



**HOUSING
CONNECT**

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Annual Plan with Moving To Work (MTW) Supplement to Annual PHA Plan Calendar Year 2024

(January 1, 2024 – December 31, 2024)

Approved October 26, 2023

The following documents comprise Housing Connect's Calendar Year 2024 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
 - B.4. Capital Improvements
3. MTW Supplement (HUD Form 50075-MTW)
4. Other Documents
 - a) Public Comment & Action
 - b) RAB Comments/Minutes/Approval
 - c) Board Resolution
 - d) Certification by State or Local Official 50077-SL
 - e) Certifications of Compliance 50075 MTW
 - f) Certifications of Compliance 50077 -ST-HCV-HP
 - g) Certification of Compliance 50077 CR

1. Executive Summary

Housing Connect’s Calendar Year 2024 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	The Boyer Company
Phil Bernal, Vice Chair	(ret.) Higher Education Administrator
Kat Johnson	United Way of Salt Lake
Wendy Leonelli	J. Fisher Companies
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 131 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:

Excellence– We strive to be the best in all areas of our work and a leader in our industry. We seek to continually develop our skills and abilities to provide timely, professional, and quality service. We encourage technical mastery and excellence in the performance of job tasks and in

fulfillment of our goals and objectives. We learn from both our successes and failures and continuously strive for improvement.

Integrity – We are honest, fair, and forthright. We are transparent and exhibit strong moral character in our day-to-day operations and decision making. We are respectful and celebrate all people. We aspire to build trust, respond to individual needs, and benefit the community.

Innovation – We are creative problem solvers. We turn ideas into solutions that add value to residents' lives and our community. We embrace change. We are resourceful, collaborative, and act courageously. We build on prior successes. Our innovation will support a brighter future.

Humility – We are open and focused on where we can help. We see dignity in others and seek to build greater community and belonging. We acknowledge our mistakes and limitations. We listen to everyone associated with our efforts. We believe in the power of choice. We work hard to appreciate and support our residents throughout the evolution of their life circumstances.

Accountability – We are responsible for our words and actions. We take individual ownership and pride in our work and the services we provide. We earn the public's support and confidence for the resources they entrust to our agency. We know that these resources are finite and that our programs and services must be efficient, sustainable, and economically viable.

Inclusion – We are an anti-racist and inclusive organization. We are committed to creating opportunities for traditionally excluded groups to be included, represented, and for their voice to be heard and valued. Housing Connect has a responsibility to address structural oppression in our community through our work in housing. We stand for diversity and empathy without exception. We oppose discrimination in any form.

Housing Connect is an award-winning agency with numerous recognitions from the National Association of Housing and Redevelopment Officials (NAHRO), the U.S. Department of Housing and Urban Development (HUD), and others. Since the inception in 1990 of the performance measurements by HUD's Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (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. Housing Connect 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. MTW flexibility will support Housing Connect'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 03/31/2024
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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, including changes to these policies, 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. The 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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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	<p> PHA Name: <u>Housing Authority of the County of Salt Lake dba Housing Connect</u> PHA Code: <u>_003_</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>_January 1, 2024 – December 31, 2024_</u> 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>3378</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> 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. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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Lead PHA:																																

B.	Plan Elements
B.1	<p>Revision of Existing 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 type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</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 Rental Assistance or Project-Based Vouchers 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 type="checkbox"/> <input checked="" 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>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>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.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) 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.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>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.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>Housing Connect fulfills the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. Housing Connect is an anti-racist and inclusive organization. We are committed to creating opportunities for traditionally excluded groups to be included, represented, and for their voice to be heard and valued. Housing Connect has a responsibility to address structural oppression in our community through our work in housing. We stand for diversity and empathy without exception. We oppose discrimination in any form.</p>

	<p>As outlined in HC's HCV Administrative Plan and PH's Admissions and Continue Occupancy Policy detailed throughout the policies, all programs operated by HC are operated in a manner that affirmatively furthers fair housing and in compliance with the Fair Housing Act and implementing regulations. Housing programs are nondiscriminatory programs where all participants and applicants are provided the same quality of service, regardless of family characteristics and background. Households with a disability who require additional accommodation to use and enjoy a program or dwelling are provided the opportunity to request a reasonable accommodation. In addition, to ensure that all households can access HC programs regardless of English proficiency, HC implements a comprehensive Limited English Proficiency policy to ensure services and documents are available in the household's preferred language.</p>
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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),

1

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

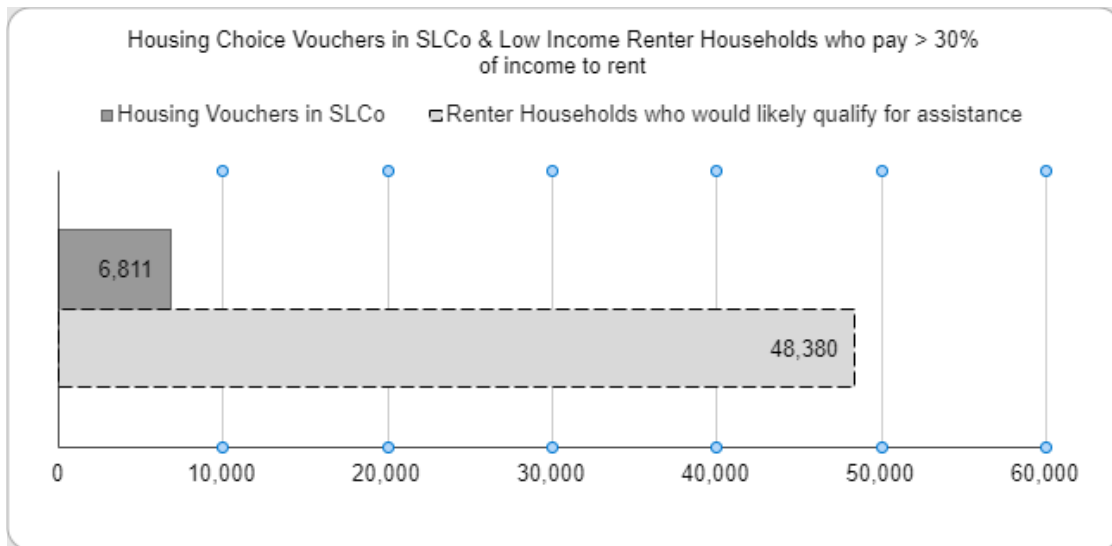
NEED FOR AFFORDABLE HOUSING OPTIONS

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 a conversion under 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 closed on April 4, 2023 and there are 9,467 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. 155 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

Public Housing

Housing Connect's Public Housing Admissions and Continued Occupancy Policy can be found at www.housingconnect.org The Deconcentration Policy is outlined in Chapter 4. Regarding eligibility, selection, admission, and unit assignment please see chapters 3, 4 & 5.

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

Tenant selection for Public Housing is based on income, and date and time of the application. The waiting list for Public Housing closed on April 4, 2023. Housing Connect maintains a site-based waiting list for Valley Fair Village, a public housing community designated for elderly and non-elderly disabled. The waiting list for Valley Fair Village opened effective July 20, 2015 and remains open at this time.

Preferences:

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, stalking or human trafficking 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.

Housing Choice Voucher

Housing Connect's Housing Choice Voucher Administrative Plan can be found at <https://housingconnect.org/wp-content/uploads/2023/03/Admin-Plan-3.2023.pdf> Regarding eligibility, selection and admissions, see Chapters 3, 4 and 5.

Tenant selection for the Section 8 Tenant-Based Rental Assistance is based on income and the date and time of application. The waiting list for Section 8 was opened on June 1, 2023 and closed on September 22, 2023.

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.

Preferences

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

- A local preference will be implemented for households on the RAD waiting list and an occupancy standard change will be implemented for RAD units to allow a variety of households to be housed who would normally be excluded; specifically, to allow a 2-person (parent/child) household to be housed and to allow flexibility regarding the occupancy requirement for a 4 bedroom unit to ensure full utilization of the unit. (Approved FY 23-24, implementation July 1, 2023)
- FUP Youth Preference-Persons whose FUP youth assistance is expiring and will have a lack of adequate housing as a result of their termination from the program, or other similar category. Youth must be on the HCV waiting list to qualify for this preference. (Approved FY 23-24, implementation July 1, 2023)
- 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.

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 was awarded a Moving to Work (MTW) PHA under Expansion Cohort 2 in May 2021 and is participating in a rent reform study with HUD that started in Spring 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.

Housing Connect aims to implement this program and has a placeholder for up to \$500,000 to support homeownership efforts for low-income families who are first time home buyers and have completed financial counseling and home ownership education.

Safety and Crime Prevention (VAWA)

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. As needed Housing Connect works in collaboration with all local police jurisdictions to support residents with protections under VAWA.

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 funds. Housing Connect is vetting the utilization of Project-Based Vouchers under the “Faircloth to RAD” program to support development.

To ensure RAD conversions are viable and have sufficient cash flow, Housing Connect will augment or supplement the RAD contract rents in order to make a RAD conversion viable. This could pertain to a RAD conversion or in the circumstances of a Faircloth to RAD conversion. HC will comply with all applicable MTW provisions outlined in the MTW Operations Notice and/or RAD provisions outlined in the RAD Notice, Notice PIH 2012-32, REV-4 or its successor notice.

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 a 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 submitted the Section 18 Disposition Application for Granger Apartments in January 2023. Financial closing is anticipated by September 2023.

Housing Connect intends to use funds from the disposition of Public Housing to support Public Housing Capital needs, RAD and new acquisition activities to provide affordable housing opportunities. In 2018 HC’s application for disposition of scattered site housing included \$2.5M in proceeds to be used for an endowment which will fund supportive services to individuals and families receiving housing assistance from Housing Connect. The proceeds will be used to provide long-term, sustainable funding for service coordination. HC anticipates this funding will be available through CY2030 and possibly beyond.

Conversion of Public Housing to Tenant Based Assistance

Housing Connect is in the evaluation process to assess the need and feasibility for conversion to Tenant Based Assistance either by way of Section 18 or Section 22 for the following project:

1 Valley Fair Village	UT003000002A	100	HC plans to maintain the property as Public Housing but will continue to evaluate the feasibility of redeveloping the property at a higher density.
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Conversion of Public Housing to Project-Based Assistance under RAD

Housing Connect plans to combine the following into one 4% Low Income Housing Tax Credit deal and doing it as a 60% / 40% Section 18 blend:

1	Harmony Park	UT003000003	20
2	Union	UT003000003	30
3	Erin Meadows	UT003000003	34

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/New 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). *Sunset Gardens, currently named 'East 72' was approved to utilize MTW Financial Fungibility for Gap Financing in the FY 22-23 MTW Supplement.

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 New City Plaza, 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, Housing Connect'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

Housing Connect utilizes project-based vouchers to spur development of affordable housing and to increase housing choice in underserved parts of Salt Lake County and/or opportunity areas.

To date, the following PBV's have been allocated:

Table 1

Community	# of PBV's
Bud Bailey	45
Central City	25
Grace Mary Manor	48
Kelly Benson	33
Medina Place	40
Family Support Center	9
Palmer Court	56
The Road Home Scattered	5
Total:	261

Additionally, Housing Connect has the following PBV's from various conversions or other HUD approved mechanisms:

Table 2

Community	# of PBV's
Westlake	10
Academy Park, Cyprus Park and Kearns	84
Hunter	20
Scattered Properties	28
New City Plaza (formerly Senior High Rise)	299
East 72 (formerly Sunset Gardens)	36
VASH	24
Total:	501

With an approved MTW waiver for implementation July 1, 2022 and Housing Connect's Board of Commissioners approval, policies are in place to allow Housing Connect to project-base up to 35% of vouchers utilizing MTW flexibilities. New project-based vouchers will be reflected in the respective tables from year to year.

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 utilize Public Housing Operating Fund, Capital Fund Program and certain Housing Assistance Payments funds flexibly and interchangeably 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
 - Increased 65 at East 72 in fiscal year 2023

*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 609 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
 - 5 VASH - FY22
 - 30 Mainstream - FY23
 - 20 Traditional HCV – FY23
 - 5 VASH – FY23
 - 24 Sunset Gardens Protection Vouchers - FY23
 - 16 HOPWA – FY23
 - 70 Emergency Afghan Rental Housing (Short-term) – FY23
 - 50 Afghan Rental Assistance - 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.

- Reposition and secure long-term viability of Public Housing properties
 - Housing Connect originally had 626 Public Housing units. 287 units have been converted to RAD units. 155 units were disposed of under Section 18. There are currently 184 units of Public Housing to reposition and secure long-term viability.
 - In 2021, Granger was awarded 9% LIHTCs, Housing Connect has submitted a Section 18 disposition application and will submit for tenant-protection vouchers.
- Enhance and grow supportive services that maintain housing assistance and promote well-being
 - Housing Connect has continued its focus on 6 Social Determinants of Health (SDoH), which include Housing Stability, Food Security, Education, Financial Stability, Health Access and Community Connection. The Resident Opportunities and Self-Sufficiency Program was renewed and shifted to an existing Housing Connect property, Valley Fair Village. An additional, new case manager (1 FTE) was added at New City Plaza to support residents with housing stability and additional SDoH needs. Events focused on resource connection and health services have been held at Housing Connect properties.

B.4. 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.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 12/13/2022

Approved By: SMITH-DREIER, CHRISTINE

Part I: Summary						
PHA Name : Housing Authority of the County of Salt Lake		Locality (City/County & State)				
PHA Number: UT003		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)				
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

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

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	Quantity	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/Mains,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)-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)	Physical Improvements to Dwellings		\$413,948.00
	ERIN MEADOWS (UT003000003)			\$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)-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-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-	Physical improvements to dwellings		\$347,716.00

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 II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,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 Escape,Dwelling Unit-Exterior (1480)-Foundations)			
ID0073	Demolition and Relocation(MTW (1492))	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

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	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,402,034.00

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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	Quantity	Estimated Cost
	VALLEY FAIR VILLAGE (UT003000002)			\$278,987.00
ID0066	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 (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)-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)	Physical Improvements to Dwellings		\$278,987.00
	ERIN MEADOWS (UT003000003)			\$684,145.00
ID0070	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-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-	Physical improvements to dwellings		\$684,145.00

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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	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)-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)-Landscape)			
	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)-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)-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)-Striping,Dwelling Unit-Site Work (1480)-Water	Physical Improvements to Dwellings		\$25,000.00
	AUTHORITY-WIDE (NAWASD)			\$413,902.00

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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
	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)-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)-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

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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
	VALLEY FAIR VILLAGE (UT003000002)			\$278,987.00
ID0103	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)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,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))	Physical Improvements to Dwellings		\$278,987.00
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			\$25,000.00

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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	Quantity	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)-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)-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)	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)-Striping,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

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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	Quantity	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)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)			
	AUTHORITY-WIDE (NAWASD)			\$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

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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
	ERIN MEADOWS (UT003000003)			\$684,145.00
ID0105	Copy of Physical Improvements including Force Account(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 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)-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)-Landscape,Dwelling Unit-Site Work (1480)-Lighting)	Physical improvements to dwellings		\$684,145.00
	VALLEY FAIR VILLAGE (UT003000002)			\$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

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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
	(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)-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)			
	MAGNA, ACADEMY PARK AND HUNTER (UT003000004)			\$25,000.00
ID0107	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)-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)-Striping, Dwelling Unit-Site Work (1480)-Water	Physical Improvements to Dwellings		\$25,000.00
	AUTHORITY-WIDE (NAWASD)			\$413,902.00

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 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

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 (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 (s)	
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

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 (s)	
Work Statement for Year 3	2024
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

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 (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

Form HUD-50075.2(4/2008)

3. MTW Supplement

PHA Name : Salt Lake County (Housing Connect)

PHA Code : UT003

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

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 is participating in 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. 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, increased flexibility to streamline income verification, flexibilities regarding HQS inspections for PBV units that HC owns manages and controls, an enhanced Family Self-Sufficiency program, and an alternative reexamination schedule allowing for elderly and disabled households to recertify on a triennial basis.

New waiver requests in HC's CY 2024 MTW Supplement include flexibilities related to landlord incentives with the goal to increase the supply of affordable housing, maintain quality landlords and units, and increase housing options.

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 HC's most recent MTW Supplement along with other factors, HC projects that some previously approved waivers may not be implemented by the end of the FY. Therefore, based on HUD guidance, some MTW waivers approved by HUD in FY 2023-24 continue to be categorized in the CY 2024 MTW Supplement as "Plan to Implement in the Submission Year."

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)	Currently Implementing
d. Stepped Rent (HCV)	Currently Implementing
i. Alternative Utility Allowance (PH)	Currently Implementing
j. Alternative Utility Allowance (HCV)	Currently Implementing
2. Payment Standards and Rent Reasonableness	
b. Payment Standards- Fair Market Rents (HCV)	Plan to Implement in the Submission Year
d. Rent Reasonableness – Third-Party Requirement (HCV)	Currently Implementing
3. Reexaminations	
a. Alternative Reexamination Schedule for Households (PH)	Currently Implementing
b. Alternative Reexamination Schedule for Households (HCV)	Currently Implementing
c. Self-Certification of Assets (PH)	Currently Implementing
d. Self-Certification of Assets (HCV)	Currently Implementing
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Plan to Implement in the Submission Year
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Plan to Implement in the Submission Year
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	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)	Plan to Implement in the Submission Year
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Plan to Implement in the Submission Year
e.PH Policies for Addressing Increases in Family Income (PH)	Plan to Implement in the Submission Year
e.HCV Policies for Addressing Increases in Family Income (HCV)	Plan to Implement in the Submission Year
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)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW

activity contributes to a larger initiative

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, implementation began 9/1/2023. 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.

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.

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

Cost effectiveness; Self-sufficiency

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

Neutral (no cost implications)

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

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

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

New admissions and currently assisted households

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

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Other – another specifically defined target population or populations.

If Other Selected in Previous Question: Please describe this target population in the text box.

All non-elderly, non-disabled households currently or newly receiving a PH subsidy that do not meet any of the exclusion criteria are eligible for enrollment into the STRD study.

Does the MTW activity apply to all public housing developments?

The MTW activity applies to specific developments

Which developments participate in the MTW activity?

Harmon Park Apartments (South Main)

Union Plaza

Erin Meadows

Granger Apartments*

*Granger Apartments is beginning a RAD conversion and will no longer be Public Housing by the end of 2024.

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about

what has been accomplished or changed during the implementation.

Implementation began 9/1/2023 and continues in accordance with approved policies.

Does this MTW activity require a hardship policy?

Yes

This document is attached.

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

Yes

Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple 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)

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

No

How many hardship requests have been received associated with this activity in the past year?

1.00

How many hardship requests were approved?

1

How many hardship requests were denied?

0

How many are pending?

0

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

No

Does the MTW activity require an impact analysis?

Yes

This document is attached.

Does the impact analysis apply to more than this MTW activity?

Yes

Please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.)

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)

Describe how the stepped rent is structured, including the following: how each household's rent will be set in the first year; how frequently rents will change and by what amount; and how the stepped rent will end (i.e., what is the maximum rent).

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 upload a document that presents the stepped rent schedule in the form of a table.

This document is attached.

If a household progresses all the way through the stepped rent schedule, what will their status be?

Other\Not Applicable. [If checked]: Please explain

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)

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

HC was approved for this waiver in its FY 2022-2023 MTW Supplement, implementation began 9/1/2023. 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.

<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Cost effectiveness; Self-sufficiency</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Neutral (no cost implications)</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p> <p>New admissions and currently assisted households</p>
<p>Does the MTW activity apply to all family types or only to selected family types?</p> <p>The MTW activity applies only to selected family types</p>
<p>Please select the family types subject to this MTW activity.</p> <p>Other – another specifically defined target population or populations.</p>
<p>If Other Selected in Previous Question: Please describe this target population in the text box.</p> <p>All non-elderly, non-disabled households currently or newly receiving a HCV subsidy that do not meet any of the exclusion criteria are eligible for enrollment into the STRD study.</p>
<p>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> <p>The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers</p>
<p>Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.</p> <p>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.</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>Implementation began 9/1/2023 and continues in accordance with approved policies. To date HC has processed and approved 19 automatic hardships in accordance with policies, 2 additional hardships have been requested, of those 2, one was denied and one is pending.</p>
<p>Does this MTW activity require a hardship policy?</p> <p>Provided Already</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>Does the MTW activity require an impact analysis?</p>

Provided Already

Describe how the stepped rent is structured, including the following: how each household's rent will be set in the first year; how frequently rents will change and by what amount; and how the stepped rent will end (i.e., what is the maximum rent).

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 upload a document that presents the stepped rent schedule in the form of a table.

This document is attached.

If a household progresses all the way through the stepped rent schedule, what will their status be?

Other/Not Applicable. [If checked]: Please explain

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)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW

activity contributes to a larger initiative

HC was approved for this waiver in its FY 2022-2023 MTW Supplement and implementation has commenced. 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 simplified the process for households seeking housing options to determine if the unit is affordable and eliminated the processing burden for Housing Connect's staff of determining the utility allowance

amount for a specific unit.

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

Cost effectiveness

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

Decreased revenue

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

The MTW activity applies 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.

The Alt UA began implementation in February 2023.

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

No

Please describe the alternative method of calculating the utility allowances. Please explain how the method of calculating utility allowances is different from the standard method and what objective the MTW agency aims to achieve by using this alternative method.

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

Housing Connect was approved for this waiver in its FY 2022-2023 MTW Supplement and implementation has commenced. 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.

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

Cost effectiveness

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

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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

Implementation began in 3/1/2023. Consistent with approved policies Housing Connect offers a phase in of the Alt UA based on household criteria. To date, 83 households are benefitting from the phase in policy.

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

No

Please describe the alternative method of calculating the utility allowances. Please explain how the method of calculating utility allowances is different from the standard method and what objective the MTW agency aims to achieve by using this alternative method.

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.b. - Payment Standards- Fair Market Rents (HCV)

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

HC is approved for the following Safe Harbor Waiver 2.b.2.i Payment standard must be between 80% - 120% of the FMR in its FY 23-24 MTW Supplement. This activity will waive provisions of HUD 24 CFR 982.503 (b)(1) sections (v-vi) and PIH Notice 2018-18 and successor notices to allow Housing Connect (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 (up to 150%). 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. 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.

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.

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

Housing choice

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

Increased expenditures

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

The MTW activity applies to all assisted households

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

n/a
Does this MTW activity require a hardship policy? No No document is attached.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? Yes
What is the status of the Safe Harbor Waiver request? The waiver was previously approved.
Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity. This activity will waive provisions of HUD 24 CFR 982.503 (b)(1) sections (v-vi) and PIH Notice 2018-18 and successor notices to allow Housing Connect (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 (up to 150%).
Does the MTW activity require an impact analysis? Yes This document is attached.
Does the impact analysis apply to more than this MTW activity? No
Please explain the payment standards by FMR: HC will utilize this flexibility in conjunction with a 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 (up to 150%).

2.d. - Rent Reasonableness – Third-Party Requirement (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative 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.

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

Cost effectiveness

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

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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

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

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

No

Please explain or upload a description of the 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.

This document is attached.

Please explain or upload a description of the 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.

No document is attached.

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

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

Housing Connect was approved for this waiver in its FY 2022-2023 MTW Supplement. HC is currently implementing 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.

HC was also approved in its FY 2023-2024 MTW Supplement to expand this flexibility to Elderly and Disabled households who are excluded from the stepped rent study. HC is in planning stages for this expansion. 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 Hardship Policy and 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.

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

Cost effectiveness; Self-sufficiency

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

Neutral (no cost implications)

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

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

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

New admissions and currently assisted households

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

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families; Elderly families; Disabled families (to the extent those families are not exempt via a reasonable accommodation)

Does the MTW activity apply to all public housing developments?

The MTW activity applies to all developments

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

Implementation began 9/1/2023 and continues in accordance with approved policies specific to Stepped Rent.

Does this MTW activity require a hardship policy?

Yes

This document is attached.
Does the hardship policy apply to more than this MTW activity? Yes
Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.) 3.a. - Alternative Reexamination Schedule for Households (PH); 3.b. - Alternative Reexamination Schedule for Households (HCV)
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement? No
How many hardship requests have been received associated with this activity in the past year? No hardship were requested in the most recent fiscal year.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? Yes
What is the status of the Safe Harbor Waiver request? The waiver was previously approved.
Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity. The waiver 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 safe harbor waiver flexibility is limited to households participating in the Stepped Rent study.
Does the MTW activity require an impact analysis? Yes This document is attached.
Does the impact analysis apply to more than this MTW activity? Yes
Please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.) 3.a. - Alternative Reexamination Schedule for Households (PH); 3.b. - Alternative Reexamination Schedule for Households (HCV)

What is the recertification schedule?

Once every three years

How many interim recertifications per year may a household request?

1

Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.

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

Housing Connect was approved for this waiver in its FY 2022-2023 MTW Supplement. HC is currently implementing 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.

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.

HC was also approved in its FY 2023-2024 MTW Supplement to expand this flexibility to Elderly and Disabled households who are excluded from the stepped rent study. HC is in planning stages for this expansion. 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.

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

Cost effectiveness; Self-sufficiency

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

Neutral (no cost implications)

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

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

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

New admissions and currently assisted households

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

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families; Elderly families; Disabled families (to the extent those families are not exempt via a reasonable accommodation)

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers

Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.

Households in PBVs in non PSH are eligible for this flexibility through enrollment into the Stepped Rent study. Excluded households in PBV's are also eligible along with households in PBVs in Permanent Supportive Housing.

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

Implementation began 9/1/2023 and continues in accordance with approved policies specific to Stepped Rent.

Does this MTW activity require a hardship policy?

Provided Already

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

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.

The 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 safe harbor flexibility is limited to households participating in the Stepped Rent study.

<p>Does the MTW activity require an impact analysis?</p> <p>Provided Already</p>
<p>What is the recertification schedule?</p> <p>Once every three years</p>
<p>How many interim recertifications per year may a household request?</p> <p>1</p>
<p>Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.</p> <p>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.</p> <p>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 and have access to a hardship request as needed.</p>

<p>3.c. - Self-Certification of Assets (PH)</p>
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>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.</p> <p>This activity allows for greater cost effectiveness.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Cost effectiveness</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Neutral (no cost implications)</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies to all assisted households</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>Staff utilize this flexibility as needed to streamline processes and reduce administrative burden.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>Yes</p>
<p>What is the status of the Safe Harbor Waiver request?</p> <p>The waiver was previously approved.</p>

Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.

The waiver was previously approved. Allows HC to implement this flexibility at new admissions as well as at reexaminations.

Please state the dollar threshold for the self-certification of assets.

\$50,000.

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

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

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.

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

Cost effectiveness

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

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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

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

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

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.

The waiver was previously approved. Allows HC to implement this flexibility at new admissions as well as at reexaminations.

Please state the dollar threshold for the self-certification of assets.

\$50,000.

4.a. - Vacancy Loss (HCV-Tenant-based Assistance)**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

This activity will waive provisions of section 8(o)(9) of the 1937 Act, and 24 CFR 982.311 and 982.352(c) to incentivize landlords' continued participation in the HCV program by authorizing HC to make vacancy loss payments if a HCV landlord subsequently leases the vacated unit to another HC-assisted participant.

HC's policies related to vacancy loss payments and other landlord incentives will be updated and described in the Administrative Plan. Once notified of a vacancy by an HC-assisted tenant, HC will provide the landlord with information regarding the vacancy claim request process and eligibility requirements. If the landlord subsequently leases the unit to another HC-assisted participant then, upon execution of the new lease and Housing Assistance Payment (HAP) contract between the landlord and HC, HC will provide a vacancy loss payment to the landlord. Vacancy loss payments will not exceed one month of the contract rent that was in effect at the time that the prior tenant vacated the unit.

The goal of this activity is to incentivize landlords to continue their participation in the HCV program and to maintain the availability of units. The vacancy loss payments will offer compensation when landlords keep units available during the RFTA and inspection process and also encourage landlords to seek out additional voucher tenants rather than relying on the open market. The vacancy loss payments are part a larger landlord incentives initiative to increase the supply of affordable housing, maintain quality landlords and units, and increase housing options.

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

Housing choice

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

Increased expenditures

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

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

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

New admissions and currently assisted households

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

The MTW activity applies to all family types

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to all tenant-based units

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

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

No

Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?

To all units
What is the maximum payment that can be made to a landlord under this policy? Vacancy loss payments will not exceed one month of the contract rent that was in effect at the time that the prior tenant vacated the unit.
How many payments were issued under this policy in the most recently completed PHA fiscal year? 0
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? \$0

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative This activity will waive provisions of section 8(o)(9) of the 1937 Act, and 24 CFR 982.311 and 982.352(c) to encourage landlords to participate in the HCV program by providing leasing incentives to make unit(s) available for lease by HCV participants. The following leasing incentives will be made available to participating and qualifying landlords, as applicable. <ol style="list-style-type: none"> 1. Signing Bonus Payment: Landlords who participate in the HCV program by renting their unit to a HC-assisted tenant for the first time will be eligible for a "new landlord bonus payment." The amount of bonus payment shall not exceed one month of the approved contract rent for the unit. The payment will be made to the landlord when the HAP contract is executed between the landlord and HC and along with the first month's rent payment to the landlord. 2. Unit Hold Incentive Payment: Unit hold incentive payments will be made available to landlords who lease a unit that was previously occupied by a non-subsidized tenant to a HC HCV participant. <p>Upon successful execution of the lease and HAP contract between the landlord and HC, the landlord will be eligible for the unit hold incentive payment to account for the time the unit was vacant while the leasing paperwork and inspection were in process. The amount of bonus payment shall not exceed one month of the approved contract rent for the unit. The payment will be made to the landlord when the HAP contract is executed between the landlord and HC and along with the first month's rent payment to the landlord.</p> <p>Landlords may be eligible to receive one or more leasing incentives for which they qualify under MTW Activities 4.a. and/or 4.c. The landlord may receive the maximum of one month's contract rent per each leasing incentive for which they qualify, as approved by HC.</p>
Which of the MTW statutory objectives does this MTW activity serve? Housing choice
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Increased expenditures
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies only to a subset or subsets of assisted households
Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households
Does the MTW activity apply to all family types or only to selected family types? The MTW activity applies to all family types
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? The MTW activity applies to all tenant-based units
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
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?) To all units
What is the maximum payment that can be made to a landlord under this policy? The landlord may receive the maximum of one month's contract rent per each leasing incentive for which they qualify, as approved by HC.
How many payments were issued under this policy in the most recently completed PHA fiscal year? 0
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? \$0

5.a. - Pre-Qualifying Unit Inspections (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative 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.
Which of the MTW statutory objectives does this MTW activity serve? Cost effectiveness; Housing choice
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Neutral (no cost implications)
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>Staff utilize this flexibility as needed to streamline processes and reduce administrative burden.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>How long is the pre-inspection valid for?</p> <p>The pre-inspection is valid for 90 days.</p>

5.c. - Third-Party Requirement (HCV)
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>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.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Cost effectiveness</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Neutral (no cost implications)</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies to all assisted households</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>Staff utilize this flexibility as needed to streamline processes and reduce administrative burden.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>Please explain or upload the description of the quality assurance method:</p> <p>Following will explain the quality assurance method</p>

This document is attached.

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

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

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.

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

Housing choice

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

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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

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.

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

No

What percentage of total authorized HCV units will be authorized for project-basing?

35.00%

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

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

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.

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

Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on

<p>what you know today.</p> <p>Neutral (no cost implications)</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies to all assisted households</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>Housing Connect will utilize this flexibility as needed with the development of affordable housing that includes Project Based Vouchers.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>

<p>9.c. - Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)</p>
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>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.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Cost effectiveness; Housing choice</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Neutral (no cost implications)</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies to all assisted households</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>Housing Connect will utilize this flexibility as needed with the development of applicable affordable housing.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>

<p>10.d.PH - Modify or Eliminate the Contract of Participation (PH)</p>
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>HC was approved for this waiver in its FY 2022-2023 MTW Supplement, we are in the final planning stages before implementation.</p>

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.

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

Self-sufficiency

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

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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

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

Does this MTW activity require a hardship policy?

No

No document is attached.

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

No

Does the MTW activity require an impact analysis?

No

No document is attached.

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

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

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.

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

Self-sufficiency

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

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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

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

Does this MTW activity require a hardship policy?

No

No document is attached.

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

No

Does the MTW activity require an impact analysis?

No

No document is attached.

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

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

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.

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

Self-sufficiency

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

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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

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

Does this MTW activity require a hardship policy?

No

No document is attached.

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

No

Does the MTW activity require an impact analysis?

No

No document is attached.

How will the MTW agency treat increased earnings for families participating in the FSS Program with MTW flexibility?

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)

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

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.

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

Self-sufficiency

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

Neutral (no cost implications)

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

The MTW activity applies to all assisted households

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

Housing Connect is in the final stages of planning before implementation including the finalization of policies, applicable

forms, and updated processes in our database.

Does this MTW activity require a hardship policy?

No

No document is attached.

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

No

Does the MTW activity require an impact analysis?

No

No document is attached.

How will the MTW agency treat increased earnings for families participating in the FSS Program with MTW flexibility?

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

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

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.

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

Cost effectiveness; Housing choice

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

Neutral (no cost implications); Increased revenue

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

assisted households?

The MTW activity applies 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 80% complete with construction to be completed by the end of 2023.

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

No

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
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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
East 72 (Formally Sunset Gardens)	New Construction	Gap Financing	89.00	89.00	0.00	71.00	18.00	0.00

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

E.	Agency-Specific Waiver(s).
E.1	<p>Agency-Specific Waiver(s) for HUD Approval:</p> <p>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</p> <p>No Agency-Specific Waivers are being requested.</p>
E.2	<p>Agency-Specific Waiver(s) for which HUD Approval has been Received:</p> <p>Does the MTW agency have any approved Agency-Specific Waivers?</p> <p>Yes</p> <p>Has there been a change in how the waiver is being implemented from when it was originally approved?</p> <p>No</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	\$1,162,015	\$1,162,015	\$0	2022-12-31
2023	\$852,907	\$609,162	\$243,745	2023-12-31

G.	MTW Statutory Requirements.
G.1	<p>75% Very Low Income – Local, Non-Traditional.</p> <p>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.</p>
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.
<p>Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?</p> <p>Yes</p>	

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

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

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?

G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
<p>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.</p>	

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.	

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: September 1, 2023- August 31, 2029	

4. Other Documents

- a) Public Comment & Action
- b) RAB Comments/Minutes/Approval
- c) Board Resolution
- d) Certification by State or Local Official 50077-SL
- e) Certifications of Compliance 50075 MTW
- f) Certifications of Compliance 50077 -ST-HCV-HP
- g) Certification of Compliance 50077 CR



**MINUTES OF THE HOUSING CONNECT ANNUAL PHA
PLAN & MTW Supplement PUBLIC HEARING**

**Wednesday, September 6, 2023, 10:00 a.m.
Housing Connect Board Room**

HOUSING CONNECT:

Janice Kimball – Chief Executive Officer
Marni Timmerman – Chief Administrative Officer
Dan Pincock – Executive Administrator
Benjamin Scott – IT Specialist

PUBLIC:

(none)

The Public Hearing for Housing Connect's Annual PHA Plan commenced at 10:00 a.m. The meeting was held in the Housing Connect Board Room, as well as virtually.

Housing Connect Chief Executive Officer Janice Kimball, Chief Administrative Officer Marni Timmerman, Executive Administrator Dan Pincock, and IT Specialist Benjamin Scott were in attendance.

No members of the public attended the hearing. Housing Connect did not receive any written or other comments about the Plan from the public.

Respectfully submitted,

Dan Pincock
Executive Administrator



MTW Supplement to the Annual Plan CY 2024 Public Comment Action

Action:

No feedback was received to be reviewed and/or considered by Housing Connect (HC) staff, HC Resident Advisory Board and HC Board of Commissioners. It was not necessary to take action on any Public Comment received.

The Resident Advisory Board minutes and the Board of Commissioner resolution with approval of the MTW Supplement to the Annual Plan CY 2024 are attached in the following pages.

The Mission of the RAB is to represent the interests of the residents receiving rent assistance from Housing Connect. The goal is to assist Housing Connect staff and Board of Commissioners to maintain and improve the quality of life for all residents.

The Mission of Housing Connect is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency, empowerment, and neighborhood revitalization.



Housing Connect Resident Advisory Board Meeting Minutes September 13, 2023

Board Members Present:

Gwen White – Chair
Kathy Larsen – Vice Chair
Jamie Ramos - Treasurer
Carl Schettler

Board Members Not Present:

Royal Miller
Mary Ann Ericksen

Housing Connect Staff Present:

Braidee Kolendrianos
Marni Timmerman

Welcome

Gwen welcomed RAB Members, Guests, and Housing Connect Staff to the Bud Bailey Apartment Community.

Reading of the RAB Mission

Kathy read the Resident Advisory Board Mission.

Housing Connect Update

Marni shared Housing Connect development updates and noted it is CY2024 budget preparation time.

Marni shared information regarding the Annual Plan Public Hearing and noted there were no attendees therefore no public comments to share. She shared there have been no additional changes to the Plan. Gwen motioned to approve the Annual plan with the Moving to Work Supplement, Carl seconded the motion. Board approval was unanimous.

Gwen asked why sometimes ADA units are not occupied by a person with a disability.

Marni shared if the unit is available, any person can be placed in the ADA unit, but the PHA reserves the right to ask them to move if a person with a disability needs the unit.



Minutes Review

Gwen referenced the minutes from the August 2023 RAB meeting and asked for any comments, questions, or changes. Kathy motioned to approve the minutes, Carl seconded the motion. Board approval was unanimous.

Budget Review

Jamie reviewed the RAB budget up to date. Jamie asked for any questions from the RAB, there were no additional questions. Carl motioned to approve the budget, Kathy seconded the motion. Board approval was unanimous.

Kathy motioned that she would like to explore an increase in the Stipend provided to RAB members due to the increased cost of living. Carl seconded the motion and board approval was unanimous. Braidee will reach out to the Accounting team to review the policy related to stipends and a possible increase.

BOC Report

Gwen noted that Housing Connect BOC has been focused on reviewing the Annual Plan.

Property Reports

Carl shared things have been positive at New City Plaza while construction continues.

Gwen shared things have been positive at Kelly Benson Apartments, except for an elevator issue. She shared Natalie Bushman, formerly the KBA Services Coordinator, has been promoted to Permanent Supportive Services Manager.

Recruitment

Braidee shared that we have received RAB applications. The interviews will be held on Wednesday, October 11, 2023 at 4pm at Housing Connect. Gwen, Kathy, and Jamie will represent the RAB at the interviews.

Other

Braidee noted that the BOC members will be invited to attend the November RAB meeting. The RAB members went over highlights they would like to share with the BOC members. Braidee will create the invitation and the highlights.

Next Meeting

The next meeting will be on Wednesday, November 8, 2023, at Housing Connect.





RESOLUTION #1090

2024 PUBLIC HOUSING AGENCY (PHA) PLAN

WHEREAS, Housing Connect has approved the 2024 Public Housing Agency (PHA) Plan, including the Moving To Work Supplement, and

WHEREAS, a public hearing was held on Wednesday, September 6, 2023, in order to obtain public comments, and the Resident Advisory Board has approved the 2024 PHA Plan:

NOW, THEREFORE, Be It Resolved by the Commissioners of Housing Connect as follows:

Section 1. That the 2024 Public Housing Agency (PHA) Plan be approved;

Section 2. That this resolution becomes effective for Housing Connect for a period of 12 months, pending approval by HUD, from January 1, 2024, to December 31, 2024.

Dated this 20th day of September, 2023.



Spencer Moffat, Chair



Janice Kimball, Chief Executive Officer

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Dina Blaes, the Director of Regional Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year CY2024 of the SLCo Housing Authority (Housing Connect) is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

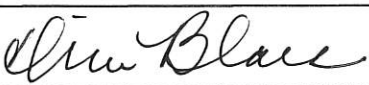
Salt Lake County, Utah
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

In alignment with the Salt Lake County 2020-2024 Consolidate Plan (SLCo ConPlan), Housing Connect's
(HC) PHA Plan outlines goals to increase affordable housing opportunities while promoting self-sufficiency
and neighborhood revitalization, serving 6,000 residents annually. HC's plan is consistent with the SLCo
ConPlan in the general focus of increasing affordable housing units in the community, and in targeting
specific audiences with needs identified in the SLCo ConPlan. HC's designation as a Moving to Work
organization, which occurred after the completion of the SLCo ConPlan, further enhances HC's ability to
meet critical needs in the community. Salt Lake County is eager to work with HC to support this designation
as we prepare to develop our consolidated plan for 2025-2029.

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

Name of Authorized Official:	Title:
Dina Blaes	Director, SLCo Office of Regional Development
Signature: 	Date: September 15, 2023

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. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

MTW CERTIFICATIONS OF COMPLIANCE**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (01/01/2024 ____), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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

Housing Authority of the County of Salt Lake (dba Housing Connect)

UT003

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

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

Spencer Moffat

Board Chair

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

September 20, 2023

DATE

* *Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the County of Salt Lake

(doing business as Housing Connect)

PHA Name

UT003

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 20 - 20

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

Name of Executive Director Janice Kimball

Signature 

Date 09/20/2024

Name Board Chairman

Spencer Moffat

Signature 

Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the County of Salt Lake (d/b/a HousingConnect)
PHA Name

UT063
PHA Number/HA Code

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

Name of Authorized Official <u>Spencer Moffat</u>	Title <u>Board Chair</u>
Signature <u>[Signature]</u>	Date <u>September 20, 2023</u>

U. S. Department of Housing and Urban Development



Office of Public Housing

Region VIII, Denver
1670 Broadway Street
Denver, Colorado 80202-4801

Phone: 303-672-5372
Fax: 303-672-5065
Web: www.hud.gov

October 26, 2023

Ms. Janice Kimball
Executive Director
Housing Connect
3595 South Main Street
Salt Lake City, UT 84115
jjkimball@hacsl.org

Dear Ms. Kimball:

This letter is to inform you that the Housing Connect Annual PHA Plan and Moving to Work (MTW) Supplement for the Fiscal Year beginning January 1, 2024, is approved.

The Department's approval of this MTW Supplement to the PHA Plan is limited to approval of policies and actions authorized by the 1937 Act and flexibilities waiving provisions of the 1937 Act authorized by the MTW Operations Notice. In providing assistance to families under programs covered by this MTW Supplement to the PHA Plan, your PHA must comply with the rules, standards, and policies established in the MTW Supplement to the PHA Plan as well as all applicable federal requirements other than those provisions of the 1937 Act waived by the MTW Operations Notice.

Documents relying upon the approved PHA Plan and MTW Supplement (i.e., Administrative Plan, Admission and Continued Occupancy Plan, etc.) should be updated to reflect those policies. Also, the approved PHA Plan and all required attachments and documents should be available for review and inspection at Housing Connect's principal office during normal business hours.

Should you have any questions or if we may be of further assistance, please contact Bob Koenen, Portfolio Management Specialist, at bob.e.koenen@hud.gov or 303-672-5238.

Sincerely,

CC: John Concannon, MTW Program Director
Autumn Gold, MTW Desk Officer