PBV unit for 2 years instead of 1 year before requesting a tenant-based voucher.	Cost-Effectiveness	Positive (decreased expenditures)	Not yet implemented
FSS Program With MTW Flexibility: Policies for Addressing Increases in Family Income for Public Housing (10.e.)	Households participating in the self-sufficiency program may request annual reexaminations conducted if they experience income increases of 10 percent or more, which will allow income increases to be recognized for increasing rent or changing the amount of funds moved to escrow and savings through the program.	Self-Sufficiency	Negative (increased expenditures)	Not yet implemented
Public Housing as an Incentive for Economic Progress (13)	The PHA will extend the period for which a household can be over-income (i.e., have income higher than the maximum threshold) while remaining	Self-Sufficiency	Neutral (no cost implications)	Not yet implemented

Bristol Redevelopment and Housing Authority (VA-002)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	in a subsidized PH unit for 2 years with their subsidy.			
Acquisition Without Prior HUD Approval: Public Housing (15)	The PHA will use this waiver to expedite the ability to acquire property to redevelop existing PH units without going through the lengthy HUD approval process.	Housing Choice	Neutral (no cost implications)	Not yet implemented

FMR = Fair Market Rent. HAP = Housing Assistance Payment. HCV = housing choice voucher. HQS = Housing Quality Standards. PBV = Project-Based Voucher. PHA = public housing agency. TTP = total tenant payment.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Harrisonburg Redevelopment and Housing Authority (VA-014)

Background Information for Harrisonburg Redevelopment and Housing Authority (VA-014)

Location	Harrisonburg, Virginia	ACC Amendment Approval	March 2021
Programs and Inventory	HCV: 964 units Public Housing: 0 units	MTW Supplement Approvals	FY2023: November 2022 FY2024: March 2023
Special Purpose Vouchers	FUP, Mainstream, NED, VASH	Total MTW Waivers Approved	20
RAD Conversion	No	Use of PBVs	Yes

ACC = Annual Contributions Contract. FUP = Family Unification Program. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. NED = Nonelderly Disabled. PBV = project-based voucher. RAD = Rental Assistance Demonstration. VASH = Veterans Affairs Supportive Housing. Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Harrisonburg Redevelopment and Housing Authority (VA-014)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Minimum Rent for HCV (1.f.)	The minimum rent increased from \$50 to \$100 for all nonelderly, nondisabled households.	Cost-Effectiveness	Positive (increased revenue)	May 2023
Tenant Rent Policies: Tenant Payment as a Modified Percentage of Income for HCV (1.h.)	The maximum TTP increased to 35 percent of adjusted income for all nonelderly, nondisabled households.	Cost-Effectiveness	Neutral (no cost implications)	May 2023
Tenant Rent Policies: Alternative Utility Allowance for HCV (1.j.)	The PHA created one utility allowance for all unit types that varies by the number of bedrooms per unit and whether unit rent includes utilities. PBV units may have a separate utility allowance.	Cost-Effectiveness Housing Choice	Positive (decreased expenditures)	January 2023
Tenant Rent Policies: Utility Reimbursements for HCV (1.n.)	Utility reimbursements of less than \$20 per month were eliminated.	Cost-Effectiveness	Positive (decreased expenditures)	May 2023
Tenant Rent Policies: Elimination of Deductions for HCV (1.s.)	Deductions for unreimbursed childcare expenses were eliminated when calculating rent for all nonelderly, nondisabled households.	Cost-Effectiveness	Neutral (no cost implications)	May 2023

Harrisonburg Redevelopment and Housing Authority (VA-014)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Alternative Income Inclusions, Exclusions for HCV (1.w.)	The PHA eliminated the Earned-Income Disallowance and now excludes all types of school grants and funding from income for students of any age. For nonstudent household members, the rent calculation does not include wage income from dependents ages 20 and younger but does count the wage income of household members ages 21 and older. This change does not apply to elderly or disabled households.	Cost-Effectiveness Self-Sufficiency	Neutral (no cost implications)	May 2023
Payment Standards and Rent Reasonableness: Payment Standards–Fair Market Rents for HCV (2.b.)	Payment standards increased to 120 percent of FMR for one-bedroom units and to 140 percent of FMR for accessible units of all sizes for tenants requiring those features.	Housing Choice	Negative (increased expenditures)	May 2023
Reexaminations: Alternative Reexamination Schedule for Households for HCV (3.b.)	The reexamination schedule changed from annual to triennial for all households. Households may request an interim reexamination once per year if gross income decreases by 20 percent or more. Households without employment income or Social Security benefits received by heads or co-heads of household (zero-income households) will have an interim reexamination when new income begins.	Self-Sufficiency Housing Choice	Neutral (no cost implications)	May 2023
Reexaminations: Self-Certification of Assets for HCV (3.d.)	The PHA increased the threshold for the self-certification of assets from \$5,000 to \$50,000.	Cost-Effectiveness	Positive (decreased expenditures)	May 2023
Landlord Leasing Incentives: Vacancy Loss (4.a.)	Landlords receive a vacancy loss payment of 1 month of contract rent for the most recent lease at the execution of a new HAP contract.	Housing Choice	Mixed (increased revenue and increased expenditures)	May 2023

Harrisonburg Redevelopment and Housing Authority (VA-014)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Landlord Leasing Incentives: Damage Claims (4.b.)	Landlords are eligible to receive payment of up to 1 month of contract rent for damage claims if the cost of repairs exceeds the security deposit. Payment is made at the execution of a new HAP contract.	Housing Choice	Mixed (increased revenue and increased expenditures)	May 2023
Landlord Leasing Incentives: Other Landlord Incentives (4.c.)	The PHA offers additional incentives to landlords: (1) a referring landlord bonus of \$250 for referring a new landlord to the HCV program that results in a HAP contract, (2) a \$250 new landlord signing bonus, (3) a \$250 new contract bonus, and (4) a one-time security deposit per tenant of up to 1 month of rent. A new landlord is defined as one with no rental history with the PHA's HCV program.	Housing Choice	Mixed (increased revenue and increased expenditures)	May 2023
Housing Quality Standards: Prequalifying Unit Inspections for HCV (5.a.)	HCV units are eligible to have a prequalifying HQS inspection up to 60 days prior to an HCV recipient's move-in date.	Cost-Effectiveness Housing Choice	Neutral (no cost implications)	May 2023
Housing Quality Standards: Third-Party Requirement (5.c.)	The PHA created a third-party inspection collaboration with the Harrisonburg-Rockingham Community Services Board, which has certified HQS Inspectors on staff.	Cost-Effectiveness	Neutral (no cost implications)	May 2023
PBV Program Flexibility: Increase PBV Program Cap (9.a.)	The maximum percentage of authorized HCV units for project-based vouchers increased to 50 percent.	Cost-Effectiveness Housing choice	Positive (increased revenue)	January 2023
PBV Program Flexibility: Increase PBV Project Cap (9.b.)	The PBV cap within a housing project increased.	Cost-Effectiveness Housing Choice	Positive (increased revenue)	January 2023
PBV Program Flexibility: Elimination of PBV Selection Process for PHA-Owned Projects Without Improvement, Development, or	The PHA can use PBVs to assist in renovating PHA-owned properties.	Cost-Effectiveness Housing Choice	Positive (decreased expenditures)	January 2023

Harrisonburg Redevelopment and Housing Authority (VA-014)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Replacement of Public Housing Site (9.c.)				
PBV Program Flexibility: Limit Portability for PBV Units (9.h.)	The PHA is delayed when a household can request to move from a PBV to a tenant-based voucher. Households must have been in the PBV unit at Franklin Heights for 2 years instead of 1 year before requesting a tenant-based voucher.	Cost-Effectiveness	Positive (decreased expenditures)	May 2023
FSS Program with MTW Flexibility: Modify or Eliminate the Contract of Participation for HCV (10.d.)	The PHA modified the FSS Contract of Participation, replacing the traditional escrow model with a new Goal Rewards Model. This change shifts the agency-participant relationship away from rule enforcement and toward life coaching.	Self-Sufficiency	Neutral (no cost implications)	May 2023
FSS Program With MTW Flexibility: Policies for Addressing Increases in Family Income for PH (10.e.)	The PHA replaced the FSS escrow model with a new Goal Rewards model. In this model, participants earn immediate cash incentives (via check or deposit into a PHA-managed savings account) for reaching milestones related to income, finance, education, health, employment, and other self-sufficiency goals. Income increases are not used for determining TTP (until the next reexamination) and do not contribute to increases in escrow.	Self-Sufficiency	Neutral (no cost implications)	May 2023

FSS = Family Self-Sufficiency. HAP = Housing Assistance Payment. HCV = housing choice voucher.

HQS = Housing Quality Standards. MTW = Moving to Work. PBV = project-based voucher. PHA = public housing agency. TTP = total tenant payment.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Brattleboro Housing Authority (VT-002)

Background Information for Brattleboro Housing Authority (VT-002)

Location	Brattleboro, Vermont	ACC Amendment Approval	August 2021
Programs and Inventory	HCV: 459 units Public Housing: 0 unit ^a	MTW Supplement Approvals	FY2023: June 2022 FY2024: March 2023
Special Purpose Vouchers	Mainstream, S+C vouchers	Total MTW Waivers Approved	13
RAD Conversion	Yes (PBV)	Use of PBVs	Yes

ACC = Annual Contributions Contract. FY = fiscal year. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration. S+C = Shelter Plus Care

^aThe PHA reported converting its public housing to PBV but still has approved waivers for the public housing program.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Brattleboro Housing Authority (VT-002)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Reexaminations: Alternative Reexamination Schedule for PH (3.a.) Reexaminations: Alternative Reexamination Schedule for HCV (3.b.)	The frequency of reexaminations decreased from annual to triennial for all households on fixed incomes. Whenever a household's income drops by more than 10 percent for 30 days or increases by 10 percent or more for 30 days, the household may request a reexamination. Households may request interim recertifications as needed.	Cost-Effectiveness	Neutral (no cost implications)	August 2023
Reexaminations: Self-Certification of Assets for PH (3.c.) Reexaminations: Self-Certification of Assets for HCV (3.d.)	The PHA increased the threshold for the self-certification of assets from \$5,000 to \$50,000.	Cost-Effectiveness	Neutral (no cost implications)	August 2023
Housing Quality Standards: Alternative Inspection Schedule for HCV (5.d.)	The PHA modified the inspection schedule for HCV units to an inspection every 3 years.	Cost-Effectiveness	Not specified	August 2023
FSS Program With MTW Flexibility: Alternative Structure	The PHA's FSS Coordinator regularly meets with pre-existing community groups;	Cost-Effectiveness Self-Sufficiency	Neutral (no cost implications)	August 2023

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
for Establishing Program Coordinating Committee for Public Housing and HCV (10.b.)	some groups are focused on education, some on employment, and some on supportive services of various types. Leveraging these existing groups rather than convening another committee increases the likelihood of delivering services to families more efficiently.			
FSS Program With MTW Flexibility: Alternative Family Selection Procedures for Public Housing and HCV (10.c.)	The PHA requires all eligible residents between the ages of 18 and 54 to participate in the FSS program. Elderly, disabled, and primary caregivers for a blind or disabled person are exempted but may choose to participate if they like.	Self-Sufficiency	Neutral (no cost implications)	August 2023
FSS Program with MTW Flexibility: Modify or Eliminate the Contract of Participation for Public Housing and HCV (10.d.)	Every FFS participant must develop and implement a Goal Action Plan and meet/check in quarterly (four meetings a year) with the FFS Coordinator to review progress, change goals (if needed), and pursue resources to help achieve the goals. Attendance is mandatory. If the head of household misses four meetings in a row without rescheduling, the household may lose its housing assistance.	Self-Sufficiency	Neutral (no cost implications)	August 2023
FSS Program With MTW Flexibility: Policies for Addressing Increases in Family Income for Public Housing and HCV (10.e.)	The PHA replaced the escrow program with more immediate incentives in the form of rent credits and development grants. These incentives are tied to the individual's Goal Action Plan. During the 3-year term of the Plan, no income increases are applied to the rent calculation. At the end of the 3 years, the individual's rent is recalculated based on income.	Self-Sufficiency	Neutral (no cost implications)	August 2023

FSS = Family Self-Sufficiency. HCV = housing choice voucher. MTW = Moving to Work. PHA = public housing agency.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

Randolph County Housing Authority (WV-045)

Background Information for Randolph County Housing Authority (WV-045)

Location	Elkins, West Virginia	ACC Amendment Approval	August 2021
Programs and Inventory	HCV: 725 units Public Housing: 0 units	MTW Supplement Approvals	FY2023: December 2022 FY2024: Pending
Special Purpose Vouchers	FYI, Mainstream, VASH	Total MTW Waivers Approved	6
RAD Conversion	No	Use of PBVs	Yes

ACC = Annual Contributions Contract. FY = fiscal year. FYI = Foster Youth to Independence. HCV = housing choice voucher. MTW = Moving to Work. PBV = project-based voucher. RAD = Rental Assistance Demonstration. VASH = Veterans Affairs Supportive Housing.

Sources: MTW Supplements; interview with PHA in First Quarter 2024; HUD communications; Picture of Subsidized Households data from 2023

Approved MTW Waivers as of December 31, 2023, for Randolph County Housing Authority (WV-045)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
Tenant Rent Policies: Alternative Utility Allowance for HCV (1.j.)	The PHA will streamline the utility allowance schedules from 24 to 4. The schedules will apply to the entire six-county jurisdiction based on unit size and type.	Cost-Effectiveness	Positive (decreased expenditures)	Not yet implemented
Tenant Rent Policies: Standard Deductions for HCV (1.u.)	A standard deduction of \$2,000 for medical expenses will be applied to income calculations for elderly and disabled tenants.	Cost-Effectiveness	Positive (decreased expenditures)	Not yet implemented
Reexaminations: Self-Certification of Assets for HCV (3.d.)	Households can self-certify up to \$50,000 in assets during the reexamination process.	Cost-Effectiveness	Positive (decreased expenditures)	Not yet implemented
Housing Quality Standards: Prequalifying Unit Inspections for HCV (5.a.)	HQS inspections are allowed to take place before a request for tenancy in vacant units that landlords expect to be rented to an HCV recipient within 15 to 30 days.	Cost-Effectiveness	Positive (decreased expenditures)	December 2022
Short-Term Assistance: HCV (6.b.)	The PHA will set aside 10 vouchers for use in emergency situations that result in short-term housing	Self-Sufficiency Housing Choice	Positive (increased revenue)	Not yet implemented

Randolph County Housing Authority (WV-045)

Waiver	Description of Change	Statutory Objectives Targeted	Anticipated Effect on PHA Costs	Implementation Start Date
	loss, such as fires or natural disasters and other homelessness cases verified by WV Coalition to End Homelessness or its partner organizations.			
Local Nontraditional Activities: Housing Development Programs (17.c.)	The PHA may use up to 10 percent of HAP dollars for housing development acquisition funds, matching or leveraging dollars for competitive funding applications.	Housing Choice	Neutral (no cost implications)	December 2022

HAP = Housing Assistance Payment. HCV = housing choice voucher. HQS = Housing Quality Standards.

PHA = public housing agency.

Sources: MTW Supplement; interview with PHA in First Quarter 2024

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