



FY 2025-2026

MOVING TO WORK SUPPLEMENTAL PLAN

DRAFT

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The Robeson County Housing Authority (RCHA) operates as an approved Moving to Work (MTW) agency, granting it extensive flexibility to propose regulatory waivers that aim to foster family self-sufficiency, expand housing options, and improve cost-effectiveness by streamlining regulations. In fiscal year 2025-2026, RCHA plans to maintain all of the MTW initiatives outlined in its approved 2024 MTW Supplement. The following will be implemented in the 2025 MTW Supplement:

Waiver	2024-2025 Activities	2025-2026 Changes								
<p>1.e. - Minimum Rent (PH)</p>	<p>Robeson County will set a minimum rent that is higher than allowed under current statute and regulation. RCHA will increase its rent from \$50.00 to \$100.00. Starting July 1, 2024 new residents will pay \$100.00. Currently, 24.8% of RCHA's 290 households have a TTP of \$0 or \$50.00. Current resident will be phased in over a 3-year period (See Chart 1 below). Attached is By March 30, 2024 RCHA will amend the Public Housing Admissions and Continued Occupancy Policy (ACOP) and gain board approval. This MTW activity contributes to family self sufficiency and cost effectiveness for the agency.</p> <p>Chart1: Rent Increase Chart for Current Residents</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>July 1, 2024</td> <td>\$50.00</td> </tr> <tr> <td>July 1, 2025</td> <td>\$75.00</td> </tr> <tr> <td>July 1, 2026</td> <td>\$100.00</td> </tr> </tbody> </table>	Date	Amount	July 1, 2024	\$50.00	July 1, 2025	\$75.00	July 1, 2026	\$100.00	<p>In 2025 Residents with a move date prior to July 1, 2024 will move to phase two of the the minimum rent increase plan. Starting July 2025 these residents rent will increase to \$75.00</p>
Date	Amount									
July 1, 2024	\$50.00									
July 1, 2025	\$75.00									
July 1, 2026	\$100.00									
<p>1.m. - Utility Reimburse ments (PH)</p>	<p>Robeson County Housing Authority will discontinue Utility Reimburse ments (UR) when the Utility allowance surpasses the Total Tenant Payment (TTP). This measure aimed to streamline the process by eliminating the need to issue checks and mail them to utility providers. In the forthcoming period, the RCHA intends to raise the minimum rent, consequently reducing the number of households eligible for UR. This adjustment will not escalate the per-family contribution to the agency but will require approximately 72 families to bear a higher portion of their housing expenses as the reimbursement checks for utility costs will cease. This modification will not impact the waiting list, family termination rates, or utilization rates but will enhance cost efficiency by eliminating the issuance of UR checks, allowing resources to be redirected towards other residential initiatives within the RCHA. Moreover, this alteration supports self-sufficiency by fostering accountability among families for their utility usage.</p>	<p>No Changes. RCHA will continue to implement activity in 2025-2026</p>								

Waiver	2024-2025 Activities	2025-2026 Changes
3.a. - Alternative Reexamination Schedule for Households (PH)	<p>RCHA plans to decrease the frequency of tenant reexaminations to every three years for both working and fixed-income families. An interim adjustment can be requested once a year by the household if their gross income has dropped by 10% or more. The shift to triennial reexaminations aligns with MTW statutory goals by incentivizing increased work and earnings, leading to reduced costs and enhanced efficiency in federal spending. It also encourages family self-sufficiency, especially among households with working heads and children. This change extends the period between eligibility reassessments for total tenant payment (TTP), known as "recertification," reducing staff time, paper usage, and increasing rent collection efficiency, thereby decreasing the need for federal funds in programs and projects.</p>	<p>No Changes. RCHA will continue to implement activity in 2025-2026</p>
10.d.PH - Modify or Eliminate the Contract of Participation (PH)	<p>The FSS contract of participation (COP) serves to outline the key terms and conditions governing involvement in the FSS program, incorporating the individual training and services plan (ITSP) as a necessary component of the contract. Through the ITSP, goals are established for FSS families to achieve as they progress towards self-sufficiency. RCHA will adapt the COP terms (HUD-52650) instead of using a local form, aligning them with modifications to the MTW FSS Program under MTW flexibility. This waiver is in line with MTW guidelines, enabling RCHA to establish effective guidelines for implementing the MTW FSS program, reducing costs, improving cost efficiency in federal spending, and promoting self-sufficiency. These adjustments are detailed in RCHA's approved FSS Action Plan. The RCHA MTW FSS Contract of Participation includes the following stipulations:</p>	<p>No Changes. RCHA will continue to implement activity in 2025-2026</p>

Waiver	2024-2025 Activities	2025-2026 Changes
<p>10.e.PH - Policies for Addressing Increases in Family Income (PH)</p>	<p>Robeson County Housing Authority will change the traditional calculation of funds deposited to escrow for FSS participants. Escrow funds will be awarded based on specific accomplishments, rather than calculation of income and rent. This change will make the escrow account process more equitable, reducing the variability of escrow awards based on factors beyond the family's control, such as family income at the time they join FSS and differences in earning potential between families. The initial schedule of awards is listed in Table 1. of the FSS Action Plan and may be amended from time to time with approval of the Board of Commissioners. This modification puts families on a level playing field for escrow earnings and emphasizes the importance of specific FSS goals. It also makes the calculation of escrow deposits simpler, more transparent, and more reliable. Additionally, this waiver is in line with MTW guidelines, enabling RCHA to establish effective guidelines for implementing the MTW FSS program, reducing costs, improving cost efficiency in federal spending, and promoting self-sufficiency.</p>	<p>No Changes. RCHA will continue to implement activity in 2025-2026</p>
<p>11.a.PH - Alternative Family Selection Procedures (PH)</p>	<p>RCHA will establish distinct recruitment and selection protocols tailored for its MTW Self-Sufficiency Program. Comprising two key elements, Bridge and TIDY, these components are integral to RCHA's objective of minimizing expenses and enhancing cost efficiency in Federal Expenditures by promoting family self-sufficiency, preserving units, and reducing the necessity for direct resident engagement and manual apartment maintenance.</p>	<p>No Changes. RCHA will continue to implement activity in 2025-2026</p>

2024-2025 Activities	2024-2025 Activities	2025-2026 Changes
15. - Acquisition without Prior HUD Approval (PH)	<p>RCHA will have the authority to acquire public housing sites without prior HUD approval. This change offers flexibility regarding the timing of HUD's approval, not the content. When acquiring these sites, RCHA will ensure that all submission materials are ready as if HUD had already approved the acquisition proposal beforehand. Within 30 days of acquisition, RCHA will submit these materials to the field office for approval. This waiver will remain in effect to seize opportunities that may arise for expanding affordable housing in Robeson County, enabling RCHA to effectively compete and collaborate with private entities in real estate ventures. This waiver is in line with MTW guidelines as it creates opportunities for RCHA to implement projects that enhance housing options for eligible low-income families.</p>	No Changes. RCHA will continue to implement activity in 2025-2026
17.c. - Housing Development Programs	<p>RCHA will use MTW funding to acquire, renovate and/or build affordable units for low-income families that are not public housing units. Eligible activities may include gap financing for non-PHA development of affordable housing, development of project-based voucher units, or tax credit partnerships. The RCHA will incorporate predevelopment costs in its 5-year capital funds plans and utilize these funds for costs associated with the development of non-PHA affordable housing. The following are work items that require funding: site control, appraisals, market analysis, survey, subsurface soil analysis, environmental review, site, and utility engineering, schematic landscape planning, schematic architectural drawings, schematic permits and fees, legal, accounting, development management and feasibility consulting.</p> <p>This waiver will remain in effect to seize opportunities that may arise for expanding affordable housing in Robeson County, enabling RCHA to effectively compete and collaborate with private entities in real estate ventures. This waiver is in line with MTW guidelines as it creates opportunities for RCHA to implement projects that enhance housing options for eligible low-income families.</p>	No Changes. RCHA will continue to implement activity in 2025-2026