

# MTW Administrative Plan Changes

6/21/2023



Housing Authority  
of the  
City of Alameda

[www.alamedahsg.org](http://www.alamedahsg.org)



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# Chapter 1

- Signed MTW status on March 23<sup>rd</sup>, 2022, expiring in 20 years
- Applies to all programs except VASH, EHV, MOD Rehab, and Shelter Plus Care

# Chapter 4

- Must comply with federal, state, and local laws on fair housing and nondiscrimination, as well as AHA accessibility, placement, and waitlist management requirements

# Chapter 6

- Annual re-examinations redefined as a “regular” re-examinations
- Assets of less than \$50,000 may be self certified
- Interims are capped at one per year
- Hardship policies apply to implementation of payment standards and re-exam schedule
- Criteria and process for requesting and determination of a hardship
- Temporary and long-term hardship and grievance procedures



# Chapter 7

- All income must be verified every 3 years, assets over \$50,000 must be fully verified
- Assets under \$50,000 may be self certified

# Chapter 8

- Prequalifying initial inspections up to 90 days prior to unit lease up
- Conduct periodic inspections every 3 years
- Certain programs will conduct annual and biannual inspections
- Special inspections can be initiated at any time

# Chapter 9

- Owner requested rent increases will not be counted towards the one interim per year cap

# Chapter 11

- MTW families will have a re-examination every 36 months except for families receiving zero income or earn less than \$5,000 per person
- Criteria for one interim per year and instances that do not count towards the cap
- Involuntary household composition changes, reasonable accommodations, and the Earned Income Disallowance program changes do not count towards the one interim per year cap





# Chapter 13

- Landlord Cohort activities under MTW
- Includes vacancy loss, other various landlord incentives, and front-end vacancy loss.

# Chapter 15

- MTW flexibility to apply fungibility among HCV HAP and Admin Fee assistance
- Payment standards can be set between 80-150%

# Chapter 16

- May award PBV units to a property owned by a single asset entity of the AHA without engaging in a selection process
- May award up to 100% of the units of a project regardless of the supportive services
- May pre-qualify inspected units up to 90 days prior to HAP contract



# Non-MTW Admin Plan Changes

- Removal of utility allowance chart
- Updated references to regulations
- Updated policies to include our new online communication systems
- Included section on stability vouchers
- Improved accessibility by removing certain graphs and explaining concepts through text instead
- Updates to the FSS plan

