PHA Name: Travis County

PHA Code: TX480

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

PHA Program Type: Combined

MTW Cohort Number: MTW Flexibility for Smaller PHAs MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

In FY 2025, HATC experienced challenges with increased expenditures resulting in a funding shortfall. Several MTW activities contributed to an increase in spending therefore changes to current MTW activities that impact spending are necessary to meet the statutory objective to reduce costs and achieve greater cost effectiveness. The landlord incentives contributed to current funding shortfall. To ensure equality, the incentive amount will be reduced. This fiscal year was the first year to implement biennial reexaminations. In general, biennial reexaminations allow working families to maintain their income which supports their economic stability and self-sufficiency. To further address the funding shortfall, this biennial activity will be revised to include policy for zero income families who gain earned income. Families may continue to request approval for a greater share of the initial rent burden therefore increasing housing choice. HATC began enrolling households in FSS this year, therefore a new activity for addressing increases in earned income will be included with this annual submission. Triennial inspections contribute to achieving greater cost effectiveness for the agency and less burden for the families and landlords.

Priorities for HATC include continuing activities that promote landlord retention and increase housing opportunities in Travis County's market where the median home price remains higher than the national median, reduce administrative burden for staff, and exploring opportunities that promote self-sufficiency.

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	,				
a. Tiered Rent (PH)	Not Currently Implemented				
b. Tiered Rent (HCV)	Not Currently Implemented				
c. Stepped Rent (PH)	Not Currently Implemented				
d. Stepped Rent (HCV)	Not Currently Implemented				
e. Minimum Rent (PH)	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				
I. 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)	Currently Implementing				
p. Imputed Income (PH)	Not Currently Implemented				
q. Imputed Income (HCV)	Not Currently Implemented				
r. Elimination of Deduction(s) (PH)	Not Currently Implemented				
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented				
t. Standard Deductions (PH)	Not Currently Implemented				
u. Standard Deductions (HCV)	Not Currently Implemented				
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented				
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented				
2. Payment Standards and Rent Reasonableness					
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented				
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented				
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented				
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented				
3. Reexaminations					
a. Alternative Reexamination Schedule for Households (PH)	Not Currently Implemented				
b. Alternative Reexamination Schedule for Households (HCV)	Currently Implementing				
c. Self-Certification of Assets (PH)	Not Currently Implemented				
d. Self-Certification of Assets (HCV)	Currently Implementing				
4. Landlord Leasing Incentives					
a. Vacancy Loss (HCV-Tenant-based Assistance)	Not Currently Implemented				
b. Damage Claims (HCV-Tenant-based Assistance)	Currently Implementing				
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Currently Implementing				
5. Housing Quality Standards (HQS)					
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented				
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented				
c. Third-Party Requirement (HCV)	Not Currently Implemented				
d. Alternative Inspection Schedule (HCV)	Currently Implementing				
6. Short-Term Assistance					
a. Short-Term Assistance (PH)	Not Currently Implemented				
b. Short-Term Assistance (HCV)	Not Currently Implemented				
7. Term-Limited Assistance					
a. Term-Limited Assistance (PH)	Not Currently Implemented				
b. Term-Limited Assistance (HCV)	Not Currently Implemented				
8. Increase Elderly Age (PH & HCV)	Thot outlonly implemented				
o. Iliciease Eluelly Age (FII & HCV)					

Increase Elderly Age (PH & HCV)	Not Currently Implemented							
9. Project-Based Voucher Program Flexibilities								
a. Increase PBV Program Cap (HCV)	Not Currently Implemented							
b. Increase PBV Project Cap (HCV)	Not Currently Implemented							
c. Elimination of PBV Selection Process for PHA-owned								
Projects Without Improvement, Development, or	Not Currently Implemented							
Replacement (HCV)								
d. Alternative PBV Selection Process (HCV)	Not Currently Implemented							
e. Alternative PBV Unit Types (Shared Housing and	Not Currently Implemented							
Manufactured Housing) (HCV)								
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented							
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented							
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented							
10. Family Self-Sufficiency Program with MTW Flexibility								
a.PH Waive Operating a Required FSS Program (PH)	Not Currently Implemented							
a.HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented							
b.PH Alternative Structure for Establishing Program	Not Currently Implemented							
Coordinating Committee (PH)	Not Currently Implemented							
b. HCV Alternative Structure for Establishing Program	Not Currently Implemented							
Coordinating Committee (HCV)								
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)	Plan to Implement in the Submission Year							
11. MTW Self-Sufficiency Program								
a.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented							
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented							
b.PH Policies for Addressing Increases in Family Income								
(PH)	Not Currently Implemented							
b.HCV Policies for Addressing Increases in Family Income	Not Currently Implemented							
(HCV)								
12. Work Requirement								
a. Work Requirement (PH)	Not Currently Implemented							
b. Work Requirement (HCV)	Not Currently Implemented							
13. Use of Public Housing as an Incentive for Economic F	Progress (PH)							
Use of Public Housing as an Incentive for Economic								
Progress (PH)	Not Currently Implemented							
14. Moving on Policy								
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented							
b.PH Allow Income Calculations from Partner Agencies (PH)	Not Currently Implemented							
b.HCV Allow Income Calculations from Partner Agencies	• .							
(HCV)	Not Currently Implemented							
c.PH Aligning Tenant Rents and Utility Payments Between	Niet Commonthy Insulance at a d							
Partner Agencies (PH)	Not Currently Implemented							
c.HCV Aligning Tenant Rents and Utility Payments Between	Not Currently Implemented							
Partner Agencies (HCV)	Not Currently Implemented							
15. Acquisition without Prior HUD Approval (PH)								
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented							
16. Deconcentration of Poverty in Public Housing Policy	j							
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented							
17. Local, Non-Traditional Activities								
a. Rental Subsidy Programs	Not Currently Implemented							
b. Service Provision	Not Currently Implemented							
D. OCIVICE I TOVISION	Trior Garrening implemented							

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

1.o. - Initial Rent Burden (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The PHA will not approve an initial assisted tenancy if the family share exceeds 60% of the family's monthly adjusted income. This activity increases the initial rent burden from 40% which promotes housing choice and self sufficiency. This initiative increases housing opportunities for assisted families while reducing the number of initial requests for tenancy

approval disapproved due to affordability therefore also reducing administrative burden.

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

Cost effectiveness; Housing choice

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

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

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

For FY 2025, no households have requested approval above 40%. No impact in 2025.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

Provided Already

If the MTW agency plans to implement a new maximum income-based rent percentage (higher than 40% of adjusted monthly income), what is that maximum?

60.00%

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

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The PHA will establish a biennial reexamination schedule for all households. Implementing this initiative will reduce administrative and family burden due to less frequency of reporting and processing reexaminations. The PHA will conduct an interim reexamination any time the family's adjusted income has decreased by any amount. Increases in earned income between annual/biennial reexaminations will be processed only if the prior income reported for the household was zero or the family had previously received an interim reduction in rent during the same reexamination cycle. The PHA will process an interim reexamination for any increases in unearned income of 10% or more in adjusted income. Additions in household members which impacts space requirements will also be reviewed and processed accordingly. If change in family composition does not impact space requirements, then the change will occur at the next biennial reexamination.

PHAs policies allowing families to retain their increased earnings in between the biennial reexamination periods will provide greater self-sufficiency for the family. The following projects will be processed annually for reexamination: VASH,

Stability Vouchers, FUP Youth, and Emergency Housing Vouchers.

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

Cost effectiveness; Self-sufficiency

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

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

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

This activity was implemented in 2025 but did not account for zero income households. For FY 2026, HATC is revising this activity to include interim processing for all households who previously received an interim reduction in rent during the

same reexamination cycle or for zero income households. Administrative burden has reduced.

Does this MTW activity require a hardship policy?

Provided Already

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

Provided Already

What is the recertification schedule?

Once every two years

How many interim recertifications per year may a household request?

2 or more

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

Changes in household composition will be processed only at biennial reexamination unless the family reports an addition to the household that impacts space requirements.

3.d. - Self-Certification of Assets (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

At reexamination, the PHA will allow self-certification of assets up to \$50,000. Per HUD's new regulations, the \$50,000 amount is the new standard under HOTMA regulations. This initiative supports reduction of administrative burden in

needing to verify assets through third party sources.

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

Cost effectiveness

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

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

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

Families have reported their assets at their reexamination up to \$50,000. No significant impact to agency or families. No

changes to this activity.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Please state the dollar threshold for the self-certification of assets.

\$50,000.

4.b. - Damage Claims (HCV-Tenant-based Assistance)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The HATC will provide payments to landlords for tenant caused damages following the move out of a voucher tenant. Upon receipt of a claim, a notice of pre termination will be provided to the program participant. The participant will have an opportunity to dispute the claim or enter into a repayment agreement with the PHA to repay the claim following payout of damages. Entering into a repayment agreement with the PHA and paying off the debts owed would result in continued housing assistance for the family. Only one claim will be paid per program participant. A second claim would be assessed for termination from the program. The security deposit paid by the tenant must first be applied to the amount of the cost of damages. The total amount of damages to be paid by HATC will be the lesser of:

- 1. the actual costs to repair the damages less the tenant security deposit not otherwise applied to other charges or;
- 2. two (2) months contract rent.

Providing payments would further promote landlord recruitment and retention therefore increasing housing choice for tenants.

Damage claims are based on available funding. The PHA will establish a fixed budget each fiscal year for landlord

incentives based on the first year's utilization.

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

Housing choice

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

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

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

This activity was first implemented in FY 2024. Two damage claims were reviewed in 2025 however not approved due to limitations set for this current activity. For 2026, HATC is removing the requirement for a landlord to lease to a new voucher tenant within 6 months of prior tenant move out. This requirement did not hold tenant's accountable for tenant caused damages, did not consider the length of time it may require to repair units before lease up, and did not consider the possibility of tenants not selecting the proposed unit. The revision removes the leasing to a new tenant requirement and

places accountabilty back on the tenant which then supports landlords and the overall program.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?

To all units

What is the maximum payment that can be made to a landlord under this policy?

The total amount of damages to be paid by HATC will be the lesser of:

- 1. the actual costs to repair the damages less the tenant security deposit not otherwise applied to other charges or;
- 2. two (2) months contract rent.

How many payments were issued under this policy in the most recently completed PHA fiscal year?

1

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

\$1,624

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

At HAP contract and lease execution, the PHA will pay a \$1000 incentive to landlords newly participating in the HATC's HCV tenant-based program. Under this initiative, a new landlord is a landlord who has never participated in any of HATC's housing assistance projects. The agency goal is to increase housing opportunities for low-income families by recruiting

new landlords.

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

Housing choice

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

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

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

In 2025, landlord incentives halted in March due to funding shortfall. Total paid out in 2025: \$ 6450. Total paid out in 2024: \$ 58,762. Current activity pays up to one months rent. For FY 2026, HATC plans to adjust the payout to maximum of \$1000 for all landlords. This ensures equality and cost effectiveness. Current activity pays incentives to newly participating landlords in the HCV program however this may result in overlap in incentives from other projects therefore HATC is

removing HCV program and including the language -any of HATC's housing assistance programs. An increase in landlords from 374 to 413 occurred between FY 2023 and end of FY 2024.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?

Certain types of units only

What is the maximum payment that can be made to a landlord under this policy?

\$1000

How many payments were issued under this policy in the most recently completed PHA fiscal year?

30

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

\$58,762

5.d. - Alternative Inspection Schedule (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The PHA will inspect units under contract at least once every three years (36 months). The PHA will also conduct an inspection at the request of the family or owner anytime during tenancy as needed. This initiative reduces administrative

burden for HATC staff.

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

Cost effectiveness

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

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

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

This activity was implemented in FY 2023 and is currently tracking the triennial due date. No significant impact in FY 2025.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

10.e.HCV - Policies for Addressing Increases in Family Income (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW

activity contributes to a larger initiative

The PHA will process all increases in earned income for all FSS program participants to align with the goals of the FSS program.

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

Self-sufficiency

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

Neutral (no cost implications)

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

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

New activity will align with the traditional FSS program. Approved MTW activities generally do not include earned income, however for FSS participants an increase in earned income is necessary for escrow and success in the program. FSS

program began enrollment of participants in 2025.

Does this MTW activity require a hardship policy?

Provided Already

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

No

No document is attached.

How will the MTW agency treat increased earnings for families participating in the FSS Program with MTW flexibility?

All increases in earned income will be processed for FSS participating families.

D.	Safe Harbor Waivers.						
D.4	Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?						
D.1	No Safe Harbor Waivers are being requested.						

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

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

F.	Public Housing Operating Subsidy Grant Reporting.					
F.1	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.					

Federal Fiscal	Total Operating Subsidy	How Much PHA Disbursed by the	Remaining Not Yet	Doodling
Year (FFY)	Authorized Amount	9/30 Reporting Period	Disbursed	Deadillie

G.	MTW Statutory Requirements.						
	75% Very Low Income – Local, Non-Traditional.						
G.1	HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.						

Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
80%-50% Area Median Income	0
49%-30% Area Median Income	0
Below 30% Area Median Income	0
Total Local, Non-Traditional Households	0

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

G.2 Establishing Reasonable Rent Policy.

Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency? Yes

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

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

PROPERTY NAME/ ADDRESS	IRD						TOTAL UNITS	POPULATION TYPE*	Type' is	# of Section 504 Accessible (Mobility)**	(Was this Property Made Available for Initial	What was the Total Amount of MTW Funds Invested into the Property?
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G.4 Comparable Mix (by Family Size) – Local, Non-Traditional.

To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix" of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.

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

H. Public Comment

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

I. Evaluations.

No known evaluations.