MTW
Administrative Plan Changes

6/21/2023
Chapter 1

• Signed MTW status on March 23rd, 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