



### **Summary of FY 2025 approved MTW activities:**

#### 1. *Reduce Interim Recertifications*

Proposed in FY 2025.

RHA implemented an activity to reduce the number of interim recertifications resulting in increased staff productivity while also encouraging PH residents and HCV participants to increase household income without adversely affecting rent. Following implementation of this activity, RHA will no longer process or require PH residents or HCV participants to report increases in household income until the household's next annual recertification. However, RHA will process interim recertifications and redetermine rent in both programs under the following circumstances:

- Any decrease in household income,
- Workforce Development Program participants with a signed contract of participation can request an interim to update the amount being contributed to their escrow accounts,
- When increased income would allow a new unit to meet affordability standards when a transfer and/or move is requested,
- Any change in family composition,
- When a contract rent increase or decrease is submitted by the landlord.

Throughout FY 2023, RHA processed 1,850 interim recertifications for HCV participants and 428 interim recertifications for PH residents. Through this activity, RHA intends to simplify the interim recertification requirements to avoid confusion for RHA staff and decrease some of the administrative burden required daily. If this activity had been implemented in FY 2023, RHA would have avoided processing 124 interims within the HCV Program (32% of Update Information forms submitted) and 146 interims within the PH Program (40% of Updated Information forms submitted).

#### 2. *Landlord Incentive Program*

Approved and implemented in FY 2018. Amended in FY 2020 and FY 2024.

RHA's Landlord Incentive Program allows landlords to receive their contracted HAP payment through the end of the month for units occupied by HCV participants vacating under the following conditions: (1) deceased tenant, (2) eviction, (3) skip, (4) a family responsibility violation, or (5) excessive damage to the unit that is beyond normal wear and tear. In addition, RHA allows for one additional month of HAP to be paid to landlords regardless of the actual move-out date of the participant.

In FY 2024, RHA expanded the Landlord Incentive Program to provide landlords with a \$500 re-lease bonus and a \$1,000 referral bonus. Based on this expansion, current HCV landlords who sign a HAP contract to lease the same unit to another HCV program participant, will automatically receive a \$500 re-lease bonus. In addition, current landlords who refer a new landlord to the HCV program will be eligible for an automatic referral bonus. To qualify for the referral bonus, the new landlord must be one who has never leased to one of RHA's HCV program participants before.

Throughout FY 2023, RHA received 656 Request for Tenancy Approval (RFTA) of which 455 passed HQS on the first inspection, 92 passed HQS following multiple inspections, 34 were not processed for various reasons, and 75 remained in process. This activity is being re-proposed in FY 2025 to provide a vacancy loss payment if the unit passes HQS on the first inspection and allow for an extension to the actual length of time that the initial inspection results are valid for, from 45 days to 90 days. Vacancy loss payments are limited to units that pass HQS on the first inspection and designed to cover the time between RHA's receipt of a RFTA and the actual lease date by the tenant.

### **Summary of FY 2025 amended MTW activity**

#### *1. Simplify rent calculations and increase the minimum rent*

Currently, RHA is excluding all educational financial aid from income calculations and allowing self-certification of assets under \$10,000. The full amount of student financial assistance paid directly to the student or to the educational institution is excluded from income calculations for HCV participants. RHA's HCV participants can now benefit from being able to attend an institution of higher education without being penalized with an increase in rent due to any financial assistance that they may secure.

In FY 2024, RHA raised the minimum rent from \$75 to \$100 not only to save significant HCV and PH operating subsidy but provide an incentive for participants to seek employment due to the higher participant contribution to rent.

In FY 2025, RHA is amending the activity to allow households with assets less than \$50,000 to submit a self-certification as to the value of the asset in FY 2025. Applicants will continue to be asked to provide a well-documented baseline asset value at the time of application or recertification, but RHA staff will only verify and calculate income on assets if the value totals more than \$50,000.