

PHA Name : Maryville Housing Authority

PHA Code : TN065

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 1/1/2027

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 (MHA) has launched a multi-phase self-sufficiency program designed to help work-abled families transition from subsidized housing to private market renting or homeownership. The initiative began on January 1, 2024, by increasing the minimum monthly rent from \$50 to \$130, and advanced on January 1, 2026, with a mandatory work requirement alongside a Fixed Rent schedule that sets minimum and maximum rates based on bedroom size. To assist families with this transition, MHA provides direct connections to local community partnerships, job training, and support services tailored to each household's unique path to financial independence.

MHA successfully meets three Moving to Work (MTW) statutory objectives by implementing triennial recertifications for elderly and disabled families across both Public Housing and Housing Choice Voucher (HCV) programs. This policy drastically reduces administrative costs for the agency. Simultaneously, it lessens the reporting burden on resident families by requiring income reviews only once every three years instead of annually. Allowing residents to self-certify assets has also significantly reduced the administrative burden on families as well as staff. Consequently, implementing these two activities enabled MHA to transition the Broadway Towers position from full-time to part-time.

The introduction of a work requirement and fixed rent schedule for non-elderly, non-disabled households has established a robust financial incentive for work-abled families. Post-implementation data shows a 46% growth in annual household income. Additionally, the revised rent structure provided immediate relief to 33% of working families who previously qualified for higher rent, resulting in a net decrease in their monthly housing costs.

Increasing payment standards to 120% of the 2027 Fair Market Rents (FMRs) will expand housing choice for voucher holders. This strategic adjustment provides families with the critical leverage needed to secure stable, quality affordable housing in a rapidly escalating rental market.

MHA intends to submit a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) application 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) for Broadway Towers.

In March 2025, MHA submitted an application to the HUD Special Applications Center (SAC) requesting that an 8.5-acre vacant parcel be removed from the Authority's public housing inventory and transferred to its nonprofit affiliate, Maryville Housing Development Corporation (MHDC). The application has been approved by HUD. MHA intends to project-base up to 20 % of HCV vouchers for this project.

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)	Currently Implementing
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)	Not Currently Implemented
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)	Currently Implementing
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 Housing Authority Plans to Implement in the Submission Year or Is Currently Implementing

1.e. - Minimum Rent (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 implemented \$130 Minimum Rent effective 01/01/2024 as a first step in our self-sufficiency program. \$130 Minimum Rent applies to work abled families only, excludes all elderly/disabled households, and has been successful since its inception.
Which of the MTW statutory objectives does this MTW activity serve? Self-sufficiency
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Increased revenue
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies only to a subset or subsets of assisted households
Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? New admissions and currently assisted households
Does the MTW activity apply to all family types or only to selected family types? The MTW activity applies only to selected family types
Please select the family types subject to this MTW activity. Non-elderly, non-disabled families
Does the MTW activity apply to all public housing developments? The MTW activity applies to specific developments
Which developments participate in the MTW activity? Work abled households of Parkside, East Park, and McGhee Terrace participate in this MTW activity. Broadway Towers is excluded from this activity because it is an elderly/disabled only property.
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 launched its self-sufficiency program with this MTW activity. Increasing Minimum Rent to \$130 serves as a steppingstone to Fixed Rents by bedroom size for work abled households.
Does this MTW activity require a hardship policy? Yes

This document is attached.
Does the hardship policy apply to more than this MTW activity? Yes
Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.) 1.e. - Minimum Rent (PH); 2.a. - Payment Standards- Small Area Fair Market Rents (HCV); 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)
Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement? No
How many hardship requests have been received associated with this activity in the past year? No hardship were requested in the most recent fiscal year.
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
How much is the minimum rent or minimum Total Tenant Payment (TTP)? \$130.00

1.k. - Fixed Rents (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 Maryville Housing Authority implemented a Fixed Rent schedule based on bedroom size for its Public Housing program effective 01/01/2026. The Fixed Rent schedule will only apply to work abled households. As of 07/23/2026, out of 400 Public Housing units, 94 are categorized as work abled households. The Fixed Rent Schedule will remain the same in FY 2027: 0BR/Minimum Rent \$300/Maximum Rent \$600 1BR/Minimum Rent \$350/Maximum Rent \$625 2BR/Minimum Rent \$400/Maximum Rent \$700 3BR/Minimum Rent \$450/Maximum Rent \$750 4BR/Minimum Rent \$550/Maximum Rent \$775 5BR/Minimum Rent \$575/Maximum Rent \$850
Which of the MTW statutory objectives does this MTW activity serve? Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Increased revenue
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies only to a subset or subsets of assisted households
Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households? New admissions and currently assisted households
Does the MTW activity apply to all family types or only to selected family types? The MTW activity applies only to selected family types
Please select the family types subject to this MTW activity. Non-elderly, non-disabled families
Does the MTW activity apply to all public housing developments? The MTW activity applies to specific developments
Which developments participate in the MTW activity? This activity applies to work abled households of Parkside, East Park, and McGhee Terrace. Broadway Towers is excluded from this activity because it is an elderly/disabled only property.
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. Prior to implementation of this activity, the average rent for work abled households was \$516.72 per month. Since implementation, the average rent for work abled households has increased to \$615.22 per month.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
Describe the method used to establish the fixed rents Research was conducted to discover the average rental costs in the area based on bedroom size. MHA set Minimum and Maximum Rents lower than the average rent costs, but higher than the minimum rent of \$130 as a starting point to bridge the gap between public housing rent and rent costs in the private market. MHA does not intend to raise the Minimum and Maximum Rents that were established in 2026 for the FY 2027 MTW Plan.
How many households are currently subject to this policy? 94

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

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

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

Increase HCV Payment Standards to 120% of 2027 FMRs to increase voucher utilization rates and allow voucher holders to have more options in their housing search as rents continue to rise.

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.

Voucher utilization rates have increased.

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 will be set at 120% of 2027 FMRs:

0 Bedroom/Efficiency: \$1405

1 Bedroom: \$1414

2 Bedroom: \$1770

3 Bedroom: \$2213
4 Bedroom: \$2546
5 Bedroom: \$2928

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 once every 3 years for elderly/disabled households only.

Effective 01/01/2026, through its MTW designation, MHA implemented a triannual recertification schedule for all households with an elderly/disabled status. Due to this extended three-year cycle, MHA will forgo the standard, annual HOTMA phase-in allowances for medical deductions. Instead, the family's expense deduction will be calculated using the 10% threshold at the family's next reexamination.

MHA will transition households to the HOTMA \$525 standard deduction on their next regular recertification schedule. No interim recertifications will be processed solely for the purpose of applying this adjusted deduction. The revised deduction amount will be applied systematically as each household completes its regular recertification cycle following the effective date of this policy.

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 public housing developments?

The MTW activity applies to all developments

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

Triennial recertifications have allowed MHA to decrease its expenditures by cutting down on administrative burden as well as allowed MHA to continue to keep the leasing position at Broadway Towers as part-time.

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? Yes
Please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.) 3.b. - Alternative Reexamination Schedule for Households (HCV)
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 between scheduled recertifications for a decrease in income which exceeds 10% of annual income for fixed income households. 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 Triennial recertifications will be conducted for households on a fixed income to reduce administrative burden. Effective 01/01/2026, through its MTW designation, MHA implemented a triannual recertification schedule for all households with an elderly/disabled status. Due to this extended three-year cycle, MHA will forgo the standard, annual HOTMA phase-in allowances for medical deductions. Instead, the family's expense deduction will be calculated using the 10% threshold at the family's next reexamination. MHA will transition households to the HOTMA \$525 standard deduction on their next regular recertification schedule. No interim recertifications will be processed solely for the purpose of applying this adjusted deduction. The revised deduction amount will be applied systematically as each household completes its regular recertification cycle following the effective date of this policy.
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. Triennial recertifications have decreased administrative burden allowing leasing staff to focus more time on increasing utilization rates.
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 between scheduled recertifications for a decrease in income which exceeds 10% of annual income for fixed income households. 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.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 third party documentation.
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.
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 HCV program by offering incentives to 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 has issued 1 landlord incentive thus far in 2026. We are hopeful that increasing payment standards in 2027 will expand the scope of available units for rent, thus opening the door for new potential landlords.

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?

1

What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?

\$500

12.a. - Work Requirement (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

Effective 01/01/2026, MHA implemented a work requirement for all work abled households aged 18 and older. Individuals aged 18 and older can meet the work requirement by working a minimum of 15 hours per week. In households with two

work abled adults aged 18 and older with minor children, the work requirement can be met when one individual works at minimum of 30 hours per week. Individuals aged 18 and older who are enrolled in full-time education are exempt from the work requirement with proof of school enrollment. effective 01/01/2027, MHA will increase the minimum number of hours worked from 15 to 20 for individuals and from 30 to 38 for households with two work abled individuals and minor children.

MHA's goal is to help families become self-sufficient and move into renting in the private market or homeownership.

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

Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased revenue

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.

Because families are required to work, their incomes have increased therefore, MHA's rent revenue has increased as well.

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?

Minimum of 20 hours per week for an individual and 38 hours per week for households with two adults and minor children.

How will the MTW agency monitor compliance with the work requirement MTW activity?

The Public Housing Specialist and MTW Coordinator will monitor compliance during intake, recertification, and interim examinations.

What supportive services are offered to support households to comply with the work requirement?

MHA has partnered with several local organizations to support households with compliance with the work requirement. Organizations such as Good Neighbors of Blount County, First Horizon, Helen Ross McNabb, Maryville City Schools Family Resource Center, A Place to Stay, etc. offer services ranging from financial literacy, mental health services, life coaching, resume building and more.

How does the agency address noncompliance with the work requirement policy?

Noncompliance is considered a serious program breach and can result in termination of tenancy.

How many households are currently subject to the policy?

94

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	Will the MTW agency submit request for approval of a Safe Harbor Waiver this year? 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, 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. 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. 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. Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year? No

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	\$945,093	\$703,966	\$0	2028-12-31
2023	\$1,033,855	\$774,914	\$0	2029-12-31
2024	\$1,019,899	\$777,062	\$0	2030-12-31
2025	\$909,945	\$696,302	\$0	2031-12-31
2026	\$536,957	\$417,870	\$119,087	2032-12-31

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	0
49%-30% Area Median Income	0
Below 30% Area Median Income	0
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.
Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency? Yes	

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.
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.	