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## **Annual Plan with Moving to Work (MTW) Supplement to Annual PHA Plan**

**Calendar Year 2026**

**(January 1, 2026 – December 31, 2026)**

**Approved by HUD: mm/dd/yyyy**

The following documents comprise Housing Connect's Calendar Year 2026 PHA Annual Plan and MTW Supplement and are included herein:

1. Executive Summary
2. PHA Annual Plan (HUD Form 50075-HP) & Attachments
  - Statement of Housing Needs and Strategy for Addressing Housing Needs
  - Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions
  - Progress Report
  - Capital Improvements
3. MTW Supplement (HUD Form 50075-MTW)
  - Agency Specific Waiver Request Acceptance of Local Certificate of Occupancy for Initial PBV Inspections Supplement CY 2026
4. Other Documents (to be submitted with final submission by October 18, 2025.)
  - a) Public Comment
  - b) Agency Specific Waiver Request Public Comment
  - c) RAB Comments/Minutes/Approval
  - d) Board Minutes & Public Comment Action
  - e) Board Resolution
  - f) Certification by State or Local Official 50077-SL
  - g) Certifications of Compliance 50075 MTW
  - h) Certifications of Compliance 50077 -ST-HCV-HP
  - i) Certification of Compliance 50077 CR
  - j) HUD Approval 2026 Annual Plan & MTW Supplement

# 1. Executive Summary

Housing Connect's Calendar Year 2026 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 of Commissioners 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 the rents we collect, subsidies from the federal government, and local government grants.

#### Housing Connect Board of Commissioners

Philip V. Bernal, Chair	(ret.) Public Works Director
Christine Nguyen	State of Utah, Department of Health
Mike Akerlow	Salt Lake City Corporation, Government
Kat Johnson	United Way of Salt Lake City
Wendy Leonelli	J. Fisher Companies
Erin Litvack	Salt Lake County Government
Jamie Ramos	Resident Advisory Board

Housing Connect's annual revenue exceeds \$73 million. Housing Connect staff includes 133 employees, with an average job longevity of 5.5 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:

**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.

**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.

**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.



**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.

**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 whole community.

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 27 years and retains High Performer status under the Moving to Work (MTW) umbrella.

Housing Connect was designated as a 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 three 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.

As a Moving To Work Housing Authority, HUD's traditional performance measures (PHAS and SEMAP) are no longer an applicable measurement tool. However, Housing Connect continues to excel with efficient program implementation, effective service delivery, and innovation to best serve low-income households in Salt Lake County.

Housing Connect (UT003) and West Valley City Public Housing Authority (UT025) have applied for Regionalization and have received HUD approval (as of June 27, 2025, with an effective date of July 1, 2025) with the intent for Housing Connect to become designated as a Regional MTW Agency and extend all approved MTW flexibilities - including MTW Funding Flexibilities - to the Partner Agency (West Valley City Housing Authority) and pursue a voluntary consolidation, and a full voluntary transfer of the Partner Agency's Public Housing and/or HCV program(s) pursuant to Notices PIH 2014-24 and PIH 2018-12 and successor notices.

A Regional MTW Agency is needed to address challenges related to housing choice and affordability across a larger geographic area. A regional approach allows for more coordinated, flexible, and effective strategies in solving problems related to housing access, affordability, and quality.

With the approved Regionalization, Housing Connect will absorb 537 total vouchers (437 Housing Choice Voucher, 100 Non-Elderly Disabled).



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 184 public housing units serving individuals and families. In addition, Housing Connect has converted 542 public housing units to maintain housing affordability including: 253 units through HUD's Rental Assistance Demonstration (RAD) program and 155 units through disposition. Of the 542 converted units, 439 units remain deeply affordable with project-based units and 45 single-family homes were sold at an affordable rate to income-qualified households in the community; the remaining units were duplexes that were sold and will remain affordable rentals in the community.

Housing Connect utilizes the Low-Income Housing Tax Credit program (LIHTC) to maintain and expand affordable units in Salt Lake County. Housing Connect has developed or renovated 900 units using tax credits; the majority of these units serve special needs populations that face many barriers to housing, such as being formerly homeless, older adults with disabilities, and individuals with refugee status.

Through the Section 8 Housing Choice Voucher program, Housing Connect provides rental housing assistance to 4,275 households and 820 additional households through other rental assistance programs for 4,558 households. These programs serve low-income households with additional barriers to housing including veterans, persons living with HIV/AIDS, elderly and disabled households, persons at risk of or experiencing homelessness, 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.

- Increase affordable housing physical units by 320
- Acquire 100 units of naturally affordable housing
- Increase rental subsidies by 300
- Diversifying funding or revenue sources
- Reposition and secure long-term viability of 184 Public Housing units under HUD's various repositioning tools (i.e. RAD, Section 18 Disposition, Section 32 Home Ownership, etc.)
- Utilization of Fair Cloth limit under the "Restore-Rebuild initiative" ACC to RAD conversion
- Execute the Resident Services Strategic Plan
  - Connect 1,500 households to housing stability or financial empowerment services.
  - Expand access to affordable homeownership opportunities for low-income households.

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



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

**Purpose.** The Annual PHA Plan 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, 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 PHA Name: Housing Authority of the County of Salt Lake PHA Code: UT003**

**PHA Type:** High Performer

**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): **01/2026**

**PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

**Number of Public Housing (PH) Units 184 Number of Housing Choice Vouchers (HCVs) 836**

**Total Combined 1020**

**PHA Plan Submission Type:** Annual Submission

**Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council with a copy of their PHA Plans.

**How the public can access this PHA Plan:** Housing Connect's CY2026 Annual Plan can be found at <https://housingconnect.org/about/who-we-are/agencydocuments/>.

**PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

**Participating PHAs PHA Code Program(s) in the Consortia Program(s) not in the Consortia No. of Units in Each Program**

**PH HCV**



## **B. Plan Elements.**

### **B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y ☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.**

☐ N Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Y ☐ Financial Resources.

☐ N Rent Determination.

☐ N Homeownership Programs.

☐ N Safety and Crime Prevention.

☐ N Pet Policy.

☐ N Substantial Deviation.

☐ N Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

#### **Statement of Housing Needs and Strategy for Addressing Housing Needs.**

Updated Needs Statement is attached.

#### **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.**

No changes for 2026. Housing Connect's Public Housing Admissions and Continued Occupancy Policy can be found at [www.housingconnect.org](http://www.housingconnect.org). The Deconcentration Policy is outlined in Chapter 4. Regarding eligibility, selection, admission, and unit assignment, please see chapters 3, 4, & 5. Tenant selection for Public Housing is based on income, and date and time of the application. The waiting list for Public Housing closed on April 4, 2023. Housing Connect maintains a site-based waiting list for Valley Fair Village, a mixed population public housing development. The waiting list for Valley Fair Village closed on September 30, 2024. Regarding eligibility, selection and admissions, see Chapters 4 and 5. Tenant selection for the Housing Choice Voucher Tenant-Based Rental Assistance is based on income and the date and time of application. The waiting list for Housing Choice Vouchers was opened on June 1, 2023, and closed on September 22, 2023. A waiting list is maintained for the properties under the Project Based Voucher program. 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 Housing Choice Voucher Administrative plan, Chapter 23, which can be found at <https://housingconnect.org/wp-content/uploads/2025/02/Housing-Connect-HCV-Administrative-Plan-1.1.25-2.pdf>.

Deconcentration policies attached.

#### **Financial Resources.**

Public Housing Operating Subsidy: \$746,904-General Operations

Public Housing Dwelling Rent & Others: \$685,956 – General Operations

PH Public Housing Capital Fund: Operations & Capital Needs:

- 2025: \$1,304,412 – See CFP 5-Year Action Plan
- Prior year's balance: \$804,149 – See CFP 5-Year Action Plan
- Housing Choice Voucher (HCV) Assistance: \$42,493,361-Rental Assistance
- Mainstream Voucher Assistance: \$3,112,269-Rental Assistance
- Emergency Housing Voucher Assistance: \$1,293,831-Rental Assistance
- HCV Administration Fee: \$3,739,950 – Program Administration
- HCV Fraud Recovery: \$50,000 – HCV Administrative Operations
- Resident Opportunity & Self Sufficiency: \$81,950 – Case Management-
- Family Self-Sufficiency/ROSS Public Housing: \$312,752 – Case Management
- HOME/State/County Funding: \$6,771,031 – Rental Assistance & Case Management
- HOPWA: \$792,799 -Rental Assistance & Program Management

- Continuum of Care & Youth Homelessness Project: \$6,218,986--Rental Assistance & Program Administration, Case Management
- Temporary Assistance for Needy Families: \$1,054,789—Rental Assistance and Case Management
- Other Dwelling Rent Owned Units: \$3,471,740 – General Operations on Non-HUD Units
- Interest Income: \$266,016- General Administration
- Development fee and Other Revenue: \$764,263 – General Administration
- TOTAL: \$73,964,798

#### **Rent Determination.**

No changes for 2026 in how rents are determined. 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](http://www.housingconnect.org).

#### **Homeownership Programs.**

No changes for 2026. 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), Financial Wellness Case Manager, and the ROSS Service Coordinator Program provide opportunities for employment counseling, home-ownership counseling, debt reduction, and opportunities to become self-sufficient.

Housing Connect has 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 and are exploring the potential implementation of such a program.

#### **Safety and Crime Prevention.**

No changes for 2026. 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.**

No changes for 2026. For more, please see the Public Housing Admissions and Continued Occupancy Policies at [www.housingconnect.org](http://www.housingconnect.org).

#### **Substantial Deviation.**

No changes for 2026. 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.**

No changes for 2026. 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 nonemergency 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.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

☐ N Hope VI or Choice Neighborhoods

☐ N Mixed Finance Modernization or Development.

Y ☐ Demolition and/or Disposition.

☐ N Conversion of Public Housing to Tenant Based Assistance.

☐ N Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

☐ N Project Based Vouchers.

Y ☐ Units with Approved Vacancies for Modernization.

Y ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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

### **Hope VI or Choice Neighborhoods**

**Not Applicable to Housing Connect.**

### **Mixed Finance Modernization or Development.**

No changes for 2026. Housing Connect may submit Mixed-Finance applications under the "Faircloth to RAD" / Restore-Rebuild program (formerly known as "Faircloth to RAD") in order to create new affordable housing units. No projects have yet been identified. Housing Connect is vetting the utilization of Project-Based Vouchers under the Restore-Rebuild program to support development or to increase deeply affordable housing in the south part of the Salt Lake Valley. 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 Restore-Rebuild conversion. Housing Connect 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.**

During fiscal year 2026, Housing Connect does not plan to do any demolition of any public housing developments, or portions thereof.

### **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: **Valley Fair Village** (UT003000002A)-100 units: Housing Connect plans to maintain the property as Public Housing, but will continue to evaluate the feasibility of redeveloping the property at a higher density.

**Harmony Park** (UT003000003)-20 units: Housing Connect plans to maintain the property as Public Housing but will continue to evaluate the feasibility of redeveloping the property or utilizing a streamlined conversion through Section 22; either option could include at a higher density plan. **Union** (UT003000003)-30 units: Housing Connect plans to maintain the property as Public Housing but will continue to evaluate the feasibility of redeveloping the property or utilizing a streamlined conversion through Section 22; either option could include at a higher density plan. **Erin Meadows** (UT003000003)-34: Housing Connect plans to maintain the property as Public Housing but will continue to evaluate the feasibility of redeveloping the property or utilizing a streamlined conversion through Section 22; either option could include at a higher density plan.

### **Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.**

No changes for 2026.

**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 in the following communities totaling 304: • Bud Bailey:45 • Central City:25 • Grace Mary Manor:80 • Kelly Benson:44 • Medina Place:40 • Family Support Center:9 • Palmer Court:56 • The Road Home Scattered:5 Additionally, Housing Connect has the following PBV's from various conversions or other HUD approved mechanisms in the following communities, totaling 525. • 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 • Granger:24 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.**

Public housing will be renovating 10 UFAS units 5 at VV and 4 at East Amp.

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 (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)**

Under the MTW Operations Notice, Housing Connect 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 Housing Connect's Board-approved budgets. Housing Connect intends to use Capital Fund or MTW funds to fund rehabilitation or new construction on projects currently owned by Housing Connect, either through the straight RAD conversion, RAD/Section 18 blend disposition and Fair Cloth to RAD Conversion.

Housing Connect has 244 Excess ACC authority it intends to utilize under the Restore/Rebuild program. Housing Connect will be updating its Portfolio Reposition Assessment that will guide the agency on the best approach to take for its Portfolio Repositioning.

Housing Connect currently has the following Public Housing AMPs, which Housing Connect may apply for disposition approval.

- UT003-00000325D – 84 units (Erin Meadows, Union Plaza, Harmony Park)
- UT003-00000225D – 100 units (West Valley Fair)

Housing Connect may also use MTW funds to provide gap financing on local affordable housing projects consistent with MTW regulations.

Consistent with Housing Connect's mission to support the creation and preservation of affordable housing units in its jurisdiction, the Agency will continue to support developers in building additional affordable units through the Low-Income Housing Tax Credit (LIHTC) financing. The following projects have signified interest and/or requested from Housing Connect Project Based Vouchers allocations.

Project name	Location	No. of PBV Units
Kearns Mountain View	5100 S. 4950 W., Kearns, UT	50
Saltair Lofts	107 S. 800 W., Salt Lake City, UT	50
Palmer Court	999 S. Main St., Salt Lake City, UT	100
Safe Haven	550 W. 700 S., Salt Lake City, UT	27
273 Apartments	273 E. 800 S., Salt Lake City, UT	34

### 3. Statement of Housing Needs and Strategy for Addressing Housing Needs

# Housing Connect 2026 Needs Statement

## INTRODUCTION

Across the nation, every state is experiencing an affordable housing crisis. There is no state that has sufficient affordable housing for its extremely low-income residents.<sup>1</sup> From 2010-2020, Utah led the country in population growth due to high birth rates and employment opportunities. Future projections indicate that this growth will slow but continue to outpace national growth through 2060, with Utah experiencing 1.25% annual growth compared to .23% nationally<sup>2</sup>. This growth generates an increased demand for housing in a geographic location with several significant constraints including the Oquirrh Mountains and Great Salt Lake to the west and the Wasatch Mountains to the east. The demand for additional housing to meet our state's growth coupled with these geographic limitations has resulted in an increase in building costs and home values, leaving many households without an affordable option.<sup>3</sup>

There are over 130,000 renters in Salt Lake County and 60% of those renters are classified as low-income, with income below 80% of Area Median Income (AMI).<sup>4</sup> 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.<sup>5</sup> As a whole, there is nearly sufficient housing for renter households in Salt Lake County. For every 100 households at or below 80% of AMI, there are 95 units available. Those units are not available, however, for households with the lowest incomes in our community. For households below 50% of AMI there is a 47,737-unit deficit. This means that for every 100 households with income below 50% of AMI, there are only 25 affordable units available. For households below 30% of AMI, the situation is even worse, with only 1 of every 100 units qualifying as affordable.<sup>6</sup>

## Homeownership is Out of Reach

As home prices and interest rates rise, prospective first-time homebuyers have been priced out of the market and as a result, demand for rental housing has increased substantially. In 2023, a household earning the area median income could only afford 21% of the homes sold in our community, while a market where 50% of homes were affordable would indicate an affordable housing market.

The demand for housing has resulted in rapidly increasing housing costs. According to the Salt Lake County Consolidated Plan, 2025, housing prices have risen by 68% since 2017 and gross median rent has increased by 36%. While the cost of housing continues to increase, income has not kept pace. Renter households have only experienced a 31% increase in income during the same period. The steep increase in home values has also created an even higher barrier for renters interested in becoming homeowners. In 2021, Utah began to see a divergence of the cost of homeownership vs. Renting. In

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<sup>1</sup> "The Gap. A Shortage of Affordable Homes" March 2025, National Low Income Housing Coalition

<sup>2</sup> ["Insight: How do the new US Population Projections Compare to Utah's?"](#) Kem C. Gardner Policy Institute Blog Post, Mike Hollingshaus, Nov 9, 2023

<sup>3</sup> James Wood, Dejan Eskic, D.j. Benway, "What Rapidly Rising Prices Mean for Housing Affordability"(Gardner Business Review,2018) 17-18

<sup>4</sup> Comprehensive Housing Affordability Strategy (CHAS) data based on 2017-2021 ACS 5-year estimates

<sup>5</sup> 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.

<sup>6</sup> Utah Housing Affordability Dashboard 2022, [Affordable Housing Dashboard - Kem C. Gardner Policy Institute \(utah.edu\)](#)

October 2024, the median monthly payment for a single-family mortgage was \$3,304 compared to median monthly rent of \$2,155<sup>7</sup>.

These greater homeownership costs have created an even greater demand for rental units due to fewer households exiting the rental market. This increase in demand on top of an already limited rental market has caused rents to increase 10.5% annually between 2020 – 2022, with the highest percentage increases in some of Salt Lake's most affordable housing areas<sup>8</sup>.

### **New Development is not on Pace to Meet Demand**

The 2025 Salt Lake County Consolidated Plan found that in 2025 there is a need for 21,000 more rental units priced below \$875/month, or equivalent support in the form of rental assistance vouchers. Despite this demand for additional units, new units only maintained pace with the County's growth between 2017-2022<sup>9</sup>. In order to begin addressing the additional need, new units must outpace growth.

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. Because demand for commercial and residential development is high, the cost for labor and supplies has also increased. To attract additional skilled laborers, employers have increased wages. 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. Further, these efforts have not actually been successful in meeting the workforce need<sup>10</sup>. Additionally, land is expensive. Land in high opportunity areas<sup>11</sup>, 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 development. 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 overall vacancy rates in Salt Lake County have stabilized around 5%, and average rents across the market declined slightly from May 2024 to May 2025—down 1% for discretionary and midrange units and 1.5% for workforce housing—these trends do not signal improved conditions for low-income renters. The households we serve, particularly those using Housing Choice Vouchers (HCV), are reliant on a shrinking and competitive supply of older, lower-cost units. Although workforce rents have declined slightly, they remain out of reach for many very low-income renters. Currently, only 25 affordable and available units exist for every 100 very low-income renter households. So, despite modest rent decreases, the shortage of affordable housing remains severe, and demand pressures persist within the limited segment of the market accessible to our clients

### **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 outpaces the supply. Across the three housing authorities serving Salt Lake County, there are 7,427 Housing Choice

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<sup>7</sup> "Utah Informed: Visual Intellection for 2025", Real Estate and Construction table

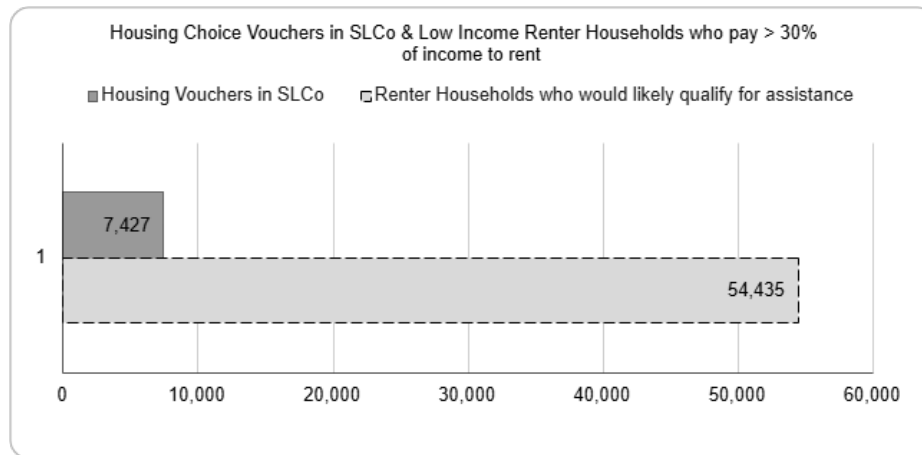
<sup>8</sup> Dejan Eskic, "The Changing Dynamics of the Wasatch Front Apartment Market" (Gardner Policy Institute, 2022), 1

<sup>9</sup> Salt Lake County Consolidated Plan 2025, Housing Market Analysis

<sup>10</sup> "How do labor shortages affect residential construction and housing affordability" Ivory-Boyer Real Estate Center Research Brief, T. Howard, M. Wang, D. Zhang 2024

<sup>11</sup> 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%.

vouchers.<sup>12</sup> Meanwhile, there are over 54,000 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 3 months, from June 2023 – September 2023. As of June 2025, there are 6,318 households waiting for rental assistance. Housing Connect operates 3,738 Housing Choice Vouchers, including Special Purpose Vouchers, and an additional 820 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.



### Need for Units Designated for Low-Income Households

Even among those who receive a rental subsidy, access to quality affordable housing is limited by high rent costs and low vacancy rates.

In FY2025, the Fair Market Rent (FMR) for a two-bedroom unit is \$1,748 but the average rent for a two-bedroom unit is \$1,827. FMR often underrepresent the cost of rent during periods of high inflation when rates are rapidly increasing, as they have during the past 10 years. For example, between 2017-2022, rents increased by 36%. This lag creates a barrier for households with a voucher who are searching for a unit within the allowable limit. Housing Connect completes regular evaluations of actual rent and establishes higher payment standards as necessary to ensure households can find housing units within their voucher limits.

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, 29% 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 803 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 housing barriers to put affordable housing in reach for all households in our community.

<sup>12</sup> Including specialty vouchers, HUD Housing Choice Voucher (HCV) Data Dashboard ([https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/dashboard](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard), data current as of June 2025) + Emergency Housing Vouchers available as of 6/3/2025 [Emergency Housing Voucher \(EHV\) Data Dashboard | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

## 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 184 Public Housing units, including 84 two- to four-bedroom units for families and 100 one-bedroom units for individuals, with a preference given to those who are elderly or disabled. Like Housing Choice Vouchers, these units are also in high demand. The waitlist for Public Housing closed on September 30, 2024, and there are 1,431 families and 1,291 elderly or disabled persons waiting for housing.

Public Housing has become increasingly difficult to sustain over the past 25 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.

## VULNERABLE POPULATIONS

Defining 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 vulnerable populations.

Area Median Income for a Family of 4		
Area Median Income	50% of AMI	30% of AMI
\$122,700	\$61,350	\$36,800

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 <sup>13</sup>	Can afford a monthly rent of <sup>14</sup>	In Salt Lake County, their apartment will cost <sup>15</sup>	Cost Burden
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<sup>13</sup> FY2025 HUD Income Extremely Low-Income Limits Salt Lake County Annual Income divided by 12

<sup>14</sup> Monthly Affordable Housing Guideline (30% of Monthly Income)

<sup>15</sup> FY 2025 Salt Lake County Fair Market Rate (FMR)

1	\$2,150	\$645	Studio - \$1,243	<b>\$598</b>
2	\$2,454	\$736	One Bedroom - \$1,453	<b>\$717</b>
3	\$2,763	\$829	Two Bedroom - \$1,748	<b>\$919</b>
4	\$3,067	\$920	Three Bedroom - \$2,348	<b>\$1,428</b>

Housing Connect targets affordable housing resources toward those most in need in the community. The average annual income of Housing Choice Voucher holders is \$18,024, and the average annual income of Public Housing residents is \$21,086. Of the residents served by Housing Connect, 86% have Extremely Low Income, earning less than 30% of the AMI. An additional 12% are Very Low Income, with income falling below 50% of AMI.<sup>16</sup> In alignment with Salt Lake County and the jurisdiction's Consolidated Plan, Housing Connect evaluates the needs of vulnerable populations in our community to ensure that affordable housing is available to all residents.

The Salt Lake County Consolidated Plan identifies that the following households often face additional barriers, including access to housing. Housing Connect already implements a preference and/or dedicated rental assistance for the majority of these populations, and we will consider these groups when identifying target populations for future housing programs and preferences.

Households experiencing homelessness  
Elderly and frail-elderly residents  
Residents with disabilities  
Residents with alcohol or other addictions  
Persons living with HIV/AIDS

Survivors of domestic violence  
Families with children  
Households with limited English proficiency  
Justice-involved individuals

## CONCLUSION

Salt Lake County is facing a housing affordability crisis, and the current efforts to address the shortage of housing are not sufficient to close the gap. This report outlines a projection of sustained growth in the community and the barriers that providers face in meeting the needs for affordable housing. Housing Connect offers an array of housing solutions that serve the specific needs of our community. Over 5,000 households are able to afford their housing as a result of the services we provide. We also acknowledge, however, that there are many more households in need of assistance and the resources to serve them are limited.

At Housing Connect, our mission is to connect people and communities to quality affordable housing opportunities while promoting self-sufficiency and neighborhood revitalization. Over the next five years, we will continue to provide and expand those affordable housing opportunities using a multifaceted approach that includes:

1. Developing and preserving affordable housing
2. Providing and expanding rental housing assistance that offers housing choice
3. Operating public housing and other affordable housing properties to meet specific resident needs, and
4. Increasing opportunities for Homeownership

We strive to ensure that all Salt Lake County residents have access to safe and affordable housing. We understand that some of the most vulnerable residents face barriers to accessing that housing. We will continue to provide housing opportunities that address these barriers and will continue to develop our programs to ensure access to those with the greatest need for affordable housing.

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<sup>16</sup> HACSL database, June 2025 Data

# 4. Housing Connect CY 2026

## Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

## **Housing Connect CY 2026 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](http://www.housingconnect.org). The Deconcentration Policy is outlined in Chapter 4. Regarding eligibility, selection, admission, and unit assignment please see chapters 3, 4 and 5.

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 mixed population public housing development. The waiting list for Valley Fair Village closed on September 30, 2024.

**Local Preferences: No new preferences are proposed for CY2026, current preferences include:**

The PHA will verify preference for its mixed population development as well as the following local 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/2025/06/Housing-Connect-HCV-Administrative-Plan-6.11.25.pdf>. Regarding eligibility, selection and admissions, see Chapters 4 and 5.

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

A waiting list is maintained for the properties under the Project Based Voucher program. The Project Based Voucher waiting lists each have specific preferences that include limiting preferences to individuals referred by partnering organizations. These are outlined in the Housing Choice Voucher Administrative plan, Chapter 23.

## **Preferences: No new preferences are proposed for CY2026**

Housing Connect has adopted the following local preferences for the Tenant-Based Voucher (TBV) program:

1. **Reasonable Accommodation & Accessibility:** a preference will be given to existing Housing Connect residents or participants who currently reside in units assisted by Housing Connect that do not meet their accessibility needs and need a transfer and/or a tenant-based voucher to locate a unit to accommodate a disability under a request for reasonable accommodation.
2. **Relocation:** a preference will be given to existing Housing Connect residents or participants who reside in HC-assisted units and are required to move under the Uniform Relocation Act (URA) due to use, repurpose or a demolition/disposition or other related activity.
3. **Domestic Violence / VAWA:** a preference will be given to existing Housing Connect residents or participants to who are seeking to transfer from any covered housing program operated by HC (including Public Housing, Project-Based, Tenant-Based, etc.) for displacement due to domestic violence, dating violence, sexual assault, stalking or human trafficking, as defined by VAWA.
4. **Victims of Hate Crimes:** to verify qualification for this preference, Housing Connect will require certification by a law enforcement agency or other reliable information that the applicant has been the victim of a hate crime.
5. **Displaced Due to Disaster:** Housing Connect's Board may invoke a preference for families displaced or at imminent risk of being displaced by a gubernational or federally declared disaster under terms and for a duration chosen by the Board when such preference is invoked, or any family that has been terminated from its HCV program due to insufficient program funding.
6. **Family Unification Program (FUP) Youth:** a preference will be given to participants in Housing Connect's FUP Youth program whose assistance is expiring and will have a lack of adequate housing as a result of their termination from the program, or other similar category. Qualifying participants must first place their name on the Centralized Waiting List to qualify for this preference. If the waiting list is closed, the participant may request Housing Connect to add their name to the waiting list to be able to access this preference category.
7. **Moving On Initiative:** a preference will be given for up to 5 vouchers per calendar year to families in the Permanent Supportive Housing (PSH) Program, who are moving on from supportive services.
8. **Homeless:** Housing Connect will provide a preference for up to 25 vouchers issued per calendar year to individuals and families referred to Housing Connect through the Coordinated Entry System. Housing Connect will notify the Coordinated Entry system partner of voucher availability.
9. **Project-Based Voucher (PBV) and Rental Assistance Demonstration (RAD) Choice Mobility:** Housing Connect's PBV participants in good standing who have leased a unit for at least 1 year under Housing Connect's PBV program (including units converted to Section 8 PBV assistance under the RAD or other conversion programs), are eligible to voluntarily relinquish their project-based subsidy and will be given a preference on the waiting list to receive a tenant-based voucher, when available, to move with continued assistance.

# 5. Attachment 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.
  - We continue to perform an internal scoring to ensure high performance across program implementation.
- Increase affordable housing physical units by 350
  - Increased 272 total units as outlined below:
    - Increased 157 units at the HUB in fiscal year 2020-2021
    - Increased 65 units at East 72 in fiscal year 2023
    - Increased 50 units at Citizens 2 West in fiscal year
  - \*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 988 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
    - 179 New City Plaza Protection Vouchers – FY22
    - 30 Mainstream - FY23
    - 20 Traditional HCV – FY23
    - 5 VASH – FY23
    - 24 Sunset Gardens/East 72 Protection Vouchers - FY23
    - 16 HOPWA – FY23
    - 70 Emergency Afghan Rental Housing (Short-term) – FY23
    - 50 Afghan Rental Assistance – FY23
    - 50 FUP CY 2024
    - 52 FYI CY2024

- 23 Granger Protection Vouchers CY2024/2024
  - 75 FUP Vouchers FY2025
- Diversifying funding or revenue sources
  - Over the last five years, we have increased our non-HUD funding from 36% to 42%. 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. In addition, we intend to increase our developer's fee revenue by engaging in redevelopment activities on the real estate portfolio that we own and through partnership with other developers.

As an 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. 253 units have been converted to RAD units. 155 units were disposed of under Section 18.
  - In 2021, Granger was awarded 9% Low-Income Housing Tax Credit(s) (LIHTCs). Housing Connect submitted a Section 18 disposition application that was approved in September 2023. Housing Connect submitted for, and was eligible to receive, 23 tenant-protection vouchers. Rehabilitation is completed and was finished by late calendar year 2024.
  - There are currently 184 units of Public Housing to reposition and secure long-term viability. During the second (2<sup>nd</sup>) quarter of CY 2025, a Request for Qualifications (RFQ) was issued to bring in a development consultant to reposition the remaining public housing units. Housing Connect anticipate selecting said consultant within the third (3<sup>rd</sup>) quarter of CY 2025.
- Enhance and grow supportive services that maintain housing assistance and promote well-being
  - Housing Connect continues to support resident well-being across the Permanent Supportive Housing programs, Public Housing, and Housing Choice Vouchers through a variety of services that prioritize Six Social Determinants of Health (SDoH) categories. These categories include Housing Stability, Food Security, Education, Financial Stability, Health Access, and Community Connection. Throughout 2024, 5,611 individuals were served by the Resident Services team.
  - A new Financial Wellness Case Management position (1 FTE) was added to ensure households have the resources they need to reach their financial goals. The position focuses on budgeting, credit building, savings, debt reduction, and homeownership. Since the start of the program in November 2023, participants have saved a total of \$13,284 and reduced debt by a total of \$55,695.

## 6. Capital Fund Program – Five-Year Action Plan

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

<b>Part I: Summary</b>						
<b>PHA Name :</b> Housing Authority of the County of Salt Lake		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> UT003		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:            )</b>				
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1    2025</b>	<b>Work Statement for Year 2    2026</b>	<b>Work Statement for Year 3    2027</b>	<b>Work Statement for Year 4    2028</b>	<b>Work Statement for Year 5    2029</b>
	VALLEY FAIR VILLAGE (UT003000002)	\$174,970.00	\$397,213.00	\$534,970.00	\$10,970.00	\$100,000.00
	AUTHORITY-WIDE	\$971,323.00	\$511,323.00	\$561,323.00	\$885,323.00	\$661,323.00
	ERIN MEADOWS (UT003000003)	\$158,119.00	\$395,876.00	\$208,119.00	\$408,119.00	\$543,089.00

## 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 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	VALLEY FAIR VILLAGE (UT003000002)			\$174,970.00
ID0000123	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		\$94,970.00
ID0000155	Foundation Repair(Dwelling Unit-Exterior (1480)-Foundations)	Repair foundation shifting on units #94-100.		\$80,000.00
	AUTHORITY-WIDE (NAWASD)			\$971,323.00
ID0000126	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$130,441.00

## 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 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000152	A& E and Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	PH development Physical Needs Assessment updates, Consulting for Portfolio repositioning analysis for Valley Fair, Erin Meadows, Union Plaza, Harmony Park		\$100,000.00
ID0000153	Audit Cost(Contract Administration (1480)-Audit)	Independent Public Accountant Audit fee for Capital Fund Program		\$10,000.00
ID0000154	MTW Fungibility(MTW (1492))	To be used for Gap Financing on Development Project - rehabilitation or new construction [Kearns Mountain View, a RAD converted Project]		\$300,000.00
ID0000156	Conversion to ADA Accessible Units(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,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)	Reconfigure units to make ADA accessible- unit renovation will be done at this stage - 4 units		\$160,000.00
ID0000173	MTW Fungibility(MTW (1492))	1408- Training, systems improvement for PH operations		\$10,000.00
ID0000174	MTW Fungibility(MTW (1492))	1406- additional subsidy for operational expenses		\$260,882.00
	ERIN MEADOWS (UT003000003)			\$158,119.00

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 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000127	Physical Improvements including Force Account(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,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)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,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)	Physical improvements to dwellings		\$68,119.00
ID0000157	Outside Storage Units Replacement(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Replace old outside storage units in Harmony Park [20 units]		\$40,000.00
ID0000158	Fence Replacement(Dwelling Unit-Site Work (1480)-Fencing)	Replace chain link at Harmony Park & Union Plaza		\$50,000.00
	Subtotal of Estimated Cost			\$1,304,412.00

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 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ERIN MEADOWS (UT003000003)			\$395,876.00
ID0000128	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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Windows Replacment(Dwelling Unit-Exterior (1480)-Windows)	Physical improvements to dwellings		\$195,876.00
ID0000159		Replace/repair Windows in Erin Meadows project		\$200,000.00
	VALLEY FAIR VILLAGE (UT003000002)			\$397,213.00

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 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000129	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		\$197,213.00
ID0000161	MTW Fungibility(MTW (1492))	To be used for Gap Financing on development projects - rehab and new construction		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$511,323.00
ID0000132	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$130,441.00
ID0000160	MTW Fungibility(MTW (1492))	To assist and finance gap in the funding of HCV Housing Assistance Payment		\$100,000.00

**Work Statement for Year**      2      2026

	Independent CPA fee for CFP audit
	1408- Training, systems improvement for
	1406- additional subsidy for operational

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 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$561,323.00
ID0000134	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration		\$130,441.00
ID0000163	Audit Cost(Contract Administration (1480)-Audit)	Independent CPA fee for CFP audit		\$10,000.00
ID0000164	Relocation(Contract Administration (1480)-Relocation)	Relocation cost related to Rehab or New Construction Activities		\$50,000.00
ID0000165	MTW Fungibility(MTW (1492))	To assist and finance gap in the funding of HCV Housing Assistance Payment		\$100,000.00
ID0000177	MTW Fungibility(MTW (1492))	1406- additional subsidy for operational expenses		\$260,882.00
ID0000178	MTW Fungibility(MTW (1492))	1408- Training, systems improvement for PH operations		\$10,000.00

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 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	VALLEY FAIR VILLAGE (UT003000002)			\$534,970.00
ID0000136	Physical Improvements including Force Account(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Development (1480)-Site Acquisition,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-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)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,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)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,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)-Siding,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodore,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-	Physical Improvements including Force Account		\$94,970.00
ID0000166	MTW Fungibility(MTW (1492))	To be used for Gap Financing on development projects - rehab and new construction		\$440,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ERIN MEADOWS (UT003000003)			\$208,119.00
ID0000137	Physical Improvements Including Force Account(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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-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)-Mail Facilities,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)-Tuck-Pointing,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-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Physical Improvements Including Force Account		\$208,119.00
	Subtotal of Estimated Cost			\$1,304,412.00

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 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ERIN MEADOWS (UT003000003)			\$408,119.00
ID0000138	Physical Improvements Including Force Account(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Mail Facilities,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)-Tuck-Pointing,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)-Call-for-Aid Systems,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)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,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)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Physical Improvements Including Force Account		\$408,119.00
	VALLEY FAIR VILLAGE (UT003000002)			\$10,970.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000139	Physical Improvements including Force Account(Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,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)-Mail Facilities,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)-Tuck-Pointing,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)-Call-for-Aid Systems,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)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,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)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Physical Improvements including Force Account		\$10,970.00
	AUTHORITY-WIDE (NAWASD)			\$885,323.00
ID0000141	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$130,441.00

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 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000167	Audit Cost(Contract Administration (1480)-Audit)	Independent CPA fee for CFP audit		\$10,000.00
ID0000168	Relocation (Contract Administration (1480)-Relocation)	Relocation cost related to Rehab or New Construction Activities		\$50,000.00
ID0000169	MTW Fungibility(MTW (1492))	To assist and finance gap in the funding of HCV Housing Assistance Payment		\$100,000.00
ID0000170	MTW Fungibility(MTW (1492))	To be used for Gap Financing on development projects - rehab and new construction - local affordable housing projects		\$324,000.00
ID0000179	MTW Fungibility(MTW (1492))	1408- Training, systems improvement for PH operations		\$10,000.00
ID0000183	MTW Fungibility(MTW (1492))	1406- additional subsidy for operational expenses		\$260,882.00
	Subtotal of Estimated Cost			\$1,304,412.00

## 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 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$661,323.00
ID0000144	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$130,441.00
ID0000149	MTW Fungibility(MTW (1492))	To be used for Gap Financing on development projects - rehabilitation and new construction of other affordable housing projects that HC will support		\$100,000.00
ID0000150	MTW Fungibility(MTW (1492))	To assist and finance gap in the funding of HCV Housing Assistance Payment		\$100,000.00
ID0000171	Audit Cost(Contract Administration (1480)-Audit)	Independent CPA fee for CFP audit		\$10,000.00
ID0000172	Relocation Cost(Contract Administration (1480)-Relocation)	Relocation cost related to Rehab or New Construction Activities		\$50,000.00
ID0000181	MTW Fungibility(MTW (1492))	1406- additional subsidy for operational expenses		\$260,882.00

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 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000182	MTW Fungibility(MTW (1492))	1408- Training, systems improvement for PH operations		\$10,000.00
	ERIN MEADOWS (UT003000003)			\$543,089.00
ID0000147	MTW Fungibility(MTW (1492))	To be used for Gap Financing on development projects - rehab and new construction [Erin Meadows, Union Plaza, Harmony Park]		\$100,000.00
ID0000151	Physical Improvements to Dwelling Units(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)	Replace carpet flooring, appliances, doors, bathroom tubs & sink, cabinetry, water heaters, HVAC system, unit utility distribution system, including lead and asbestos abatement when applicable - For Erin Meadows, Union Plaza & Harmony Park		\$443,089.00
	VALLEY FAIR VILLAGE (UT003000002)			\$100,000.00
ID0000148	MTW Fungibility(MTW (1492))	To be used for Gap Financing on Development Project - rehabilitation and new construction		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,304,412.00

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

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2025
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$130,441.00
A& E and Consulting Fees(Contract Administration (1480)-Other Fees and Costs)	\$100,000.00
Audit Cost(Contract Administration (1480)-Audit)	\$10,000.00
MTW Fungibility(MTW (1492))	\$300,000.00
Conversion to ADA Accessible Units(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,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	\$160,000.00
MTW Fungibility(MTW (1492))	\$10,000.00

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

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2025
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
MTW Fungibility(MTW (1492))	\$260,882.00
Subtotal of Estimated Cost	\$971,323.00

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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

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2026
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$130,441.00
MTW Fungibility(MTW (1492))	\$100,000.00
Audit Cost(Contract Administration (1480)-Audit)	\$10,000.00
MTW Fungibility(MTW (1492))	\$10,000.00
MTW Fungibility(MTW (1492))	\$260,882.00
Subtotal of Estimated Cost	\$511,323.00

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	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$130,441.00
Audit Cost(Contract Administration (1480)-Audit)	\$10,000.00
Relocation(Contract Administration (1480)-Relocation)	\$50,000.00
MTW Fungibility(MTW (1492))	\$100,000.00
MTW Fungibility(MTW (1492))	\$260,882.00
MTW Fungibility(MTW (1492))	\$10,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2027
<div>Development Number/Name</div> <div>General Description of Major Work Categories</div>	<b>Estimated Cost</b>
Subtotal of Estimated Cost	\$561,323.00

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

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2028
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$130,441.00
Audit Cost(Contract Administration (1480)-Audit)	\$10,000.00
Relocation (Contract Administration (1480)-Relocation)	\$50,000.00
MTW Fungibility(MTW (1492))	\$100,000.00
MTW Fungibility(MTW (1492))	\$324,000.00
MTW Fungibility(MTW (1492))	\$10,000.00

Capital Fund Program - Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2028	
Development Number/Name General Description of Major Work Categories	Estimated Cost
MTW Fungibility(MTW (1492))	\$260,882.00
Subtotal of Estimated Cost	\$885,323.00

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

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2029
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Admistration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$130,441.00
MTW Fungibility(MTW (1492))	\$100,000.00
MTW Fungibility(MTW (1492))	\$100,000.00
Audit Cost(Contract Administration (1480)-Audit)	\$10,000.00
Relocation Cost(Contract Administration (1480)-Relocation)	\$50,000.00
MTW Fungibility(MTW (1492))	\$260,882.00

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

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2029
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
MTW Fungibility(MTW (1492))	\$10,000.00
Subtotal of Estimated Cost	\$661,323.00

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Reasonable Accommodations:  
801-284-4439

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## ***MEMORANDUM***

**TO:** Board of Commissioners  
**FROM:** Marni Timmerman, Chief Administrative Officer  
**DATE:** July 9, 2025  
**SUBJECT:** Review of Draft PHA 5 Year Plan, Annual Plan & Moving to Work (MTW) Supplement to the PHA Plan

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### **Action Requested**

Review Draft PHA 5 Year Plan, PHA Annual Plan & MTW Supplement  
(Proposed approval date September 10, 2025)

### **Key Points/Background**

Housing Connect is required to prepare and submit to HUD PHA 5 Year Plan every 5 years and an Annual Plan & Moving To Work (MTW) Supplement annually. The 5 Year Plan is to outline the agency's mission, long-term goals, and strategies for serving the needs of low-income, very low-income, and extremely low-income families in its jurisdiction over a five-year period. The Annual Plan and MTW Supplement describes any fundamental changes within the agency, progress towards Housing Connect's 5-year goals along with activities and waivers that Housing Connect intends to implement using its MTW flexibility.

For your convenience I have provided a summary of the 5 Year Plan as well as the PHA Plan and MTW Supplement. We will be holding a public hearing September 4, 2025, to seek public comment on proposed changes. The full draft will be available for preview on our website is available here: <https://housingconnect.org/about/who-we-are/agency-documents/>

### **Attached**

Summary of 5 Year Plan, PHA Annual Plan & MTW Supplement to the Annual Plan highlights and proposed changes.

## Housing Connect 5 Year Plan Summary CY 2025

### Housing Connect's 5 Year Goals 2026-2030:

- Increase affordable housing physical units by 320
- Acquire 100 units of naturally affordable housing
- Increase rental subsidies by 300
- Diversifying funding or revenue sources
- Reposition and secure long-term viability of 184 Public Housing units under HUD's various repositioning tools (i.e. RAD, Section 18 Disposition, Section 32 Home Ownership, etc.)
- Utilization of Fair Cloth limit under the "Restore-Rebuild initiative" ACC to RAD conversion
- Execute the Resident Services Strategic Plan
  - Connect 1,500 households to housing stability or financial empowerment services.
  - Expand access to affordable homeownership opportunities for low-income households.

### Housing Connect's 2020-2025 Goals/Progress

- Maintain high performer status with HUD subsidized Housing Programs
  - Complete, scoring as a MTW PHA
- Increase affordable housing physical units by 350
  - Increased 272 total units: 157-HUB, 65-East 72
  - Preserved 30 units at Parkhill Mobile Home Community. 150 units at New City Plaza acquired from the Salt Lake City Housing Authority
  -
- Increase affordable rental subsidies by 300 units
  - Increased 988 total subsidies
- Diversify funding or revenue sources
  - Over the last 5 years, we have increased our non-HUD funding from 36% to 42% in 2025.
- Reposition and secure long-term viability of Public Housing properties
  - Housing Connect originally had 626 Public Housing units. 263 units have been converted to RAD units. 179 units were disposed of under Section 18. There are currently 184 units of Public Housing to reposition and secure long-term viability.
- Enhance and grow supportive services that maintain housing assistance and promote well-being
  - Housing Connect continues to support resident well-being across the Permanent Supportive Housing programs, Public Housing, and Housing Choice Vouchers through a variety of services that prioritize 6 Social Determinants of Health (SDoH) categories. These categories include Housing Stability, Food Security, Education, Financial Stability, Health Access and Community Connection. Throughout 2024, 5,611 individuals were served by the Resident Services team.
  - A new Financial Wellness Case Management position (1FTE) was added to ensure households have the resources they need to reach their financial goals



## **Housing Connect Annual Plan & Moving To Work (MTW) Supplement Summary CY 2026**

The PHA Plan and MTW Supplement describes any fundamental changes within the agency, progress towards Housing Connect's 5-year goals along with activities and waivers that Housing Connect intends to implement using its MTW flexibility over the course of the calendar year including any Agency-Specific or Safe Harbor Waivers.

Highlights from the PHA Annual Plan & MTW Supplement include:

- Own and operate 184 public housing units serving individuals and families
- Converted 592 public housing units to maintain housing affordability including:
  - 234 units through HUD's Rental Assistance Demonstration (RAD) program
  - 358 units through disposition
- Housing Choice Voucher (HOUSING CONNECTV) serves 4,275 households
- Other rental assistance programs serve 820 additional households

### **MTW Waivers**

- Utility Reimbursement
  - Housing Connect proposes eliminating utility reimbursement payments for Public Housing and Housing Choice Voucher (HCV) households when the utility allowance exceeds the total tenant payment
    - Reduce administrative burden and costs by waiving certain federal requirements
    - Estimated annual savings include \$8,328 for Public Housing
      - 16 households, average \$43 reduction
    - Estimated annual savings include \$129,240 for HCV
      - 231 households, average \$47 reduction
- Alternative PBV Selection Process (HCV)
  - Alternative process for awarding PBVs to properties not owned by PHA's but by nonprofits, for-profits, the agency
    - Publicly Funded Projects
      - Selected within the last 10 years through a competitive process (LIHTC, HOME, CDBG) that included affordability criteria even if PBV assistance was considered in the proposal
    - Mission-Aligned Properties
      - Owned or developed by nonprofits or public entities aligned with Housing Connect's mission and needs PBV support for affordability/viability
    - Strategic Opportunities
      - Properties not competitively selected
        - Preserve long-term affordability
        - Serve special populations (e.g. seniors, homeless, disabled)
        - Expand access to housing in under-resourced areas
- Agency Specific Waiver-Acceptance of Local Certificate of Occupancy for Initial PBV Inspections
  - Allow Housing Connect to accept the issuance of a Certificate of Occupancy by a local code enforcement agency in place of a pre-HAP NSPIRE inspection as evidence of a property's compliance with housing quality standards for initial Project-Based Voucher (PBV) inspections.



### Impact Analysis: Utility Reimbursements (PH & HCV) – MTW Activity 1.m & 1.n.

Housing Connect has prepared this impact analysis to describe the projected impact of the waiver request related to eliminating utility reimbursement for Public Housing and Housing Choice Voucher (HCV) families.

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

This activity is expected to result in cost savings to Housing Connect. In addition to the cost savings noted in the impact analysis below, this activity will also result in administrative savings.

- Public Housing: This change is expected to result in an annual savings of \$8,328 to Housing Connect. An estimated 16 households will experience an increase in tenant rent as a result of this policy, with an average increase of \$43.
- HCV: This change is expected to result in an annual savings of \$129,240 for Housing Connect. An estimated 231 households will experience an increase in tenant rent as a result of this policy, with an average increase of \$47.

##### Public Housing:

Total Number of Households	137
Households with UAP	16
Annual UAP	
Baseline	\$8,328
Proposed	\$0
Change in UAP	(\$8,328)
Impact on Tenant (TRO/UAP)	
Households with No Change	121
Households with a Decrease	0
Average Decrease	-N/A-
Households with an Increase	16
Average Increase	\$43
Dollar Increase	
\$1 to \$25	2
\$26 to \$50	6
\$51 to \$75	6
\$76 to \$100	2
\$101 to \$250	0
\$251 to \$500	0

##### HCV:

Total Number of Households	2,815
Households with UAP	231
Annual Total HAP	
Baseline	\$35,339,040
Proposed	\$35,209,800
Change in Annual Total HAP	(\$129,240)
Impact on Tenant (TRO/UAP)	
Households with No Change	2,584
Households with a Decrease	0
Average Decrease	-N/A-
Households with an Increase	231
Average Increase	\$47
Dollar Increase	
\$1 to \$25	10
\$26 to \$50	124
\$51 to \$75	54
\$76 to \$100	40
\$101 to \$250	3
\$251 to \$500	0

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

Housing Connect does not project any impact on the affordability of housing costs for families.

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



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

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

Housing Connect does not expect that implementation of this activity will have any measurable impact on Housing Connect's termination rates for either the public housing or Housing Connect programs. Housing Connect's current grievance/informal review/hearing policies provide participating families with the opportunity to dispute Housing Connect's calculation of income and rent (including the utility reimbursement, if applicable).

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

Housing Connect does not expect that implementation of this activity will have any measurable impact on current public housing occupancy rates or Housing Connect utilization rates.

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

This activity is expected to result in cost savings to Housing Connect. In addition to the cost savings noted in this impact analysis, this activity will also result in administrative savings.

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

Implementation of this activity is not projected to have a measurable impact on Housing Connect's ability to meet the MTW statutory requirements. Housing Connect intends to fully comply with the MTW statutory requirements throughout its participation in the MTW Program.

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

Housing Connect does not anticipate that implementation of this waiver request will generate significant additional hardship requests. Households may request hardships through Housing Connect's regular hardship process and may also request a reasonable accommodation if the household includes a person with disabilities. Housing Connect will make every effort to refer households to utility assistance programs that they may be eligible for.

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

Housing Connect does not project any negative impacts including disparate impacts on protected classes as a result of implementing the requested waiver.

# 7. MTW Supplement for PHA UT003 Fiscal Year Beginning 01/01/2026

# PHA Name : Salt Lake County (Housing Connect)

**PHA Code :** UT003

**MTW Supplement for PHA Fiscal Year Beginning :** (MM/DD/YYYY): 1/1/2026

**PHA Program Type:** Combined

**MTW Cohort Number:** Stepped and Tiered Rent

**MTW Supplement Submission Type:** Annual Submission

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## **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 and/or receiving feedback from 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. Moving forward Housing Connect has determined that a dedicated MTW Advisory Committee is not necessary and the need can be met with our current Resident Advisory Board (RAB) as well as through special and individualized meetings as well as invitations to our Public Hearing. Most important is the role of current residents; through feedback meetings, public hearings with residents, and our RAB, 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 and exclusion 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, an alternative reexamination schedule allowing for elderly and disabled households to recertify on a triennial basis, and landlord incentives with the goal to increase the supply of affordable housing, maintain quality landlords and units, and increase housing options.

New waiver requests in HC's CY 2026 MTW Supplement include eliminating utility reimbursements, alternative Project Based Voucher selection flexibilities, and additional inspection flexibilities. 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.

Housing Connect (UT003) and West Valley City Public Housing Authority (UT025) have applied for Regionalization and have received HUD approval (as of June 27, 2025, with an effective date of July 1, 2025) with the intent for Housing Connect to become designated as a Regional MTW Agency and extend all approved MTW flexibilities - including MTW Funding Flexibilities - to the Partner Agency (West Valley City Housing Authority) and pursue a voluntary consolidation, and a full voluntary transfer of the Partner Agency's Public Housing and/or HCV program(s) pursuant to Notices PIH 2014-24 and PIH 2018-12 and successor notices.

A Regional MTW Agency is needed to address challenges related to housing choice and affordability across a larger geographic area. A regional approach allows for more coordinated, flexible, and effective strategies in solving problems related to housing access, affordability, and quality.

With the approved Regionalization, Housing Connect will absorb 537 total vouchers (437 Housing Choice Voucher, 100 Non-Elderly Disabled). All previously approved waivers will be applied as applicable to all absorbed households.

**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).**

<b>1. Tenant Rent Policies</b>	
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
m. Utility Reimbursements (PH)	Plan to Implement in the Submission Year
n. Utility Reimbursements (HCV)	Plan to Implement in the Submission Year
v. Alternative Income Inclusions/Exclusions (PH)	Currently Implementing
w. Alternative Income Inclusions/Exclusions (HCV)	Currently Implementing
<b>2. Payment Standards and Rent Reasonableness</b>	
b. Payment Standards- Fair Market Rents (HCV)	Currently Implementing
d. Rent Reasonableness – Third-Party Requirement (HCV)	Currently Implementing
<b>3. Reexaminations</b>	
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
<b>4. Landlord Leasing Incentives</b>	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Currently Implementing
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Currently Implementing
<b>5. Housing Quality Standards (HQS)</b>	
a. Pre-Qualifying Unit Inspections (HCV)	Currently Implementing
c. Third-Party Requirement (HCV)	Currently Implementing
<b>6. Short-Term Assistance</b>	
<b>7. Term-Limited Assistance</b>	
<b>8. Increase Elderly Age (PH &amp; HCV)</b>	
<b>9. Project-Based Voucher Program Flexibilities</b>	
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
d. Alternative PBV Selection Process (HCV)	Plan to Implement in the Submission Year
<b>10. Family Self-Sufficiency Program with MTW Flexibility</b>	
d.PH Modify or Eliminate the Contract of Participation (PH)	Currently Implementing
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Currently Implementing
e.PH Policies for Addressing Increases in Family Income (PH)	Currently Implementing
e.HCV Policies for Addressing Increases in Family Income (HCV)	Currently Implementing
<b>11. MTW Self-Sufficiency Program</b>	
<b>12. Work Requirement</b>	
<b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>	
<b>14. Moving on Policy</b>	
<b>15. Acquisition without Prior HUD Approval (PH)</b>	
<b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>	
<b>17. Local, Non-Traditional Activities</b>	
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**

<b>1.c. - Stepped Rent (PH)</b>
<b>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</b> HC was approved for this waiver in its FY 2022-2023 MTW Supplement, implementation began 9/1/2023 and will continue through 8/31/2024. 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.
<b>Which of the MTW statutory objectives does this MTW activity serve?</b>  Cost effectiveness; Self-sufficiency
<b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b>  Neutral (no cost implications)
<b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b>  The MTW activity applies only to a subset or subsets of assisted households
<b>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</b>  New admissions and currently assisted households
<b>Does the MTW activity apply to all family types or only to selected family types?</b>  The MTW activity applies only to selected family types
<b>Please select the family types subject to this MTW activity.</b>  Other – another specifically defined target population or populations.
<b>If Other Selected in Previous Question: Please describe this target population in the text box.</b>  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.
<b>Does the MTW activity apply to all public housing developments?</b>  The MTW activity applies to specific developments
<b>Which developments participate in the MTW activity?</b>  Harmony Park Apartments (South Main)  Union Plaza  Erin Meadows
<b>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about</b>

**what has been accomplished or changed during the implementation.**

Implementation began 9/1/2023 and continues in accordance with approved policies. To date, Housing Connect has processed and approved 1 hardship in accordance with policies.

**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?**

No

**Does the MTW activity require an impact analysis?**

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 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.

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.**

No 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 and will continue through 8/31/2024. 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.

**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 HCV 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 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.**

This MTW activity applies to the following housing choice voucher unit types: All tenant-based units and/or properties with

project-based vouchers (PBVs) with the exception of PBVs in Permanent Supportive Housing (PSH). Households in PBVs in PSH require essential supportive services and have met specific eligibility criteria attached with the PBV. Details

regarding eligibility criteria for Permanent Supportive Housing can be found in Housing Connect's Administrative Plan.

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

Implementation began 9/1/2023 and continues in accordance with approved policies. To date, HC has processed 198 hardships; of those, 152 have been approved, 45 have been denied based on unmet approval criteria and 1 is currently pending a decision.

**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?**

No

**Does the MTW activity require an impact analysis?**

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.

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.**

No 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 previously 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, 122 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 previously provided an impact analysis to demonstrate impact.

**1.m. - Utility Reimbursements (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**

This activity will waive the requirements of section 3(a)(1) of the 1937 Act and 24 CFR 5.632 for public housing households to allow HC to eliminate utility reimbursement payments in the public housing and HCV programs when the utility allowance is greater than the total tenant payment.

This change streamlines program administration, reduces costs, and addresses administrative inefficiencies associated with managing frequent monthly payments.

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

Cost effectiveness
<b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b> Decreased expenditures
<b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b> The MTW activity applies only to a subset or subsets of assisted households
<b>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</b> New admissions and currently assisted households
<b>Does the MTW activity apply to all family types or only to selected family types?</b> The MTW activity applies only to selected family types
<b>Please select the family types subject to this MTW activity.</b> Non-elderly, non-disabled families; Elderly families; Disabled families (to the extent those families are not exempt via a reasonable accommodation); Other – another specifically defined target population or populations.
<b>If Other Selected in Previous Question: Please describe this target population in the text box.</b> This policy will apply to all PH households with the exception of those that are enrolled in the Stepped Rent Study.
<b>Does the MTW activity apply to all public housing developments?</b> The MTW activity applies to all developments
<b>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.</b> n/a

<b>1.n. - Utility Reimbursements (HCV)</b>
<b>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</b> This activity will waive the requirements of sections 8(o)(2)(A)-(C) of the 1937 Act and 24 CFR 982.514 and 983.353(d) for HCV households to allow HC to eliminate utility reimbursement payments in the HCV program when the utility allowance is greater than the total tenant payment.  This change streamlines program administration, reduces costs, and addresses administrative inefficiencies associated with managing frequent monthly payments.
<b>Which of the MTW statutory objectives does this MTW activity serve?</b> Cost effectiveness
<b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b> Decreased 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 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); Other – another specifically defined target population or populations.

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

This policy will apply to all HCV households with the exception of those that are enrolled in the Stepped Rent Study.

**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

#### **1.v. - Alternative Income Inclusions/Exclusions (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 CY 2025 MTW Supplement. Housing Connect is currently implementing the policy to exclude asset income up to \$50,000 when calculating tenant rent. This income exclusion applies to all public housing households. HC's goals for this activity include simplifying program administration and reducing administrative burden.

**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 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

<p><b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b></p> <p>Yes</p>
<p><b>What is the status of the Safe Harbor Waiver request?</b></p> <p>The waiver was previously approved.</p>
<p><b>Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.</b></p> <p>The waiver was previously approved. Allows HC to implement this flexibility for Elderly households as well.</p>
<p><b>What inclusions or exclusions will be eliminated, modified, or added?</b></p> <p>Income to be excluded includes Asset Income up to \$50,000</p>

<p><b>1.w. - Alternative Income Inclusions/Exclusions (HCV)</b></p>
<p><b>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</b></p> <p>Housing Connect is currently implementing the policy to exclude asset income up to \$50,000 when calculating tenant rent. This income exclusion applies to all HCV households. HC's goals for this activity includes simplifying program administration and reducing administrative burden.</p>
<p><b>Which of the MTW statutory objectives does this MTW activity serve?</b></p> <p>Cost effectiveness; Self-sufficiency</p>
<p><b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b></p> <p>Neutral (no cost implications)</p>
<p><b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b></p> <p>The MTW activity applies to all assisted households</p>
<p><b>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.</b></p> <p>n/a</p>
<p><b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b></p> <p>Yes</p>
<p><b>What is the status of the Safe Harbor Waiver request?</b></p> <p>The waiver was previously approved.</p>
<p><b>Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.</b></p> <p>The waiver was previously approved. Allows HC to implement this flexibility for Elderly households as well.</p>
<p><b>What inclusions or exclusions will be eliminated, modified, or added?</b></p> <p>Income to be excluded includes Asset Income up to \$50,000</p>

**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 was 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 waives 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 utilizes this 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 improves housing choice and reduces administrative burdens to benefit both clients and the agency. HC has 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.**

Housing Connect is pleased to support households in finding and leasing an appropriate unit based upon their disability related needs. The ability to approve a unit up to 150% of FMR with proper documentation expedites the leasing process and ensures a greater likelihood of housing stability. To date, HC has utilized this flexibility with 1 household.

**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?**

Provided Already

**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 previously had 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 implements 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.

No 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 treatment group for the stepped rent study. Triennial reexaminations will result in a reduction in staff collecting, verifying, and processing data. Streamlined reexaminations will also save tenants/participants time and cost in regards to complying with the annual recertification documentation requirements. The anticipated outcome from this change is that families will have an incentive to increase their income as they will be able retain 100% of their additional earnings versus paying 30% of those earnings towards rent.

HC 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. After implementation, 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 the Elderly/Disabled 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.

**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?**

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 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?**

Provided Already

**What is the recertification schedule?**

Once every three years

**How many interim recertifications per year may a household request?**

**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 treatment 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 treatment group for the stepped rent study. Triennial reexaminations will result in a reduction in staff collecting, verifying, and processing data. Streamlined reexaminations will also save tenants/participants time and cost in regards to complying with the annual recertification documentation requirements. The anticipated outcome from this change is that families will have an incentive to increase their income as they will be able retain 100% of their additional earnings versus paying 30% of those earnings towards rent.

HC 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. After implementation, 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 the Elderly/Disabled 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.

For households on a triennial recertification cycle, if the payment standard amount has increased during the term of a HAP contract, HC will use the increased payment standard amount to calculate the monthly housing assistance payment for the family the earlier of the following:

- The effective date of an increase in gross rent that would result in an increase in the family share; or
- The family's first regular reexamination following the change.

Other than as noted above, HC will not process a recertification for increases in the payment standard amount that occur during the HAP contract term between regular recertifications.

**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
<b>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</b> New admissions and currently assisted households
<b>Does the MTW activity apply to all family types or only to selected family types?</b> The MTW activity applies only to selected family types
<b>Please select the family types subject to this MTW activity.</b> Non-elderly, non-disabled families; Elderly families; Disabled families (to the extent those families are not exempt via a reasonable accommodation)
<b>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</b> The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
<b>Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.</b> 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.
<b>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.</b> Implementation began 9/1/2023 and continues in accordance with approved policies specific to Stepped Rent. HC is proposing the following change outlined above and listed here:  For households on a triennial recertification cycle, if the payment standard amount has increased during the term of a HAP contract, HC will use the increased payment standard amount to calculate the monthly housing assistance payment for the family the earlier of the following:  -The effective date of an increase in gross rent that would result in an increase in the family share; or -The family's first regular reexamination following the change.  Other than as noted above, HC will not process a recertification for increases in the payment standard amount that occur during the HAP contract term between regular recertifications.
<b>Does this MTW activity require a hardship policy?</b> Provided Already
<b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b> Yes
<b>What is the status of the Safe Harbor Waiver request?</b> The waiver was previously approved.
<b>Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.</b> 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.

**Does the MTW activity require an impact analysis?**

Provided Already

**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 treatment group of the Stepped Rent policy will have triennial re-examinations. Changes in family/household circumstances under the alternative reexamination schedule will be addressed with the Stepped Rent Hardship Policy in lieu of an interim reexamination.

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

**3.c. - Self-Certification of Assets (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. Self-Certification of Assets will allow families to self-certify assets received up to \$50,000 at admission and recertification. Housing Connect will decrease the reporting burden on families by no longer requesting bank statements, or verifying stocks and bonds, \$50,000 or less. This change significantly reduces Housing Connect's staff administrative burden in collecting and processing data and eliminates the tenant/participant having to pay the bank charges for bank statements.

This activity allows for greater cost effectiveness.

**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
<b>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.</b> Staff utilize this flexibility as needed to streamline processes and reduce administrative burden.
<b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b> Yes
<b>What is the status of the Safe Harbor Waiver request?</b> The waiver was previously approved.
<b>Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.</b> The waiver was previously approved. Allows HC to implement this flexibility at new admissions as well as at reexaminations.
<b>Please state the dollar threshold for the self-certification of assets.</b> \$50,000.

<b>3.d. - Self-Certification of Assets (HCV)</b>
<b>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</b> 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.
<b>Which of the MTW statutory objectives does this MTW activity serve?</b> Cost effectiveness
<b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b> Neutral (no cost implications)
<b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b> The MTW activity applies to all assisted households
<b>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.</b> Staff utilize this flexibility as needed to streamline processes and reduce administrative burden.
<b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b> 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**

HC was approved for this waiver in its CY 2024 MTW Supplement. This activity waives 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.**

This initiative is in the beginning stages of implementation and has been difficult to track and identify. We continue to evaluate the effectiveness of the waiver.

**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**

HC was approved for the activity in its CY 2024 MTW Supplement. This activity waives 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.

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.

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.

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.

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

Housing choice
<b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b> Increased expenditures
<b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b> The MTW activity applies only to a subset or subsets of assisted households
<b>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</b> New admissions and currently assisted households
<b>Does the MTW activity apply to all family types or only to selected family types?</b> The MTW activity applies to all family types
<b>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</b> The MTW activity applies to all tenant-based units
<b>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.</b> The landlord incentives encourage landlord participation which strengthens partnerships and allows for more successful placements with clients.
<b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b> No
<b>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?)</b> To all units
<b>What is the maximum payment that can be made to a landlord under this policy?</b> The landlord may receive the maximum of one month's contract rent per each leasing incentive for which they qualify, as approved by HC.
<b>How many payments were issued under this policy in the most recently completed PHA fiscal year?</b> 10
<b>What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?</b> \$11,166

<b>5.a. - Pre-Qualifying Unit Inspections (HCV)</b>
<b>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</b> 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

**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?**

No

**How long is the pre-inspection valid for?**

The pre-inspection is valid for 90 days.

**5.c. - 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. Under this activity HC is authorized to perform NSPIRE inspections on PBV units that it owns, manages, and/or controls.

All such inspections will be conducted using standards found at 24 CFR 982.401 (or corresponding successor standards i.e. NSPIRE).

To ensure the consistent and uniform application of inspections standards, HC supervisory staff will conduct quality control inspections on a random sample of units in accordance with the established Inspection Quality Assurance Method.

Program participants may request an interim inspection by contacting HC in accordance with the policies described in this Plan.

If requested by HUD, HC will obtain the services of a third-party entity to determine if HC owned units pass inspections standards.

Please note special requirements for HC-owned PBVs that are awarded pursuant to MTW Waiver 9.c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV):

- The initial pre-selection NSPIRE inspection(s) for these properties/units must be performed by an independent entity, and are not subject to MTW Waiver 5.c. detailed above.

- Ongoing inspections (i.e. inspections occurring after the initial PBV award) of these properties/units may utilize MTW Waiver 5.c. and waive the requirement for a third-party to conduct the inspection, allowing HC to conduct inspections on

<p>HC-owned PBV units.</p> <p>This activity helps support the HC goal to streamline program administration and promote timely lease-up of PBV units.</p>
<p><b>Which of the MTW statutory objectives does this MTW activity serve?</b></p> <p>Cost effectiveness</p>
<p><b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b></p> <p>Neutral (no cost implications)</p>
<p><b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b></p> <p>The MTW activity applies to all assisted households</p>
<p><b>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.</b></p> <p>As an update to the previously approved activity, HC proposes to revise this activity to address the additional independent entity requirements introduced under the HOTMA Final Rule at 24 CFR 983.155(b). Specifically, HOTMA now requires that for newly constructed or rehabilitated PBV units, the owner must submit evidence and certify to HC that development activities under § 983.152 or substantial improvements under § 983.207(d) or 983.212 have been completed in accordance with applicable requirements, and that HC (or an independent entity) must review this documentation to determine compliance.</p> <p>While 24 CFR 983.155(b) requires that such reviews be conducted by an independent entity in the case of PHA-owned units, the MTW Operations Notice permits MTW agencies to waive independent entity requirements for PHA-owned units. Accordingly, HC proposes to waive the independent entity review requirements under 24 CFR 983.155(b) and instead allow HC to directly review and verify completion of work for PHA-owned PBV units.</p>
<p><b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b></p> <p>No</p>
<p><b>Please explain or upload the description of the quality assurance method:</b></p> <p>Following will explain the quality assurance method</p> <p>QA Methods were attached and approved in a prior supplement.</p> <p>No document is attached.</p>

<p><b>9.a. - Increase PBV Program Cap (HCV)</b></p>
<p><b>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</b></p> <p>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.</p>
<p><b>Which of the MTW statutory objectives does this MTW activity serve?</b></p> <p>Housing choice</p>
<p><b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on</b></p>

<p><b>what you know today.</b></p> <p>Neutral (no cost implications)</p>
<p><b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b></p> <p>The MTW activity applies to all assisted households</p>
<p><b>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.</b></p> <p>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.</p>
<p><b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b></p> <p>No</p>
<p><b>What percentage of total authorized HCV units will be authorized for project-basing?</b></p> <p>35.00%</p>

<p><b>9.b. - Increase PBV Project Cap (HCV)</b></p>
<p><b>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</b></p> <p>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.</p>
<p><b>Which of the MTW statutory objectives does this MTW activity serve?</b></p> <p>Housing choice</p>
<p><b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b></p> <p>Neutral (no cost implications)</p>
<p><b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b></p> <p>The MTW activity applies to all assisted households</p>
<p><b>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.</b></p> <p>Housing Connect will utilize this flexibility as needed with the development of affordable housing that includes Project Based Vouchers.</p>
<p><b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b></p> <p>No</p>

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

**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

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

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

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

No

**9.d. - Alternative PBV Selection Process (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**

This activity will waive the requirements of 983.51 (as superseded by HOTMA and Notice PIH 2017-21) to allow HC to establish an alternative competitive process in the award of PBVs that are owned by non-profit, for-profit housing entities, or by the agency that are not public housing. Under this activity, HC will implement an alternative PBV selection process that permits HC to project-base under the following conditions:

1. Publicly Funded Projects: The property was previously selected through a competitive process for affordable housing funding administered by a federal, state, or local agency (e.g., LIHTC, HOME, CDBG, state trust funds) within the past ten years, and the competition included affordability or rent-restriction criteria.

This activity also eliminates the requirement that the previous selection process not consider rental assistance for the proposed project and allows proposers to include PBV assistance in their calculations.

2. Mission-Aligned Properties: The property is owned or developed by a nonprofit, mission-driven entity, or local government body whose stated purpose aligns with HC's housing goals and who has demonstrated need for PBV assistance to maintain affordability or financial viability.

3. Strategic Opportunities: HC may also project-base units in developments that were not competitively selected if the PBV assistance will:

- o Preserve long-term affordability;
- o Support specialized populations (e.g., seniors, individuals experiencing homelessness, people with disabilities); or
- o Promote access to housing opportunities in under-resourced areas.

HC will document the rationale for each PBV award under this alternative process, including prior competitive funding records (if applicable), project characteristics, population served, and consistency with HC's strategic priorities. Awards will be subject to HC Board approval.

Safe Harbors: HC has adopted MTW waiver 5.c., which authorizes HC to perform NSPIRE inspections on PBV units that it owns, manages, and/or controls; therefore, inspections for HC-owned units under this activity do not need to be inspected by an independent entity. Except as modified by approved MTW waivers, HC remains subject to the requirements of PIH

Notice 2013-27, or any successor guidance, as applicable.

**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.**

n/a

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

No

**10.d.PH - Modify or Eliminate the Contract of Participation (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 commenced 5/1/2024.

HC uses MTW flexibility to enhance our existing Family Self-Sufficiency (FSS) Program, which continues to be funded through the HUD FSS competition. FSS participants enrolled in our MTW Enhanced FSS Program utilize a locally developed agreement/contract in lieu of the standard FSS Contract of Participation (COP) (HUD-52650) that codifies the terms of participation. These terms encourage participation and successful completion of the program. Main tenants of the MTW Enhanced Program and/or specific changes 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;
- Preparing local versions of the Contract of Participation and Individual Training and Services Plans to reflect HC's FSS program enhancements and changes;
- 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 implements 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 began implementation on 5/1/2024 based on approved policies.

**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, implementation commenced 5/1/2024.

HC uses MTW flexibility to enhance our existing Family Self-Sufficiency (FSS) Program, which continues to be funded through the HUD FSS competition. FSS participants enrolled in our MTW Enhanced FSS Program utilize a locally developed agreement/contract in lieu of the standard FSS Contract of Participation (COP) (HUD-52650) that codifies the terms of participation. These terms encourage participation and successful completion of the program. Main tenants of the MTW Enhanced Program and/or specific changes 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;
- Preparing local versions of the Contract of Participation and Individual Training and Services Plans to reflect HC's FSS program enhancements and changes;
- 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 implements 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 began implementation on 5/1/2024 based on approved policies.

**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, implementation commenced on 5/1/2024.

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 began implementation on 5/1/2024 based on approved policies.

**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, implementation commenced 5/1/2024.

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 began implementation on 5/1/2024 based on approved policies.

**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. All projects to be considered are 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.**

To date, Housing Connect has utilized fungibility in the form of gap financing to support the East 72 and New City Plaza affordable housing communities.

**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
New City Plaza	Rehabilitation	Gap Financing	299.00	299.00	0.00	0.00	0.00	0.00
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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<b>D.</b>	<b>Safe Harbor Waivers.</b>
<b>D.1</b>	<p><b>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</b></p> <p>No Safe Harbor Waivers are being requested.</p>

<b>E.</b>	<b>Agency-Specific Waiver(s).</b>				
<b>E.1</b>	<p><b>Agency-Specific Waiver(s) for HUD Approval:</b></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><b>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</b> Yes</p> <table border="1"> <thead> <tr> <th>Title</th><th>Supporting Documents Attached</th></tr> </thead> <tbody> <tr> <td>Acceptance of Local Certificate of Occupancy for Initial PBV Inspections</td><td>0</td></tr> </tbody> </table>	Title	Supporting Documents Attached	Acceptance of Local Certificate of Occupancy for Initial PBV Inspections	0
Title	Supporting Documents Attached				
Acceptance of Local Certificate of Occupancy for Initial PBV Inspections	0				

E.2	<b>Agency-Specific Waiver(s) for which HUD Approval has been Received:</b>  <b>Does the MTW agency have any approved Agency-Specific Waivers?</b> Yes														
	<table border="1"> <thead> <tr> <th>Title</th> <th>Has there been a change in how the waiver is being implemented from when it was originally approved?</th> <th>Please provide a description of what has changed.</th> <th>Please provide a description of the final outcomes and lessons learned from implementing this Activity at your PHA.</th> <th>If the MTW Agency was previously required to prepare an impact analysis, was a final impact analysis prepared at the time of discontinuation?</th> </tr> </thead> <tbody> <tr> <td>Alternative Verification Hierarchy</td> <td>No</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Title	Has there been a change in how the waiver is being implemented from when it was originally approved?	Please provide a description of what has changed.	Please provide a description of the final outcomes and lessons learned from implementing this Activity at your PHA.	If the MTW Agency was previously required to prepare an impact analysis, was a final impact analysis prepared at the time of discontinuation?	Alternative Verification Hierarchy	No			
	Title	Has there been a change in how the waiver is being implemented from when it was originally approved?	Please provide a description of what has changed.	Please provide a description of the final outcomes and lessons learned from implementing this Activity at your PHA.	If the MTW Agency was previously required to prepare an impact analysis, was a final impact analysis prepared at the time of discontinuation?										
Alternative Verification Hierarchy	No														

<b>F.</b>	<b>Public Housing Operating Subsidy Grant Reporting.</b>
<b>F.1</b>	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	\$803,781	\$803,781	\$0	2023-12-31
2024	\$877,808	\$877,808	\$0	2024-12-31
2025	\$749,407	\$373,452	\$375,955	2025-12-31

<b>G.</b>	<b>MTW Statutory Requirements.</b>	
<b>G.1</b>	<b>75% Very Low Income – Local, Non-Traditional.</b> 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.	
<b>Income Level</b>		<b>Number of Local, Non-Traditional Households Admitted in the Fiscal Year*</b>
80%-50% Area Median Income		
49%-30% Area Median Income		
Below 30% Area Median Income		
Total Local, Non-Traditional Households		<b>0</b>

\*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.

<b>G.2</b>	<b>Establishing Reasonable Rent Policy.</b>
<b>Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?</b> Yes	

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

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

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

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

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

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

**Table I.1 - Evaluations of MTW Policies**

Title and short description	Evaluator name and contact information	Time period	Reports available
Stepped and Tiered Rent Demonstration. Housing Connect's participation in the second cohort of the MTW Expansion will evaluate alternative rent policies designed to increase resident self-sufficiency and reduce PHA administrative burdens. Housing Connect will be studying a Stepped Rent model. An independent research team lead by MDRC will work with HUD, Housing Connect, and the other selected PHAs to assist in implementation and evaluate the effects of the alternative rent policy.	James Riccio, Principal Investigator James.Riccio@mdrc.org	Evaluation will be conducted over a 6 year period: September 1, 2023- August 31, 2029	

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8. Housing Connect Agency  
Specific Waiver Request  
Acceptance of Local Certificate  
of Occupancy for Initial PBV  
Inspections Supplement  
CY2026

**Housing Connect  
Agency Specific Waiver Request  
Acceptance of Local Certificate of Occupancy for Initial PBV Inspections  
Supplement CY 2026**

Under the Moving to Work (MTW) Operations Notice, MTW agencies are allowed to request Agency-Specific Waivers for activities that are not specially included in Appendix I of the Operations Notice.

**1. Description Of Activity**

This activity will waive the requirements of 24 CFR § 983.103(b) to allow HC to accept the issuance of a Certificate of Occupancy (CO) by a local code enforcement agency in place of a pre-HAP NSPIRE inspection as evidence of a property's compliance with housing quality standards for initial Project-Based Voucher (PBV) inspections. The inspection will generally be valid for up to six months provided the initial HC-assisted tenant is the first to occupy the unit. HC reserves the right to require a housing quality/NSPIRE inspection as needed. This approach reduces time and costs associated with inspections conducted by staff and minimizes tenant inconvenience.

**2. Relationship to MTW Statutory Objectives**

This activity supports the MTW objective of reducing costs and achieving greater cost effectiveness by eliminating redundant inspections and streamlining the leasing process.

**3. Population Groups and Household Types Impacted by Activity**

This activity will apply to all PBV families (including RAD PBV families).

**4. Cost Implications**

This activity is expected to result in cost savings from reduced inspection workload and faster leasing.

**5. Implementation Timetable**

Upon approval, HC anticipates implementation of this activity in FY 2026.

**6. Impact Analysis**

This activity does not require an impact analysis.

**7. Hardship Policy**

This activity does not require a hardship policy and is not anticipated to result in hardship for any HCV family.

**8. Public Comments**

**TBD**