



# Housing Catalyst

# PHA Annual Plan 2024

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| <b>Streamlined Annual PHA Plan</b><br><i>(Small PHAs)</i> | <b>U.S. Department of Housing and Urban Development</b><br><b>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226</b><br><b>Expires: 03/31/2024</b> |
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low-income families

**Applicability.** The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

| A.                 | PHA Information.  |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------|---|--------------------|----------|-----------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|-----|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A.1                | <p> <b>PHA Name:</b> Housing Catalyst <span style="float: right;"><b>PHA Code:</b> CO-041</span><br/> <b>PHA Type:</b> <input checked="" type="checkbox"/> Small<br/> <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/2024<br/> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)<br/> <b>Number of Public Housing (PH) Units:</b> 15    <b>Number of Housing Choice Vouchers (HCVs):</b> 1578<br/> <b>Total Combined:</b> 1593<br/> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission                      <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program |                                 | PH                           | HCV | Lead PHA: |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Participating PHAs | PHA Code  |                    |          |                             |                                 | Program(s) in the Consortia  | Program(s) not in the Consortia | No. of Units in Each Program |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |   | PH                 | HCV      |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lead PHA:          |   |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                    |   |                    |          |                             |                                 |                              |                                 |                              |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <b>B.</b>  | <p><b>Plan Elements Submitted with 5-Year PHA Plans.</b> Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. <b>This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan.</b> See sub-section below for required elements in all other years (Years 1-4).</p>  |
| <b>B.1</b> | <p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Five-Year PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>  |
| <b>B.2</b> | <p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>   |
| <b>B.3</b> | <p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><i>On its last five-year plan, Housing Catalyst listed the following five goals: 1) Preserve existing affordable housing, 2) Increase supply of affordable housing, 3) Empower and equip resident for stability and success, 4) Achieve business/organizational excellence, and 5) Build community support for affordable housing.</i></p> <p><i>Housing Catalyst has made significant progress in meeting these goals. The agency currently manages more than 1,100 affordable rental homes in Northern Colorado and administers more than 1,600 vouchers each year. Housing Catalyst has completed several major development projects since 2019, including Mason Place, a 60-apartment Permanent Supportive Housing community that opened its doors in 2021, and Oak 140, a 79-apartment income averaging property in downtown Fort Collins completed in early 2023. Construction is set to begin on a redevelopment project that will combine former Public Housing sites with existing affordable duplexes to form a new 86-unit community. The project is expected to be completed in 2024 and net 49 additional affordable apartments. Hundreds of Housing Catalyst residents and voucher program participants received support through the JumpStart Family Self-Sufficiency Program, our two Permanent Supportive Housing communities, and programs and events coordinated by our Resident Services staff. Organizational excellence continues to be a priority as we move many of our business processes online, including the voucher waiting list application process. Videos produced to explain the Housing Choice Voucher process to program participants and landlords won the agency a 2021 NAHRO Leadership Through Innovation Award. Housing Catalyst continues to build strong partnerships throughout the community to better serve residents and advocate for quality, affordable housing for all.</i></p> |

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| <b>B.4</b>   | <p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><i>See Addendum C</i></p>  |
| <b>B.5</b>   | <p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>  |
| <p><b>Plan Elements Submitted All Other Years (Years 1-4).</b> Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p> |  |
| <b>B.1</b>   | <p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.<br/> <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.<br/> <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.<br/> <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. <b>See Addendum A.</b></p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review. <b>See Addendum B.</b></p> |
| <b>B.2</b>   | <p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>See Addendum C.</b></p>   |
| <p><b>C Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.</p>  |  |
| <b>C.1</b>   | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>  |
| <b>C.2</b>   | <p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>   |

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| C.3  | <p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>   |   |   |   |  |                           |
| C.4  | <p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?<br/> Y N<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>  |   |   |   |  |                           |
| D.   | <p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>   |   |   |   |  |                           |
| D.1  | <p><b>Affirmatively Furthering Fair Housing.</b></p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #cccccc; padding: 5px;"><b>Fair Housing Goal: Improve demographic reporting processes</b></td> </tr> <tr> <td style="padding: 5px;"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <ul style="list-style-type: none"> <li>Create standardized reports for city and county level demographics</li> <li>Parse local demographics by income for better analysis of potential program participants</li> <li>Create standardized demographic reports for agency programs and services</li> <li>Parse agency demographics by program to find gaps in service and/or outreach</li> <li>Run and review reports at regular intervals to identify underserved populations</li> </ul> </td> </tr> <tr> <td style="background-color: #cccccc; padding: 5px;"><b>Fair Housing Goal: Develop and strengthen community partnerships</b></td> </tr> <tr> <td style="padding: 5px;"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <ul style="list-style-type: none"> <li>Continue to build relationships with local agencies and community organizations who work with seniors, people with disabilities, marginalized communities, and people experiencing homelessness</li> <li>Educate partners on services provided by Housing Catalyst</li> <li>Supply outreach materials to partners to share with the communities they serve</li> <li>Notify partners of timely opportunities like voucher waiting list openings to promote equity of opportunity for limited programs</li> </ul> </td> </tr> <tr> <td style="background-color: #cccccc; padding: 5px;"><b>Fair Housing Goal:</b></td> </tr> </table> | <b>Fair Housing Goal: Improve demographic reporting processes</b> | <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <ul style="list-style-type: none"> <li>Create standardized reports for city and county level demographics</li> <li>Parse local demographics by income for better analysis of potential program participants</li> <li>Create standardized demographic reports for agency programs and services</li> <li>Parse agency demographics by program to find gaps in service and/or outreach</li> <li>Run and review reports at regular intervals to identify underserved populations</li> </ul> | <b>Fair Housing Goal: Develop and strengthen community partnerships</b> | <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <ul style="list-style-type: none"> <li>Continue to build relationships with local agencies and community organizations who work with seniors, people with disabilities, marginalized communities, and people experiencing homelessness</li> <li>Educate partners on services provided by Housing Catalyst</li> <li>Supply outreach materials to partners to share with the communities they serve</li> <li>Notify partners of timely opportunities like voucher waiting list openings to promote equity of opportunity for limited programs</li> </ul> | <b>Fair Housing Goal:</b> |
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| <b>Fair Housing Goal:</b>  |   |   |   |   |  |                           |

*Describe fair housing strategies and actions to achieve the goal*

# Certifications of Compliance with PHA Plan and Related Regulations (Small PHAs)

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

## PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning \_\_\_ January 1, 2024 \_\_\_ in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

\_\_\_ 903.7a Housing Needs

\_\_\_ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies

\_\_\_ 903.7c Financial Resources

\_\_\_ 903.7d Rent Determination Policies

\_\_\_ 903.7h Demolition and Disposition

\_\_\_ 903.7k Homeownership Programs

\_\_\_ 903.7r Additional Information

\_\_\_ A. Progress in meeting 5-year mission and goals

\_\_\_ B. Criteria for substantial deviation and significant amendments

\_\_\_ C. Other information requested by HUD

\_\_\_ 1. Resident Advisory Board consultation process

\_\_\_ 2. Membership of Resident Advisory Board

\_\_\_ 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

(i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;

(ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and

(iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of

the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.



18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 24 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Catalyst  
PHA Name

CO-041  
PHA Number/HA Code

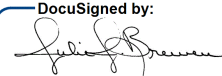
\_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_\_

Annual PHA Plan for Fiscal Year 2024

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Julie Brewen

Name of Board Chairman: Jennifer Wagner

DocuSigned by:  
  
024E244B7AEB46F...  
Signature

9/22/2023 | 10:36 AM

Date

DocuSigned by:  
  
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Signature

9/22/2023 | 8:47 AM M

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

## Addendum A-2024

### B.2 New Activities:

#### Demolition and/or Disposition:

Information submitted is a continuation of our Agency Plan for 2023, which noted our approval for Section 18 disposition of the following units:

- (08) units at Gallup Rd.: Sale completed in 2023 to Elevation Community Land Trust to become affordable homeownership
- (14) units at Jamith Place: Sale will be completed in 2023 to Elevation Community Land Trust to become affordable homeownership
- (11) units at Impala Circle: Section 18 disposition completed and demolition and redevelopment will begin in July/August 2023 and be completed in 2024
- (15) units at West Plum St.: Transfer to PHA ownership will take place in late 2023 or early 2024.

Once transfer of these units is complete, Housing Catalyst intends to close out its Section 9 Public Housing Program.

#### Project-Based Vouchers:

Housing Catalyst plans to use project-based assistance to encourage the development, acquisition, or preservation of affordable housing, or to serve special populations in need of decent, safe, and sanitary housing.

Housing Catalyst reserves the authorization to allocate Housing Choice Vouchers for potential Project-Based Assistance.

Housing Catalyst has intent to Project Base for 2024:

- (15) West Plum St.; Public Housing Disposition with TPV replacement vouchers
- (18) Impala Circle/Drive; Public Housing Disposition with TPV replacement vouchers. This site contains 11 units that have gone through Section 18 Disposition and will be demolished with non-PH funds and redeveloped to include 62 newly constructed units and 24 renovated. Eighteen (18) units will have Project-Based Vouchers.
- (16) Heartside Hill: Care Housing (CARE) nonprofit affordable housing developer, property management company. Competitive Selection, 72 newly constructed multifamily affordable rentals serving households with incomes between 30-60 percent of area median income.



## **ADDENDUM B**

Housing Catalyst Public Housing Admissions and Continued Occupancy Policy (ACOP):

### **DECONCENTRATION POLICY**

It is Housing Catalyst's policy for deconcentration of poverty and to encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

Housing Catalyst will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.



Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 12/20/2022

Approved By: SMITH-DREIER, CHRISTINE

| Part I: Summary                           |                             |  |                                   |  |                                   |                                   |
|---|-----------------------------|--|-----------------------------------|--|-----------------------------------|-----------------------------------|
| PHA Name : Fort Collins Housing Authority |                             | Locality (City/County & State)                           |                                   |  |                                   |                                   |
| PHA Number: CO041                         |                             | <input checked="" type="checkbox"/> Original 5-Year Plan |                                   | <input type="checkbox"/> Revised 5-Year Plan (Revision No: ) |                                   |                                   |
| A.  | Development Number and Name | Work Statement for<br>Year 1 2022                        | Work Statement for<br>Year 2 2023 | Work Statement for<br>Year 3 2024                            | Work Statement for<br>Year 4 2025 | Work Statement for<br>Year 5 2026 |
|   | FORT COLLINS (CO041000001)  | \$218,316.00   | \$218,316.00                      | \$218,316.00   | \$218,316.00                      | \$218,316.00                      |













**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Beth Rosen, the HUD grants Policy and Compliance Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal  
year 2024 of the Housing Catalyst \_\_\_\_\_ is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Fort Collins  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The plan meets the following 2020-2024 Consolidated Plan Goals:

1. Increase affordable Housing Inventory

2. Affordable Housing Preservation

3. Housing and services for persons who are homeless

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:

Beth Rosen

Title:

HUD Grants Policy and Compliance Manager, Social Sustainability

Signature:



Date: 8/30/2023

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

# MTW Supplement to the Annual PHA Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires: 03/31/

**Purpose.** The Moving to Work (MTW) Supplement to the Annual PHA Plan informs HUD, families served by the PHA, and members of the public, about the MTW Waivers and associated activities that the MTW agency seeks to implement in the coming Fiscal Year and updates the status of MTW activities that have been previously approved. It also provides information about Safe Harbor Waivers, Agency-Specific Waivers, compliance with MTW statutory requirements, and evaluations. The MTW Supplement does not replace the PHA Plan. MTW agencies must continue to submit the applicable PHA Plan. MTW agencies that are not required to submit annual PHA Plans under the Housing and Economic Recovery Act of 2008 (HERA) must submit the MTW Supplement annually, in addition to holding public hearings, obtaining board approval, and consulting with Resident Advisory Boards (RABs) and tenant associations, as applicable, on planned MTW activities.

**Applicability.** Form HUD-50075-MTW is to be completed annually by all MTW agencies brought onto the MTW Demonstration Program pursuant to Section 239 of the Fiscal Year 2016 Appropriations Act, P.L. 114-113 (2016 MTW Expansion Statute) or legacy MTW agencies<sup>2</sup> that chose to follow the requirements of the MTW Operations Notice.

**Definitions.** All terms used in this MTW Supplement are consistent with the definitions stated in the MTW Operations Notice, including:

- (1)**Local, Non-Traditional Activities (LNT)** – Those MTW activities that use MTW funding flexibility outside of the Housing Choice Voucher (HCV) and public housing programs established in Sections 8 and 9 of the U.S. Housing Act of 1937.
- (2)**Safe Harbors** – The additional parameters or requirements, beyond those specified in the MTW activity description itself found in the MTW Operations Notice, following each activity description, that the MTW agency must follow in implementing MTW activities.
- (3)**Substantially the Same Requirement** – A statutory MTW requirement that MTW agencies must continue to assist substantially the same total number of eligible low-income families as would have been served absent the MTW demonstration.

|            |  |
|------------|--|
| <b>A.</b>  | <b>PHA Information.</b>  |
| <b>A.1</b> | <p><b>PHA Name:</b> Housing Catalyst<br/> <b>PHA Code:</b> CO041<br/> <b>MTW Supplement for PHA Fiscal Year Beginning:</b> 01/01/2024<br/> <b>PHA Program Type:</b> Housing Choice Voucher (HCV) only<br/> <b>MTW Cohort Number:</b> 4<br/> <b>MTW Supplement Submission Type:</b> Annual Submission</p>   |
| <b>B.</b>  | <b>Narrative.</b>  |
| <b>B.1</b> | <p><b>MTW Supplement Narrative.</b><br/> The narrative provides the MTW agency with an opportunity to explain to the public, including the families that it serves, its MTW plans for the fiscal year and its short and long-term goals.</p> <p>The MTW agency should provide a description of how it seeks to further the three MTW statutory objectives during the coming Fiscal Year. Those three MTW statutory objectives are: (1) to reduce cost and achieve greater cost effectiveness in federal expenditures; (2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment.</p> |

## B. Narrative

Housing Catalyst is the Public Housing Authority for the City of Fort Collins, Colorado. We are a mission-driven real estate developer and the largest property management company in northern Colorado. Housing Catalyst provides sustainable, long-term housing solutions, serving more than 1,500 families per year. Employing innovative programs and resident support systems, Housing Catalyst offers critical tools and resources that families need while creating vibrant, sustainable communities throughout Fort Collins.

Housing Catalyst's vision for its participation in the MTW program integrates our mission and objectives with the federal statutory objectives of the MTW program to increase cost-effectiveness, self-sufficiency, and housing choice.

Housing Catalyst is only applying MTW initiatives to its HCV program in this first supplemental. The Public Housing program is in process of disposition through the RAD and Section 18 tools. By focusing on the recruitment of new landlords who are currently not participating in the HCV program, Housing Catalyst will further its mission of increasing housing choices for families through policies which encourage landlord participation and increase units available to families in the local housing market.

During its first year as an MTW agency, Housing Catalyst will focus on two initiatives: 1) Incentive payments, and 2) damage claims.

These initiatives will address **cost effectiveness** by increasing utilization rates and decreasing the amount of time voucher holders are searching for housing; **self-sufficiency** by encouraging voucher holders to seek out neighborhoods with greater opportunity and providing incentives for new landlords in those areas who were not previously working with the voucher program; and **housing choice** by increasing the pool of landlords who welcome a housing choice voucher.

|    |   |
|----|---|
| C. | <b>MTW Waivers and Associated Activities.</b> |
|----|---|

| <b>Activity: C.4 Landlord Leasing Incentives; 4.b. Damage Claims</b>   |  |
|--|--|
| <p><b>Narrative.</b> 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><i>Description:</i><br/> Housing Catalyst will reimburse landlords for the cost of tenant caused damages (minus the security deposit). The amount of compensation will not exceed the lesser of the cost of damages or two months contract rent. Damages must be documented and accepted by Housing Catalyst. Housing Catalyst will require proof that damages are beyond ordinary wear and tear and documentation of the charges to the tenant’s security deposit as a part of the claim process. Documentation of actual damage costs are required; Housing Catalyst will not pay based on estimates. Housing Catalyst may charge these costs to the tenant as a condition for remaining in the program. The payment will be made to a landlord when the next HAP contract is executed between the owner and Housing Catalyst. Housing Catalyst has updated our Administrative Plan to reflect the damage claim policy.</p> <p><i>Agency goals for MTW Activity:</i><br/> Increase the number of participating landlords and create increased housing options for HCV families.</p> |
| <p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>  | <p>Housing choice</p>  |
| <p><b>Cost implications.</b> 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 expenditure</p>   |
| <p><b>Different policy by household status/family types/sites?</b><br/> 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><b>Household Status.</b> 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><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>  | <p>The MTW activity applies to all family types</p>  |
| <p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b><br/> Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> | <p><b>For HCV activities:</b><br/> The MTW activity applies to all tenant-based units*</p>   |

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| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?   | No  |
| Does this MTW activity require a hardship policy?  | No  |
| Does the MTW activity require an impact analysis?  | No  |
| <b>Custom Questions:</b> Custom questions are tailored to each MTW activity.   |   |
| 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)? | What types of units does this policy apply to?<br><br>Other: Tenant based |
| What is the maximum payment that can be made to a landlord under this policy?  | Up to two months contract rent under the HAP contract.                    |
| How many payments were issued under this policy in the most recently completed PHA fiscal year?  | 0   |
| What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?  | \$0   |

|  |  |
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| <b>Activity: C.4 Landlord Leasing Incentives; 4.c. Other Landlord Incentives (HCV)</b>   |  |
| <b>Narrative.</b> 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. | <i>Description:</i><br>Housing Catalyst will issue a one-time payment to new landlords who rent a unit to a family with a Housing Choice Voucher. This monetary incentive would be available to landlords who had not received a HAP payment in the prior three years. Offering a financial reward to landlords for joining the program would increase the number of participating landlords, expand housing options into new neighborhoods, and address specific landlord issues. Payments made to the landlord would not exceed more than one month of the contract rent. The payment will be made to the landlord when a HAP contract is executed between the owner and Housing Catalyst.<br><br><i>Agency goals for MTW Activity:</i><br>Increase participating landlords and create increased housing options for HCV families. |
| <b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?   | Housing choice   |
| <b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.          | Increased expenditure  |

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| <p><b>Different policy by household status/family types/sites?</b><br/>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 family types</p>  |
| <p><b>Household Status.</b> 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><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>  | <p>The MTW activity applies to all family types</p>  |
| <p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For PH activities:</b><br/>Does the MTW activity apply to all public housing developments?</p> <p><b>For HCV activities:</b><br/>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> | <p><b>For HCV activities:</b><br/>The MTW activity applies to all tenant-based units*</p>        |
| <p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>  | <p>No</p>  |
| <p>Does this MTW activity require a hardship policy?</p>   | <p>No</p>  |
| <p>Does the MTW activity require an impact analysis?</p>   | <p>No</p>  |
| <p><b>Custom Questions:</b> Custom questions are tailored to each MTW activity.</p>  |  |
| <p>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)?</p>  | <p>What types of units does this policy apply to?<br/>Units/landlords new to the HCV program</p> |
| <p>What is the maximum payment that can be made to a landlord under this policy?</p>   | <p>\$500</p>   |
| <p>How many payments were issued under this policy in the most recently completed PHA fiscal year?</p>   | <p>0</p>   |
| <p>What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?</p>   | <p>\$0</p>   |

| <b>Activity: C.3 Reexaminations; 3.d. Self-Certification of Assets</b>  |   |
|---|---|
| <p><b>Narrative.</b> 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><i>Description:</i><br/>At reexamination, Housing Catalyst may allow the self-certification of assets up to \$50,000. This would lower barriers to participants in obtaining asset verification.</p> <p><i>Agency goals for MTW Activity:</i><br/>Decrease administrative time required to follow up and secure documents, allowing staff to focus on other priorities. This waiver supports Housing Catalyst's larger goal of using MTW flexibility to streamline administrative processes and reduce agency costs.</p> |
| <p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>   | Housing choice  |
| <p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>  | Neutral (no cost implications)  |
| <p><b>Different policy by household status/family types/sites?</b><br/>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>  | The MTW activity applies to all assisted households   |
| <p><b>Household Status.</b> Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p>   | Currently assisted households   |
| <p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>   | The MTW activity applies to all family types  |
| <p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b><br/>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> | <p><b>For HCV activities:</b><br/>The MTW activity applies to all tenant-based units*</p>   |
| <p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>   | No  |
| <p>Does this MTW activity require a hardship policy?</p>  | No  |
| <p>Does the MTW activity require an impact analysis?</p>  | No  |
| <p><b>Custom Questions:</b> Custom questions are tailored to each MTW activity.</p>   |   |
| <p>Please state the dollar threshold for the self-certification of assets.</p>  | \$50,000  |



| <b>Activity: C.2 Payment Standards and Rent Reasonableness; 2.d. Rent Reasonableness – Third-Party Requirement (HCV)</b>  |   |
|---|---|
| <p><b>Narrative.</b> 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><i>Description:</i><br/>Housing Catalyst will use MTW flexibility to perform rent reasonable determinations on units that it owns, manages, and/or controls. Housing Catalyst will make reasonable rent determinations with the support of third-party software that taps into a national database. This process will ensure fair and valid determinations.</p> <p><i>Agency goals for MTW Activity:</i><br/>Increase rent reasonable turn window to support on-time reporting. This waiver supports Housing Catalyst’s larger goal of using MTW flexibility to streamline administrative processes and reduce agency costs.</p> |
| <p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>   | Housing choice  |
| <p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>  | Neutral (no cost implications)  |
| <p><b>Different policy by household status/family types/sites?</b><br/>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>  | The MTW activity applies to all assisted households   |
| <p><b>Household Status.</b> 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  |
| <p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>   | The MTW activity applies to all family types  |
| <p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b><br/>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> | <p><b>For HCV activities:</b><br/>The MTW activity applies to all tenant-based units*</p>   |
| <p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p>   | No  |
| <p>Does this MTW activity require a hardship policy?</p>  | No  |
| <p>Does the MTW activity require an impact analysis?</p>  | No  |
| <p><b>Custom Questions:</b> Custom questions are tailored to each MTW activity.</p>   |   |

|   |   |
|---|---|
| Please explain or upload a description of the quality assurance method.                 | Reasonable rent determinations will be made with the support of a third-party database that is updated annually based on market conditions.   |
| Please explain or upload a description of the rent reasonableness determination method. | The agency will determine rent reasonableness with the support of third-party software. Housing Catalyst will enter demographic information for each type of unit, including location, quality, size, type, age of unit, amenities, maintenance, and utilities to be provided by the owner. |

**Activity: C.5 Housing Quality Standards; 5.c. Third-Party Requirement (HCV)**

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|--|--|
| <p><b>Narrative.</b> 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><i>Description:</i><br/>Housing Catalyst will perform Housing Quality Standards (HQS) inspections on project-based units that it owns, manages, and/or controls. Housing Catalyst will establish and make available a quality assurance method to ensure an objective analysis, and at the department’s request, the agency will obtain the services of a third-party entity to determine if a Housing Catalyst owned unit passes HQS. HQS inspection standards will not be altered from the guidance found at 24 CFR 982.401. The participant will be able to request an interim inspection at any time.</p> <p><i>Agency goals for MTW Activity:</i><br/>Streamline the HQS inspection process to match non-PHA owned HQS inspections. This waiver supports Housing Catalyst’s larger goal of using MTW flexibility to streamline administrative processes and reduce agency costs.</p> |
| <p><b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?</p>  | Housing choice   |
| <p><b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p>                                 | Decreased expenditures   |
| <p><b>Different policy by household status/family types/sites?</b> Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> | The MTW activity applies to all assisted households  |
| <p><b>Household Status.</b> 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   |
| <p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>  | The MTW activity applies to all family types   |

|   |   |
|---|---|
| <p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b><br/>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> | <p><b>For HCV activities:</b><br/>The MTW activity applies to all tenant-based units*</p>   |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?  | No  |
| Does this MTW activity require a hardship policy?   | No  |
| Does the MTW activity require an impact analysis?   | No  |
| <b>Custom Questions:</b> Custom questions are tailored to each MTW activity.  |   |
| Please explain or upload a description of the quality assurance method.   | Housing Catalyst supervisor will re-inspect a sample of units (10% quarterly) for quality control of HQS inspections in accordance with 24 CFR 982.405(b) and 24 CFR 985.2. |

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| <b>Activity: C.9 Project Based Voucher Program Flexibilities (PBV); 9.a. Increase PBV Program Cap (HCV)</b>   |   |
| <p><b>Narrative.</b> 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><i>Description:</i><br/>Housing Catalyst may eliminate the selection process in the award of Project Based Vouchers to properties owned by the agency that are not public housing without engaging in an initiative to improve, develop, or replace a public housing property or site. A subsidy layering review will still be conducted and all site selection requirements will be followed. Housing Quality Standards (HQS) inspections will be performed by an independent entity according to 24 CFR 983.59 (b) and 983.103 (f) or by Housing Catalyst if the third party requirement waiver (5.C) is approved as a part of the MTW plan. The agency will follow the procedures outlined in Notice PIH 2013-27 where applicable, or its successor. The agency acknowledges the property must be owned by a single-asset entity of the agency per the guidance of PIH notice 2017-21.H.</p> <p><i>Agency goals for MTW Activity:</i><br/>Increase the number of participating landlords and create increased housing options; create family stability in an environment with support to encourage family self-sufficiency.</p> |
| <b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?  | Housing choice  |
| <b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.                 | Neutral (no cost implications)  |

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| <b>Different policy by household status/family types/sites?</b><br>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                               |
| <b>Household Status.</b> 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                                  |
| <b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?  | The MTW activity applies to all family types                                      |
| <b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br><b>For HCV activities:</b><br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | <b>For HCV activities:</b><br>The MTW activity applies to all tenant-based units* |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?  | No  |
| Does this MTW activity require a hardship policy?   | No  |
| Does the MTW activity require an impact analysis?   | No  |
| <b>Custom Questions:</b> Custom questions are tailored to each MTW activity.  |   |
| What percentage of total authorized HCV units will be authorized for project-basing?  | Not more than 50%   |

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| <b>Activity: C.9 Project Based Voucher Program Flexibilities (PBV); 9.b. Increase PBV Project Cap (HCV)</b>  |   |
| <b>Narrative.</b> 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. | <i>Description:</i><br>Housing Catalyst may raise the Project Based Voucher cap within a project up to 100%.<br><br><i>Agency goals for MTW Activity:</i><br>Create family stability in an environment with support to encourage family self-sufficiency. |
| <b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?   | Housing choice  |
| <b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.          | Neutral (no cost implications)  |

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| <b>Different policy by household status/family types/sites?</b><br>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                               |
| <b>Household Status.</b> 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                                  |
| <b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?  | The MTW activity applies to all family types                                      |
| <b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.<br><br><b>For HCV activities:</b><br>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? | <b>For HCV activities:</b><br>The MTW activity applies to all tenant-based units* |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?  | No  |
| Does this MTW activity require a hardship policy?   | No  |
| Does the MTW activity require an impact analysis?   | No  |

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| <b>Activity: C.9 Project Based Voucher Program Flexibilities (PBV); 9.c. Elimination of PBV Selection Process for PHA-owned Projects without Improvement, Development, or Replacement (HCV)</b> |   |
| <b>Narrative.</b> 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.                        | <i>Description:</i><br>Housing Catalyst may eliminate the selection process in the award of PBV to properties owned by the agency that are not public housing without engaging in an initiative to improve, develop, or replace a public housing property or site.<br><br><i>Agency goals for MTW Activity:</i><br>Streamline the selection process for PBV. This waiver supports Housing Catalyst's larger goal of using MTW flexibility to streamline administrative processes. |
| <b>MTW Statutory Objectives.</b> Which of the MTW statutory objectives does this MTW activity serve?  | Housing choice  |
| <b>Cost implications.</b> What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.                                 | Neutral (no cost implications)  |

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| <p><b>Different policy by household status/family types/sites?</b><br/>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p>  | The MTW activity applies to all assisted households                                       |
| <p><b>Household Status.</b> 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  |
| <p><b>Family Types.</b> Does the MTW activity apply to all family types or only to selected family types?</p>   | The MTW activity applies to all family types  |
| <p><b>Location.</b> Depending on if responses are being provided for a public housing (PH) or HCV activity, the agency will either see questions applicable to PH or HCV.</p> <p><b>For HCV activities:</b><br/>Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?</p> | <p><b>For HCV activities:</b><br/>The MTW activity applies to all tenant-based units*</p> |
| Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?  | No  |
| Does this MTW activity require a hardship policy?   | No  |
| Does the MTW activity require an impact analysis?   | No  |

\*Currently seeking HUD approval to extend these waivers to Veterans Affairs Supportive Housing (VASH) and Emergency Housing Vouchers (EHV).

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| <b>D.</b> | <b>Safe Harbor Waivers</b> |
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| <b>D. 1 Safe Harbor Waivers seeking HUD Approval:</b><br>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year? | No |
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| <b>E.</b> | <b>Agency-Specific Waivers.</b> |
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| <b>E. 1 Agency-Specific Waivers for HUD Approval:</b><br>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year? | No |
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| <b>F.</b> | <b>Public Housing Operating Subsidy Grant Reporting.</b> |
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| <b>F. 1</b> Please provide the public housing Operating Subsidy grant information in the table below for Operating Subsidy grants appropriated in each Federal Fiscal Year the PHA is designated an MTW PHA. | N/A |
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| <b>G.</b> | <b>MTW Statutory Requirements.</b> |
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| <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. | N/A |
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| <b>H.</b> | <b>Public Comments.</b> |
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| Please provide copy of all comments received by the public, Resident Advisory Board, and tenant associations.                  | Pending Public Hearing on August 29, 2023 at 1 p.m. |
| Please attach a narrative describing the MTW agency's analysis of the comments and any decisions made based on these comments. | Pending Public Hearing on August 29, 2023 at 1 p.m. |
| If applicable, was an additional public hearing held for an Agency-Specific Waiver and/or Safe Harbor waiver?                  | N/A   |

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| <b>I.</b> | <b>Evaluations.</b> |
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| Please list any ongoing and completed evaluations of the MTW agency's MTW policies, that the PHA is aware of, including the information requested in the table below. In the box "title and short description," please write the title of the evaluation and a brief description of the focus of the evaluation. | N/A |
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| <b>J.</b> | <b>MTW Certifications of Compliance.</b> |
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| The MTW agency must execute the MTW Certifications of Compliance form and submit as part of the MTW Supplement submission to HUD. Certification is provided below. | To be completed after public comment period |
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