

**HOUSING
CONNECT**

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**Annual Plan with Moving To Work (MTW) Supplement to Annual PHA Plan
DRAFT
Fiscal Year 2023-2024 (July 1, 2023 – December 31, 2024)**

Housing Connect (HC) is requesting public review and comment on HC's Fiscal Year 2023-2024 PHA Annual Plan and Moving To Work (MTW) Supplement to the Annual PHA Plan and related policy materials. The MTW Supplement also includes a proposed Agency-Specific Waiver. The public comment period will extend from January 17, 2023 – March 2, 2023. The following documents comprise the PHA Annual Plan and MTW Supplement and are included herein:

1. Executive Summary
2. PHA Annual Plan (HUD Form 50075-HP) & Attachments
 - B.1. Revision of PHA Plan Elements
 - B.2. New Activities
 - B.3. Progress Report
 - D.1. Capital Improvements
3. MTW Supplement (HUD Form 50075-MTW)
4. Stepped Rent Hardship Policy (Updated)
5. Alternative Reexamination Schedule for Households-Impact Analysis
6. Alternative Reexamination Schedule for Households-Hardship Policy
7. Agency-Specific Waiver Request: Reasonable Accommodation Exception Payment Standard
8. Agency-Specific Waiver Request: Reasonable Accommodation Exception Payment Standard-Impact Analysis



1. Executive Summary

The Housing Authority of the County of Salt Lake dba Housing Connect (HC) plans to change its Fiscal Year end from June to December. For this purpose we are preparing an 18-month year to begin July 1, 2023 thru December 31, 2024. This plan reflects this proposed change.

Housing Connect's Annual Plan sets goals and objectives that work towards fulfilling our mission and improving the lives of the people we serve. This comprehensive approach is consistent with plans established by the U.S. Department of Housing and Urban Development (HUD) and local leadership, and is in alignment with the Salt Lake County Consolidated Plan.

Agency Overview

The Salt Lake County Commissioners formed the Housing Authority of the County of Salt Lake (doing business as Housing Connect) in 1970. We are a tax-exempt, municipal corporation, governed by a seven-member Board nominated by the Salt Lake County Mayor and confirmed by the County Council. Board members serve a four-year term with an option for a reappointment. Our funding comes primarily from rents we collect and subsidies from the federal government.

Housing Connect Board of Commissioners

Spencer Moffat, Chair	Boyer Corp.
Phil Bernal, Vice Chair	(ret.) Higher Education Administrator
Kat Johnson	Community Solutions
Wendy Leonelli	J. Fisher
Erin Litvack	Salt Lake County Government
Christine Nguyen	State of Utah
Gwen White	Resident Advisory Board

Housing Connect's annual revenue exceeds \$50 million. Housing Connect staff includes 130 employees, with an average job longevity of 5.2 years.

Our mission is to connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization. The health and wellbeing of our residents and neighborhoods are at the core of our work. Our staff and programs are grounded in these fundamental beliefs and values:

- We believe that housing is a basic right and a foundation for success in life. We all benefit when our citizens have a safe place to call home.
- While housing is a foundation, it is not enough to simply have a roof over one's head. We provide our residents with excellent programs for their individual growth and welfare.
- We create communities that are safe and peaceful. Our residents are part of their neighborhood and society as a whole. We are proud of the communities we help create and the housing we build and manage.
- We believe that people should be able to choose the housing that best meets their individual needs, and that those needs evolve and change. We work hard to appreciate and support our residents throughout the evolution of their life circumstances.
- We deserve the public's support and confidence for the resources they entrust in our agency. We understand that resources are finite and that our programs and services must be energy efficient, sustainable, and economically viable.
- We respect and celebrate the whole person, whether resident or employee. Our work culture responds to individual needs and the benefit of the whole. We are fair. We listen to everyone associated with our efforts.

Housing Connect is an award-winning agency with numerous recognitions from the National Association of Housing and Redevelopment Officials (NAHRO), the Department of Housing and Urban Development, and others. Since the inception in 1990 of the performance measurements by HUD's Public Housing Assessment System (PHAS and SEMAP), Housing Connect has received High Performer status for over 26 years.

Housing Connect is a service-oriented housing authority that assists low-income individuals, families, elderly, and individuals with physical or mental disabilities. Housing Connect currently owns and operates 208 public housing units serving individuals and families, 413 RAD units and 599 Tax Credit units serving special needs populations that face many barriers to housing such as being formerly homeless, older adults with disabilities and individuals with refugee status. Housing Connect additionally owns and operates 201 other affordable unsubsidized units serving low-income households in Salt Lake County.

In addition to owned units, Housing Connect provides housing assistance to 3,145 households through the Section 8 Housing Choice Voucher program and 726 additional households through other rental assistance programs for a total of 3,871 households. These programs serve low income and special needs populations including Veterans, persons living with HIV/AIDS, youth aging out of foster care, non-elderly disabled, formerly homeless, and individuals with refugee status.

Housing Connect has adopted the Social Determinants of Health as a core framework to focus current and future activities, initiatives, and housing development efforts. The agency's six priority determinants are: Housing Stability, Financial Health, Food Quality & Stability, Education

Connection, Health Access & Connection, and Community Connection. Collectively, the priority determinants identify the holistic impact Housing Connect seeks to make for those served.

2020-2025 Agency Goals:

- Maintain high performer status with HUD subsidized Housing Programs
- Increase Affordable Housing physical units by 350
- Increase Affordable Rental Subsidies by 300 units
- Diversify funding
- Reposition and secure long-term viability of Public Housing properties
- Enhance and grow supportive services that maintain housing assistance and promote well-being

Housing Connect was designated as a Moving To Work (MTW) agency in May 2021 as part of MTW "Cohort #2" which involves a six-year evaluation of alternative rent policies designed to increase resident self-sufficiency and reduce administrative burdens. HC will also implement other allowable MTW activities above and beyond the alternative rent policies evaluation program.

Housing Connect is committed to MTW's 3 statutory objectives of achieving greater cost effectiveness in federal expenditures, increasing self-sufficiency and increasing housing choice for low-income families. Housing Connect MTW flexibility will support HC's mission to connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization.

Housing Connect is pleased to be an industry leader and in the elite group of housing authorities in the nation. We are excited to implement policies that will address local needs and increase cost effectiveness, self-sufficiency, and housing choice.

2. PHA Annual Plan (HUD Form 50075-HP)

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.														
A.1	PHA Name: Housing Authority of the County of Salt Lake dba Housing Connect _____ PHA Code: <u>UT003</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: <u>07/01/2023-12/31/2024</u> *The Housing Authority of the County of Salt Lake dba Housing Connect (HC) plans to change its Fiscal Year end from June to December. For this purpose we are preparing an 18-month year. PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>208</u> Number of Housing Choice Vouchers (HCVs) <u>3170</u> Total Combined <u>3,378</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission													
	Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.													
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)													
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	<table border="1"> <tr> <th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> <tr> <td>Lead PHA:</td><td></td></tr> <tr> <td></td><td></td></tr> <tr> <td></td><td></td></tr> </table>	No. of Units in Each Program		PH	HCV	Lead PHA:				
No. of Units in Each Program														
PH	HCV													
Lead PHA:														

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>See attachment B.1.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>See attachment B.2.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See attachment B.3.</p>
B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>NO</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>HUD did not require the annual SEMAP reporting requirement. Housing Connect did not perform the SEMAP nor any other internal review of Section 8 tenant files and calculations. This finding has been resolved and an internal process set up to review tenant files and calculations.</p>

	Other Document and/or Certification Requirements.
C.1	Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan <i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.2	Civil Rights Certification. <i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/> If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.4	Certification by State or Local Officials. <i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	Capital Improvements. Housing Connect plans to follow the capital improvement plan in the 5-Year Action Plan for 2022-2026 Rev.1 HUD-50075.2 that was approved by HUD on 12/13/2022.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

B.1. Revision of PHA Plan Elements



Attachment B.1. Housing Connect Revision of PHA Plan Elements

Needs Assessment

INTRODUCTION

The State of Utah, and Salt Lake County in particular, face an affordable housing crisis. From 2010 - 2020, Utah has led the country in population growth as a result of high birth rates and employment opportunities. This growth generated an increased demand for housing. Housing development has always been limited on the Wasatch Front due to the geographic constraints of the Oquirrh Mountains and Great Salt Lake to the west and the Wasatch Mountains to the east. The growing demand for additional housing coupled with the geographic limitations is causing building costs and home values to increase beyond most households' means.¹

There are over 123,000 renters in Salt Lake County and 64% of those renters are classified as low-income, with income below 80% of Area Median Income.² This population is disproportionately impacted by the housing shortage. This report will explore the compounding factors contributing to the housing crisis in more detail and demonstrate how the Housing Authority of the County of Salt Lake dba Housing Connect plans to address the need for low-income residents of Salt Lake County.

AFFORDABLE HOUSING GAP

The affordable housing gap in Salt Lake County is significant and disproportionately impacts the households with the lowest incomes. This gap is the difference between the number of households in need of housing and the number of units that are affordable and available for rent.³ For households earning 50% or more of the Area Median Income (AMI) in Utah, there is sufficient affordable housing. For households below 50% of AMI, however, there is a 43,253-unit deficit. This means that for every 100 households with income below 50% of AMI, there are only 61 affordable units available. For households below 30% of AMI, the situation is even worse, with only 33 of every 100 units qualifying as affordable.⁴ As home prices rise, prospective homebuyers have been priced out of the market and as a result, demand for rental housing has increased substantially. This increase in demand caused rents to increase 10.5% annually between 2020 – 2022, with the highest percentage increases in some of Salt Lake's most affordable housing areas⁵.

The demand for housing has resulted in rapidly increasing housing costs. According to the SLCo Consolidated Plan, 2020, housing prices have risen by 119% since 2000 and gross median rent has increased by 97%. While the cost of housing continues to increase, income has not kept pace.

In addition to the current housing gap, Salt Lake County was growing more rapidly than housing units were being built for a period of 7 years. The community received a positive sign in 2018, when the number of new units began to exceed the number of new households, indicating that we will begin to see the housing gap closing.⁶ This trend has continued through 2021. In the recent Garner Business Review article, "What Rapidly Rising Prices Mean for Housing Affordability", James Wood et. al provide a comprehensive summary of the compounding factors that have resulted in fewer units being developed.

¹ James Wood, Dejan Eskic, D.j. Benway, "What Rapidly Rising Prices Mean for Housing Affordability"(Gardner Business Review,2018) 17-18

² Comprehensive Housing Affordability Strategy (CHAS) data based on 2015-2019 ACS 5-year estimates

³ The US Department of Housing and Urban Development (HUD) considers housing affordable when no more than 30% of the household income is allocated towards rent/mortgage.

⁴ National Low Income Housing Coalition - The Gap: A shortage of Affordable Homes

⁵ Dejan Eskic, "The Changing Dynamics of the Wasatch Front Apartment Market" (Gardner Policy Institute, 2022),

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⁶ Ivory Boyer 2019 Year End Construction report

Because demand for commercial and residential development is high, the cost for labor and supplies has also increased. In addition, the need for skilled laborers has increased as more developments are underway. Although this is a benefit for the workers, it also results in higher per unit costs for developments, restricting the number of units that can be set aside for low-income households. Additionally, land is expensive. Land in high opportunity areas⁷, where poverty rates are low and school performance is high, is even more expensive. Many communities have zoning laws that restrict the use of land to prevent multi-family developments. Developers interested in providing affordable housing are outbid by high end apartment developers or are prevented from building due to NIMBYism (Not in my backyard).

While these compounding factors remain the case, the housing gap will continue to exist. Salt Lake County will continue to face low vacancy rates and an extremely competitive housing market. In fall 2021, rental vacancy rates in Salt Lake County fell below 2%, while 5% is generally considered a balanced market.⁸

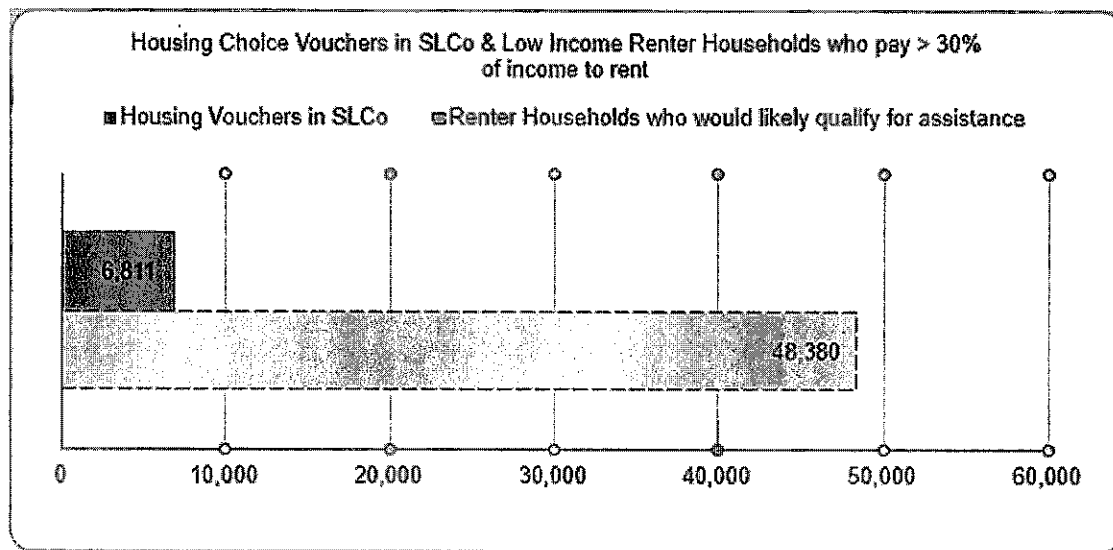
NEED FOR AFFORDABLE HOUSING OPTIONS

For the select few low-income households who are fortunate enough to secure a Housing Choice voucher in Salt Lake County, housing is affordable. However, the demand for housing vouchers greatly outpaces the supply. Across the three housing authorities serving Salt Lake County, there are 6,811 Housing Choice vouchers.⁹ Meanwhile, there are over 48,000 renters who would likely qualify for assistance. The Salt Lake Centralized Waiting List for Housing Choice Vouchers used by Housing Connect and the Housing Authority of Salt Lake City was recently open for 14 months, from January 2020 - March 2021. As of November 2022, there are currently 6,127 households waiting for rental assistance. Housing Connect operates 3,232 Housing Choice Vouchers, including Special Purpose Vouchers, and an additional 689 vouchers through federal, state and local partnerships. There is a need for additional rental subsidies to support low-income households, and Housing Connect seeks all opportunities to offer additional Housing Choice and other rental assistance vouchers.

⁷ US Department of Housing and Urban Development (HUD) has issued several definitions for high opportunity areas. This statement references the FHFA's Duty to Serve definition which identifies a high opportunity area as either an area designated by HUD as "Difficult Development Area" where development costs are high compared to AMI, or an area designated by the state or local Qualified Allocation Plan as a high opportunity area. To qualify under either definition, poverty rates must fall below 10%.

⁸ James Wood, Dejan Eskic, D.j. Benway, "The State of the State's Housing Market" (Gardner Policy Institute, 2021), 10

⁹ Including specialty vouchers, HUD Housing Choice Voucher (HCV) Data Dashboard (https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard, data current as of November 2022)



Need for Units Designated for Low-Income Households

Even among those who receive a rental subsidy, access to quality, affordable housing is limited by low vacancy rates. Low vacancy rates indicate that when a household is looking for an apartment, there are few to choose from. The landlord has a pool of applicants from which to select their next tenant. When vacancy rates are low, landlords often charge additional fees during the application phase such as application fees, holding fees, and larger deposits. For low-income households, these fees can be significant obstacles that prevent them from applying. Any additional barriers to housing that a household may have such as poor credit, history of eviction, debt owed to landlords, or criminal history, most of which disproportionately impact low-income renters, make securing a home even harder. After being issued a voucher, 21% of households are never able to secure a unit and lease up.

Project Based Vouchers and other structures that allow units to be set aside for low-income households help to secure units for households with the highest barriers to housing. Housing Connect operates 427 Project Based Voucher units set aside through new developments, RAD conversions and community partnerships. Additional sustainable units need to be set aside for households with the highest barriers to housing in order to put affordable housing in reach for all households in our community.

Public Housing

The traditional HUD model of Public Housing is used in communities to address the challenge of finding and securing units. Public Housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Housing Connect operates 208 Public Housing units. Presently, 24 of those units are going through either a RAD conversion or Section 18, leaving 184 Public Housing units available once that conversion is complete. Like Housing Choice Vouchers, these units are also in high demand. The waitlist for Public Housing units is currently open and there are 8,967 households on the list.

Public Housing has become increasingly difficult to sustain over the past 20 years. The capital needs to sustain the aging units continue to increase while the resources to maintain them decrease. Using the RAD demonstration program and Section 18, Housing Connect is addressing some of the required present and future capital needs. There is a long-term pattern of underfunding Public Housing, which continues to leave significant capital needs unmet.

The Department of Housing and Urban Development (HUD) recognizes the challenges with sustainability of Public Housing. To address this, HUD has introduced voluntary programs to provide housing authorities with the tools to transition public housing units out of public housing while maintaining the incredibly valuable affordable units within the community. Rental Assistance Demonstration (RAD) is one of those tools. RAD provides housing authorities with access to funding to make needed improvements to

the properties. The RAD program is also a way for housing authorities to convert their public housing units to Housing Choice Voucher contracts so that the rent will continue to be affordable for residents. Housing Connect originally had 626 Public Housing units. 263 units have been converted to RAD units. 151 units were disposed of under Section 18. There are currently 208 units of Public Housing.

VULNERABLE POPULATIONS

Defining the vulnerable populations as they relate to affordable housing can be difficult because the reasons and characteristics of vulnerability are so varied. It is also critical, however, to identify the populations who need to be considered when affordable housing decisions are made. This section will outline those groups that Housing Connect considers when making decisions related to affordable housing.

Low-Income Households

The affordable housing gap disproportionately impacts low-income households. The Housing Gap becomes apparent when households earn less than 50% of Area Median Income (AMI). Therefore, Housing Connect identifies very-low (50% of AMI) and extremely-low (30% of AMI) income households as a vulnerable population.

Area Median Income for a Family of 4		
Area Median Income	50% of AMI	30% of AMI
\$102,400	\$51,200	\$30,700

HUD defines Cost Burden as a household paying more than 30% of gross income to rent/mortgage. If a household is paying over 50% of gross income to rent/mortgage, HUD considers this to be a Severe Cost Burden. Renters earning less than 50% of AMI experience severe cost burden at an alarming rate. In Salt Lake County, a renter earning less than 50% of AMI has a 44% chance of being severely cost burdened. At 30% of AMI, 63% of households pay more than 50% of their income toward rent. The chart below demonstrates the impact of cost burden on a household earning 30% of AMI in Salt Lake County.

A Family of	With monthly earnings of ¹⁰	Can afford a monthly rent of ¹¹	In Salt Lake County, their apartment will cost ¹²	Cost Burden
1	\$1,792	\$538	Studio - \$1,051	\$513
2	\$2,050	\$615	One Bedroom - \$1,258	\$643
3	\$2,304	\$691	Two Bedroom - \$1,504	\$813
4	\$2,558	\$768	Three Bedroom - \$2,061	\$1,293

Housing Connect targets affordable housing resources toward those most in need in the community. The average annual income of Housing Choice Voucher holders is \$13,983 and the average annual income of Public Housing residents is \$13,669. Of the residents served by Housing Connect 76% have Extremely Low Income, earning less than 30% of AMI. An additional 16% are Very Low Income, with income falling below 50% of AMI.¹³ In addition, Housing Connect considers the Vulnerable Populations outlined in the Salt Lake County Analysis of Impediments when considering changes to affordable housing options.

Homeless Households

¹⁰ 2021 HUD Income Extremely Low Income Limits Salt Lake County Annual Income divided by 12

¹¹ Monthly Affordable Housing Guideline (30% of Monthly Income)

¹² FY 2023 Salt Lake County Fair Market Rate (FMR)

¹³ HACSL database, November 2022 Data

Housing Connect supports the U.S. Department of Housing and Urban Development's (HUD) efforts to end homelessness and identifies homeless households as a vulnerable population. In support of HUD's goal to end homelessness, Housing Connect seeks opportunities to end homelessness among specific populations of homeless households including chronically homeless individuals and families, homeless families, youth and children, and homeless veterans.

Protected Classes

Housing Connect also identifies three protected classes who have been identified as Vulnerable Populations in the Salt Lake County Analysis of Impediments (2014)¹⁴.

Minority Households

Housing Connect strongly condemns racism and bigotry in every form. As an agency we believe in fairness, equity, and inclusion for every person. It pains us to know that these basic decencies are denied to people because of the color of their skin. We are committed to fighting against racial inequity and injustice in the important housing work that we do.

Salt Lake County is undergoing rapid population expansion and 52% of the population growth between 2010-2020 is driven by minority populations¹⁵. Minority growth in Salt Lake County has been trending upwards since 2000. The growing minority population is disproportionately distributed in lower opportunity areas such as Kearns, Magna, Midvale, Salt Lake City River District, South Salt Lake, Taylorsville, and West Valley Central. These areas hold 35% of the total population, but 58% of the minority population.

The increasingly competitive housing market is more likely to benefit white households and hinder minority households. Only 29.6% of white households in Salt Lake County rent. The high rates of homeownership among white households means this population will benefit from increased home equity as the housing market rises. However, minorities rent at higher rates than whites with 52.4% of minority households renting housing units. Among renters, minorities are more likely to experience severe cost burden than whites. Only 19.8% of white renters are severely cost burdened, as compared to 32.4% of minority renters. Therefore, minorities will bear the brunt of rising rental prices as demand outpaces supply and an increasingly competitive rental market squeezes low-income minorities out of high opportunity areas.

Disabled and Elderly

Like many metropolitan areas, Salt Lake County faces an oncoming demographic shift as the baby boomer generation enters retirement. Although Salt Lake City is comprised of a smaller percent of seniors than the national average, 10% seniors compared to 15.6% nationwide,¹⁶ demographic projections show a state-wide increase in the elderly population, incurring a new demand for housing suitable for aging residents.¹⁷ The historically low elderly population means that Salt Lake City has a shortage of housing conducive to the latter stages of life, which will be required if elderly population increases as the projections show. The principles of Life Cycle Housing acknowledge that people have different housing needs at different stages of their lives. The lack of housing for an aging population means that many elderly residents will face the difficult decision of either contending with housing that doesn't fit their needs or uprooting themselves from their community to seek out more suitable housing.

One of the most common housing needs among the elderly is a unit conducive to mobility limitations. The required mobility accommodation can range from a unit without stairs to a Type A unit, suitable for a wheelchair. The 2010 census shows that 8% of the Salt Lake County population is disabled; however, seniors experience disabilities at a much higher rate, comprising 37% of all people with a disability. There are an estimated 5600 renters with ambulatory disabilities in Salt Lake County, contributing to a demand

¹⁴ Statistics included below regarding the vulnerable populations are from the "Salt Lake County: Analysis of Impediments," (2014) unless otherwise cited.

¹⁵ "Fact Sheet: First Insights - 2020 Census Race and Hispanic or Latino Origin in Utah" Kem C Gardner Policy Institute, August 2021

¹⁶ US Census 2010

¹⁷ "Growing SLC: A Five Year Housing Plan 2018-2022," (2017), 36

for units specially outfitted to meet Type A accessibility standards for wheelchair access. While the Fair Housing Act standard is sufficient for many renters, there is an additional need for Type A standard units, and the demand far outstrips the supply. It is projected that 1800 residents of Salt Lake County require a wheelchair, while the supply of units that can accommodate a wheelchair has largely remained stagnant since 2003. Currently there are estimated 285 Type A units in Salt Lake County and their geographic distribution is severely limited. Half of all Type A units are in Salt Lake City, and the remaining units are concentrated around South Salt Lake, Murray, Midvale, West Valley Central, Taylorsville, and Kerns. The inadequate distribution of Type A units restricts the ability of the elderly to age in place and limits their options for fair housing. Currently, 2,800 disabled residents are severely cost burdened, very low-income, and receiving no rental assistance.

Families with Children and Large Family Sizes

Although familial status is a protected class, discrimination against families looking for rental units is still a major concern. Familial status is the second highest reported class of discrimination in Utah. Harvard economist Raj Chetty found moving to opportunity areas as a young child (under 13) raised lifetime expected income by 30.8%.¹⁸ Children who moved also experienced higher rates of college attendance and lower rates of single parenthood.¹⁹ Affordable housing options and the potential for housing mobility is a critical policy initiative with an unrealized potential to reduce intergenerational poverty nationwide.

In Salt Lake County, large households with five or more family members represent 14% of all rental households. This population is disproportionately renters, and they face unique challenges in securing a rental unit. Additionally, large families with children seek out rental units that are in safe areas with good school districts, meaning that this population has area-specific housing preferences that result in increased competition and higher prices on the open market.

The scarcity and competition large households face in securing a housing unit often means that unit availability dictates where the family will live instead of other factors such as quality of life, proximity to work and schools, or neighborhood safety. This is especially true of families with Housing Choice vouchers. The restrictions placed on families requiring 5+ bedroom units are illustrated by the uneven population distribution of large families. Less than 10% of large renter families live in South Jordan, Riverton, Herriman, Bluffdale, and Draper, despite over 15% of the Salt Lake County population residing in these areas. Large renter families are underrepresented in these areas as a product of rental unit scarcity and landlords reluctant to rent to families with lots of children. On the contrary, nearly half of all large family renters live in Salt Lake City, West Valley Central, South Salt Lake, and Taylorsville, while only 38.67% of the county's population resides in these areas. The overrepresentation of large renter families in these areas is a product of how the distribution of rental units restricts the options of large families. Additionally, large families have an increased risk of severe cost burden at 37%, as opposed to 25% of all households. This population faces disproportionate barriers to housing and is more vulnerable to increased market competition.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

See Public Housing Admissions and Continued Occupancy at www.housingconnect.org for the Deconcentration Policy (chapter 4.) Regarding eligibility, selection, admission and unit assignment please see chapters 3, 4 & 5.

Tenant selection for Public Housing is based on income and date and time of the application. Housing Connect maintains site based waiting lists for Public Housing Valley Fair Village. No changes to family

¹⁸ Raj Chetty, Nathaniel Hendren, and Lawrence F. Katz. "The effects of exposure to better neighborhoods on children: New evidence from the Moving to Opportunity experiment." *American Economic Review* 106, no. 4 (2016): 895.

¹⁹ *Ibid.*, 857, 880

sites are being considered at this time. Public Housing will offer a preference to families who are seeking to transfer from Housing Connect's Housing Choice Voucher Program, Project Based Voucher Program or other covered housing program operated by the PHA for displacement by:

Domestic violence, dating violence, sexual assault or stalking under VAWA – to verify qualification for this preference Housing Connect will follow documentation requirements as outlined in the ACOP section 16-VII.D.

Hate crimes - to verify qualification for this preference Housing Connect will require certification by a law enforcement agency or other reliable information.

Inaccessibility of a unit and/or to accommodate a disability under a request for reasonable accommodation - to verify qualification for this preference Housing Connect will require certification by a healthcare professional.

Relocation - a relocation preference will be extended to individuals who reside in units owned by Housing Connect who are subject to relocation for demolition, disposition, or extensive rehab.

Housing Connect's Board of Commissioners may invoke a preference for families displaced by a Gubernatorial or Presidentially declared disaster under terms and for a duration chosen by the Board when such preference is invoked.

Tenant selection for the Section 8 Tenant-Based Rental Assistance is based on income and the date and time of application. A separate waiting list is maintained for each property receiving Project-Based Vouchers.

Housing Connect's Housing Choice Voucher program has established an annual move-on preference for up to 30 households that are on a permanent supportive housing program. These vouchers are intended for households that need ongoing rental assistance, but no longer need intensive supportive services to maintain their housing stability.

Regarding eligibility, selection and admissions, see Chapters 3, 4 and 5; a separate waiting list is maintained for each property receiving project-based vouchers. The Project Based Voucher waiting lists each have specific preferences that include limiting preference to individuals referred by partnering organizations. These are outlined in the Section 8 Administrative plan, Chapter 17. A waitlist preference will be extended to individuals who reside in units owned by Housing Connect are subject to relocation for demolition, disposition, or extensive rehab. Regarding the RAD PBV conversion of the Highrise, a preference will be given for elderly families with the exception of ADA/504 units which will have an elderly/non-elderly disabled selection preference.

The waiting list for Section 8 has been closed since March 31, 2021. The waiting list for Public Housing opened April 10, 2017 and remains open at this time. The waiting list for Valley Fair Village opened effective July 20, 2015 and remains open at this time. The waiting list for the New City Plaza closed October 30, 2020 and will remain closed until construction is completed.

Financial Resources

Source	Amount	Planned Use
Public Housing Operating Fund	1,390,545	General Operations PH
Public Housing Capital Fund	1,094,202	See CDF plan
Housing Choice Voucher Assistance	29,720,605	Rental Assistance
Mainstream Voucher Assistance	2,270,590	Rental Assistance

Emergency Housing Voucher Assistance	914,675	Rental Assistance
Resident Opportunity & Self Sufficiency	261,796	Family Self-Sufficiency/ROSS Public Housing
HOME/State/County Funding	4,141,084	Rental Assistance
HOPWA	566,741	Rental Assistance
Continuum of Care	4,432,339	Rental Assistance
Temporary Assistance for Needy Families	320,278	Parent Education
Public Housing Dwelling Rent	1,070,113	General Operations PH
Management Income	442,383	General Administrative Operations
Other Dwelling Rent	3,763,296	Operations and Non-Subsidized Units
HCV Fraud Recovery	46,868	HCV Administrative Operations
Interest Income	64,943	General Administrative Operations
Other Revenue	2,321,315	General Administrative Operations
TOTAL:	50,332,801	

Rent Determination

Housing Connect has been awarded a Moving to Work (MTW) PHA under Expansion Cohort 2 and will be participating in a rent reform study with HUD with an anticipated start date of 2023. All details of the rent study including rent determination are outlined in our approved FY 22-23 Annual Plan with Moving to Work Supplement.

All policies specific to the Stepped Rent Policy and Rent Determination are reflected in updated versions of our Admissions and Continued Occupancy Policies (ACOP) and Section 8 Admin Plans located at www.housingconnect.org. Aside from Stepped Rent there are no changes in how rents are determined.

Homeownership Programs

Housing Connect's Resident Services Department offers programs to housing authority residents that encourage and promote self-sufficiency and upward mobility. The programs, Family Self-Sufficiency Program (FSS), and ROSS Service Coordinator Program provide opportunities for employment counseling, home-ownership counseling and opportunities to become self-sufficient.

Housing Connect does have policies in place to operate the homeownership option to assist a family residing in a home purchased and owned by one or more members of the family in conjunction with the HCV program but have not implemented it at this time.

Safety and Crime Prevention (VAWA)

Housing Connect provides a comprehensive array of services. We have a contract with the Unified Police Department of Greater Salt Lake to provide additional on-site Community Policing at our Public Housing Communities. We also have a contract with the West Valley Police Department to provide services at Valley Fair Village.

Housing Connect ensures that all Public Housing residents, Section 8 Housing Choice Voucher program residents and Landlords, and other housing program residents are notified about their rights and of their obligation under VAWA. We offer many choices regarding housing options such as moving, removal of the perpetrator and providing referrals to an outside agency that can offer help to the families. It is our policy to maintain the highest standard of confidentiality while making every opportunity available to victims so that they may feel safe and maintain housing.

Pet Policy

See Public Housing Admissions and Continued Occupancy Policies at www.housingconnect.org.

Substantial Deviation

As required pursuant to HUD regulations at 24 CFR 903.7 (r) and 24 CFR 905.3, Housing Connect has established the following definitions:

Substantial Deviation – A substantial deviation is defined as a modification that substantially alters the mission, goals and outcomes described in Housing Connect's approved 5-Year PHA Plan. Housing Connect will include a discussion of substantial deviations from the 5-Year PHA Plan in its Annual PHA Plan narrative. The substantial deviation definition excludes the following:

1. Changes to the Capital Fund Budget produced as a result of each approved Rental Assistance Demonstration (RAD) or Disposition Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
2. Changes to the construction and rehabilitation plan for each approved RAD conversion;
3. Changes to the financing structure for each approved RAD or Disposition conversion;
4. Changes to the Relocation Plan and processes for each approved RAD or Disposition conversion.
5. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance

Significant Amendment/Modification

A significant amendment or modification to the 5-Year PHA Plan or Annual PHA Plan excludes items described in the definition of "substantial deviation" and is defined to include: substantive changes to rent, admission policies, or organization of the waiting list(s) in the Public Housing or Housing Choice Voucher Program; and, newly proposed demolition, disposition, designated housing, homeownership, or public housing conversion activities. A significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan excludes items described in the definition of "substantial deviation" and is defined to include: new demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance proposals; and, additions of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action Plan that exceed \$1 million. New activities or changes to activities that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency are excluded from the definition of significant amendment or modification. A significant amendment or modification to the 5-Year PHA Plan, Annual PHA Plan and/or CFP 5-Year Action Plan requires Housing Connect to undertake public comment and review, Board approval and HUD review/approval processes in accordance with HUD regulations.

B.2. New Activities

Attachment B.2. Housing Connect New Activities

Hope VI

N/A

Mixed Finance Modernization or Development

Housing Connect may submit Mixed-Finance applications under the "Faircloth to RAD" program in order to create new affordable housing units. No projects have yet been identified. However, Housing Connect is examining the creation of new permanent supportive housing using State Fiscal Recovery Funds under the American Rescue Plan Act (ARPA). Project-Based Vouchers under the "Faircloth to RAD" program would be a good complement to this program.

Demolition and/or Disposition

Housing Connect is in the process of applying for Section 18 Obsolescence Disposition Approval for Granger Apartments (UT003000048-48), a 24-unit family public housing development located in northern West Valley City. The property was constructed in 1974 and consists of 14 two-bedroom units (700 NSF) and 10 four-bedroom units (1,119 NSF) on a 2.64-acre site. The unit #s are as follows: 738, 742, 744, 748, 750, 751, 752, 753, 754, 755, 757, 760, 762, 764, 765, 766, 767, 768, 769, 770, 786, 788, 790, 793. Housing Connect will apply for Tenant Protection Vouchers for all 24 units, which will be project-based in order to finance the redevelopment.

The project received an award of 9% housing tax credits in July 2022. The proposed substantial rehabilitation of the property will address all capital deficiencies identified in the Obsolescence PNA. At financial closing, the land and improvements will be transferred via a long-term ground lease to new LLC controlled by the Authority. The property currently contains 2 fully accessible units. Housing Connect will create 5 additional accessible units as part of the rehabilitation.

Housing Connect will submit the Section 18 Disposition Application for Granger Apartments in January 2023. Financial closing is anticipated for June 2023.

Housing Connect intends to use funds from the disposition of Public Housing to support RAD and new acquisition activities to provide affordable housing opportunities.

Conversion of Public Housing to Tenant Based Assistance

Housing Connect will evaluate the need and feasibility for conversion to Tenant Based Assistance and likely by way of Section 18 or Section 22:

1 Valley Fair Village	UT003000002A	100	This property is located in West Valley City. HC plans to maintain the property as Public Housing but will continue to evaluate the feasibility of redeveloping the property at a higher density.
2 Harmony Park	UT003000003	20	We will evaluate 4% bonds, Low Income Housing Tax Credits, project-basing units, using conventional debt and other financing mechanisms.

3 Union	UT003000003	30	We will evaluate 4% bonds, Low Income Housing Tax Credits, project-basing units, using conventional debt and other financing mechanisms.
4 Erin Meadows	UT003000003	34	We will evaluate 4% bonds, Low Income Housing Tax Credits, project-basing units, using conventional debt and other financing mechanisms.

Conversion of Public Housing to Project-Based Assistance under RAD

Housing Connect will continue to evaluate the feasibility and most suitable conversion for each of the following properties:

1	Valley Fair Village	UT003000002A	100
2	Harmony Park	UT003000003	20
3	Union	UT003000003	30
4	Erin Meadows	UT003000003	34

Likely financing sources for the conversion and renovation of these properties are 9% housing tax credits (as individual transactions) and/or tax-exempt bond and 4% housing tax credits in order to carry out the renovation of multiple properties in one financing. Housing Connect is very familiar with these funding sources and strategies, having recently carried out the conversion of Hunter Hollow (20 units, RAD Conversion using 9% credits), County High-Rise/City Plaza (299 units, RAD / Section 18 Blend using tax-exempt bonds / 4% credits) and Sunset Gardens (24 units, Section 18 Disposition using 9% credits).

Housing Connect will convert to Project Based Vouchers and/or Project Based Rental Assistance under the guidelines of PIH Notice 2019-23 REV-4 and any successor Notices. Upon conversion to Project Based Vouchers and/or Project Based Rental Assistance, Housing Connect will adopt the resident rights, participation, waiting list and grievance procedures under the guidelines listed in PIH Notice 2019-23 REV-4, the respective sections and PIH Notices available at time of conversion. Housing Connect will also adopt site based waiting lists; with respect to the Highrise, Housing Connect will adopt a selection preference for elderly households. Housing Connect will ensure that the RAD conversions comply with all applicable site selection and neighborhood reviews standards and that all appropriate procedures have been followed. Housing Connect certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements, namely the 2003 voluntary compliance agreement (504 audit).

Additionally, Housing Connect certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements, namely the 2003 voluntary compliance agreement (504 audit).

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing housing authorities including Housing Connect with access to private sources of capital to repair and preserve its affordable housing assets.

Please note that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Housing Connect may also borrow funds to address their capital needs.

The remaining units within our project sites (UT003000002A-Valley Fair Village, UT003000003-Harmony Park, Union Plaza and Erin Meadows are expected to be modernized as needed. Some of the modernization is anticipated to address ADA accessibility.

Project-Based Vouchers

With an approved MTW waiver and Housing Connect's Board of Commissioners approval, policies are in place to allow Housing Connect to project-base up to 35% or 1100 vouchers using MTW flexibilities. This is above the 20% program cap and the 10% additional cap allowed under HOTMA. To date, 289 vouchers have been project-based. (Housing Connect's 25 VASH project-based vouchers, 431 RAD-Project-Based Vouchers and 28 Project Based Vouchers from Public Housing disposition are excluded from the 10% or 20% cap.) Up to 40 PBVs will be placed at Sunset Gardens.

Units with Approved Vacancies for Modernization

Housing Connect requests and receives approval from the local field office prior to placing any unit(s) into modernization status. Requests are made when a contract for modernization work has been awarded.

Other Capital Grant Programs

Under the MTW Operations Notice, HC is authorized to flexibly and interchangeably utilize Public Housing Operating Fund, Capital Fund Program and certain Housing Assistance Payments funds for any purpose authorized under Sections 8 and 9 of the US Housing Act of 1937 and for local, non-traditional activities. Housing Connect may utilize this flexibility over the fiscal year to support activities described in the Annual Plan in accordance with the requirements of the Operations Notice and consistent with HC's Board-approved budgets.

B.3. Progress Report

Attachment B.3. Progress Report

Progress Report

2021-2025 Agency Goals

- **Maintain high performer status with HUD subsidized Housing Programs**
 - Most recently received High Performer status in the Housing Choice Voucher program with 100% SEMAP score and High Performer status in Public Housing program at 90%.
 - As an MTW agency, in accordance with the MTW Operations Notice we have opted to waive scoring on PHAS but to be scored on SEMAP through FY 23 ending June 30, 2023.
- **Increase Affordable Housing physical units by 350**
 - Increased 157 at the HUB in fiscal year 2020-2021

*Preserved 30 units at Parkhill Mobile Home Community FY 2021-2022
*Preserved 150 units acquired from the Salt Lake City Housing Authority at New City Plaza in fiscal year FY 2021-2022
- **Increase Affordable Rental Subsidies by 300 units**
 - Increased 454 total subsidies outlined below:
 - 72 FUP - FY21
 - 111 Mainstream - FY21
 - 10 VASH - FY21
 - 10 HOPWA - FY21
 - 9 HARP - FY21
 - 25 Behavioral Health PBV - FY21
 - 131 Emergency Housing Vouchers - FY22
 - 21 Behavioral Health PBV - FY22
 - 20 Traditional HCV – FY23
 - 5 VASH – FY23
 - 24 Sunset Gardens Protection Vouchers - FY23
 - 16 HOPWA – FY23
- **Diversify funding**
 - Over the last 18 years, we have increased our non-HUD funding from 11% of total funding in 2005 to 36% funding in 2022. Our goal is to continue to diversify our funding further in the next several years. We will do this by increasing funding in the State of Utah, Salt Lake County, and other local government funding, as well as increasing the number of properties serving low-income households and thus increasing tenant rent income.

As a MTW agency, we also have the flexibility to apply fungibility among public housing Operating Fund, public housing Capital Fund, and HCV HAP and Administrative Fee assistance. These flexibilities expand the eligible uses of each covered funding stream, but do not negate the need for accountability from its original source as well as compliance with federal grant and financial management requirements. This fungibility allows our agency to utilize funds most effectively and efficiently to further enhance the diversification of our funding.

D.1. Capital Improvements



**Attachment D.1.
Capital Improvements**

Capital Improvements

Housing Connect's Five Year Plan for the Fiscal years beginning July 1, 2022, through June 30, 2027 Rev.1, was approved on 12/13/2022.

D.1

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 12/13/2022 Approved By: SMITH-DREIER, CHRISTINE

Part I: Summary		Locality (City/County & State)				
PHA Name: Housing Authority of the County of Salt Lake		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PHA Number: UT003						
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	VALLEY FAIR VILLAGE (UT003000002)	\$413,948.00	\$278,987.00	\$278,987.00	\$278,987.00	\$278,987.00
	ERIN MEADOWS (UT003000003)	\$557,476.00	\$684,145.00	\$684,145.00	\$684,145.00	\$684,145.00
	AUTHORITY-WIDE	\$430,610.00	\$413,902.00	\$413,902.00	\$413,902.00	\$413,902.00
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	VALLEY FAIR VILLAGE (UT003000002)			\$413,948.00
ID0065	Physical Improvements including Force Account(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Manas/Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing)	Physical Improvements to Dwellings		\$557,476.00
ID0069	Physical Improvements including Force Account(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-	Physical improvements to dwellings		\$347,716.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		1	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0073	Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Foundations)	Demolition and Relocation		\$209,760.00
	AUTHORITY-WIDE (NAWASD)			\$430,610.00
ID0081	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	Improvements to Central Office IT systems & Training activities		\$10,000.00
ID0085	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund		\$140,203.00
ID0089	Operations(Operations (1406))	Operations Costs		\$280,407.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$1,402,034.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0066	VALLEY FAIR VILLAGE (UT003000002)	Physical Improvements to Dwellings		\$278,987.00
	Physical Improvements including Force Account/Dwelling Unit-Exterior (1480)-Balconies-Porches-Rainings-etc.Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)			\$278,987.00
ID0070	ERIN MEADOWS (UT003000003)	Physical improvements to dwellings		\$684,145.00
	Physical Improvements including Force Account/Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-			\$684,145.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscaping MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			\$25,000.00
ID0074	Physical Improvements including Force Account(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water AUTHORITY-WIDE (NAWASD)	Physical Improvements to Dwellings		\$25,000.00
				\$413,902.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0082	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Improvements to Central Office IT systems & Training activities		\$10,000.00
ID0086	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund		\$134,634.00
ID0090	Operations(Operations (1406))	Operations Costs		\$269,268.00
	Subtotal of Estimated Cost			\$1,402,034.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	ERIN MEADOWS (UT003000003)			\$684,145.00
ID0071	Physical Improvements including Force Account(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Interior Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Pedestrian Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-AUTHORITY-WIDE (NAWASD)	Physical improvements to dwellings		\$684,145.00
				\$413,902.00
ID0083	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Improvements to Central Office IT systems & Training activities		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0087	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund		\$134,634.00
ID0091	Operations(Operations (1406))	Operations Costs		\$269,268.00
ID0103	VALLEY FAIR VILLAGE (UT003000002)	Physical Improvements to Dwellings		\$278,987.00
	Copy of Physical Improvements including Force Account(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mans,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))			\$25,000.00
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		
ID0104	Copy of Physical Improvements including Force Account(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Subtotal of Estimated Cost	Physical Improvements to Dwellings		
				\$25,000.00
				\$1,402,034.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	VALLEY FAIR VILLAGE (UT003000002)			\$278,987.00
ID0067	Physical Improvements including Force Account(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Physical Improvements to Dwellings		\$278,987.00
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			\$25,000.00
ID0075	Physical Improvements including Force Account(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-	Physical Improvements to Dwellings		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors			\$413,902.00
ID0100	Operations(Operations (1406))	Operations		\$269,268.00
ID0101	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00
ID0102	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$134,634.00
	ERIN MEADOWS (UT003000003)			\$684,145.00
ID0110	Copy of Copy of Physical Improvements including Force Account(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior	Physical improvements to dwellings		\$684,145.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Comunodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)			\$1,402,034.00
	Subtotal of Estimated Cost			

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	ERIN MEADOWS (UT0030000003)			\$684,145.00
ID0105	Copy of Physical Improvements including Force Account(Dwelling Unit-Site Work (1480)-Seal Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Water Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garages,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters -Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete -Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscapes,Dwelling Unit-Site Work (1480)-Lighting)	Physical improvements to dwellings		\$684,145.00
	VALLEY FAIR VILLAGE (UT0030000002)			\$278,987.00
ID0106	Copy of Physical Improvements including Force Account(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters -Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior	Physical Improvements to Dwellings		\$278,987.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2026	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	(non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Other, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Stripping, Dwelling Unit-Site Work (1480)-Water Lines/Manus)			\$25,000.00
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			
ID00107	Copy of Physical Improvements including Force Account, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Carports-Surface Garages, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Stripping, Dwelling Unit-Site Work (1480)-Water AUTHORITY-WIDE (NAWASD)	Physical Improvements to Dwellings		\$25,000.00
				\$413,902.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0108	Copy of Operations(Operations (1406))	Operations			\$269,268.00
ID0109	Copy of Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement			\$10,000.00
ID0111	Copy of Administration/Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration			\$134,634.00
	Subtotal of Estimated Cost				\$1,402,034.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2022
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)		\$10,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$140,203.00
Operations(Operations (1406))		\$280,407.00
Subtotal of Estimated Cost		\$430,610.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2	2023
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$10,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$134,634.00
Operations(Operations (1406))		\$269,268.00
Subtotal of Estimated Cost		\$413,902.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	3	2024
Development Number/Name General Description of Major Work Categories		
Housing Authority Wide		
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$10,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$134,634.00
Operations(Operations (1406))		\$269,268.00
Subtotal of Estimated Cost		\$413,902.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	4	2025
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$269,268.00
Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$10,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$134,634.00
Subtotal of Estimated Cost		\$413,902.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	5	2026
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Copy of Operations(Operations (1406))		\$269,268.00
Copy of Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$10,000.00
Copy of Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$134,634.00
Subtotal of Estimated Cost		\$413,902.00

3. MTW Supplement (HUD Form 50075-MTW)



3. MTW Supplement (HUD Form 50075-MTW)

Full document forthcoming

(All updates and changes reflected in the following attachments)



PHA Name: Salt Lake County (Housing Connect)

PHA Code : UT003

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

PHA Program Type: Combined

MTW Cohort Number: Stepped and Tiered Rent

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

The Housing Authority of the County of Salt Lake dba Housing Connect (HC) was designated as a Moving To Work (MTW) agency in May 2021 as part of MTW "Cohort #2" which involves a six-year evaluation of alternative rent policies designed to increase resident self-sufficiency and reduce administrative burdens. HC will also implement other allowable MTW activities above and beyond the alternative rent policies evaluation program.

Housing Connect is committed to MTW's 3 statutory objectives of achieving greater cost effectiveness in federal expenditures, increasing self-sufficiency and increasing housing choice for low-income families. Housing Connect MTW flexibility will support HC's mission to connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization.

As an expansion MTW agency Housing Connect will implement activities to further this mission and support the 3 statutory objectives over the course of its 20-year term of participation in the MTW program. At MTW designation, Housing Connect created its MTW Advisory Committee comprised of HC residents, local partner agencies, stakeholders, and HC staff. Meeting regularly with this group of experts has provided a valuable forum for feedback on proposed waivers and has provided valuable insight to the potential impact and perspective of residents. In addition to the MTW Advisory Committee, Housing Connect has a strong and dedicated Board along with competent staff to guide and support new initiatives. Most important is the role of current residents; through regular feedback meetings with residents and our Resident Advisory Board we will continue to seek input and suggestions to guide our successes.

HC received approval of the MTW Supplement to the 07/01/2022 Annual PHA Plan. This plan included MTW, Agency Specific and Safe Harbor Waivers. More specifically the previously approved Supplement included a stepped rent policy for qualified Housing Choice Voucher (HCV) and Public Housing (PH) households. The rent policy will increase the family's rent payment/TTP on a fixed schedule in both frequency and amount. The fixed schedule/stepped rent policy will be disaggregated from family income allowing a family to keep more of their increased income therefore giving incentives to working families and providing opportunities to increase their self-sufficiency. One component of the rent model will include a triennial re-examination schedule. This change along with streamlining paperwork and functions where feasible will better utilize federal dollars. For FY 2023 the implementation of Stepped Rent will continue to be HC's top priority, including educating residents on program benefits, enrolling residents in the evaluation through random assignment and enhancing partnerships to support the initiative.

Other previously approved waivers include but are not limited to an alternative simplified utility allowance, self-certification of assets up to \$50,000, and increased flexibility to streamline income verification. These changes provide transparency for households and reduce administrative burden. Flexibility regarding HQS inspections and PBV units that HC owns manages and controls along with an enhanced Family Self-Sufficiency program will prioritize families and provide further opportunities for housing choice and increased self-sufficiency. Additional MTW components will evolve over time and be proposed annually in accordance with the MTW Operations Notice. The policies described in the MTW Supplement may be modified based on further guidance from HUD.

Due to the submission and approval timetables for the FY 2022-2023 MTW Supplement along with other factors, HC projects that some previously approved waivers may not be implemented by the end of FY 2023. Therefore, based on HUD guidance, some MTW waivers approved by HUD in FY 2022 continue to be categorized in the FY 2023-2024 MTW Supplement as "Plan to Implement in the Submission Year."

New waiver requests in HC's FY 2023-2024 MTW Supplement include extending the triennial reexamination or alternative reexamination schedule to all Disabled and Elderly PH & HCV households who are excluded from the Stepped Rent policy as well as an agency specific waiver to approve any documented and reasonable exception to payment standards as a reasonable accommodation for HCV households with disabled household members without HUD approval.

To reduce administrative burden and streamline internal processes, Housing Connect plans to change its Fiscal Year end from June to December. For this purpose we are preparing an 18-month year to begin July 1, 2023 thru December 31, 2024.

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	
c. Stepped Rent (PH)	Plan to Implement in the Submission Year
d. Stepped Rent (HCV)	Plan to Implement in the Submission Year
i. Alternative Utility Allowance (PH)	Plan to Implement in the Submission Year
j. Alternative Utility Allowance (HCV)	Plan to Implement in the Submission Year
2. Payment Standards and Rent Reasonableness	
d. Rent Reasonableness – Third-Party Requirement (HCV)	Currently Implementing
3. Reexaminations	
a. Alternative Reexamination Schedule for Households (PH)	Plan to Implement in the Submission Year
b. Alternative Reexamination Schedule for Households (HCV)	Plan to Implement in the Submission Year
c. Self-Certification of Assets (PH)	Currently Implementing
d. Self-Certification of Assets (HCV)	Currently Implementing
4. Landlord Leasing Incentives	
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Currently Implementing
c. Third-Party Requirement (HCV)	Currently Implementing
6. Short-Term Assistance	
7. Term-Limited Assistance	
8. Increase Elderly Age (PH & HCV)	
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Currently Implementing
b. Increase PBV Project Cap (HCV)	Currently Implementing
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Currently Implementing
10. Family Self-Sufficiency Program with MTW Flexibility	
d.PH Modify or Eliminate the Contract of Participation (PH)	Currently Implementing
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Currently Implementing
e.PH Policies for Addressing Increases in Family Income (PH)	Currently Implementing
e.HCV Policies for Addressing Increases in Family Income (HCV)	Currently Implementing
11. MTW Self-Sufficiency Program	
12. Work Requirement	
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
14. Moving on Policy	
15. Acquisition without Prior HUD Approval (PH)	
16. Deconcentration of Poverty in Public Housing Policy (PH)	
17. Local, Non-Traditional Activities	
c. Housing Development Programs	Currently Implementing

C. MTW Activities Plan that Salt Lake County (Housing Connect) Plans to Implement in the Submission Year or Is Currently Implementing

1.c. - Stepped Rent (PH)
<p>HC was approved for this waiver in its FY 2022-2023 MTW Supplement, we are in the final planning stages before implementation. As part of the cohort-specific Rent Reform study, Housing Connect will implement a stepped rent model for qualified Public Housing (PH) households as outlined by HUD in the Stepped Rent Policy.</p> <p>The rent model will increase the family's rent payment/TTP on a fixed schedule in both frequency and amount. The fixed</p>

schedule/stepped rent model will be disaggregated from family income allowing a family to keep more of their increased income therefore giving incentives to working families and providing opportunities to increase their self-sufficiency.

This MTW activity serves the following statutory objectives:

Cost effectiveness;Self-sufficiency

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

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

This MTW activity applies to:

New admissions and currently assisted households

An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).

The MTW activity applies only to selected family types

This MTW activity applies to the following Public Housing developments:

Harmony Park Apts (South Main)

Union Plaza

Erin Meadows

Granger Apartments

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.

n/a

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

Attached Hardship policy applies to:

1.c. - Stepped Rent (PH);1.d. - Stepped Rent (HCV);3.a. - Alternative Reexamination Schedule for Households (PH);3.b. - Alternative Reexamination Schedule for Households (HCV)}

The hardship policy has been modified based on following considerations:

Updated policy and guidance with the development of Stepped Rent. Changes are highlighted in yellow.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

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

The Impact Analysis that applies to this MTW activity also applies to the following MTW activities:

1.c. - Stepped Rent (PH); 1.d. - Stepped Rent (HCV); 3.a. - Alternative Reexamination Schedule for Households (PH); 3.b. - Alternative Reexamination Schedule for Households (HCV)

The Stepped Rent policy will increase tenant rents annually by an amount unrelated to each household's income. The annual stepped rent increase will be a specific dollar amount, by unit size. Housing Connect plans to set rent increases at 2% of Fair Market Rent based on unit size and leave it fixed for the 6-year study period. For households with 5 bedrooms and larger subsidies, Housing Connect will have an annual step increase of less than 2% of FMR to accommodate larger households and prevent a negative financial impact.

Housing Connect's annual step increases are as follows:

0 Bedroom: \$19
1 Bedroom: \$23
2 Bedroom: \$27
3 Bedroom: \$37
4 Bedroom: \$42
5+ Bedroom: \$48

Current households will start out paying rent equal to 30% of their total retrospective annual adjusted income or a minimum rent of \$50 (whichever is larger). After year 1, each household's rent will increase by the established amount (with exceptions for hardships).

New admission households will start out paying rent equal to 30 percent of their total current adjusted income or a minimum rent of \$50 (whichever is larger). After year 1, each household's rent will increase by the established amount (with exceptions for hardships). At the triennial income reexamination, Housing Connect will document household income and any changes in household composition. However, the triennial income reexamination will not affect the household's rent. At the triennial income reexamination, Housing Connect will document household income and any changes in household composition. However, the triennial income reexamination will not affect the household's rent.

A household will receive a hardship if their rent burden exceeds 40% of their current/anticipated total annual adjusted income and for other circumstances outlined in our Hardship Policy. The hardship rent will equal 40% of the household's current/anticipated total annual adjusted income. The hardship rent will last for 12 months and can be renewed as needed. More detail is available in our attached Hardship Policy; this updated policy includes some small updates as policy has been finalized and fine-tuned with the development of Stepped Rent. The updates include guidance regarding a rent reset for sustained hardship related to a decrease in income and a change in family composition as well as a renewed temporary hardship related to a stepped rent increase, childcare expenses and full-time student.

If a Public Housing household's income is over the income limit at the first recertification following study enrollment or at a subsequent triennial eligibility check, the standard over-income procedures are triggered. PHA measures income the following year. Over-income rent rules supersede the stepped rent policy. The "last step" in public housing is when the household's TTP reaches the flat rent.

Please see the attached stepped rent schedule.

If a household progresses all the way through the stepped rent schedule,

Other\Not Applicable.

Standard over-income rules in PH will apply if the family is paying the flat rent at the end of the stepped rent schedule.

1.d. - Stepped Rent (HCV)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, we are in the final planning stages before

implementation. As part of the cohort-specific Rent Reform study, Housing Connect will implement a stepped rent model for qualified Housing Choice Voucher (HCV) households as outlined by HUD in the Stepped Rent Policy.

The rent model will increase the family's rent payment/TTP on a fixed schedule in both frequency and amount. The fixed schedule/stepped rent model will be disaggregated from family income allowing a family to keep more of their increased income therefore giving incentives to working families and providing opportunities to increase their self-sufficiency.

This MTW activity serves the following statutory objectives:

Cost effectiveness;Self-sufficiency

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

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

This MTW activity applies to:

New admissions and currently assisted households

An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).

The MTW activity applies only to selected family types

This MTW activity applies to the following housing choice voucher unit types: This MTW activity applies to the following housing choice voucher unit types: All tenant-based units and/or properties with project-based vouchers (PBVs) with the exception of PBVs in Permanent Supportive Housing (PSH). Households in PBVs in PSH require essential supportive services and have met specific eligibility criteria attached with the PBV. Details regarding eligibility criteria for Permanent Supportive Housing can be found in Housing Connect's Administrative Plan.

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.

n/a

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

Attached Hardship policy applies to:

1.c. - Stepped Rent (PH);1.d. - Stepped Rent (HCV);3.a. - Alternative Reexamination Schedule for Households (PH);3.b. - Alternative Reexamination Schedule for Households (HCV)}

The hardship policy has been modified based on following considerations:

Updated policy and guidance with the development of Stepped Rent. Changes are highlighted in yellow.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

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

The Impact Analysis that applies to this MTW activity also applies to the following MTW activities:

1.c. - Stepped Rent (PH); 1.d. - Stepped Rent (HCV); 3.a. - Alternative Reexamination Schedule for Households (PH); 3.b. - Alternative Reexamination Schedule for Households (HCV)

The Stepped Rent policy will increase tenant rents annually by an amount unrelated to each household's income. The annual stepped rent increase will be a specific dollar amount, by unit size. Housing Connect plans to set rent increases at 2% of Fair Market Rent based on unit size and leave it fixed for the 6-year study period. For households with 5 bedrooms and larger subsidies, Housing Connect will have an annual step increase of less than 2% of FMR to accommodate larger households and reduce a negative financial impact.

Housing Connect's annual step increases are as follows:

0 Bedroom: \$19
1 Bedroom: \$23
2 Bedroom: \$27
3 Bedroom: \$37
4 Bedroom: \$42
5+ Bedroom: \$ 48

Current households will start out paying rent equal to 30% of their total retrospective annual adjusted income or a minimum rent of \$50 (whichever is larger). After year 1, each household's rent will increase by the established amount (with exceptions for hardships and triennial income reexaminations).

New admission households will start out paying rent equal to their total current adjusted income or a minimum rent of \$50 (whichever is larger). After year 1, each household's rent will increase by the established amount (with exceptions for hardships and triennial income reexaminations).

At the triennial income reexamination, Housing Connect will document household income and any changes in household composition. However, the triennial income reexamination will not affect the household's rent.

A household will receive a hardship if their rent burden exceeds 40% of their current/anticipated total adjusted income and for other circumstances outlined in our Hardship Policy. The hardship rent will equal 40% of the household's current/anticipated total annual adjusted income. The hardship rent will last for 12 months and can be renewed as needed. More detail is available in our attached Hardship Policy; this updated policy includes some small updates as policy has been finalized and fine-tuned with the development of Stepped Rent. The updates include guidance regarding a rent reset for sustained hardship related to a decrease in income and a change in family composition as well as a renewed temporary hardship related to a stepped rent increase, childcare expenses and full-time student.

If an HCV household's current gross income is over 120% of AMI at the first recertification following study enrollment or at a subsequent triennial eligibility check, this designates the household as zero-HAP. The household gets a 180-day zero HAP grace period. At the end of that grace period, the household exits the voucher program. However, if the zero-HAP rent (or a loss of income) causes a rent burden above 40% of current gross income, the household can request and receive a hardship. A hardship would halt the HCV termination process.

Please see the attached stepped rent schedule.

If a household progresses all the way through the stepped rent schedule

Other\Not Applicable.

At the end of the stepped rent schedule the 180 day-rule of zero HAP will apply and the family will be

terminated/graduated from the program at the end of the 180-day period. If the family is not paying the full contract rent, they will continue to receive a subsidy.

1.i. - Alternative Utility Allowance (PH)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, we are in the final planning stages before implementation. Housing Connect modified the utility allowance by calculating by bedroom size as opposed to building type. The utility allowance will be calculated based on the number of bedrooms in the unit or the voucher size, whichever is lower. The change in calculation will simplify the process for households seeking housing options to determine if the unit is affordable and it will eliminate the processing burden for Housing Connect's staff of determining the utility allowance amount for a specific unit.

This MTW activity serves the following statutory objectives:

Cost effectiveness

This MTW activity has the following cost implications:

Decreased revenue

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

The MTW activity applies to all assisted households

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

n/a

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

The utility allowance is based on utility surveys and analysis of the type of structure, bedroom size appliances provided by the tenant, and type of appliances (gas/electric). The simplified schedule is based on the analysis of data collected from HC's existing portfolio including the most common structure and utility types. This new utility allowance schedule will be used and implemented at new admission, change of unit, or upon the annual or triennial certification. HC has provided an impact analysis to demonstrate impact.

1.j. - Alternative Utility Allowance (HCV)

Housing Connect was approved for this waiver in its FY 2022-2023 MTW Supplement, we are in the final planning stages before implementation. Housing Connect modified the utility allowance by calculating by bedroom size as opposed to building type. The utility allowance will be calculated based on the number of bedrooms in the unit or the voucher size, whichever is lower. The change in calculation will simplify the process for households seeking housing options to determine if the unit is affordable and it will eliminate the processing burden for Housing Connect's staff of determining the utility allowance amount for a specific unit.

This MTW activity serves the following statutory objectives:

Cost effectiveness
This MTW activity has the following cost implications:
Neutral (no cost implications)
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.
The MTW activity applies to all assisted households
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.
n/a
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency
Received 0 hardship requests
Approved hardship requests
Denied hardship requests
There is/are hardship requests pending.
The utility allowance is based on utility surveys and analysis of the type of structure, bedroom size appliances provided by the tenant, and type of appliances (gas/electric). The simplified schedule is based on the analysis of data collected from HC's existing portfolio including the most common structure and utility types. This new utility allowance schedule will be used and implemented at new admission, change of unit, or upon the annual or triennial certification. HC has provided an impact analysis to demonstrate impact.

2.d. - Rent Reasonableness – Third-Party Requirement (HCV)
HC was approved for this waiver in its FY 2022-2023 MTW Supplement, and implementation has commenced. HC will use MTW flexibility to eliminate the requirement for a third party to conduct rent reasonableness on HC-owned or HC-controlled units assisted with project-based or tenant-based vouchers. HC currently has a third party determine rent reasonableness on HC units, despite the fact that many of these units are subject to rent restrictions due to other funding sources such as RAD PBV rent restrictions. HC incurs cost and additional staff time to have these determinations done by a third party.
HC will be implementing this activity within the safe harbor limits established by the MTW Operations including the following: HC will establish and make available a quality assurance method to ensure impartiality. HC will make available the method used to determine that rents charged by owners to voucher participants are reasonable when compared to similar unassisted units in the market area. As needed and by Department request, HC will obtain services of a third-party entity to determine rent reasonableness for PHA-owned units. This waiver is part of HC's overall goals to use MTW flexibility to streamline and reduce costs.
This MTW activity serves the following statutory objectives:
Cost effectiveness
This MTW activity has the following cost implications:
Neutral (no cost implications)
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

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.

Staff are able to utilize this flexibility as needed to streamline processes and reduce administrative burden.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

Following will explain quality assurance method:

For quality assurance, HC's rent reasonable process includes using rent comparables generated by the third party company AffordableHousing.com to identify comparable units. Rent reasonableness determinations will be performed by an HC staff person who is trained on HCV and PBV rent reasonableness regulations. To ensure the consistency and uniformity of these determined Rent Reasonables for a particular unit, HC supervisory staff shall perform quality control (QC) reviews on a random sample of completed Rent Reasonable's in accordance with the policies described in the Administrative Plan and consistent with SEMAP QC protocol. This process will be performed on all units including HC-owned or HC-controlled units assisted with project-based or tenant-based vouchers. **and attached for quality assurance method**

Following will explain rent reasonableness determination method:

HC uses the third party company AffordableHousing.com (formerly GoSection8) to generate rent comparables for the HCV and PBV programs. The AffordableHousing.com software generates a minimum of 3 unassisted rent comparables for the subject unit, matching the unit characteristics and taking into account the location, size, type, quality, amenities, facilities, and the management and maintenance of each unit; this approach is similar to that used by property appraisers, and determines if the owner's requested rent is reasonable. A unit that does not meet Rent Reasonableness using the method above will be denied unless an adjustment is made to the rent amount in order to be subsidized. **and attached for rent reasonableness determination method**

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

Housing Connect was approved for this waiver in its FY 2022-2023 MTW Supplement, we are in the final planning stages before implementation. HC plans to implement triennial reexaminations for non-elderly and non-disabled PH households in the test group for the stepped rent study. Triennial reexaminations will result in a reduction in staff collecting, verifying, and processing data. Streamlined reexaminations will also save tenants/participants time and cost in regards to complying with the annual recertification documentation requirements. The anticipated outcome from this change is that families will have an incentive to increase their income as they will be able retain 100% of their additional earnings versus paying 30% of those earnings towards rent.

Housing Connect adopted a Release of Information that extends the expiration date from 15 to 40 months to align with the timing of the triennial recertification/eligibility check vs. using form HUD-9886 that is only valid for 15 months. These processes will reduce administrative burden and increase cost effectiveness.

For FY 2023-2024 HC is requesting to expand this flexibility to Elderly and Disabled households who are excluded from the stepped rent study. HC will phase in the triennial reexamination frequency over a three-year period. One third of the elderly/disabled households will be recertified in year one, one-third in year 2 and the remaining third in year 3. In this way the financial impact will be spread over the implementation period. All new elderly/disabled households will be placed immediately on a triennial reexamination frequency.

As part of this expansion HC has included an additional Impact Analysis specific to this group of households. HC projects that this policy will have a positive impact on affordability of housing costs in that increases in income will be deferred for

three years; however, decreases in income will be still processed through interim reexaminations. HC will update payment standards for increases in contract rent which occur between triennial reexaminations.

This MTW activity serves the following statutory objectives:

Cost effectiveness; Self-sufficiency

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

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

This MTW activity applies to:

New admissions and currently assisted households

An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).

The MTW activity applies only to selected family types

This MTW activity applies to the following Public Housing developments:

Harmony Park Apts (South Main)

Union Plaza

Erin Meadows

Granger Apartments

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.

In partnership with HUD we are in the final planning stages before implementation.

This MTW activity requires a Safe Harbor Waiver.

The waiver was previously approved.

The standard MTW waiver provides that when an alternative reexamination schedule is established, the housing authority must allow at least one interim adjustment per year at the request of the household, if the household gross income has decreased by 10% or more.

Instead, HC is proposing that households can request a hardship exemption under HC's Hardship Policy that will address a decrease in income or a rent burden above 40% of a household's current monthly adjusted income.

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

Attached Hardship policy applies to:

1.c. - Stepped Rent (PH);1.d. - Stepped Rent (HCV);3.a. - Alternative Reexamination Schedule for Households (PH);3.b. - Alternative Reexamination Schedule for Households (HCV)}

The hardship policy has been modified based on following considerations:

In addition to our previously approved Hardship Policy, an additional hardship policy has been provided specifically for Elderly/Disabled households.

No hardship were requested in the most recent fiscal year.**In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency**

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This MTW activity requires an Impact Analysis. The Impact Analysis is attached.**The Impact Analysis that applies to this MTW activity also applies to the following MTW activities:**

1.c. - Stepped Rent (PH);1.d. - Stepped Rent (HCV);3.a. - Alternative Reexamination Schedule for Households (PH);3.b. - Alternative Reexamination Schedule for Households (HCV)

Recertification Schedule is

Once every three years

Household may request 0 interim recertifications per year.

In accordance with policies established for the Rent Reform demonstration, families who are selected for the test group of the Stepped Rent policy will have triennial re-examinations. Changes in family/household circumstances under the alternative reexamination schedule will be addressed with the Stepped Rent Hardship Policy in lieu of an interim reexamination.

For Elderly/Disabled households who are excluded from the rent study but who are eligible for triennial reexaminations, they will be eligible for one interim adjustment for a reduction in income and have access to a hardship request as needed.

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

Housing Connect was approved for this waiver in its FY 2022-2023 MTW Supplement, we are in the final planning stages before implementation. Housing Connect plans to implement triennial reexaminations for non-elderly and non-disabled HCV households in the test group for the stepped rent study. Triennial reexaminations will result in a reduction in staff collecting, verifying, and processing data. Streamlined reexaminations will also save tenants/participants time and cost in regards to complying with the annual recertification documentation requirements. The anticipated outcome from this change is that families will have an incentive to increase their income as they will be able retain 100% of their additional earnings versus paying 30% of those earnings towards rent.

HC adopted a Release of Information that extends the expiration date from 15 to 40 months to align with the timing of the triennial recertification/eligibility check vs. using form HUD-9886 that is only valid for 15 months. These processes will reduce administrative burden and increase cost effectiveness.

For FY 2023-2024 HC is requesting to expand this flexibility to Elderly and Disabled households who are excluded from the stepped rent study. HC will phase in the triennial reexamination frequency over a three-year period. One third of the elderly/disabled households will be recertified in year one, one-third in year 2 and the remaining third in year 3. In this way

the financial impact will be spread over the implementation period. All new elderly/disabled households will be placed immediately on a triennial reexamination frequency.

As part of this expansion HC has included an additional Impact Analysis specific to this group of households. HC projects that this policy will have a positive impact on affordability of housing costs in that increases in income will be deferred for three years; however, decreases in income will be still processed through interim reexaminations. HC will update payment standards for increases in contract rent which occur between triennial reexaminations.

This MTW activity serves the following statutory objectives:

Cost effectiveness; Self-sufficiency

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

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

This MTW activity applies to:

New admissions and currently assisted households

An MTW activity may apply to all family types or to selected family types (i.e., non-elderly/non-disabled, elderly, disabled, other).

The MTW activity applies only to selected family types

This MTW activity applies to the following housing choice voucher unit types: This MTW activity applies to the following housing choice voucher unit types: All tenant-based units and/or properties with project-based vouchers (PBVs) with the exception of PBVs in Permanent Supportive Housing (PSH). Households in PBVs in PSH require essential supportive services and have met specific eligibility criteria attached with the PBV. Details regarding eligibility criteria for Permanent Supportive Housing can be found in Housing Connect's Administrative Plan.

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.

In partnership with HUD we are in the final planning stages before implementation.

This MTW activity requires a Safe Harbor Waiver.

The waiver was previously approved.

The standard MTW waiver provides that when an alternative reexamination schedule is established, the housing authority must allow at least one interim adjustment per year at the request of the household, if the household gross income has decreased by 10% or more.

Instead, HC is proposing that households can request a hardship exemption under HC's Hardship Policy that will address a decrease in income or a rent burden above 40% of a household's current monthly adjusted income.

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

Attached Hardship policy applies to:

1.c. - Stepped Rent (PH);1.d. - Stepped Rent (HCV);3.a. - Alternative Reexamination Schedule for Households (PH);3.b. - Alternative Reexamination Schedule for Households (HCV)}

The hardship policy has been modified based on following considerations:

In addition to our previously approved Hardship Policy, an additional hardship policy has been provided specifically for Elderly/Disabled households.

No hardship were requested in the most recent fiscal year.**In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency**

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This MTW activity requires an Impact Analysis. The Impact Analysis is attached.**The Impact Analysis that applies to this MTW activity also applies to the following MTW activities:**

1.c. - Stepped Rent (PH);1.d. - Stepped Rent (HCV);3.a. - Alternative Reexamination Schedule for Households (PH);3.b. - Alternative Reexamination Schedule for Households (HCV)

Recertification Schedule is

Once every three years

Household may request 0 interim recertifications per year.

In accordance with policies established for the Rent Reform demonstration, families who are selected for the test group of the Stepped Rent policy will have triennial re-examinations. Changes in family/household circumstances under the alternative reexamination schedule will be addressed with the Stepped Rent Hardship Policy in lieu of an interim reexamination.

For Elderly/Disabled households who are excluded from the rent study but who are eligible for triennial reexamination, they will be eligible for one interim adjustment for a reduction in income.

3.c. - Self-Certification of Assets (PH)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, and implementation has commenced. Self-Certification of Assets will allow families to self-certify assets received up to \$50,000 at admission and recertification. Housing Connect will decrease the reporting burden on families by no longer requesting bank statements, or verifying

stocks and bonds, \$50,000 or less. This change significantly reduces Housing Connect's staff administrative burden in collecting and processing data and eliminates the tenant/participant having to pay the bank charges for bank statements. This activity allows for greater cost effectiveness.

This MTW activity serves the following statutory objectives:

Cost effectiveness

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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.

Staff are able to utilize this flexibility as needed to streamline processes and reduce administrative burden.

This MTW activity requires a Safe Harbor Waiver.

The waiver was previously approved.

Allows HC to implement this flexibility at new admissions as well as at reexaminations.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

The dollar threshold for the self-certification of assets is

\$50,000.

3.d - Self-Certification of Assets (HCV)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, and implementation has commenced. Self-Certification of Assets allows families to self-certify assets received up to \$50,000 at admission and recertification. Housing Connect will decrease the reporting burden on families by no longer requesting bank statements, or verifying stocks and bonds, \$50,000 or less. This change significantly reduces Housing Connect's staff administrative burden in collecting and processing data and eliminate the tenant/participant having to pay the bank charges for bank statements. This activity will allow for greater cost effectiveness.

This MTW activity serves the following statutory objectives:

Cost effectiveness

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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.

Staff are able to utilize this flexibility as needed to streamline processes and reduce administrative burden.

This MTW activity requires a Safe Harbor Waiver.

The waiver was previously approved.

Allows HC to implement this flexibility at new admissions as well as at reexaminations.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

The dollar threshold for the self-certification of assets is

\$50,000.

5.a. - Pre-Qualifying Unit Inspections (HCV)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, and implementation has commenced. Housing Connect allows pre-qualifying unit inspections (also known as a pre-inspection) with the goal to increase cost effectiveness by expediting the lease-up process. The pre inspection may be conducted within 90 days of the participant occupying the unit. An interim inspection will be made available based on need/request and HQS standards will not be altered.

This MTW activity serves the following statutory objectives:

Cost effectiveness; Housing choice

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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.

Staff are able to utilize this flexibility as needed to streamline processes and reduce administrative burden.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

The pre-inspection is valid for

90 days.

5.c. - Third-Party Requirement (HCV)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, and implementation has commenced. This waiver allows Housing Connect (HC) to perform HQS inspections on PBV units that it owns, manages, and/or controls. All such inspections are conducted using HQS standards found at 24 CFR 982.401. To ensure the consistent and uniform application of HQS standards, HC supervisory staff conduct quality control inspections on a random sample of units in accordance with the Inspection Quality Assurance Method included as an attachment. Program participants may request an interim inspection by contacting HC in accordance with the policies described in the Administrative Plan. If requested by HUD, HC will obtain the services of a third-party entity to determine if HC owned units pass HQS. This activity helps support the HC goal to streamline program administration and promote timely lease-up of PBV units.

This MTW activity serves the following statutory objectives:

Cost effectiveness

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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.

Staff are able to utilize this flexibility as needed to streamline processes and reduce administrative burden.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

The quality assurance method:

Following will explain the quality assurance method –

If [Upload file] options- Display 'Attached for quality assurance method'

9.a. - Increase PBV Program Cap (HCV)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, and implementation has commenced. HC has approved up to 35% of authorized HCV units to be project based. This increase and flexibility will support the development of Permanent Supportive Housing (PBV) properties and increase housing choice in underserved parts of Salt Lake County, including areas of opportunity.

This MTW activity serves the following statutory objectives:

Housing choice

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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.

As needed and applicable, this increase and flexibility will support the development of Permanent Supportive Housing (PBV) properties and increase housing choice in underserved parts of Salt Lake County, including areas of opportunity.

No hardship were requested in the most recent fiscal year.**In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency**

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

35.00% of total authorized HCV units will be authorized for project-basing.

9.b. - Increase PBV Project Cap (HCV)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, and implementation will commence as applicable. Under this activity, HC may eliminate or raise the existing cap on the number of units within a project and allow up to 100% of units in a project to be placed under a PBV Housing Assistance Payments contract. HC may eliminate or raise the project cap for those PBV projects that the agency determines to be consistent with the goal of increasing housing choice for Housing Choice Voucher program participants. HC may eliminate or raise the project cap for projects located in Salt Lake County including but not limited to underserved areas and areas of opportunity. HC will continue to be subject to the applicable provisions of PIH Notice 2013-28 or successor notices. This activity supports the goal of increasing housing choice.

This MTW activity serves the following statutory objectives:

Housing choice

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

admissions and currently assisted households.

The MTW activity applies to all assisted households

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.

Housing Connect will utilize this flexibility as needed with the development of affordable housing that includes Project Based Vouchers.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

9.c. - Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, and implementation will commence as applicable. Under this activity, Housing Connect will eliminate the selection process in the award of PBV's to properties owned by Housing Connect that are not public housing without engaging in an initiative to improve, develop, or replace a public housing property or site. Housing Connect's goal for this request is to increase cost effectiveness by eliminating this process and increase housing choice.

This MTW activity serves the following statutory objectives:

Cost effectiveness;Housing choice

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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.

Housing Connect will utilize this flexibility as needed with the development of applicable affordable housing.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

10.d.PH - Modify or Eliminate the Contract of Participation (PH)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, we are in the final planning stages before implementation.

HC intends to use MTW funds to enhance the existing Family Self-Sufficiency (FSS) Program. HC will employ a locally developed agreement/contract in lieu of the FSS Contract of Participation (COP) (HUD-52650) that codifies the terms of participation. These terms will encourage participation and successful completion of the program. Main tenets of the program and/or specific changes to be outlined in the local agreement include, but are not limited to:

- Eliminating the traditional FSS escrow calculation and replacing it with a Pay Points system, whereby participants earn escrow credits by completing goals, each of which has an escrow payment value. Pay points accrue on the first day of the month following verification of completion of an established milestone; For example, if a milestone was verified on February 15, the pay points would accrue on March 1;
- Establishing a work requirement for graduation from FSS which includes suitable employment. Suitable employment will be defined and agreed upon by the participant and HC at the onset of the contract and will reflect employment which is consistent with their Individual Training and Service Plan (ITSP);
- Preparing local versions of the Contract of Participation and Individual Training and Services Plans to reflect HC's FSS program enhancements and changes;
- Allowing re-enrollment one year after the first graduation; however, only allowing one additional reenrollment; so that a household may only participate in FSS a total of two times and;
- Providing that non-compliance with FSS program rules and/or termination from the HCV program will result in forfeiture of escrow.
- All MTW FSS contracts will have an end date 5 years from the enrollment date to ensure that households with biannual or triennial recertifications have the same length of participation as those who receive regular annual and interim recertifications.
- Current FSS participants will be given the option of completing their FSS COP under the traditional or Final Rule FSS programs or converting their participation to the MTW Enhanced FSS program. Existing participants who convert to the MTW Enhanced FSS program will retain any previously accrued escrow.
- Housing Connect will have all modifications outlined in an approved FSS Action Plan in accordance with 24 CFR 984.201 through Housing Connect's MTW planning process.. Housing Connect will be implementing this activity within the safe harbor limits established by the MTW operations notice.

This MTW activity serves the following statutory objectives:

Self-sufficiency

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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.

Housing Connect is in the final stages of planning before implementation including the finalization of policies and applicable forms.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

10.d HCV - Modify or Eliminate the Contract of Participation (HCV)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, we are in the final planning stages before implementation.

HC intends to use MTW funds to enhance the existing Family Self-Sufficiency (FSS) Program. HC will employ a locally developed agreement/contract in lieu of the FSS Contract of Participation (COP) (HUD-52650) that codifies the terms of participation. These terms will encourage participation and successful completion of the program. Main tenets of the program and/or specific changes to be outlined in the local agreement include, but are not limited to:

- Eliminating the traditional FSS escrow calculation and replacing it with a Pay Points system, whereby participants earn escrow credits by completing goals, each of which has an escrow payment value. Pay points accrue on the first day of the month following verification of completion of an established milestone; For example, if a milestone was verified on February 15, the pay points would accrue on March 1;
- Establishing a work requirement for graduation from FSS which includes suitable employment. Suitable employment will be defined and agreed upon by the participant and HC at the onset of the contract and will reflect employment which is consistent with their Individual Training and Service Plan (ITSP);
- Preparing local versions of the Contract of Participation and Individual Training and Services Plans to reflect HC's FSS program enhancements and changes;
- Allowing re-enrollment one year after the first graduation; however, only allowing one additional reenrollment; so that a household may only participate in FSS a total of two times and;
- Providing that non-compliance with FSS program rules and/or termination from the HCV program will result in forfeiture of escrow.
- All MTW FSS contracts will have an end date 5 years from the enrollment date to ensure that households with biannual or triennial recertifications have the same length of participation as those who receive regular annual and interim recertifications.
- Current FSS participants will be given the option of completing their FSS COP under the traditional or Final Rule FSS programs or converting their participation to the MTW Enhanced FSS program. Existing participants who convert to the MTW Enhanced FSS program will retain any previously accrued escrow.
- Housing Connect will have all modifications outlined in an approved FSS Action Plan in accordance with 24 CFR 984.201 through Housing Connect's MTW planning process. Housing Connect will be implementing this activity within the safe harbor limits established by the MTW operations notice.

This MTW activity serves the following statutory objectives:

Self-sufficiency
This MTW activity has the following cost implications: Neutral (no cost implications)
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
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. Housing Connect is in the final stages of planning before implementation including the finalization of policies and applicable forms.
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is/are hardship requests pending.

10.e.PH - Policies for Addressing Increases in Family Income (PH)
HC was approved for this waiver in its FY 2022-2023 MTW Supplement, we are in the final planning stages before implementation. HC modifications include giving increased incentives to families whose heads of household are working, seeking work, participating in job training, educational or other self-sufficiency milestones. Housing Connect will eliminate the traditional FSS escrow calculation and replace it with a Pay Points system, whereby participants earn escrow credits by completing goals, each of which has an escrow payment value. Housing Connect has adopted the Social Determinants of Health as a core framework to focus current and future activities, initiatives, and housing development efforts. The Pay Points system prioritizes Housing Stability, Financial Health, Food Quality & Stability, Education Connection, Health Access & Connection, and Community Connection. Collectively, the priority determinants identify the holistic impact Housing Connect seeks to make for those served. Housing Connect understands that self-sufficiency looks different for each household. HC ensures residents can maintain assisted housing and have support and resources to successfully move out of assisted housing where appropriate.
This MTW activity serves the following statutory objectives: Self-sufficiency
This MTW activity has the following cost implications: Neutral (no cost implications)
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households

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.

Housing Connect is in the final stages of planning before implementation including the finalization of policies, applicable forms, and updated processes in our database.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

Following is how increased earnings is treated:

Housing Connect's MTW Enhanced FSS program will eliminate the traditional FSS escrow calculation. Increases in income will not be factored into the escrow calculation and will not automatically result in escrow accrual. Instead, households will have the opportunity to earn escrow through the completion of program milestones called Pay Points. Households will earn cash incentives for achieving specific pre-established self-sufficiency milestones. Cash incentives will be held in an escrow account and will be available for interim disbursement or at the successful completion of the program.

10.e.HCV - Policies for Addressing Increases in Family Income (HCV)

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, we are in the final planning stages before implementation.

HC modifications include giving increased incentives to families whose heads of household are working, seeking work, participating in job training, educational or other self-sufficiency milestones. Housing Connect will eliminate the traditional FSS escrow calculation and replace it with a Pay Points system, whereby participants earn escrow credits by completing goals, each of which has an escrow payment value.

Housing Connect has adopted the Social Determinants of Health as a core framework to focus current and future activities, initiatives, and housing development efforts. The Pay Points system prioritizes Housing Stability, Financial Health, Food Quality & Stability, Education Connection, Health Access & Connection, and Community Connection. Collectively, the priority determinants identify the holistic impact Housing Connect seeks to make for those served.

Housing Connect understands that self-sufficiency looks different for each household. HC ensures residents can maintain assisted housing and have support and resources to successfully move out of assisted housing where appropriate.

This MTW activity serves the following statutory objectives:

Self-sufficiency

This MTW activity has the following cost implications:

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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.

Housing Connect is in the final stages of planning before implementation including the finalization of policies, applicable forms, and updated processes in our database.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

Following is how increased earnings is treated:

Housing Connect's MTW Enhanced FSS program will eliminate the traditional FSS escrow calculation. Increases in income will not be factored into the escrow calculation and will not automatically result in escrow accrual. Instead, households will have the opportunity to earn escrow through the completion of program milestones called Pay Points. Households will earn cash incentives for achieving specific pre-established self-sufficiency milestones. Cash incentives will be held in an escrow account and will be available for interim disbursement or at the successful completion of the program.

17.c. - Housing Development Programs

Under this activity, HC may utilize MTW funding to acquire, renovate and/or build affordable housing units that are not public housing for low-income families including housing that meets HUD requirements for MTW "local, non-traditional housing" as defined in HUD PIH Notice 2011-45 or successor notices. HC may utilize this activity to provide gap financing (grants or loans) to affordable housing developments including, but not limited to, PBV developments, Low Income Housing Tax Credit developments and/or other eligible development activities, subject to approval by the HC Board of Commissioners. HC may expend MTW funds including Public Housing Operating or Capital Funds, Housing Assistance Payments and/or HCV Administrative Fee reserves on such activities provided that HC shall not expend more than 10% of its Housing Assistance Payments budget on local, non-traditional activities including this housing development activity.

In implementing this activity, HC shall: 1) ensure that families assisted meet the HUD definition of "low-income"; 2) comply with PIH Notice 2011-45 as applicable; 3) comply with Section 30 of the US Housing Act of 1937; and, 4) Competitively bid any MTW funding awarded through this activity to a third-party provider. HC has provided summary information on one potential project for funding under this activity; however other projects may also be considered subject to approval of the HC Board of Commissioners.

This activity supports the goals to increase housing choices for low-income households and to leverage additional funds for affordable housing development.

This MTW activity serves the following statutory objectives:

Cost effectiveness; Housing choice

This MTW activity has the following cost implications:

Neutral (no cost implications); Increased revenue

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

The MTW activity applies to all assisted households

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. Construction began in the Fall of 2022 on a LIHTC development of 89 units of affordable housing including 36 units with PBV's; this development replaced 24 units of Public Housing. The development is approximately 15% complete with construction to be completed by the end of 2023.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Salt Lake County (Housing Connect) MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/are hardship requests pending.

Table 17.c.1 - Housing Development Programs that the MTW Agency plans to commit Funds to in Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
Sunset Gardens	New Construction	Gap Financing	89.00	89.00	0.00	71.00	18.00	0.00

Sunset Gardens has been renamed East 72; all funds have been allocated.

Housing Development Programs that the MTW Agency plans to spend funds on in the Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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Table 17.c.2 - Housing Development Programs that the MTW Agency committed funds to in prior Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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Housing Development Programs that the MTW Agency spent funds on in prior Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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D.	Safe Harbor Waivers.
D.1	Safe Harbor Waivers seeking HUD Approval: No Safe Harbor Waivers are being requested.

E.	Agency-Specific Waiver(s).
E.1	Agency-Specific Waiver(s) for HUD Approval: <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>Please see attached for Agency-Specific Waiver(s) requested this year.</p>
E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received: <p>The MTW agency should describe any changes in how the waiver is being implemented now compared to when it was originally approved.</p> <p>MTW Agency does have approved Agency-Specific Waivers</p>

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

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2021	\$1,627,200	\$1,627,200	\$0	2021-12-31
2022				

To be updated prior to submission.

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

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

G.2	Establishing Reasonable Rent Policy.
MTW agency established a rent reform policy to encourage employment and self-sufficiency	

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

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

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

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

H.	Public Comment
	Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.
	Please see attached for an additional public hearing held for Agency-Specific Waiver(s) and/or Safe Harbor Waiver(s)

I.	Evaluations
	Yes - This table lists evaluations of Salt Lake County (Housing Connect)'s MTW activities, including the names of evaluators and available reports

Table I.1 - Evaluations of MTW Policies

Title and short description	Evaluator name and contact information	Time period	Reports available
Stepped and Tiered Rent Demonstration. Housing Connect's participation in the second cohort of the MTW Expansion will evaluate alternative rent policies designed to increase resident self-sufficiency and reduce PHA administrative burdens. Housing Connect will be studying a Stepped Rent model. An independent research team lead by MDRC will work with HUD, Housing Connect, and the other selected PHAs to assist in implementation and evaluate the effects of the alternative rent policy.	James Riccio, Principal Investigator James.Riccio@mdrc.org	Evaluation will be conducted over a 6 year period: August 1, 2022-July 31, 2028	n/a

4. Stepped Rent Hardship Policy (Updated)



**STEPPED RENT
HARDSHIP POLICIES
DATE: 1-4-2023**

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HOUSING CONNECT MTW HARDSHIP POLICY

GENERAL HARDSHIP POLICIES

The Stepped Rent policy is intended to benefit assisted households by allowing them to increase their income without a direct increase in their total tenant payment (TTP). The TTP will instead increase each year by a modest amount unrelated to the household's income. However, some households may need special accommodations to avoid negative consequences of the stepped rent.

Housing Connect (HC) has developed conditions-based hardship policies as described below to address and mitigate financial hardships which may occur at enrollment or at any time during tenancy or program participation. HC's general hardship policies are outlined below:

- HC will review its hardship policies with families during intake and recertification and will consider if a household qualifies for a hardship exemption at the time of a potential termination of assistance that is due to an MTW activity.
- There is no limit to the number of hardships that a household may receive.
- If a household is approved for a hardship, and subsequently experiences another adverse event while still in hardship status, they may request an additional hardship that might further reduce their TTP.
- If a household is approved for a hardship, they are not required to report subsequent income increases during the period of their approved hardship. Once HC approves a hardship, the hardship will not end early.
- If a household is approved for a temporary hardship, when that hardship is scheduled to expire the household will be notified and may request an extension. When a hardship expires, the household will return to paying the stepped rent, including any annual stepped rent increases that were scheduled to take effect during the hardship period.
- If the head of household, spouse, or co-head of household becomes elderly or disabled, the household is eligible to be excluded from the stepped rent and return to the traditional income-based rent policy.

This hardship policy presents eligibility criteria and remedies for different types of hardships. The different types of hardships below are not mutually exclusive. If a household's circumstances correspond to more than one type of hardship, they will receive the hardship most beneficial to them.

The table below identifies the hardship policy and the related Operations Notice waiver which requires establishment of a hardship policy.

HARDSHIP POLICY APPLICABILITY TABLE

No	Hardship Policy	Treatment *	Control **	Excluded ***
1.	Hardship Process	X	X	X
2.	Rent Burden Hardship at Enrollment	X		
	Hardship After Enrollment			
3.	Decrease in Income	X		

No	Hardship Policy	Treatment *	Control **	Excluded ***
4.	Increase in Childcare Expenses Alone or in Conjunction with an Increase in Dependents	X		
5.	Increase in Dependents Hardship	X		
6.	Full-Time Student Hardship	X		
7.	Stepped Rent Hardship	X		
8.	Stepped Rent Reset for Sustained Hardships	X		
9.	Alternative Verification Hierarchy	X	X	X
10.	Other Hardship	X		

*** Treatment Group:** Non-elderly, non-disabled households who were not excluded and who were randomly selected to have their rent calculated using the Stepped Rent method. This includes randomly selected existing participants and may also include randomly selected new admissions during the initial enrollment period.

**** Control Group:** Non-elderly, non-disabled households who were not excluded and who were randomly selected to have their rent calculated in accordance with standard Housing Choice Voucher and Public Housing program regulations

***** Excluded Group:** All elderly, disabled, traditional FSS, households with special purpose vouchers and households who become or will become elderly or disabled during the 6-year demonstration. Where special purpose vouchers are concerned, HC will apply MTW policies to the extent that such policies are not in conflict with the applicable NOFA. In the event of a conflict, the NOFA will govern.

HARDSHIP PROCESS

Households who request a hardship will be subject to the hardship process outlined below.

- With the exception of automatic hardship processed by HC, during the income certification that takes place at enrollment, hardship requests must be made in writing.
- When a household submits a valid hardship request and required verification documents, HC will suspend the MTW activity for the household, beginning the next month after the request and completed verification have been received, until HC has determined if the hardship request is warranted
- The hardship TTP will be calculated consistent with applicable HC hardship policies.
- HC will retain records of all hardship requests received and the results of these requests and supply them at HUD's request. HC will retain this information for the duration of HC's participation in the MTW demonstration program and make such information available for public review and inspection at HC's principal office during normal business hours.
- If a hardship request is denied, HC will provide the household with an opportunity to request an informal review/hearing for a second level review of the denied hardship request.
- Approved hardship rents will remain in place for a twelve-month period at which time the household must reapply for hardship. If the household does not reapply or is not approved for a continued hardship, the rent will revert back to the pre-hardship stepped rent TTP, plus any annual stepped rent TTP increases that were scheduled to take effect during the hardship period.

- At the end of any 12-month hardship period, HC will either renew the hardship for another 12-month period or re-set the stepped rent depending on the type of hardship.

RENT BURDEN HARDSHIP AT ENROLLMENT

For households already receiving assistance at the time of enrollment in the Stepped Rent program, HC will conduct an income examination. HC will compare the household's current adjusted income with their prior year/retrospective adjusted income. If the household's current adjusted income is lower than their prior/retrospective adjusted income, HC will automatically determine whether the household is eligible for a temporary hardship exemption.

Request:

- Hardship requests do not need to be made at enrollment. HC will automatically determine if a hardship, due to a decrease in income exists.

Eligibility:

- A household will be eligible for this hardship if, at enrollment, the household's current adjusted income is lower than their prior/retrospective adjusted income and their rent burden exceeds 40% (stepped rent total tenant payment divided by current adjusted monthly income)

Remedy:

- The household's TTP will be set at 40% of their current adjusted monthly income or the minimum rent, whichever is greater

Time Frame:

- The hardship will remain in place for a twelve-month period.
- If the household does not reapply for the hardship or is not approved for a stepped rent reset or hardship renewal, the stepped rent will revert back to the pre-hardship stepped rent TTP plus any annual stepped rent increases that were scheduled to take effect during the hardship period.

Example #1: Rent Burden at Enrollment – Qualifies for Hardship

This household, at enrollment in Stepped Rent, has a prior yr./retrospective adjustment income of \$12,000. They have no applicable deductions. One of the household members lost a job and the household's current adjusted income is \$5,000. The household qualifies for the temporary hardship because the rent burden exceeds 40%. The calculations are outlined below and reflect income and expenses at the time of enrollment into Stepped Rent.

- Prior/ Retrospective Adjusted Income: \$12,000
- Current Annual Adjusted Income: \$5,000
- Current Monthly Adjusted Income: \$417
 - Current annual adjusted income divided by 12
 - $\$5,000 / 12 = \417
- Rent Burden: 71.9%:
 - Stepped rent TTP divided by current monthly adjusted income
 - $\$300 / 417 = 71.9\%$
- Household qualifies for hardship: The household is rent burdened.
- Hardship TTP: \$167
 - 40% of current monthly adjusted income
 - $\$417 \times 40\% = \167

RENT BURDEN HARDSHIP AFTER ENROLLMENT

DECREASE IN INCOME

Households already receiving assistance under Stepped Rent will be eligible for a temporary hardship TTP if the stepped rent causes a rent burden of 40% or higher. This hardship may be due to a decrease in income.

Request:

- A hardship due to rent burden must be requested, in writing, by the household.

Eligibility:

- A household will be eligible for this hardship exemption if their rent burden (stepped rent TTP divided by their current adjusted monthly income) exceeds 40%.
- Rent burden may be the result of a decrease in income, such as job loss or removing a household member with income.
- This hardship would not apply to households with seasonal income as the income calculation for seasonal income takes into account periods of unemployment.

Remedy:

- The household's hardship TTP will be set at 40% of their current adjusted monthly income or the minimum rent, whichever is greater

Time Frame:

- The hardship will remain in place for a twelve-month period.
- At the end of the twelve-month period, if the household requests that the hardship be extended and the verified hardship condition continues to exist, HC will reset the household's stepped rent and the hardship will end. The next stepped rent increase will be consistent with the anniversary date of the stepped rent reset.
- If the household does not reapply for the hardship or is not approved for a stepped rent reset or hardship renewal, the stepped rent will revert back to the pre-hardship stepped rent TTP plus any annual stepped rent increases that were scheduled to take effect during the hardship period.

Example #2: Rent Burden - Decrease in Income – Qualifies for Hardship

This family experienced a decrease in income due to a job loss. The pre-hardship stepped rent was \$435. At the time of hardship request, the household reported current annual gross income of \$10,000. The household had no eligible deductions. The household qualifies for a temporary hardship because the rent burden exceeded 40%. The calculations are outlined below.

- Pre-hardship Stepped Rent: \$435
- Current Annual Gross Income: \$10,000
- Current Monthly Adjusted Income: \$833
 - Current annual adjusted income divided by 12
 - $\$10,000 / 12 = \833
- Rent Burden: 52.2%:
 - Stepped rent divided by current monthly adjusted income

- $\$435 / \$833 = 52.2\%$
- Household qualifies for hardship: The household is rent burdened.
- Hardship TTP: \$333
 - 40% of current monthly adjusted income
 - $\$833 \times 40\% = \50

Example #3: Rent Burden - Decrease in Income – Does not Qualify for Hardship

This family experienced a decrease in income due to a job loss. The pre-hardship stepped rent was \$252. The household's current gross income is \$8,000 and there are no deductions. The household did not qualify for a temporary hardship because their rent burden did not exceed 40%. The calculations are outlined below.

- Pre-Hardship Stepped Rent: \$252
- Current Annual Adjusted Income: \$8,000
- Current Monthly Adjusted Income: \$667
 - Current annual adjusted income divided by 12
 - $\$8,000 / 12 = \667
- Rent Burden: 37.8%:
 - Stepped rent TTP divided by current monthly adjusted income
 - $\$252 / 667 = 37.8\%$
- Household does not qualify for hardship: The household is NOT rent burdened.
- Their stepped rent would be \$252

INCREASE IN CHILDCARE EXPENSES ALONE OR IN CONJUNCTION WITH AN INCREASE IN DEPENDENTS

Households already receiving assistance under Stepped Rent will be eligible for a temporary hardship TTP if the stepped rent causes a rent burden of 40% or higher. This hardship may be due to an increase in childcare expenses **alone or in conjunction with an increase in dependents.**

Request:

- A hardship due to rent burden must be requested, in writing, by the household.

Eligibility:

- A household will be eligible for this hardship exemption if their rent burden (stepped rent TTP divided by their current adjusted monthly income) exceeds 40%.
- Rent burden may be the result of a verified increase in childcare expenses **alone or in conjunction with an increase in dependents.**

Remedy:

- The household's hardship TTP will be set at 40% of their current adjusted monthly income or the minimum rent, whichever is greater

Time Frame:

- The hardship will remain in place for a twelve-month period.

- At the end of the twelve-month period, if the household requests that the hardship be extended and the verified hardship condition continues to exist, HC will renew the household's hardship for another 12 months, upon verification of income and related childcare expenses. No stepped rent increase will be applied upon renewal of the hardship.
- If the household does not reapply for the hardship or is not approved for a stepped rent reset or hardship renewal, the stepped rent will revert back to the pre-hardship stepped rent TTP plus any annual stepped rent increases that were scheduled to take effect during the hardship period.

Example #4: Rent Burden – Increase in Childcare Expenses in Conjunction with an Increase in Dependents – Qualifies for Hardship

The household's pre-hardship stepped rent was \$750. At the time of the hardship request, the household reported that their income was \$28,000. They reported the birth of twin girls and childcare expenses totaling \$6,200/year. The calculations are outlined below.

- Pre-Hardship Stepped Rent: \$750
- Current Annual Adjusted Income: \$20,840
 - Current annual income minus childcare expense minus dependent deduction
 - $\$28,000 - \$6,200 - 960 = \$20,840$
- Current Monthly Adjusted Income: \$1,737
 - Current annual adjusted income divided by 12
 - $\$20,840 / 12 = \$1,737$
- Rent Burden: 41.3%:
 - Stepped rent / current monthly adjusted income
 - $\$750 / \$1,737 = 43.2\%$
- Household qualifies for hardship:
- Their stepped rent would be \$695
 - Current monthly adjusted income x 40%
 - $\$1,737 \times 40\% = \695

INCREASE IN DEPENDENTS HARDSHIP

Households already receiving assistance under Stepped Rent will be eligible for a temporary hardship TTP if the stepped rent causes a rent burden of 40% or higher. This hardship may be due to an increase in dependent deductions

Request:

- A hardship due to rent burden must be requested, in writing, by the household.

Eligibility:

- A household will be eligible for this hardship exemption if their rent burden (stepped rent TTP divided by their current adjusted monthly income) exceeds 40%.
- Rent burden may be the result of a verified increase in dependents.

Remedy:

- The household's hardship TTP will be set at 40% of their current adjusted monthly income or the minimum rent, whichever is greater

Time Frame:

- The hardship will remain in place for a twelve-month period.
- At the end of the twelve-month period, if the household requests that the hardship be extended and the verified hardship condition continues to exist, HC will reset the household's stepped rent and the hardship will end. The next stepped rent increase will be consistent with the anniversary date of the stepped rent reset.
- If the household does not reapply for the hardship or is not approved for a stepped rent reset, the stepped rent will revert back to the pre-hardship stepped rent TTP plus any annual stepped rent increases that were scheduled to take effect during the hardship period.

Example #5: Rent Burden – Increase in Dependents – Qualifies for Hardship

The household's pre-hardship stepped rent was \$310. At the time of the hardship request, the household reported that their income was \$10,000. They reported the birth of twin girls. The calculations are outlined below.

- Pre-Hardship Stepped Rent: \$310
- Current Annual Adjusted Income: \$9,040
 - $\$10,000 - \$960 = \$9,040$
- Current Monthly Adjusted Income: \$753
 - Current annual adjusted income divided by 12
 - $\$9,040 / 12 = \753
- Rent Burden: 41.3%:
 - Stepped rent / current monthly adjusted income
 - $\$310 / \$753 = 41.2\%$
- Household qualifies for hardship:
- Their stepped rent would be \$301
 - Current monthly adjusted income x 40%
 - $\$753 \times 40\% = \301

FULL-TIME STUDENT HARDSHIP

HC will grant a full-time student status hardship rent, to a household, if a family member, other than the head of household, co-head or spouse, has earned income and, subsequent to enrollment, becomes a full-time student. Upon verification of full-time student status, HC will exclude all but \$480 of the full-time student's earned income, include a \$480 dependent deduction and calculate the hardship rent at 40% of current/adjusted monthly income.

Request:

- A hardship due to full-time student status, must be requested, in writing, by the household.

Eligibility:

- A household will be eligible for this hardship exemption if the household's current adjusted monthly income, with the full-time student income exclusion and dependent deduction, results in a rent burden (total tenant payment divided by their current adjusted monthly income) exceeds 40%.

Remedy:

- If a hardship exists, the hardship TTP will be set using 40% of current/adjusted monthly income or the minimum rent, whichever is greater.

Time Frame:

- The hardship will remain in place for a twelve-month period
- For hardships related to adult household members who become full-time students and are employed, if the hardship continues to exist after a 12-month period, HC will renew the hardship rent to reflect 40% of current monthly adjusted income.
- If the family does not reapply and provide verification of full-time student status, the stepped rent TTP will revert to the pre-hardship stepped rent TTP plus any applicable stepped rent increases.
- Changes in student status do not need to be reported during the approved 12 month hardship period. When and if the household reapplies for the full-time student hardship, if the individual is no longer a full-time student, HC will reinstate the pre-hardship stepped rent plus any applicable stepped rent increases.

Example: #6 – Full-time Student with Earned Income – Qualifies for Hardship

The household had a pre-hardship stepped rent of \$875. One of the adult household members, who was working, enrolled in school and became a full-time student. The household requested a hardship because the FT student income should be excluded. The FT student income is \$10,000/year. The household qualifies for a temporary hardship because their rent burden exceeds 40%. The calculations are outlined below.

- Pre-Hardship Stepped Rent: \$875
- Current Annual Adjusted Income: \$
 - $\$35,000 - \$9,520 - \$480 = \$25,000$
- Current Monthly Adjusted Income: \$2,083
 - Current annual adjusted income divided by 12
 - $\$25,000 / 12 = \$2,083$
- Rent Burden: 42%:
 - Stepped rent TTP divided by current monthly adjusted income
 - $\$877 / \$2,083 = 42\%$
- Household qualifies for hardship: The household is rent burdened.
- Hardship TTP: \$833
 - 40% of current monthly adjusted income
 - $\$2,083 \times 40\% = \833

STEPPED RENT INCREASE HARDSHIP

Households already receiving assistance under Stepped Rent will be eligible for a temporary hardship TTP if the stepped rent causes a rent burden of 40% or higher.

Request:

- A hardship due to rent burden must be requested, in writing, by the household.

Eligibility:

- A household will be eligible for this hardship exemption if their rent burden (stepped rent TTP divided by their current adjusted monthly income) exceeds 40%.
- Rent burden may be the result of the stepped rent increase factor.

Remedy:

- The household's hardship TTP will be set at 40% of their current adjusted monthly income or the minimum rent, whichever is greater

Time Frame:

- The hardship will remain in place for a twelve-month period.
- At the end of the twelve-month period, if the household requests that the hardship be extended and the verified hardship condition continues to exist, HC will renew the household's hardship for another 12 months; upon verification of income. No stepped rent increase will be applied upon renewal of the hardship.
- If the household does not reapply for the hardship or is not approved for a hardship renewal, the stepped rent will revert back to the pre-hardship stepped rent TTP plus any annual stepped rent increases that were scheduled to take effect during the hardship period.

Example #7: Rent Burden – Stepped Rent Increase – Qualifies for Hardship

The household had a pre-hardship stepped rent of \$366 and current gross income of \$14,630. They live in a 5 BR unit and have 7 minor dependents. Their income and family composition have not changed. At the stepped rent anniversary, a stepped rent increase of \$48 was applied. The calculations are outlined below.

- Stepped Rent: \$366
- Stepped Rent Increase: \$48
- Pre-hardship Stepped Rent: \$414
- Current Annual Adjusted Income: \$11,270
 - $\$14,630 - \$3360 = \$11,270$
- Current Monthly Adjusted Income: \$939
 - Current annual adjusted income divided by 12
 - $\$11,270 / 12 = \939
- Rent Burden: 44.1%:
 - Stepped rent TTP divided by current monthly adjusted income
 - $\$414 / \$939 = 44.1\%$
- Household qualifies for hardship: The household is rent burdened.
- Hardship TTP: \$376
 - 40% of current monthly adjusted income
 - $\$939 \times 40\% = \376

STEPPED RENT RESET FOR SUSTAINED HARDSHIPS

If a household receives a temporary hardship due to a rent burden above 40%, and the hardship condition is related to a decrease in income or a change in family composition AND that hardship persists after 12 consecutive months, HC will reset the household's stepped rent and determine a new stepped rent TTP which is the higher of the minimum rent or 30% of prior/retrospective adjusted income. Rent reset, as a

result of continued hardship, is based upon verification that the household meets the 40% rent burdened threshold.

Request:

- A request to renew an existing hardship must be requested, in writing, by the household.

Eligibility:

- If the hardship condition continues to exist 12 consecutive months after receiving a temporary rent burden hardship; and
- The hardship is related to a decrease in income or change in family composition, a household will be eligible for a stepped rent reset.

Remedy:

- HC will calculate a new stepped rent TTP at the higher of the minimum rent or 30% of prior/retrospective adjusted income. No stepped rent increases will be added at the time of the rent reset.

Time Frame:

- This will not be a temporary hardship; HC will establish a new base on which future stepped rent annual increases will be applied.
- The anniversary date for the next stepped rent increase will be 12 months from the effective date of the rent reset.

Example #8: Rent Reset for Sustained Hardship

The household has a pre-hardship rent of \$875. They have no dependents and no deductions. They had a reduction in income which has continued and have requested a rent reset. Their prior/retrospective gross income is \$26,000 which has not changed from the income claimed when the hardship was initially granted 12 months ago.

- Current Pre-Hardship Rent: \$875
- Prior/Retrospective Adjusted Annual Income: \$26,000
- Prior/Retrospective Adjusted Monthly Income: \$2,167
 - Prior year/retrospective adjusted annual income divided by 12
 - $\$26,000 / 12 = \$2,167$
- Household remains rent burdened and is eligible for stepped rent reset
- Reset Stepped Rent TTP: \$650
 - 30% of prior/retrospective adjusted monthly income
 - $30\% \times \$2,167 = \650

ALTERNATIVE VERIFICATION HIERARCHY HARDSHIP

If a household does not agree with an income and rent determination which may be predicated upon the use of third party documents and tenant declarations outside of the HUD standard Verification Hierarchy, the household may request an informal hearing as a second level of review of HC's determinations. HC will follow its existing policies upon receipt of the household's request for an informal hearing.

OTHER HARDSHIP

A household may request a hardship exemption for other circumstances not outlined above, such as the death of a family member, a significant increase in reasonable and necessary out-of-pocket expenses because of changed circumstances (for example, a large medical bill), or if the household is facing eviction due to inability to pay the rent. HC will consider these requests on a case-by-case basis and decisions will be made by the Department Director level or above.

Eligibility:

- The Department Head or his/her designee will determine that circumstances beyond the household's control make it difficult for the household to pay the stepped rent TTP, and a temporary rent reprieve is necessary.

Remedy:

- HC will review the household's current/anticipated income and determine whether to set a hardship TTP or apply the \$50 minimum rent based on the individual hardship.

Time Frame:

- The duration of the hardship rent will be determined on a case-by-case basis which will reflect the anticipated duration of the presented hardship.

5. Alternative Reexamination Schedule for Households Impact Analysis

**HOUSING CONNECT
ALTERNATIVE REEXAMINATION SCHEDULE FOR HOUSEHOLDS
IMPACT ANALYSIS**

Under the Moving to Work (MTW) Operations Notice, MTW agencies are required to prepare an impact analysis as a “safe harbor” for certain activities proposed in the annual MTW Supplement. MTW agencies must prepare the impact analysis:

- Prior to implementation of the MTW activity, if required as a safe harbor.
- For certain activities as defined in the MTW Operations Notice on an annual basis during the implementation of the MTW activity.
- Prior to any Safe Harbor Waiver or Agency-Specific Waiver requests; and,
- At the time the MTW activity is closed out, if an impact analysis was previously required.

Housing Connect (HC) has prepared this impact analysis in conjunction with its second MTW Supplement for the fiscal year beginning on July 1, 2023. This analysis describes the projected impacts related to using a triennial reexamination frequency for elderly and/or disabled households in both the Public Housing and Housing Choice Voucher (HCV) programs. The triennial reexamination frequency was previously approved for households in the Treatment Group.

A. Impact on the agency’s finances (e.g., how much will the activity cost, any change in the agency’s per family contribution)

HC will phase in the triennial reexamination frequency over a three-year period. One third of the elderly/disabled households will be recertified in year one, one-third in year 2 and the remaining third in year 3. In this way the financial impact will be spread out over the implementation period. All new elderly/disabled households will be placed immediately on a triennial reexamination frequency.

The following financial impacts assume that all households transition to the triennial reexamination frequency at one time. As indicated above, the financial impact will actually be phased in over a three-year period. HC projects that family share based on the use of a triennial reexamination frequency will decrease on average \$40 over a two-year period for HCV households while HAP will increase approximately \$882,216 over a two-year period. With respect to Public Housing, HC projects that TTP will decrease on average \$57 over a two-year period and rent roll will decrease \$150,048 over a two-year period. HC has budgeted accordingly to account for these increases. See Exhibits A and B which reflects the impact on tenant rent, HAP and rent roll.

B. Impact on affordability of housing costs for affected families (e.g., any change in how much affected families will pay towards their housing costs)

HC projects that this policy will have a positive impact on affordability of housing costs in that increases in income will be deferred for three years; however, decreases in income will be still processed through interim reexaminations. Finally, HC will update payment standards for increases in contract rent which occur between triennial reexaminations.

C. Impact on the agency's waitlist(s) (e.g., any change in the amount of time families is on the waitlist)

HC does not expect that the proposed activity will have any impact on the agency's waitlist including on the amount of time families are on the waitlist

D. Impact on the agency's termination rate of families (e.g., any change in the rate at which families non-voluntarily lose assistance from the agency)

HC does not expect that implementation of a triennial reexamination frequency will have any measurable impact on HC's termination rates for either the public housing or HCV programs.

HC's current grievance/informal review/hearing policies provide participating families with the opportunity to dispute HC's calculation of income and rent as well as an opportunity to dispute HC's determination on requested hardships.

E. Impact on the agency's current occupancy level in public housing and utilization rate in the HCV program

HC does not expect that implementation of the triennial reexamination frequency will have any measurable impact on current public housing occupancy rates or HCV utilization rates.

F. Impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency, and/or housing choice

HC projects that the triennial reexamination frequency will have a positive effect on the goal of increasing cost effectiveness as it will streamline the reexamination process for both residents/participants and staff. HC also projects that the triennial reexamination frequency will enhance self-sufficiency as increases in income will not result in higher rent for three years. Over the longer term, HC projects that the cumulative impact of the alternative utility allowance, triennial reexamination, alternative verification hierarchy and other MTW initiatives activities will result in a more streamlined and cost-effective process for determining initial eligibility and conducting regular reexaminations.

G. Impact on the agency's ability to meet the MTW statutory requirements

Implementation is not projected to have a measurable impact on HC's ability to meet the five MTW statutory requirements. HC intends to fully comply with the MTW statutory requirements throughout its participation in the MTW Demonstration.

H. Impact on the rate of hardship requests and the number granted and denied as a result of this activity

HC does not anticipate that implementation of the triennial reexamination frequency will generate any measurable increase in hardship requests. Households are still able to request an interim rent reduction on an annual basis with the threshold for such request being a low bar for approval.

I. Across the other factors above, the impact on protected classes (and any associated disparate impact).

HC does not project any negative impacts including disparate impacts on protected classes as a result of implementing the alternative reexamination schedule for elderly and disabled households.

EXHIBIT A
IMPACT ANALYSIS ALTERNATIVE REEXAMINATION SCHEDULE
HOUSING CHOICE VOUCHER PROGRAM

The analysis in Exhibit A illustrates a modeled impact on tenant rent and HAP when moving from annual to triennial reexaminations for elderly and disabled households in the HCV program. The impact analysis assumes that all households convert to a triennial reexamination frequency at one time; however, HC will phase the triennial reexamination frequency in over a three-year period, thus reducing the initial financial impact from what is reported below. The following parameters were applied:

- All income was increased by 4.06% which represents the average SS COLA over the past five yrs.
- Payment standards, contract rents and utility allowances were not adjusted

Total Number of Households	1855
Annual Total HAP	
Year 1 - Annual Reexam	\$15,160,464
Year 1 - Triennial Reexam	\$15,452,052
Change in Annual Total HAP	\$291,588
Year 2 - Annual Reexam	\$14,861,424
Year 2 - Triennial Reexam	\$15,452,052
Change in Annual Total HAP	\$590,628
Average Family Share	
Year 1 - Annual Reexam	\$332
Year 1 - Triennial Reexam	\$319
Change in Average Family Share	(\$13)
Year 2 - Current Scenario	\$345
Year 2 - Triennial Reexam	\$319
Change in Average Family Share	(\$27)
Impact on Tenant (TRO/UAP) - Year 1	
Households with No Change	192
Households with a Decrease	1663
Households with an Increase	0
Dollar Decrease	
\$1 to \$5	45
\$6 to \$10	545
\$11 to \$25	937
\$26 to \$50	128
\$51 to \$75	8
\$76 to \$100	0
Impact on Tenant (TRO/UAP) - Year 2	
Households with No Change	192
Households with a Decrease	1663
Households with an Increase	0
Dollar Decrease	
\$1 to \$5	3
\$6 to \$10	37
\$11 to \$25	828
\$26 to \$50	650
\$51 to \$100	135
\$101 to \$150	10
\$151 to \$200	0

EXHIBIT B
IMPACT ANALYSIS ALTERNATIVE REEXAMINATION SCHEDULE
PUBLIC HOUSING PROGRAM

The analysis in Exhibit B illustrates a modeled impact on tenant rent and rent roll when moving from annual to triennial reexaminations for elderly and disabled households in the Public Housing program. The impact analysis assumes that all households convert to a triennial reexamination frequency at one time; however, HC will phase the triennial reexamination frequency in over a three-year period, thus reducing the initial financial impact from what is reported below. The following parameters were applied:

- All income was increased by 4.06% which represents the average SS COLA over the past five yrs.
- Utility Allowances were not adjusted

Total Number of Households	220
Annual Total Rent Roll	
Year 1 - Annual Reexam	\$873,876
Year 1 - Triennial Reexam	\$839,112
Change in Total Rent Roll	(\$34,764)
Year 2 - Annual Reexam	\$954,396
Year 2 - Triennial Reexam	\$839,112
Change in Total Rent Roll	(\$115,284)
Average TTP	
Year 1 - Annual Reexam	\$331
Year 1 - Triennial Reexam	\$318
Change in Average TTP	(\$13)
Year 2 - Annual Reexam	\$362
Year 2 - Triennial Reexam	\$318
Change in Average TTP	(\$44)
Impact on Tenant (TR/UAP) - Year 1	
Households with No Change	6
Households with a Decrease	214
Households with an Increase	\$0
Dollar Decrease	
\$1 to \$5	5
\$6 to \$10	88
\$11 to \$25	109
\$26 to \$50	11
\$51 to \$100	1
\$101 to \$150	0
Impact on Tenant (TR/UAP) - Year 2	
Households with No Change	6
Households with a Decrease	\$214
Households with an Increase	0
Dollar Decrease	
\$1 to \$5	0
\$6 to \$10	0
\$11 to \$25	7
\$26 to \$50	159
\$51 to \$100	39
\$101 to \$150	7
\$151 to \$200	0

6. Alternative Reexamination Schedule for Households Hardship Policy

HOUSING CONNECT
MTW HARDSHIP: ALTERNATE REEXAMINATION SCHEDULE

A. HARDSHIP POLICY OVERVIEW

Housing Connect (HC) has developed hardship policies related to an alternate reexamination schedule for elderly and disabled households in the Excluded Group. The hardship policies address and mitigate financial hardships which may occur as a result of the triennial reexamination frequency and the limit on voluntary interim reexaminations. Specifically, HC may conduct regular reexaminations on an annual schedule where a household can verify that the triennial frequency poses a financial hardship. Additionally, HC may allow more than one voluntary interim rent reduction per year under specific verified circumstances.

B. Hardship on Triennial Reexamination Frequency

To qualify for a triennial reexamination frequency hardship, a household must be able to demonstrate that a financial hardship would result and would be addressed by applying an annual reexamination frequency.

Request:

- A triennial hardship request must be made in writing, by the household at the time the regular reexamination is completed.

Eligibility:

- A household will be eligible for triennial hardship exemption if the household's pattern of income would result in financial hardship that could not be addressed through the interim rent reduction policy.

Remedy:

- If a hardship exists, the household will be placed on an annual reexamination frequency.

Time Frame:

- The annual reexamination frequency will automatically revert to a triennial schedule after twelve months unless and until the family requests a renewal of the hardship and it is approved by HC.

Applicability:

- The triennial reexamination hardship applies to elderly and disabled households in the Excluded Group.

C. INTERIM RENT REDUCTION HARDSHIP

HC policy provides that a household may request, and HC will allow one voluntary interim rent reduction per year at the request of the household if the household's gross income has decreased 10% or more. However, HC may allow an interim rent reduction hardship if a household's gross income decreases 30% or more from the gross income at the prior interim rent reduction. Additional interim rent reduction hardships may be requested and will be reviewed on a case-by-case basis. Payment standards and utility allowances will not be updated during interim rent reexaminations for elderly and disabled households.

on triennial reexamination frequencies; however, for interim changes related to increases in contract rent, HC will update the payment standard and utility allowance for these households.

Elderly or disabled households who have approved interim rent reductions will be required to report the following changes if they occur prior to the next triennial reexamination:

- If any unemployed family member becomes employed; and
- If any family member who is employed part-time begins to work full-time

If any of the changes above occur, before the next triennial reexamination, HC will conduct an interim reexamination and increase the rent. After an interim rent increase is processed, any further increases in income do not need to be reported until the next triennial reexamination.

Elderly/disabled households who report zero income continue to be subject to HC's zero income policies; however, they will remain on a triennial reexamination frequency.

Request:

- An interim rent reduction hardship must be requested, in writing, by the household.

Eligibility:

- A household will be eligible for interim rent reduction hardship if the household's gross income is reduced 30% or more from the gross income at the prior interim rent reduction (must be within the same year period)

Remedy:

- If a hardship exists, HC will allow and conduct one additional interim rent reduction hardship within the one-year period.

Time Frame:

- The interim rent reduction hardship will remain in place until the next triennial reexamination
- Each one-year period begins on the first day of the effective anniversary month of the triennial reexamination.

Applicability:

- The interim rent reduction hardship applies to elderly/disabled households in the Excluded Group.

Example:

- Triennial Reexamination Effective Date: March 1, 2023
- Gross Income March 1, 2023: \$30,000
- June 2023, household requests and is granted an interim rent reduction. This is the one rent reduction allowed under existing policy. Household's gross annual income is \$26,500 which represents a 12% decrease in gross income. HC completes an interim rent reduction using the new gross income.
- December 2023, household requests an interim rent reduction hardship. The household's gross income is \$19,875 which represents a decrease of 25% from the prior interim rent reduction.

Household is denied an interim rent reduction hardship since the reduction did not meet the 30% threshold. Household will be eligible for an interim rent reduction on or after March 1, 2024.

7. Agency-Specific Waiver Request:
Reasonable Accommodation Exception Payment Standard

HOUSING CONNECT
AGENCY-SPECIFIC WAIVER REQUEST: MTW REASONABLE ACCOMMODATION EXCEPTION
PAYMENT STANDARD

Under the Moving to Work (MTW) Operations Notice, MTW agencies are allowed to request Agency-Specific Waivers for activities that are not specially included in Appendix I of the Operations Notice. Housing Connect (HC) is proposing to implement the following policy for the Housing Choice Voucher (HCV) programs pursuant to an Agency-Specific Waiver.

A. Description Of Activity

This activity will waive provisions of HUD PIH Notice 2018-18 and successor notices to allow HC to utilize an MTW reasonable accommodation (RA) exception payment standard (PS) without consideration for the 120% Fair Market Rent (FMR) limitation and without prior HUD approval, while ensuring that any approved rent meets the rent reasonableness standard. HC intends to utilize these MTW RA exception PS to assist families with disabled individuals in finding affordable units that include the features needed to address their disabilities. This policy will improve housing choice and reduce administrative burdens to benefit both clients and the agency. HC had budgeted funds to cover the cost of the MTW RA exception PS and understands that application of this policy will not cause any hardship to HCV families. Finally, HC will continue to apply the rent reasonableness standard when reviewing and approving any exception payment standard.

B. Relationship to MTW Statutory Objectives

This activity supports the MTW objective of improving housing choice for eligible low-income families by providing greater opportunity for disabled households to find accessible units during their voucher term. This activity also supports the MTW objective of increasing cost effectiveness by decreasing the administrative burden for HC when having to request approvals from HUD for exception payment standards outside of the 120% limitation.

C. Population Groups and Household Types Impacted by Activity

The exception payment standard policy will apply to HCV program families, with disabled family members, who need an exception payment standard to afford a unit with the features needed to address the applicable disabilities. HC will apply this policy to applicable families in the treatment, control and excluded groups.

D. Cost Implications

The costs related to MTW RA exception PS have been addressed. As the number of requests for reasonable accommodation payment standards generally averages five per year, HC has budgeted accordingly.

E. Implementation Timetable

Upon HUD approval, HC will implement this activity and apply the waiver to approve MTW RA exception PSs above 120% of FMR, without HUD approval, for applicable families.

F. Impact Analysis

See attached.

G. Hardship Policy

As application an MTW RA exception PS will assist households with disabled members in finding affordable units, it is not projected to create any hardship for HCV applicants or participants HCV program applicants and participants may request an informal review/hearing when and if their request for a reasonable accommodation exception payment standard is denied. HC will follow its applicable policies on reviews/hearings.

H. Public Comments

No written or verbal public comments were received on this agency specific waiver request.

8. Agency-Specific Waiver Request:
Reasonable Accommodation Exception Payment Standard
Impact Analysis



HOUSING CONNECT
MTW REASONABLE ACCOMMODATION EXCEPTION PAYMENT STANDARD
IMPACT ANALYSIS

Under the Moving to Work (MTW) Operations Notice, MTW agencies are required to prepare an impact analysis as a “safe harbor” for certain activities proposed in the annual MTW Supplement. MTW agencies must prepare the impact analysis:

- Prior to implementation of the MTW activity, if required as a safe harbor.
- For certain activities as defined in the MTW Operations Notice on an annual basis during the implementation of the MTW activity.
- Prior to any Safe Harbor Waiver or Agency-Specific Waiver requests; and,
- At the time, the MTW activity is closed out, if an impact analysis was previously required.

Housing Connect (HC) has prepared this impact analysis in conjunction with its second MTW Supplement for the fiscal year beginning on July 1, 2023. This analysis describes the projected impact related to utilization of an exception payment standard without consideration for the 120% Fair Market Rent (FMR) limitation and without prior HUD approval, to assist families with disabled individuals in finding affordable units that include the features needed to address their disabilities.

A. Impact on the agency’s finances (e.g., how much will the activity cost, any change in the agency’s per family contribution)

HC projects that this activity will result in a reduction in applicable families’ contributions toward rent through application of MTW reasonable accommodation exception payment standards. With respect to agency costs, HC projects that HAP may increase approximately \$7,500. HC has budgeted accordingly to account for these increases. See Exhibit A which reflects the impact on HAP.

B. Impact on affordability of housing costs for affected families (e.g., any change in how much affected families will pay towards their housing costs)

HC projects that this policy will have a positive impact on affordability of housing costs. By applying MTW reasonable accommodation exception payment standards, families with disabled household members will experience reductions in their family share of rent – gross rents will be more closely aligned with the MTW reasonable accommodation exception payment standards thus reducing the additional amounts due from the family. All rents must be reasonable.

C. Impact on the agency’s waitlist(s) (e.g., any change in the amount of time families is on the waitlist)

HC does not expect that the proposed activity will have any impact on the agency’s waitlist including on the amount of time families are on the waitlist

D. Impact on the agency’s termination rate of families (e.g., any change in the rate at which families non-voluntarily lose assistance from the agency)

HC does not expect that implementation of MTW reasonable accommodation exception payment standards will have any measurable impact on HC's termination rates for the HCV program. HC's current informal review/hearing policies provide participating families with the opportunity to dispute HC's determination regarding the family request for an MTW reasonable accommodation exception payment standard.

E. Impact on the agency's current occupancy level in public housing and utilization rate in the HCV program

HC does not expect that implementation of MTW reasonable accommodation exception payment standards will have any measurable impact on current HCV utilization rates.

F. Impact on meeting the MTW statutory goals of cost effectiveness, self-sufficiency, and/or housing choice

This activity supports the MTW objective increasing housing choice for eligible low-income families by providing greater opportunity for disabled households to find accessible and affordable units during their voucher term. This activity also supports the MTW objective of increasing cost effectiveness by decreasing the administrative burden for HC when having to request approvals from HUD for exception payment standards outside of the 120% limitation.

G. Impact on the agency's ability to meet the MTW statutory requirements

Implementation is not projected to have a measurable impact on HC's ability to meet the five MTW statutory requirements. HC intends to fully comply with the MTW statutory requirements throughout its participation in the MTW Demonstration.

H. Impact on the rate of hardship requests and the number granted and denied as a result of this activity

HC does not anticipate that implementation of the MTW reasonable accommodation exception payment standards will generate any measurable increase in hardship requests. Implementation of this policy will not result in hardship for any families.

I. Across the other factors above, the impact on protected classes (and any associated disparate impact).

HC does not project any negative impacts including disparate impacts on protected classes as a result of implementing the MTW reasonable accommodation exception payment standards. There is only a positive impact for families that have disabled family members.

EXHIBIT A
IMPACT ANALYSIS: REASONABLE ACCOMMODATION EXCEPTION PAYMENT STANDARDS
HOUSING CHOICE VOUCHER PROGRAM

The analysis in Exhibit A illustrates a modeled impact on HAP when applying MTW reasonable accommodation exception payment standards for applicable households in the HCV program.

The following assumptions were used in this impact analysis and were made based on past experience with RA exception payment standard requests:

- Approximately five RA exception payment standards are approved per year
- Eighty-eight percent of all RA exception payment standards are for families in 1 BR units
- Using HC's MTW flexibility, HC projects the average RA exception payment standard will be 130% of the 1 BR FMR.
- Family share will not be impacted as the gross rent and MTW exception payment standard will likely be aligned or the gross rent will not exceed the MTW exception payment standard.

HC's payment standards for 2023 are set at between 90% and 110%. The 1 BR payment standard for 2023 is set at 110% of the FMR. Since 2018, every reasonable accommodation payment standard, with the exception of one request, was for a family who qualified for a 1 BR payment standard. HC has budgeted accordingly to cover the projected HAP cost of \$7,500 per year for this activity.

2023 MTW RA Exception PS @130% of the FMR:	\$1,635
2023 RA Exception PS @ 120% of the FMR:	<u>\$1,510</u>
Additional HAP due to MTW RA Exception PS:	\$ 125/month per request
Additional annual HAP due to MTW RA Exception PS:	\$1,500/year per request
Annual HAP expenditure for 5 MTW RA Exception PSs:	\$7,500/year