

DRAFT

Posted on 11/01/2021

PHA Name : Newnan

PHA Code : GA095

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 7/1/2021

PHA Program Type: Combined

MTW Cohort Number: 1

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

The Housing Authority of Newnan (HAN) plans to adopt the following statutory objectives: Reduce cost and achieve greater cost-effectiveness in federal expenditures; give incentives to families with children where the head of household is working; is seeking work; or are preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and increase housing choices for eligible low-income families. HAN believes that PH and HCV should be a steppingstones to self-sufficiency; clients who come in through the PH can use their housing assistance as a tool to become self-sufficient.

HAN's decision to participate in the MTW Demonstration is due to our commitment to improve resident outcomes, increase program cost-effectiveness, and through the development of a rent reform and incentive program. The proposed program will encourage and support program participants' self-sufficiency, while increasing landlord involvement; and reducing administrative burden and costs. In addition, HAN plans to upgrade its existing units, purchase or construct additional units, and provide funds to support additional MTW HCV.

1. Administrative Efficiency and Cost Effectiveness

MTW flexibilities will allow HAN to make simple changes to eliminate requirements that cause confusion amongst clients and increase the workload for HAN staff. Using the MTW waiver ability, HAN will eliminate the community service requirement for all PH clients; we will eliminate utility reimbursement calculation for MTW PH and HCV participants. These calculations are burdensome to HAN staff because of the time and coordination efforts needed to process these deductions. HCV clients will know the exact amount of their rental assistance before they start looking for suitable housing. To save money and increase housing choice, HAN plans to block grant PH and HCV funds. This will also help to improve program efficiency and effectiveness.

The HAN will increase the minimum rent for all clients during our first year of implementation. Our current minimum rent is \$50.00. All other clients will have a minimum rent of \$130. This initiative will promote self-sufficiency by encouraging heads-of household and those 18 years and older to work, while raising much-needed rental revenue. This revenue can be put back into the agency-allowing HAN to complete long-deferred maintenance projects and fund MTW projects. To ensure this initiative target residents who can work, elderly and disabled families will be exempt. All minimum rent increases will occur in July 2022. Hardship requests will be processed per HAN'S MTW Rent Reform Hardship Policy.

HAN plans to implement Biennial Recertification for family units and Triennial Recertification for elderly/disabled households for all PH and HCV clients. HAN will allow 1 interim recertification annually. Elderly and disabled households are exempt from this provision and can complete an interim recertification at any time. Clients that believe they qualify for a hardship may request an additional annual income recertification. HAN will allow 1 hardship interim recertifications between biennial recertifications. MTW clients are not required to report increases/decreases in income between biennial recertifications; however, they must report all other changes to the household.

HAN will establish a cap in the childcare deduction. This activity modifies the applicable rules and regulations necessary to limit the amount of childcare deduction that may be taken by all HAN clients. The activity allows HAN to place a cap on childcare deductions in line with the Georgia Childcare and Parent Services (GA CAPS) reimbursement amounts. Childcare costs that exceed GA CAPS reimbursement amounts are reduced to categorical maximum amounts filtered by age. Hardship requests are addressed on a case-by-case basis in accordance with the Hardship Policy. Families continue to furnish proof of their out-of-pocket childcare expenses and HAN staff simply verifies that provided costs are in-line with GA CAPS based on the child's age and service provider.

2. Self Sufficiency Initiatives

To encourage unemployed residents to gain employment, HAN will institute a minimum rent of \$130 for all clients. HAN will eliminate interim rent adjustments to decrease the administrative burden of having to calculate minor income changes, but also to encourage resident savings from increased employment earnings.

3. Increasing Housing Choices

HAN will offer landlords a one-time monetary bonus for leasing to HCV clients and will also offer reimbursement for approved damages up to a pre-determined amount. HCV will conduct widespread landlord outreach to educate potential landlords on the benefits of renting to HCV clients. HAN will also consider awarding project-based vouchers (PBV) as needed to support the construction of additional affordable housing units. To continue advancing housing choices for clients, HAN will invest in landlord recruitment; add incentives, client rental supports, and project-based housing flexibility. On the client's side, HAN case managers will assist with housing search, rental options specific to the client's needs, and assist with obtaining supportive services.

In addition, HAN will provide housing units for transitional housing to assist the homeless population of Newnan and Coweta County. Currently, Newnan will have one transitional housing facility that can house a total of eight occupants, including women and children ages 0-14. There is an urgent need for transitional housing for families and other populations in the area. We will work with local service agencies to provide housing and other supportive services for families living in the transitional units. HAN will continue to apply for additional specialty vouchers as they become available.

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
e. Minimum Rent (PH)	Plan to Implement in the Submission Year
f. Minimum Rent (HCV)	Plan to Implement in the Submission Year
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Plan to Implement in the Submission Year
n. Utility Reimbursements (HCV)	Plan to Implement in the Submission Year
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
3. Reexaminations	
a. Alternative Reexamination Schedule for Households (PH)	Plan to Implement in the Submission Year
b. Alternative Reexamination Schedule for Households (HCV)	Plan to Implement in the Submission Year
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Not Currently Implemented
b. Damage Claims (HCV-Tenant-based Assistance)	Plan to Implement in the Submission Year
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Plan to Implement in the Submission Year
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Not Currently Implemented
d. Alternative Inspection Schedule (HCV)	Not Currently Implemented
6. Short-Term Assistance	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
7. Term-Limited Assistance	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
8. Increase Elderly Age (PH & HCV)	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Not Currently Implemented
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Not Currently Implemented
d. Alternative PBV Selection Process (HCV)	Not Currently Implemented
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Not Currently Implemented
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
10. Family Self-Sufficiency Program with MTW Flexibility	
a.PH Waive Operating a Required FSS Program (PH)	Not Currently Implemented
a.HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b.PH Alternative Structure for Establishing Program Coordinating Committee (PH)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV)	Not Currently Implemented
c.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.PH Modify or Eliminate the Contract of Participation (PH)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
11. MTW Self-Sufficiency Program	
a.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
12. Work Requirement	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
14. Moving on Policy	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.PH Allow Income Calculations from Partner Agencies (PH)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.PH Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
15. Acquisition without Prior HUD Approval (PH)	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
16. Deconcentration of Poverty in Public Housing Policy (PH)	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
17. Local, Non-Traditional Activities	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Plan to Implement in the Submission Year

C. MTW Activities Plan that Newnan Plans to Implement in the Submission Year or Is Currently Implementing

1.e. - Minimum Rent (PH)
The HAN will increase the minimum rent for all clients during our first year of implementation. Our current minimum rent is \$50.00. All other clients will have a minimum rent of \$130. This initiative will promote self-sufficiency by encouraging heads-of household and those 18 years and older to work, while raising much-needed rental revenue. This revenue can be put back into the agency-allowing HAN to complete long-deferred maintenance projects and fund MTW projects. To ensure this initiative target residents who can work, elderly and disabled families will be exempt. All minimum rent increases will occur in July 2022. Hardship requests will be processed per HAN'S MTW Rent Reform Hardship Policy.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: Increased revenue
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
Attached Hardship policy applies to: 1.e. - Minimum Rent (PH) 1.f. - Minimum Rent (HCV) 1.r. - Elimination of Deduction(s) (PH) 1.s. - Elimination of Deduction(s) (HCV) 3.a. - Alternative Reexamination Schedule for Households (PH) 3.b. - Alternative Reexamination Schedule for Households (HCV)}
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This MTW activity requires an Impact Analysis. The Impact Analysis is attached.
minimum rent or minimum Total Tenant Payment (TTP) - \$130

1.f. - Minimum Rent (HCV)
The HAN will increase the minimum rent for all clients during our first year of implementation. Our current minimum rent is \$50.00. All other clients will have a minimum rent of \$130. This initiative will promote self-sufficiency by encouraging heads-of household and those 18 years and older to work, while raising much-needed rental revenue. This revenue can be put back into the agency-allowing HAN to complete long-deferred maintenance projects and fund MTW projects. To ensure this initiative target residents who can work, elderly and disabled families will be exempt. All minimum rent increases will occur in July 2022. Hardship requests will be processed per HAN'S MTW Rent Reform Hardship Policy.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: Increased revenue
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
Attached Hardship policy applies to: 1.e. - Minimum Rent (PH) 1.f. - Minimum Rent (HCV) 1.r. - Elimination of Deduction(s) (PH) 1.s. - Elimination of Deduction(s) (HCV) 3.a. - Alternative Reexamination Schedule for Households (PH) 3.b. - Alternative Reexamination Schedule for Households (HCV)}
No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Newnan MTW agency
 Received 0 hardship requests
 Approved hardship requests
 Denied hardship requests
 There is\are hardship requests pending.

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

minimum rent or minimum Total Tenant Payment (TTP) - \$130

1.i. - Alternative Utility Allowance (PH)

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Newnan MTW agency
 Received 0 hardship requests
 Approved hardship requests
 Denied hardship requests
 There is\are hardship requests pending.

1.j. - Alternative Utility Allowance (HCV)

This MTW activity serves the following statutory objectives:
 Increased revenue

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Newnan MTW agency
 Received 0 hardship requests
 Approved hardship requests
 Denied hardship requests
 There is\are hardship requests pending.

1.k. - Fixed Rents (PH)

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Newnan MTW agency
 Received 0 hardship requests
 Approved hardship requests
 Denied hardship requests
 There is\are hardship requests pending.

households are currently subject to this policy.

Table 1.k.1 - What is the fixed rent/subsidy for each of the following unit sizes?

Unit Size	Rent Amount – PH
Studio/Efficiency	
One-bedroom	
Two-bedroom	
Three-bedroom	
Four or more bedrooms	

1.m. - Utility Reimbursements (PH)

HAN will eliminate Utility Reimbursements payments for all clients.

This MTW activity serves the following statutory objectives:
 Cost effectiveness

This MTW activity serves the following statutory objectives:

Increased revenue Decreased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

1.n. - Utility Reimbursements (HCV)
HAN will eliminate Utility Reimbursements payments for HCV participants.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: Increased revenue Decreased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

1.r. - Elimination of Deduction(s) (PH)
HAN will establish a cap in the childcare deduction. This activity modifies the applicable rules and regulations necessary to limit the amount of childcare deduction that may be taken by all HAN clients. The activity allows HAN to place a cap on childcare deductions in line with the Georgia Childcare and Parent Services (GA CAPS) reimbursement amounts. Childcare costs that exceed GA CAPS reimbursement amounts are reduced to categorical maximum amounts filtered by age. Hardship requests are addressed on a case-by-case basis in accordance with the Hardship Policy. Families continue to furnish proof of their out-of-pocket childcare expenses and HAN staff simply verifies that provided costs are in-line with GA CAPS based on the child's age and service provider.
This MTW activity serves the following statutory objectives: Cost effectiveness
This MTW activity serves the following statutory objectives: Increased revenue
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
Attached Hardship policy applies to: 1.e. - Minimum Rent (PH) 1.f. - Minimum Rent (HCV) 1.r. - Elimination of Deduction(s) (PH) 1.s. - Elimination of Deduction(s) (HCV) 3.a. - Alternative Reexamination Schedule for Households (PH) 3.b. - Alternative Reexamination Schedule for Households (HCV)}
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

This MTW activity requires an Impact Analysis. The Impact Analysis is attached.
Following deduction(s) will be eliminated, modified, or added. Unreimbursed childcare costs

1.s. - Elimination of Deduction(s) (HCV)

HAN will establish a cap in the childcare deduction. This activity modifies the applicable rules and regulations necessary to limit the amount of childcare deduction that may be taken by all HAN clients. The activity allows HAN to place a cap on childcare deductions in line with the Georgia Childcare and Parent Services (GA CAPS) reimbursement amounts. Childcare costs that exceed GA CAPS reimbursement amounts are reduced to categorical maximum amounts filtered by age. Hardship requests are addressed on a case-by-case basis in accordance with the Hardship Policy. Families continue to furnish proof of their out-of-pocket childcare expenses and HAN staff simply verifies that provided costs are in-line with GA CAPS based on the child's age and service provider.

This MTW activity serves the following statutory objectives:
Cost effectiveness

This MTW activity serves the following statutory objectives:
Increased revenue

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

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

Attached Hardship policy applies to: 1.e. - Minimum Rent (PH)
1.f. - Minimum Rent (HCV)
1.r. - Elimination of Deduction(s) (PH)
1.s. - Elimination of Deduction(s) (HCV)
3.a. - Alternative Reexamination Schedule for Households (PH)
3.b. - Alternative Reexamination Schedule for Households (HCV)}

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Newnan MTW agency
Received 0 hardship requests
Approved hardship requests
Denied hardship requests
There is\are hardship requests pending.

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

Following deduction(s) will be eliminated, modified, or added.
Unreimbursed childcare costs

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

HAN plans to implement Biennial Recertification for family units and Triennial Recertification for elderly/disabled households for all PH and HCV clients. HAN will allow 1 interim recertification annually. Elderly and disabled households are exempt from this provision and can complete an interim recertification at any time. Clients that believe they qualify for a hardship may request an additional annual income recertification. HAN will allow 1 hardship interim recertifications between biennial recertifications. MTW clients are not required to report increases/decreases in income between biennial recertifications; however, they must report all other changes to the household.

This MTW activity serves the following statutory objectives:
Cost effectiveness
Self-sufficiency

This MTW activity serves the following statutory objectives:
Increased revenue
Decreased expenditures

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

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

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Newnan MTW agency
Received 0 hardship requests

Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This MTW activity requires an Impact Analysis. The Impact Analysis is attached.
Recertification Schedule is Other HAN plans to implement Biennial Recertification for family units and Triennial Recertification for elderly/disabled households for all PH and HCV clients. HAN will allow 1 interim recertification annually. Elderly and disabled households are exempt from this provision and can complete an interim recertification at any time. Clients that believe they qualify for a hardship may request an additional annual income recertification. HAN will allow 1 hardship interim recertifications between biennial recertifications. MTW clients are not required to report increases/decreases in income between biennial recertifications; however, they must report all other changes to the household.
Household may request 1 interim recertifications per year.
Clients are required to report all other changes to the household

3.b. - Alternative Reexamination Schedule for Households (HCV)
HAN plans to implement Biennial Recertification for family units and Triennial Recertification for elderly/disabled households for all PH and HCV clients. HAN will allow 1 interim recertification annually. Elderly and disabled households are exempt from this provision and can complete an interim recertification at any time. Clients that believe they qualify for a hardship may request an additional annual income recertification. HAN will allow 1 hardship interim recertifications between biennial recertifications. MTW clients are not required to report increases/decreases in income between biennial recertifications; however, they must report all other changes to the household.
This MTW activity serves the following statutory objectives: Cost effectiveness Self-sufficiency
This MTW activity serves the following statutory objectives: Increased revenue Decreased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This MTW activity requires an Impact Analysis. The Impact Analysis is attached.
Recertification Schedule is Other HAN plans to implement Biennial Recertification for family units and Triennial Recertification for elderly/disabled households for all PH and HCV clients. HAN will allow 1 interim recertification annually. Elderly and disabled households are exempt from this provision and can complete an interim recertification at any time. Clients that believe they qualify for a hardship may request an additional annual income recertification. HAN will allow 1 hardship interim recertifications between biennial recertifications. MTW clients are not required to report increases/decreases in income between biennial recertifications; however, they must report all other changes to the household.
Household may request 1 interim recertifications per year.
Clients will be required to continue to submit all changes to the household

4.b. - Damage Claims (HCV-Tenant-based Assistance)
HAN will provide a one-time up to \$1,000 claim reimbursement for damages for a specific unit. The owner will be required to submit the claim with documentation be claim can be paid
This MTW activity serves the following statutory objectives: Housing choice
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency

Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This policy applies to To all units
The types of units policy applies to:
Maximum payment to the landlord is \$A one-time \$1000 per specific unit.
payments were issued under this policy y in the most recently completed PHA fiscal year.
\$ issued under this policy in the most recently completed PHA fiscal year.

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)
HAN will give all landlords a one-time signing bonus of \$1000 for providing new units to the HCV program. A landlord can receive one bonus annually.
This MTW activity serves the following statutory objectives: Housing choice
This MTW activity serves the following statutory objectives: Increased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies to all assisted households
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
This policy applies to To all units (Display selected and additional Pop up is complex logic.)
The types of units policy applies to:
Maximum payment to the landlord is \$\$1000 on a annual basis.
payments were issued under this policy y in the most recently completed PHA fiscal year.
\$ issued under this policy in the most recently completed PHA fiscal year.

7.a. - Term-Limited Assistance (PH)
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
The following is how households will be supported to prepare for the end of assistance:
households are currently subject to this policy.

7.b. - Term-Limited Assistance (HCV)
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
The following is how households will be supported to prepare for the end of assistance:
households are currently subject to this policy.

11.a.PH - Alternative Family Selection Procedures (PH)
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

11.a.HCV - Alternative Family Selection Procedures (HCV)
This MTW activity serves the following statutory objectives: Neutral (no cost implications)
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

11.b.PH - Policies for Addressing Increases in Family Income (PH)
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
Following is the policy for the increased earnings for families participating in the MTW Self-Sufficiency program: PH clients will be able to keep more of the money they earn for increased wages which will help them to reach their goal of self-sufficiency

11.b.HCV - Policies for Addressing Increases in Family Income (HCV)
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
Following is the policy for the increased earnings for families participating in the MTW Self-Sufficiency program:

12.a. - Work Requirement (PH)
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households. The MTW activity applies only to a subset or subsets of assisted households
This MTW activity applies to: Currently assisted households only
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.

The following counts as work under this activity:
The following is how will the MTW agency monitor compliance:
The following supportive services are offered to support households:
The following is how the agency address noncompliance with the work requirement policy:
households are currently subject to the policy.
households were sanctioned for non-compliance with the work requirement in the most recently completed PHA fiscal year.

12.b. - Work Requirement (HCV)
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
The following counts as work under this activity:
The following is how will the MTW agency monitor compliance:
The following supportive services are offered to support households:
The following is how the agency address noncompliance with the work requirement policy:
households are currently subject to the policy.
households were sanctioned for non-compliance with the work requirement in the most recently completed PHA fiscal year.

17.b. - Service Provision
HAN will provide housing units for transitional housing to assist the homeless population of Newnan and Coweta County. Newnan will have one transitional housing facility that can house a total of eight occupants, including women and children ages 0-14. There is an urgent need for transitional housing for families and other populations in the area. We will work with local service agencies to provide housing and other supportive services for families living in the transitional units.
This MTW activity serves the following statutory objectives: Self-sufficiency Housing choice
This MTW activity serves the following statutory objectives: Neutral (no cost implications)
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Newnan MTW agency Received 0 hardship requests Approved hardship requests Denied hardship requests There is\are hardship requests pending.
The following are the types of Services MTW Agency is providing: HAN will provide two housing units for transitional housing to assist the homeless population of Newnan and Coweta County.
PHA provides services to households in the most recently completed PHA Fiscal Year through this activity.
The MTW activity applies to specific units/properties HAN will provide two units in AMP 3
of persons receiving LNT services only in the most recently completed PHA fiscal year.
No Families are receiving Services only.

D.	Safe Harbor Waivers.
D.1	Safe Harbor Waivers seeking HUD Approval: No Safe Harbor Waivers are being requested.

E.	Agency-Specific Waiver(s).
E.1	Agency-Specific Waiver(s) for HUD Approval: The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested. No Agency-Specific Waivers are being requested.
E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received: MTW Agency does not have approved Agency-Specific Waivers

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

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2021	\$2,085,587	\$1,876,840	\$208,747	2021-12-31

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

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

G.2	Establishing Reasonable Rent Policy.
MTW agency did not established a rent reform policy to encourage employment and self-sufficiency HAN plans to implement a work requirement and MTW FSS Program to encourage clients to work and become self-sufficient. After two years of occupancy all clients living in Section 32 homes will pay a flat rent based on the fair market rent for the area they live in. This will help to prepare them to transition into homeownership.	

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

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

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

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

I.	Evaluations.
No known evaluations.	

1.e Minimum Rent (PH)

Through implementation of this activity, HAN's effort is to promote our (PH) participants toward *Self-Sufficiency* and achieve *Cost Effectiveness* of federal dollars and other agency cost.

During the first year of implementation HAN will increase the minimum rent to \$130 to all participants. All minimum rent increases will occur July 1, 2022. Upon request, HAN will accept hardship applications and will grant adjustments in accordance with its Hardship Policy on a case-by case basis.

HAN will measure this activity by conducting an analysis on the number of households who do not currently contribute income towards their rental cost and/or households whose income awards a utility reimbursement.

HAN's current minimum rent is \$50.00. HAN (PH) currently has approximately 40 households who are Minimum Rent Candidates and total of approximately 103 households who receive a credit that issues those households a Utility Reimbursement. The current total amount of Utility Reimbursements issued each month estimates at \$11,600 per month.

Implementation of this activity will decrease the number of Minimum Rent Candidates from 40 to approximate 36, and a total of 45 households to receive a credit and receive a Utility Reimbursement. The current total amount of Utility Reimbursements issued each month will be approximately \$2, 906 per month with will reduce agency cost on UR approximately 75%.

1.f Minimum Rent (HCV)

Through implementation of this activity, HAN's effort is to promote our (HCV) participants toward *Self-Sufficiency* and achieve *Cost Effectiveness* of federal dollars and other agency cost.

During the first year of implementation HAN will increase the minimum rent to \$130 to all participants. All minimum rent increases will occur July 1, 2022. Upon request, HAN will accept hardship applications and will grant adjustments in accordance with its Hardship Policy on a case-by case basis.

HAN will measure this activity by conducting an analysis on the number of households who do not currently contribute income towards their rental cost or households whose income awards a utility reimbursement.

HAN's current minimum rent is \$50.00. HAN (HCV) currently has approximately 25 households who are Minimum Rent Candidates and a total of approximately 22 households who receive a credit that issues those households a Utility Reimbursement to their selected Utility Company. The current total amount of HAP spending each month is approximately \$29,434.00. The current total amount of Utility Reimbursements issued each month estimates at \$2,575 per month.

Implementation of this activity will save agency cost and reduce HAP spending by \$2,000 per month. and a total of 45 households to receive a credit and receive a Utility Reimbursement. The current total amount of Utility Reimbursements issued each month to approximately \$2, 906 per month with will reduce agency cost on UR approximately 75%.

1.r. Elimination of Deductions (Childcare)/(PH)

Through implementation of this activity, HAN’s efforts is to promote our (PH) participants toward *Self-Sufficiency* and achieve *Cost Effectiveness* of federal dollars and other agency cost.

This activity will modify existing rules and regulations to the childcare deduction and create a limit/cap on the amount of childcare deduction applied to the participant’s rent calculation. The activity allows HAN to place a cap on childcare deductions in line the Georgia Childcare and Parent Services (GA CAPS). The Georgia Department of Early Care and Learning provide GA CAP to help low-income families afford safe, and quality childcare by subsidizing childcare costs for children under the age of 13.

HAN will align childcare costs to match the GA CAPS reimbursement amounts according to the categorical maximum amounts filtered by age. Upon request, HAN will accept hardship applications and will grant adjustments in accordance with its Hardship Policy on a case-by case basis.

HAN will measure this activity by conducting an analysis on the reduction of deduction calculated in the PH rent calculations which will increase Total Tenant Payments (TTP) and increase agency revenue. HAN current childcare deductions for (PH) is approximately \$287,832. HAN’s goal is to reduce the amount of childcare deduction. This will increase participant’s self-sufficiency and agency revenue.

HAN’s current policy allows participants to deduct 100% of childcare cost from the annual total household income without limitations of cost. With implementation of this activity will create a limit/cap on childcare deductions and will not exceed the GA CAPS Reimbursement Rates. Upon request, HAN will accept hardship applications and will grant adjustments in accordance with its Hardship Policy on a case-by case basis.

Type of Care	Zone 1			Zone 2			Zone 3		
	Center	Family	Informal	Center	Family	Informal	Center	Family	Informal
Full-time (per week)									
Infant (birth - 12 months)	\$150	\$125	\$95	\$110	\$90	\$80	\$85	\$80	\$50
Toddler (1-2 years)	\$144	\$120	\$85	\$102	\$88	\$80	\$85	\$76	\$50
Preschool (3-5 years)	\$124	\$105	\$75	\$92	\$85	\$70	\$80	\$75	\$49
School age (6 years & older)	\$115	\$85	\$75	\$90	\$75	\$70	\$75	\$75	\$49
Part-time (per day)									
All ages	\$40	\$30	\$25	\$27	\$25	\$22	\$21	\$20	\$15
Before and after school (per week)									
All ages	\$70	\$55	\$50	\$60	\$53	\$50	\$45	\$40	\$35

[AppendixC-CAPS Reimbursement Rates.pdf \(ga.gov\)](#)

Impact Analysis

Elimination of Deductions (Childcare)/(HCV)

Through implementation of this activity, HAN's effort is to promote our (HCV) participants toward *Self-Sufficiency* and achieve *Cost Effectiveness* of federal dollars and other agency cost.

This activity will modify existing rules and regulations to the childcare deduction and create a limit/cap on the amount of childcare deduction applied to the participant's rent calculation. The activity allows HAN to place a cap on childcare deductions in line the Georgia Childcare and Parent Services (GA CAPS). The Georgia Department of Early Care and Learning provide GA CAP to help low-income families afford safe, and quality childcare by subsidizing childcare costs for children under the age of 13.

HAN will align childcare costs to match the GA CAPS reimbursement amounts according to the categorical maximum amounts filtered by age. Upon request, HAN will accept hardship applications and will grant adjustments in accordance with its Hardship Policy on a case-by case basis.

HAN will measure this activity by conducting an analysis on the reduction of deduction calculated in the HCV rent calculations which will increase Total Tenant Payments (TTP) and increase agency revenue. HAN current childcare deductions for (HCV) is approximately \$15,640. HAN's goal is to reduce the amount of childcare deduction. This will increase participant's self-sufficiency and agency revenue.

HAN's current policy allows participants to deduct 100% of childcare cost from the annual total household income without limitations of cost. With implementation of this activity will create a limit/cap on childcare deductions and will not exceed the GA CAPS Reimbursement Rates. Upon request, HAN will accept hardship applications and will grant adjustments in accordance with its Hardship Policy on a case-by case basis.

Type of Care	Zone 1			Zone 2			Zone 3		
	Center	Family	Informal	Center	Family	Informal	Center	Family	Informal
Full-time (per week)									
Infant (birth - 12 months)	\$150	\$125	\$95	\$110	\$90	\$80	\$85	\$80	\$50
Toddler (1-2 years)	\$144	\$120	\$85	\$102	\$88	\$80	\$85	\$76	\$50
Preschool (3-5 years)	\$124	\$105	\$75	\$92	\$85	\$70	\$80	\$75	\$49
School age (6 years & older)	\$115	\$85	\$75	\$90	\$75	\$70	\$75	\$75	\$49
Part-time (per day)									
All ages	\$40	\$30	\$25	\$27	\$25	\$22	\$21	\$20	\$15
Before and after school (per week)									
All ages	\$70	\$55	\$50	\$60	\$53	\$50	\$45	\$40	\$35

[AppendixC-CAPS Reimbursement Rates.pdf \(ga.gov\)](#)

Impact Analysis

Alternative Reexamination 3.a. (PH)

This activity will implement Biennial Recertification for family Units and Triennial Recertifications for elderly/disabled household for all PH Clients. HAN will allow one interim adjustment per year at the request of the household, if the household gross income has decreased 10% or more.

Current regulations require annual recertification and verification to determine that a household meets program requirements. This activity will reduce staff time and costs, as well as being less invasive and time consuming for our residents.

All households that report no income or no income from wages on an annual recertification will be scheduled to report increases in income every 90 days.

HAN will use this activity for all participants of the PH program. The agency as well as households will experience time savings due to fewer re-examinations and, HAN will save additional staff time by eliminating the need to process and update consent forms between scheduled reexaminations and manage the cumbersome process of beginning program termination for non-receipt of consent forms. Participant families on the biennial or triennial schedule may also see income savings as a result of HAN not recalculating rent portions during the interim.

HAN will measure this activity by conducting an analysis on the reduction of (PH) reexaminations completed per year and the reductions in administrative time to complete reexaminations.

HAN currently process approximately 422 (PH) Recertifications per year and averages 51 Recertifications per month. Approximately 12 recertifications per week are completed between 2 staff members. Implementation will significantly reduce annual recertifications by 50%. This activity will also reduce administrative time. It currently takes approximately 2 hours per reexamination to complete. Implementation of this activity will reduce administrative time from 24 hours per week to 12 hours per week. Implementation will significantly reduce administrative time by 50%. Upon request, HAN will accept hardship applications and will grant adjustments in accordance with its Hardship Policy on a case-by case basis.

Impact Analysis

Alternative Reexamination 3.b. (HCV)

This activity will implement Biennial Recertification for family Units and Triennial Recertifications for elderly/disabled household for all HCV Clients. HAN will allow one interim adjustment per year at the request of the household, if the household gross income has decreased 10% or more.

Current regulations require annual recertification and verification to determine that a household meets program requirements. This activity will reduce staff time and costs, as well as being less invasive and time consuming for our residents.

All households that report no income or no income from wages on an annual recertification will be scheduled to report increases in income every 90 days.

HAN will use this activity for all participants of the PH program. The agency as well as households will experience time savings due to fewer re-examinations and, HAN will save additional staff time by eliminating the need to process and update consent forms between scheduled reexaminations and manage the cumbersome process of beginning program termination for non-receipt of consent forms. Participant families on the biennial or triennial schedule may also see income savings as a result of HAN not recalculating rent portions during the interim.

HAN will measure this activity by conducting an analysis on the reduction of (HCV) reexaminations completed per year and the reductions in administrative time to complete reexaminations.

HAN currently process approximately 167 (HCV) Recertifications per year and averages 14 Recertifications per month. Approximately 4 recertifications per week are completed between 1 staff member. Implementation will significantly reduce annual recertifications by 50%. This activity will also reduce administrative time. It currently takes approximately 2 hours per reexamination to complete. Implementation of this activity will reduce administrative time from 8 hours per week to 4 hours per week. Implementation will significantly reduce administrative time by 50%. Upon request, HAN will accept hardship applications and will grant adjustments in accordance with its Hardship Policy on a case-by case basis.