

PHA Name : Ann Arbor Housing Commission

PHA Code : MI064

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 7/1/2023

PHA Program Type: Combined

MTW Cohort Number: Landlord Incentives

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

The Ann Arbor Housing Commission is deeply committed to providing excellent housing opportunities to current and future residents of Washtenaw and Monroe Counties. Within our jurisdiction exists immensely diverse communities, ranging from the dense urban centers of Ann Arbor and Ypsilanti, to the more sparsely populated townships of Superior and Scio. Many of these neighborhoods are complimented by strong school systems, low poverty rates, and desirable housing, while other neighborhoods are challenged by limited public services and diminishing economic opportunity.

As a Moving To Work agency, we hope to increase housing choice in some of our highest opportunity and more economically exclusive communities. It is our belief that the MTW program will aid in our efforts to increase housing stability for our most vulnerable community members and allow us to establish long-term relationships with private sector housing providers. As AAHC continues to take major steps towards developing new affordable housing, our MTW activities will serve as an additional tool to provide more desirable housing for those most in need.


Cost Effectiveness

AAHC is eager to employ the funding and programmatic flexibility that MTW provides in order to more efficiently utilize its federally allocated funds. Our administrative processes, supportive services, and development projects will all benefit from MTW allowances and activities. The AAHC is actively partnering with local nonprofits, public agencies and local governments to increase the supply of affordable housing in the City of Ann Arbor, Washtenaw County, and Monroe County through financial tools, development of affordable housing on public property, project-based vouchers, zoning regulations and other public policy tools. AAHC plans to use MTW flexibilities to fund the programs and projects that it determines will be of the greatest benefit to our communities and incentivize potential partners to assist in our goal of increasing housing opportunity. Additionally, specific waivers such as those related to HQS inspections offers AAHC the opportunity to cut down on unnecessary staff time and rededicate itself to tasks that are of more immediate importance.

Self-Sufficiency

AAHC partners with many local non-profits, mainstream service providers, and the private sector to build healthy residential communities and promote an atmosphere of pride and responsibility. The AAHC has contracts with 7 non-profit agencies to provide on-site support service to tenants who live in AAHC properties. The AAHC has a contract with SOS Community Services to provide eviction prevention services to all the AAHC's voucher tenants. A recent internal analysis of supportive services offered at AAHC properties indicated their tremendous effectiveness at preventing eviction and providing housing stability; outcomes among formerly homeless households were especially encouraging as compared to national trends. The AAHC has MOUs with many local agencies to assist homeless and disabled applicants complete the application process, search for housing, and successfully lease-up. The AAHC also works directly with the Michigan Works! agency to leverage employment and training opportunities for program participants. Additionally, AAHC works with private companies, local non-profits, and the Habitat for Humanity to increase participation in the AAHC's Homeownership Program. The AAHC partners with the United Way to provide support services aimed at empowering families to build savings and financial capabilities as a pathway out of poverty. The AAHC also participates in HUD's Family Self Sufficiency Program. As an MTW agency, AAHC has the opportunity to divert funding to many of the aforementioned programs and partnerships. AAHC will continually analyze the effectiveness and financial state of these programs in order to determine how to best allocate funding to each of them.

Increasing Housing Choice

According to the Martin Prosperity Institute's 2015 report "Segregated City, The Geography of Economic Segregation in America", Washtenaw County is the 8th most income segregated County in the United States. Low-Income residents in Washtenaw County have limited opportunities for mobility due to the high housing costs throughout the county. The MTW designation can help the AAHC provide more numerous and more desirable choices through higher payment standards and landlord incentives to expand our pool of participating landlords. HUD has recognized a growing number of populations with specific needs that often go unmet by the existing housing and support service infrastructure. AAHC's goal is to develop programs and housing stock targeted to the most underserved populations. In pursuit of this goal, we currently administer several special purpose voucher programs in addition to the Housing Choice Voucher and Project Based Voucher programs. 

AAHC recognizes the significant and immediate need for additional affordable housing. A recent market analysis for the City of Ann Arbor shows a market demand for 1,300 units at 30% AMI, 700 units at 31% to 60% AMI and 300 units at 61% to 100% AMI in the downtown area. AAHC is looking to increase the housing opportunities through partnerships, private/non-profit development, acquisition, and utilizing programs such as MTW. The Corporation for Supportive Housing (CSH) recently completed a needs analysis for Permanent Supportive Housing for all of Washtenaw County and determined that in the next 10 years an additional 1,581 PSH units for single adults and 407 PSH units for families are needed. The AAHC currently has a homeless preference for its waitlist and partners with the Continuum of Care and multiple non-profits to house homeless households in AAHC PBV units as well as with tenant-based vouchers. The AAHC and its community

partners work hard to create programs and opportunities for homeless households to live in low-poverty, high opportunity neighborhoods.

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

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

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

C. MTW Activities Plan that Ann Arbor Housing Commission Plans to Implement in the Submission Year or Is Currently Implementing

1.b. - Tiered Rent (HCV)

This MTW activity serves the following statutory objectives:

Cost Effectiveness and Self-Sufficiency

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

Activity:

AAHC will implement a tiered rent schedule to all program participants. Eligible households will be grouped by their retrospective gross income into tiers. Within each tier, the HCV tenant rent contribution will be fixed. If a tenant's income increases within the tier; the household rent contribution will not change. Tiers will be developed in \$5000 increments. Households with the gross income between \$0 and \$4,999 will establish the lowest tier. Each tier will increase by \$5000; for instance, the next tier includes households with gross income between \$5000 and \$9,999. The maximum tier will be Ann Arbor Metropolitan Area AMI for a family size of 12-household members.

Eligible tenants will be assigned to a tier based on their prior year gross annual income. The rent in each tier is set at the lowest point of the tier. Households in the lowest tier will pay a minimum rent of \$50. For all other tiers, the rent is equal to the low point of the tier divided by 12, times 25%, plus \$50. All households within each tier have the same rent. Households renting a unit with gross rent above the payment standard will be an exception. These households are responsible for the rent above the payment standard. Household will not pay higher than the gross rent. Since the income tiers for both new admission and current participants are based on gross income, the initial rent burden may at times exceed 40% of the families adjusted monthly income. Households will be eligible for a hardship based on decreases in income or increased household expenses totaling 10% of monthly or annual income.

Goals:

This activity will simplify the rent calculation process for households, reduce administrative burden for staff, improve accuracy of income and rent calculation, encourage housing stability, and reduce cost derived from third party verification process.

Initiative:

This activity is part of a larger initiative to encourage self-sufficiency, encourages asset growth, and bring housing stability parallel with unassisted household by eliminating the interim recertifications from income increases. AAHC staff will reduce their time spent on the certification process for tiered rent participants through biennial recertifications, alternative income exclusions, determining rent using income tiers, and utilizing local methods for EIV and verification processes.

This MTW activity serves the following statutory objectives:

Cost effectiveness and self-sufficiency

This MTW activity has the following cost implications:

Increased revenue and Increased expenditures

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

The MTW activity applies to all assisted households; new admission and current participants

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

This is the agency's first fiscal year. AAHC will implement this activity in the submission year.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Ann Arbor Housing Commission MTW agency

Received 0 hardship requests
Approved 0 hardship requests
Denied 0 hardship requests
There is 0 hardship requests pending

Safe Harbor Waivers.

Safe Harbor Waivers seeking HUD Approval:

None

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

None

What is the status of the Safe Harbor Waiver request?

None

Agency-Specific Waiver(s).

Agency-Specific Waiver(s) for HUD Approval:

The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested.

None

Agency-Specific Waiver(s) for which HUD Approval has been Received:

None

1.w. – Alternative Income Inclusions/Exclusions (HCV)	
This MTW activity serves the following statutory objectives:	
Cost Effectiveness and Self-Sufficiency	
Describe the MTW activity, the MTW agency’s goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative.	
Activity: As part of the agencies tiered rent policy, income from adult members ages 18-24 (excluding the head of household) will not be included in the household annual income calculations. Elderly and disabled individual households are exempt from this rent and determination policy.	
Goals: This activity will simplify the rent calculation process for households, reduce administrative burden by excluding income of adult dependents, and reduce cost derived from third party verification process.	
Initiative: This activity is part of a larger initiative to encourage self-sufficiency, encourage asset growth, and bring housing stability parallel with unassisted households excluding income of adult dependents. AAHC staff will reduce their time spent on the certification process for tiered rent participants through biennial recertifications, alternative income exclusions, determining rent using income tiers, and utilizing local methods for EIV and verification processes.	
This MTW activity serves the following statutory objectives:	
Cost effectiveness and self-sufficiency	
This MTW activity has the following cost implications:	
Increased revenue and decreased expenditures	
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.	
The MTW activity applies to all assisted households; new admissions and currently assisted households.	
Based on the Fiscal Year goals listed in the activity’s previous Fiscal Year’s narrative, provide a description about what has been accomplished or changed during the implementation.	
This is the agency’s first fiscal year. AAHC will implement this activity in the submission year.	
No hardship were requested in the most recent fiscal year.	
In the prior year, under this activity, Ann Arbor Housing Commission MTW agency	
Received 0 hardship requests	
Approved 0 hardship requests	
Denied 0 hardship requests	
There is\are 0 hardship requests pending.	
	Safe Harbor Waivers.
	Safe Harbor Waivers seeking HUD Approval:

	Agency must exempt elderly and disabled individuals from this rent determination policy.
	<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>Yes, the AAHC is requesting a Safe Harbor Waiver to implement MTW Activity 1.w. Alternative Income Inclusions/Exclusions.</p>
	<p>What is the status of the Safe Harbor Waiver request?</p> <p>This Safe Harbor waiver has been submitted to HUD and is pending approval.</p>
	Agency-Specific Waiver(s).
	<p>Agency-Specific Waiver(s) for HUD Approval:</p> <p>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested.</p> <p>None</p>
	<p>Agency-Specific Waiver(s) for which HUD Approval has been Received:</p> <p>None</p>

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

This MTW activity serves the following statutory objectives:

Cost Effectiveness and Self-Sufficiency

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

Activity:

AAHC will implement an alternative reexamination schedule to all program participants. Each household tiered rent will apply for two years. During the two-year period, their rent will not increase, and the household will keep any increases in income, rather than having to put in toward rent. After two years each household will have a biennial income reexamination and be placed in the tier that matches their total annual gross income from the prior year. Eligible households will be grouped by their retrospective gross income into tiers. Within each tier, the HCV tenant rent contribution will be fixed. If a tenant's income increases within the tier; the household rent contribution will not change.

Between biennial reexaminations, there will be no interim reexamination. AAHC will allow at least one interim adjustment per year at the request of the household, if the household gross income has decreased 10% or more. A household's tiered rent will temporarily change if it is approved for a hardship rent. The biennial recertification schedule will also include only reviewing the EIV at the biennial reexamination. The AAHC will implement a release from that is valid for 30 months.

Goals:

The goals for utilizing biennial reexaminations are to achieve cost effectiveness and encourage self-sufficiency. This activity will simplify the rent calculation process for households, reduce administrative burden by using previously determined income, and reduce cost derived from third party verification process.

Initiative:

This activity is part of a larger initiative to encourage self-sufficiency, encourages asset growth, and bring housing stability parallel with unassisted households by implementing a fixed rent schedule. AAHC staff will reduce their time spent on the certification process for tiered rent participants through biennial recertifications, alternative income exclusions, determining rent using income tiers, and utilizing local methods for EIV and verification processes.

This MTW activity serves the following statutory objectives:

Cost effectiveness
Self-sufficiency

This MTW activity serves the following statutory objectives:

Increased revenue
Decreased expenditures

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

The MTW activity applies to all assisted households; new admissions and assistance households.

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

This is the agency first fiscal year. AAHC will implement this activity in the submission year.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Ann Arbor Housing Commission MTW agency: See Hardship Policy

Received 0 hardship requests

Approved 0 hardship requests

Denied 0 hardship requests

There is\are 0 hardship requests pending.

Safe Harbor Waivers.

Safe Harbor Waivers seeking HUD Approval:

None

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

None

What is the status of the Safe Harbor Waiver request?

None

Agency-Specific Waiver(s).

Agency-Specific Waiver(s) for HUD Approval:

The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested.

None

Agency-Specific Waiver(s) for which HUD Approval has been Received:

None

Impact Analysis:

See Attached

4.a. – Vacancy Loss (HCV)

This MTW activity serves the following statutory objectives:
Housing choice

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

Activity:
For eligible participants of the Landlord Incentive Demonstration AAHC will offer vacancy loss payment to participating landlords for assisted units. Landlords will receive an additional payment equal to one-month contract rent for re-leasing a unit to a voucher holder after a previous voucher holder has vacated the unit. The unit must be previously occupied and re-leased by an HCV assisted family. Payments will be made to landlords when the next HAP contract is executed between the owner and the AAHC.

Goal:
The goal of this activity is the increase the number of participating owners, expanding housing opportunities for participants, and deconcentrating poverty.

Initiative:
AAHC will implement initiatives that seek to incentivize landlords to participate in the HCV program. This activity, combined with triennial inspections, HAP direct deposits, rapid initial HQS inspections, damage loss payments, and bonus payment are intended to increase and retain landlord participation.

This MTW activity has the following cost implications:
Decreased expenditures

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

Based on the Fiscal Year goals listed in the activity’s previous Fiscal Year’s narrative, provide a description about what has been accomplished or changed during the implementation.
This is the agency first fiscal year. AAHC will implement this activity in the submission year.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Ann Arbor Housing Commission MTW agency
Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

Safe Harbor Waivers.

Safe Harbor Waivers seeking HUD Approval:
None

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

	None
	<p>What is the status of the Safe Harbor Waiver request?</p> <p>None</p>
	Agency-Specific Waiver(s).
	<p>Agency-Specific Waiver(s) for HUD Approval:</p> <p>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested.</p> <p>Not requested</p>
	<p>Agency-Specific Waiver(s) for which HUD Approval has been Received:</p> <p>Not applicable</p>

4.b. – Damage Claims (HCV)

This MTW activity serves the following statutory objectives:

Housing choice

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

Activity:

Eligible households and their respective landlords will participate in the Landlord Incentive Demonstration. In addition to AAHC making additional payment to landlords that re-lease a unit to a voucher holder, AAHC will compensate current landlords for damage claims as an incentive for continued participation in the HCV program.

To incentivize a landlord's continued participation in the HCV program, AAHC will provide compensation to landlords when the tenant leaves the unit damaged. Landlords will receive compensation for damage claimed not to exceed the lower of the cost of repairs or two months of contract rent. The household's security deposit must first be used to cover damages and the agency may provide up to two months of contract rent minus the security deposit to cover remaining repairs. Payments will be made to landlords when the next HAP contract is executed between the owner and the AAHC.

Goal:

The goal of this activity is to increase the number of participating owners, expand housing opportunities for participants, and retain landlords' participation in the HCV program.

Initiative:

AAHC will implement initiatives that seek to incentivize landlords to participate in the HCV program. This activity combined with triennial inspections, HAP direct deposits, rapid initial HQS inspections, and bonus payments are intended to increase and retain landlord participation.

This MTW activity has the following cost implications:

Increased expenditures

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

The MTW activity applies to all assisted households: newly admitted and currently assisted

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

This is the agency first fiscal year. AAHC will implement this activity in the submission year.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Ann Arbor Housing Commission MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

	Safe Harbor Waivers.
	Safe Harbor Waivers seeking HUD Approval: None
	Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? None
	What is the status of the Safe Harbor Waiver request? None
	Agency-Specific Waiver(s).
	Agency-Specific Waiver(s) for HUD Approval: <p>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested.</p> Not requested
	Agency-Specific Waiver(s) for which HUD Approval has been Received: Not applicable

4.c. Other Landlord Incentives (HCV)

This MTW activity serves the following statutory objectives:

Housing choice

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

Activity:

Eligible households will participate in the Landlord Incentive Demonstration. In addition, to AAHC making additional payment to landlords who re-lease units to participating families and compensating landlords for damage claims as an incentive for continued participation in the HCV program. AAHC will make payment to the landlord for security deposit, application fees, holding fees, rental insurance on behalf of the assisted family, a signing bonus to landlord new to the AAHC, and loyalty bonus for current landlord who increased the number of units under HAP contract.

To incentivize a landlord's continued participation in the HCV program, AAHC will provide a signing/loyalty bonus equal to no more than one month of the contract rent to eligible landlords. Payments for security deposit and rental insurance must not exceed one month's rent, in total. Households may request assistance for application fees and holding fees for no more than five units for each voucher issued.

Goal:

The goal of this activity is to increase the number of participating owners, expand housing opportunities for participants, and retain landlord's participation in the HCV program.

Initiative:

AAHC will implement initiatives to incentivize landlords to participate in the HCV program. AAHC will implement initiatives that seek to incentivize landlords to participate in the HCV program. This activity combined with triennial inspections, HAP direct deposits, rapid initial HQS inspections, damage loss payments, and bonus payment are intended to increase and retain landlord participation.

This MTW activity has the following cost implications:

Increased expenditures

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

The MTW activity applies to all assisted households: newly admitted and currently assisted

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

This is the agency first fiscal year. AAHC will implement this activity in the submission year.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Ann Arbor Housing Commission MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

Safe Harbor Waivers.

Safe Harbor Waivers seeking HUD Approval:

None

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

None

What is the status of the Safe Harbor Waiver request?

None

Agency-Specific Waiver(s).

Agency-Specific Waiver(s) for HUD Approval:

The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested.

Not requested

Agency-Specific Waiver(s) for which HUD Approval has been Received:

Not applicable

5.d. - Alternative Inspection Schedule (HCV)

This MTW activity serves the following statutory objectives:

Housing choice

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

Activity:

Through the combined MTW activities 4.a. Vacancy Loss Payment, 4.b. Damage Loss Payments, and 4.c. Other Landlord incentives AAHC will implement activities that encourage owner participation in the HCV program. AAHC will inspect assisted units of eligible households once every three years for landlords who are participating in the Landlord Incentive Demonstration. Eligible households and participating landlords may request interim (special/compliant) inspection at any time during the term of the HAP contract. AAHC will comply with HQS inspection standards as found at 24 CFR 982.401. AAHC will inspect assisted units at any time for health and safety, as well as accessibility purposes.

Goal:

The goal of this activity is to increase the number of participating owners, expand housing opportunities for participants, and retain landlord's participation in the HCV program.

Initiative:

AAHC will implement initiatives to incentivize landlords to participate in the HCV program. AAHC will implement initiatives that seek to incentivize landlords to participate in the HCV program. This activity combined with HAP direct deposits, rapid initial HQS inspections, damage loss payments, and bonus payment are intended to increase and retain landlord participation.

This MTW activity has the following cost implications:

Decreased expenditures

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

The MTW activity applies to all assisted households: newly admitted and currently assisted.

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

This is the agency first fiscal year. AAHC will implement this activity in the submission year.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Ann Arbor Housing Commission MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

	Safe Harbor Waivers.
	Safe Harbor Waivers seeking HUD Approval: None
	Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? None
	What is the status of the Safe Harbor Waiver request? None
	Agency-Specific Waiver(s).
	Agency-Specific Waiver(s) for HUD Approval: The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested. None Requested
	Agency-Specific Waiver(s) for which HUD Approval has been Received: None Requested

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

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

G.	MTW Statutory Requirements.	
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households. As of 6/30/2022	
	Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
	80%-50% Area Median Income	1
	49%-30% Area Median Income	8
	Below 30% Area Median Income	112
	Total Local, Non-Traditional Households	121

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

G.2	Establishing Reasonable Rent Policy.

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

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

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
N/A	0	0	0	0	0	0	0	Not Applicable	N/A	Null	Null	Not Applicable	Not Applicable

G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
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To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix" of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.

Occupied Number of Local, Non-Traditional units by	
Family Size:	Household Size
1 Person	494
2 Person	228
3 Person	234
4 Person	248
5 Person	120
6+ Person	120
Totals	1444

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

I.	Evaluations.
TBD	

