HATC
Housing Authority of Travis County

Moving to Work (MTW) Activities

Overview of HUD 50075- MTW Supplement to Annual Plan FY 2027

MTW Supplement Narrative

During FY 2025–2026, HATC continued to experience increased program expenditures resulting in funding constraints (shortfall). To support the MTW statutory objective of reducing costs while maintaining quality services and expanding housing choice, HATC revised several MTW activities.

To promote equitable access to housing opportunities, the landlord incentive payment will be reduced and expanded to include landlords leasing units in designated opportunity areas throughout Travis County. HATC will also continue to consider requests for a greater share of the initial family rent burden, providing participants with greater flexibility to access housing in higher-cost areas and increasing housing choice.

To encourage economic self-sufficiency and support continued participation in the Family Self-Sufficiency (FSS) Program, HATC is requesting an Agency-Specific Waiver to 24 CFR § 982.455(a) to allow FSS participants to remain on the Housing Choice Voucher Program for up to 12 consecutive months after the Housing Assistance Payment (HAP) is reduced to zero. This additional time will allow participating families to stabilize employment and income without the immediate loss of housing assistance while continuing to work toward successful completion of their FSS goals.

HATC will also continue to implement triennial Housing Quality Standards (HQS) inspections, which reduce administrative burden for the agency, landlords, and participating families while promoting cost effectiveness and operational efficiency.

HATC's priorities remain focused on retaining landlord participation, expanding housing opportunities throughout Travis County's competitive rental market, reducing administrative burden, and implementing policies that encourage long-term family self-sufficiency.

1.o. Initial Rent Burden

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% to increase housing opportunities for assisted families while reducing administrative burden.

For FY 2027: This activity is currently implemented for all households and will continue in the next fiscal year.

3.b. Alternative Reexamination Schedule for Households

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. Changes in household composition will also be reviewed and processed accordingly.

PHAs policies allowing families to retain their increased earnings in between the biennial reexamination periods will provide greater self-sufficiency for the family.

For FY 2027: The following projects will be processed annually for reexamination: VASH, Stability Vouchers, FUP Youth, and Emergency Housing Vouchers. Biennial Reexamination schedule became effective in 2025.

3.d. Self-Certification of Assets

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.

For FY 2027: This activity will be removed as an MTW activity and will be included in the administrative plan under the new HOTMA policies.

4.b. Damage Claims

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
Under Moving to Work, the HATC may 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 each fiscal year. The PHA will establish a fixed budget each fiscal year for landlord incentives based on the first y987iuy-ear's utilization.

For FY 2027: This activity is currently implemented for all households and will continue in the next fiscal year.

4.c. Other Landlord Incentives

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 $500 incentive to landlords newly participating in the HATC's HCV tenant-based program if the unit is in an opportunity area within Travis County. Under this initiative, a new landlord is a landlord who has never participated in any of HATC's housing assistance programs. The agency goal is to increase housing opportunities for low-income families by recruiting new landlords.

For FY 2027: This activity is currently implemented for all households and will continue in the next fiscal year.

5.d. Alternative Inspection Schedule

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.

For FY 2027: This activity is currently implemented for all households and will continue in the next fiscal year. 2023 was first year for triennial HQS.

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 participants.

For FY 2027: This activity is currently implemented and will continue in the next fiscal year.

E.1. Agency Specific Waiver for HUD Approval

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

Only households actively enrolled in the Family Self-Sufficiency (FSS) Program will be permitted to remain on the HCV program for up to 12 months after HAP reaches zero. All other households will remain subject to the standard six-month zero-HAP termination requirement.

For FY 2027: This activity is a new activity.