

PHA Name : Maryville

PHA Code : TN065

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

PHA Program Type: Combined

MTW Cohort Number: MTW Flexibility for Smaller PHAs

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

The Maryville Housing Authority has begun execution of its self-sufficiency program beginning 01/01/2024 with implementation of changing the minimum rent from \$50 to \$130 (excluding elderly/disabled families). MHA's goal is to help assist working families to gain and maintain employment and to provide guidance and counseling to help residents identify and achieve their housing goals. MHA has given a name to its MTW Self-Sufficiency program; GROW (Gain Retain and OWn). There are two major components to the GROW Program: implementation of an Alternative Rent Schedule and a Working Requirement. The details of these components will be detailed throughout this supplement. The goal of the GROW program is to help working families in Public Housing with the tools and skills they need to "graduate" from the Public Housing Program and move on to renting in the private market or owning their own home. MHA understands that the road to self-sufficiency looks different for each family and will provide services and partnerships that will be available to residents during their tenancy at MHA.

Additionally, MHA intends to submit a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) application in early 2026 under the Rental Assistance Demonstration (RAD) program. The Authority will utilize its Moving To Work (MTW designation to request RAD contract rents up to 120% of the Fair Market Rent (FMR). Currently, RAD rents are set at approximately 58% of the 2025 FMR.

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)	Currently Implementing
f. Minimum Rent (HCV)	Not Currently Implemented
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)	Plan to Implement in the Submission Year
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
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)	Currently Implementing
b. Payment Standards- Fair Market Rents (HCV)	Currently Implementing
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)	Currently Implementing
b. Alternative Reexamination Schedule for Households (HCV)	Currently Implementing
c. Self-Certification of Assets (PH)	Currently Implementing
d. Self-Certification of Assets (HCV)	Currently Implementing
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Not Currently Implemented
b. Damage Claims (HCV-Tenant-based Assistance)	Not Currently Implemented
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Currently Implementing
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)	Plan to Implement in the Submission Year
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	Not Currently Implemented

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

1.e. - Minimum Rent (PH)
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>MHA Implemented \$130 Minimum Rent effective 01/01/2024 as a first step in our self sufficiency program. \$130 Minimum Rent applies to working families only, excludes all elderly/disabled households, and has been successful since its inception.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Self-sufficiency</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Increased revenue</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p> <p>New admissions and currently assisted households</p>
<p>Does the MTW activity apply to all family types or only to selected family types?</p> <p>The MTW activity applies only to selected family types</p>
<p>Please select the family types subject to this MTW activity.</p> <p>Non-elderly, non-disabled families</p>
<p>Does the MTW activity apply to all public housing developments?</p> <p>The MTW activity applies to specific developments</p>
<p>Which developments participate in the MTW activity?</p> <p>Working families of Parkside, East Park, and McGhee Terrace participate in this activity. Broadway Towers is excluded from this activity because it is an elderly/disabled only tower.</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>MHA has launched its self-sufficiency program through the increase of Minimum Rent.</p>
<p>Does this MTW activity require a hardship policy?</p> <p>Yes</p> <p>This document is attached.</p>

<p>Does the hardship policy apply to more than this MTW activity?</p> <p>Yes</p>
<p>Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)</p> <p>1.e. - Minimum Rent (PH); 2.b. - Payment Standards- Fair Market Rents (HCV); 3.a. - Alternative Reexamination Schedule for Households (PH); 3.b. - Alternative Reexamination Schedule for Households (HCV); 12.a. - Work Requirement (PH)</p>
<p>Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?</p> <p>Yes</p>
<p>What considerations led the MTW agency to modify the hardship policy?</p> <p>MHA has added two new activities for its self-sufficiency program which require more detail.</p>
<p>How many hardship requests have been received associated with this activity in the past year?</p> <p>No hardship were requested in the most recent fiscal year.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>Does the MTW activity require an impact analysis?</p> <p>Yes</p> <p>This document is attached.</p>
<p>Does the impact analysis apply to more than this MTW activity?</p> <p>No</p>
<p>How much is the minimum rent or minimum Total Tenant Payment (TTP)?</p> <p>\$130.00</p>

<p>1.k. - Fixed Rents (PH)</p>																					
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>Maryville Housing Authority is proposing an MTW Alternative Rent Schedule which will set minimum and maximum rents based on bedroom size. The Alternative Rent Schedule will apply only to working families in the public housing program. As of 04/22/2025, out of 400 Public Housing units, 86 are categorized as "working families." The proposed MTW Alternative Rent Schedule is proposed as follows:</p> <p>Proposed MTW Alternative Rent Schedule (WORKING FAMILIES ONLY)</p> <p>Bedroom Size</p> <table border="0"> <tr> <td>Minimum Rent</td> <td>Maximum Rent</td> <td>Difference in Max Rent and 37801 Median</td> </tr> <tr> <td>0BR/Studio</td> <td>\$300 \$600</td> <td>\$352 less than median</td> </tr> <tr> <td>1BR</td> <td>\$350 \$625</td> <td>\$398 less than median</td> </tr> <tr> <td>2BR</td> <td>\$400 \$700</td> <td>\$644 less than median</td> </tr> <tr> <td>3BR</td> <td>\$450 \$750</td> <td>\$915 less than median</td> </tr> <tr> <td>4BR</td> <td>\$550 \$775</td> <td>\$1775 less than median</td> </tr> <tr> <td>5BR</td> <td>\$575 \$850</td> <td>\$1700 less than median</td> </tr> </table>	Minimum Rent	Maximum Rent	Difference in Max Rent and 37801 Median	0BR/Studio	\$300 \$600	\$352 less than median	1BR	\$350 \$625	\$398 less than median	2BR	\$400 \$700	\$644 less than median	3BR	\$450 \$750	\$915 less than median	4BR	\$550 \$775	\$1775 less than median	5BR	\$575 \$850	\$1700 less than median
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5BR	\$575 \$850	\$1700 less than median																			

<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Self-sufficiency</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Increased revenue</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p> <p>New admissions and currently assisted households</p>
<p>Does the MTW activity apply to all family types or only to selected family types?</p> <p>The MTW activity applies only to selected family types</p>
<p>Please select the family types subject to this MTW activity.</p> <p>Non-elderly, non-disabled families</p>
<p>Does the MTW activity apply to all public housing developments?</p> <p>The MTW activity applies to specific developments</p>
<p>Which developments participate in the MTW activity?</p> <p>All public housing developments excluding Broadway Towers which is a 150-unit one bedroom tower for elderly/disabled households only.</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>MHA seeks to implement this activity beginning 01/01/2026.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>Describe the method used to establish the fixed rents</p> <p>Research was conducted to discover the average rental costs in the area based on bedroom size. Census research was conducted to determine average income in 37801 and the surrounding area. Please see Impact Analysis for Working Requirement activity.</p>
<p>How many households are currently subject to this policy?</p> <p>84</p>

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

Unit Size	Rent Amount – PH
Studio/Efficiency	\$300
One-bedroom	\$350
Two-bedroom	\$400
Three-bedroom	\$450
Four or more bedrooms	\$550

2.a. - Payment Standards- Small Area Fair Market Rents (HCV)
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>MHA seeks to keep Housing Choice Voucher payment standards at 120% of Fair Market Rent for each bedroom size at move-in and/or recertifications. This activity will apply to all assisted households/families. Continuing this activity will allow voucher holders to have more options in their housing search as rents continue to rise. This activity will also continue to increase the Authority's utilization of the program. The authority will continue the 2025 Payment Standards for CY2026.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Housing choice</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Increased expenditures</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies to all assisted households</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>The Authority's goal with increased payment standards is to place a high priority on completing lease-ups with new and existing landlords. Voucher holders will be able to be more competitive in the private market when searching for housing or leasing in place.</p>
<p>Does this MTW activity require a hardship policy?</p> <p>Provided Already</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>Does the MTW activity require an impact analysis?</p> <p>Yes</p> <p>This document is attached.</p>
<p>Does the impact analysis apply to more than this MTW activity?</p> <p>No</p>
<p>Please explain the payment standards by ZIP code or "grouped" ZIP codes:</p> <p>The payment standards are based on FMRs for 37801.</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**

Keep Housing Choice Voucher payment standards at 120% of Fair Market Rent for each bedroom size at move-in and/or recertifications. This activity will apply to all assisted households/families. Continuing this activity will allow voucher holders to have more options in their housing search as rents continue to rise. This activity will also continue to increase the

Authority's utilization of the program. The authority will continue the 2025 Payment Standards for CY2026.

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.

Due to anticipated increased expenditures in HAP for 120% FRM payment standards, MHA placed a hold on new issue of vouchers. Beginning June 2025, MHA has resumed issuance of vouchers.

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?

Yes

This document is attached.

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

No

Please explain the payment standards by FMR:

Payment standards have been set at 120% of FMR.

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**

MHA will continue to conduct an Alternative Reexamination schedule but will increase it from every 2 years to every 3 years. This activity applies only to elderly/disabled households.

<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Cost effectiveness</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Decreased expenditures</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p> <p>New admissions and currently assisted households</p>
<p>Does the MTW activity apply to all family types or only to selected family types?</p> <p>The MTW activity applies only to selected family types</p>
<p>Please select the family types subject to this MTW activity.</p> <p>Elderly families; Disabled families (to the extent those families are not exempt via a reasonable accommodation)</p>
<p>Does the MTW activity apply to all public housing developments?</p> <p>The MTW activity applies to all developments</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>Biennial recertifications have allowed MHA to decrease its expenditures by cutting down on administrative burden as well as allowed MHA to covert the leasing position at Broadway Towers to part time.</p>
<p>Does this MTW activity require a hardship policy?</p> <p>Provided Already</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>Does the MTW activity require an impact analysis?</p> <p>Yes</p> <p>This document is attached.</p>
<p>Does the impact analysis apply to more than this MTW activity?</p> <p>No</p>
<p>What is the recertification schedule?</p> <p>Once every three years</p>
<p>How many interim recertifications per year may a household request?</p> <p>1</p>

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

MHA will allow one interim recertification between scheduled recertifications for a decrease in income which exceeds 10% of annual income. MHA will also allow interim recertifications for household composition changes with proper documentation from the household that a new family member is requesting to be added or that an existing family member has left the household.

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

Recertification once every three years (36 months) for households on a fixed income. Interim decreases are allowed once per year per household if income decreases 10% or more. MHA has implemented this activity since FY 2022 and will

continue it in 2026 but will increase the frequency from biennial to triennial.

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 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.

Elderly families; Disabled families (to the extent those families are not exempt via a reasonable accommodation)

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

The MTW activity applies to 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.

Reducing the hours to complete yearly recertification for fixed-income households will allow staff more time to focus on MHA's utilization rate, helping to increase the number of families who are successful in finding affordable housing. MHA will assist families in locating housing by calling landlords, helping negotiate rent, connecting applicants with an

organization that can provide financial assistance for utilities or security deposits if needed.

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
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. MHA will allow one interim recertification per year for decreases in income of 10% or more. MHA will conduct interim recertifications for household composition changes in which the household requests to add a family member or an existing family member is leaving the household.

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 Allowing residents to self-certify assets less than \$50,000 decreases administrative burden as well as burden of the family to provide documentation from third parties.
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 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. Decreased expenditures for administration. Decreased burden for residents.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
Please state the dollar threshold for the self-certification of assets. \$50,000.

3.d. - Self-Certification of Assets (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

MHA will continue to allow all households to self-certify assets less than \$50,000 per year.
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 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. Decreased expenditures and administrative burden. Decreased burden for residents.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
Please state the dollar threshold for the self-certification of assets. \$50,000.

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 The Maryville Housing Authority strives to improve the lives of our families who participate in the Housing Choice Voucher Program by offering incentives to retain landlords and recruit new landlords to the program. The objective is to assist more individuals and families in the HCV program and expand into new neighborhoods by offering incentives.
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. MHA went into a shortfall in the HCV program in November 2024. MHA stopped issuing vouchers at that time, so no new landlord incentives have been distributed in FY 2025. The HCV program has begun the process of issuing vouchers again and anticipates distributing incentives to new landlords once again. In 2024, MHA distributed a total of 10 landlord incentives.
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? \$500
How many payments were issued under this policy in the most recently completed PHA fiscal year? 10
What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year? \$5,000

12.a. - Work Requirement (PH)
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>As a partner piece to the proposed MTW Alternative Rent Schedule, MHA proposes implementing a working requirement as part of the MTW GROW Program. The working requirement is proposed as follows:</p> <p>This MTW Activity establishes a work requirement which applies to all households in the Public Housing Program with non-elderly, non-disabled Head of House. The work requirement mandates that all able-bodied adults aged 18 and older work a minimum of 15 hours a week. For a two-adult household with minor children, the work requirement can be met if one adult works a minimum of 30 hours per week. Enrollment in a post-secondary education program or Work Training Program satisfies the work requirement. Residents who fail to meet the work requirement must participate in the MHA's Family Self-Sufficiency Program 15 hours per week. Failure to meet the work requirement is a major program breach. The following are the exemptions to the work requirement and MTW Alternative Rent Schedule:</p> <ul style="list-style-type: none"> • Elderly/Disabled Status - All adult household members aged 62 or over, or who have disability status that prevents employment. • Temporary Medical Exemption - verified medical condition of a household member lasting longer than 3 months that limits or that prevents work activities. Must be certified to by a licensed physician or medical practitioner. • Discretionary Exemption - households with only one adult who does not have elderly/disability status and who, due to limitations of employment experience, education or training, or other significant barriers, is unable to earn sufficient income to meet the MTW Minimum Rent requirement.
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Self-sufficiency</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Neutral (no cost implications)</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>

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
Does the MTW activity apply to all public housing developments? The MTW activity applies to specific developments
Which developments participate in the MTW activity? The work requirement applies to all PH properties except Broadway Towers which is elderly/disabled only.
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. MHA is seeking to begin implementation of this activity beginning 01/01/2026.
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? Yes This document is attached.
Does the impact analysis apply to more than this MTW activity? No
Does the work requirement MTW activity exempt any type of household or individual other than those required to be excluded through the MTW Operations Notice or those excluded as a reasonable accommodation? No
What counts as "work" under this the work requirement MTW activity? a minimum of 15 hours per week
How will the MTW agency monitor compliance with the work requirement MTW activity? The Public Housing specialist and the MTW Coordinator will monitor compliance.
What supportive services are offered to support households to comply with the work requirement? Please see Impact Analysis.
How does the agency address noncompliance with the work requirement policy? Please see Impact Analysis.

How many households are currently subject to the policy?

84

How many households in the most recently completed PHA fiscal year were sanctioned for non-compliance with the work requirement?

0

D.	Safe Harbor Waivers.
D.1	<p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <p>No Safe Harbor Waivers are being requested.</p>

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

E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received: Does the MTW agency have any approved Agency-Specific Waivers? No

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
2022	\$944,175	\$703,966	\$240,209	2030-09-30
2023	\$1,033,855	\$774,914	\$258,941	2031-09-30
2024	\$1,018,646	\$777,062	\$241,584	2032-09-30
2025	\$569,507	\$569,507	\$0	2031-12-31

G.	MTW Statutory Requirements.
G.1	<p>75% Very Low Income – Local, Non-Traditional.</p> <p>HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.</p>
Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income	1
49%-30% Area Median Income	6
Below 30% Area Median Income	28
Total Local, Non-Traditional Households	35

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

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

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

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

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

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

H.	Public Comment
Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.	

I.	Evaluations.