

# PHA Name : Neptune

**PHA Code :** NJ048

**MTW Supplement for PHA Fiscal Year Beginning :** (MM/DD/YYYY): 10/1/2022

**PHA Program Type:** Combined

**MTW Cohort Number:** MTW Flexibility for Smaller PHAs

**MTW Supplement Submission Type:** Annual Submission

## **B. MTW Supplement Narrative.**

TNHA's MTW designation will provide an opportunity to develop innovative local solutions to the Township of Neptune's unique local needs and challenges while promoting MTW's statutory objectives. TNHA's MTW intends to:

- To reduce cost and achieve greater cost-effectiveness in federal expenditures; Improve and streamline the administration of both the Public Housing and Housing Choice Voucher (HCV) programs; instituting bi-annual recertification for fixed-income seniors and disabled residents, and implementing a Risk-Based Inspection Program.
- To hire an Economic Development Coordinator who will facilitate a Family Self-Sufficiency program to give incentives to families with children whose heads of household are either working, seeking work, or participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient/or become first-time homebuyers;
- Promote TNHA's long-term objectives to revitalize Neptune Court using Section 18 and converting the rest of the public housing stock to a Rental Assistance Demonstration Program (PBV) to preserve affordable housing and make necessary repairs and upgrades residents deserve; Increase the range and quality of housing choices for families.

**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).**

| <b>1. Tenant Rent Policies</b>                                |  |
|---|--|
| 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)  | Not Currently Implemented                      |
| 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)   | Not Currently Implemented                      |
| 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)             | Was Discontinued in a previous Submission Year |
| <b>2. Payment Standards and Rent Reasonableness</b>           |  |
| 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                      |
| <b>3. Reexaminations</b>                                      |  |
| 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                      |
| <b>4. Landlord Leasing Incentives</b>                         |  |
| 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)   | Not Currently Implemented                      |
| <b>5. Housing Quality Standards (HQS)</b>                     |  |
| 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)                      | Plan to Implement in the Submission Year       |
| <b>6. Short-Term Assistance</b>                               |  |
| a. Short-Term Assistance (PH)                                 | Not Currently Implemented                      |
| b. Short-Term Assistance (HCV)                                | Not Currently Implemented                      |
| <b>7. Term-Limited Assistance</b>                             |  |
| a. Term-Limited Assistance (PH)                               | Not Currently Implemented                      |
| b. Term-Limited Assistance (HCV)                              | Not Currently Implemented                      |
| <b>8. Increase Elderly Age (PH &amp; HCV)</b>                 |  |
|   |  |

|   |                           |
|---|---------------------------|
| Increase Elderly Age (PH & HCV)   | Not Currently Implemented |
| <b>9. Project-Based Voucher Program Flexibilities</b>   |                           |
| 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 |
| <b>10. Family Self-Sufficiency Program with MTW Flexibility</b>   |                           |
| 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 |
| <b>11. MTW Self-Sufficiency Program</b>   |                           |
| 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 |
| <b>12. Work Requirement</b>   |                           |
| a. Work Requirement (PH)  | Not Currently Implemented |
| b. Work Requirement (HCV)   | Not Currently Implemented |
| <b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>   |                           |
| Use of Public Housing as an Incentive for Economic Progress (PH)  | Not Currently Implemented |
| <b>14. Moving on Policy</b>   |                           |
| 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 |
| <b>15. Acquisition without Prior HUD Approval (PH)</b>  |                           |
| Acquisition without Prior HUD Approval (PH)   | Not Currently Implemented |
| <b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>   |                           |
| Deconcentration of Poverty in Public Housing Policy (PH)  | Not Currently Implemented |
| <b>17. Local, Non-Traditional Activities</b>  |                           |
| a. Rental Subsidy Programs  | Not Currently Implemented |
| b. Service Provision  | Not Currently Implemented |

**C. MTW Activities Plan that Neptune Plans to Implement in the Submission Year or Is Currently Implementing****3.a. - Alternative Reexamination Schedule for Households (PH)**

Biannual Recertifications -TNHA proposes to use the MTW designation to implement a policy to recertify residents in both the Housing Choice Voucher Program and the Public Housing Program on a biennial schedule who are senior and disabled on a fixed income. The documentation requirements for the recertification process are time-consuming and burdensome, and generally, tenant rents do not vary greatly from year to year. By moving to a biannual recertification schedule, TNHA was able to reallocate staff resources to other program areas, and staff has more time to ensure income reviews are accurate and thorough. Required interim recertifications (i.e. for changes in family composition or otherwise required by TNHA) will be acceptable. Elderly and disabled households are exempt from this provision and will be able to complete an interim recertification at any time. Zero-income households and households on minimum rent will continue to be subject to annual or more frequent recertification requirements.

This MTW activity serves the following statutory objectives:

Cost effectiveness

This MTW activity serves the following statutory objectives:

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 only to a subset or subsets of assisted households

This MTW activity applies to:

Currently assisted households only

An MTW activity may apply to all family types or to selected family types (i.e., non-elderly\non-disabled, elderly, disabled, other).

The MTW activity applies only to selected family types

Policy has not yet been implemented

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Neptune MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

Recertification Schedule is Once every two years

Household may request 2 or more interim recertifications per year.

Required interim recertifications for changes in family composition and or financial circumstances will be acceptable. Elderly and disabled households are exempt from this provision and will be able to complete interim recertification at any time. Zero-income households and households on minimum rent will continue to be subject to annual or more frequent recertification requirements.

**3.b. - Alternative Reexamination Schedule for Households (HCV)**

Biannual Recertification -TNHA proposes to use the MTW designation to implement a policy to recertify residents in both the Housing Choice Voucher Program and the Public Housing Program on a biennial schedule who are senior and disabled on a fixed income. The documentation requirements for the recertification process are time-consuming and burdensome, and generally, tenant rents do not vary greatly from year to year. By moving to a biannual recertification schedule, TNHA is able to reallocate staff resources to other program areas, and staff has more time to ensure income reviews are accurate and thorough. Required interim recertifications for changes in family composition or otherwise required by TNHA will be acceptable. Elderly and disabled households are exempt from this provision and will be able to complete an interim recertification at any time. Zero-income households and households on minimum rent will continue to be subject to annual or more frequent recertification requirements.

This MTW activity serves the following statutory objectives:

Cost effectiveness

This MTW activity serves the following statutory objectives:

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

|  |
|--|
| Activity not yet implemented.  |
| No hardship were requested in the most recent fiscal year.   |
| In the prior year, under this activity, Neptune MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.  |
| Recertification Schedule is Once every two years   |
| Household may request 2 or more interim recertifications per year.   |
| Required interim recertifications for changes in family composition or otherwise required by TNHA will be acceptable. Elderly and disabled households are exempt from this provision and will be able to complete an interim recertification at any time. Zero-income households and households on minimum rent will continue to be subject to annual or more frequent recertification requirements. |

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|---|
| <b>5.d. - Alternative Inspection Schedule (HCV)</b>   |
| Risk-Based Inspections — MTW allows housing authorities to implement risk-based inspections, which mandate more frequent inspections only for units that fail random inspections or are the subject of complaints. TM-IA will then target funds that would have gone towards inspecting high-quality units towards more problematic units. TNHA will analyze data and trends in annual inspections to determine the best implementation method for Risk Based Inspections. TNHA will complete implementation planning for a risk-based inspection program of leased Housing Choice Voucher units and Project-Based Voucher units in FY 2022. By implementing HQS inspection protocols that eliminate the need to reinspect units when only minor deficiencies were noted during inspections, TNHA will reduce the number of HQS inspections saving staff hours. |
| This MTW activity serves the following statutory objectives:<br>Cost effectiveness  |
| This MTW activity serves the following statutory objectives:<br>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   |
| These activities have not yet been implemented  |
| No hardship were requested in the most recent fiscal year.  |
| In the prior year, under this activity, Neptune MTW agency<br>Received 0 hardship requests<br>Approved hardship requests<br>Denied hardship requests<br>There is\are hardship requests pending.   |

|            |   |
|------------|---|
| <b>D.</b>  | <b>Safe Harbor Waivers.</b>   |
| <b>D.1</b> | <b>Safe Harbor Waivers seeking HUD Approval:</b><br>No Safe Harbor Waivers are being requested. |

|            |  |
|------------|--|
| <b>E.</b>  | <b>Agency-Specific Waiver(s).</b>  |
| <b>E.1</b> | <b>Agency-Specific Waiver(s) for HUD Approval:</b><br><br>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.<br><br>No Agency-Specific Waivers are being requested. |
| <b>E.2</b> | <b>Agency-Specific Waiver(s) for which HUD Approval has been Received:</b><br>MTW Agency does not have approved Agency-Specific Waivers  |

|            |  |
|------------|--|
| <b>F.</b>  | <b>Public Housing Operating Subsidy Grant Reporting.</b>   |
| <b>F.1</b> | 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. |

| <b>Federal Fiscal Year (FFY)</b> | <b>Total Operating Subsidy Authorized Amount</b> | <b>How Much PHA Disbursed by the 9/30 Reporting Period</b> | <b>Remaining Not Yet Disbursed</b> | <b>Deadline</b> |
|----------------------------------|--|--|------------------------------------|-----------------|
| 2022                             | \$3,114,748                                      | \$2,285,591  | \$829,157                          | 2022-09-30      |

|            |   |   |
|------------|---|---|
| <b>G.</b>  | <b>MTW Statutory Requirements.</b>  |   |
| <b>G.1</b> | <b>75% Very Low Income – Local, Non-Traditional.</b><br>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. |   |
|            | <b>Income Level</b>   | <b>Number of Local, Non-Traditional Households Admitted in the Fiscal Year*</b> |
|            | 80%-50% Area Median Income  | 1   |
|            | 49%-30% Area Median Income  | 5   |
|            | Below 30% Area Median Income  | 4   |
|            | <b>Total Local, Non-Traditional Households</b>  | <b>10</b>   |

\*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.

|   |   |
|---|---|
| <b>G.2</b>  | <b>Establishing Reasonable Rent Policy.</b> |
| MTW agency did not established a rent reform policy to encourage employment and self-sufficiency<br>TNHA does not have a rent reform policy but will consider waiving increasing the rent for participants of the Family Self-Sufficiency program due to an increase in earned income for the first 6 months of employment. |   |

|   |   |
|---|---|
| <b>G.3</b>  | <b>Substantially the Same (STS) – Local, Non-Traditional.</b> |
| 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/<br>ADDRESS | 0/1<br>BR | 2<br>BR | 3<br>BR | 4<br>BR | 5<br>BR | 6+<br>BR | TOTAL<br>UNITS | POPULATION<br>TYPE* | if<br>'Population<br>Type' is<br>Other | # of<br>Section<br>504<br>Accessible<br>(Mobility)** | # of Section<br>504<br>Accessible<br>(Hearing/<br>Vision) | Was this Property Made<br>Available for Initial<br>Occupancy during the<br>Prior Full Calendar Year? | What was the Total<br>Amount of MTW<br>Funds Invested into<br>the Property? |
|---------------------------|-----------|---------|---------|---------|---------|----------|----------------|---------------------|--|--|---|--|---|
|---------------------------|-----------|---------|---------|---------|---------|----------|----------------|---------------------|--|--|---|--|---|

|   |  |
|---|--|
| <b>G.4</b>  | <b>Comparable Mix (by Family Size) – Local, Non-Traditional.</b> |
| 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.

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

| <b>H.</b> | <b>Public Comment</b>   |
|-----------|---|
|           | 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. |
|           | No additional public hearing was held for an Agency-Specific Waiver and/or Safe Harbor waiver   |

| <b>I.</b> | <b>Evaluations.</b>   |
|-----------|-----------------------|
|           | No known evaluations. |