



What is Moving to Work?

- Moving to Work was originally authorized by congress in 1996. With the purpose of allowing Housing Authorities to design and test innovative strategies to accomplish three statutory objectives:
 1. To reduce costs
 2. Incentivizing self-sufficiency
 3. Increase housing choice for low-income families



In 2016 the MTW expansion statute was passed directing HUD to designate an additional 100 MTW housing authorities who must be high performers and meet certain size and site selection requirements and represent geographic diversity.

Department of Housing and Urban Development (HUD) is carrying out the expansion by approving 4 different cohorts who each are looking at a specific policy change:

Cohort #1: Flexibility on small size Housing Authorities

Cohort #2 : Rent Reform

Cohort #3: Work Requirements

Cohort # 4: Landlord Incentives



Opportunities

Providing landlord incentives would increase landlord receptiveness to the HCV program resulting in an increase in landlord participation, success rate for completing lease-ups, and expanding the inventory of housing into neighborhoods which have been traditionally difficult for voucher holders to access due to the higher payment standards

How does this affect you and your voucher?

- In simple terms, it doesn't. You will still hold your voucher, recertify as you normally would, and you wouldn't need to do anything extra.
- This truly is an initiative to further community engagement and is one that we hope will ultimately offer you, as a voucher holder, more homes to choose from.
- By increasing landlord engagement, we strengthen our community and can provide more opportunity for our voucher holders.
- Housing Catalyst is soliciting input from Voucher holders and landlords to create a MTW plan. Once drafted, the plan will be posted for public comment, a public Hearing and our Board of Directors would need to pass a resolution before it would be submitted to HUD by August 8th.



All complete applications will be put into a lottery and approximately 30 agencies will be selected and offered MTW designation. If selected, along with carrying out the planned landlord incentives, MTW agencies can take advantage of waivers that are currently afforded to MTW agencies as well as future waivers that may become available, which are typically around the ability to use funding in more flexible way.

If approved, some of the activities we could use to incentivize landlords include:

- Leeway to adjustment to payment standards- 80%-150% without prior HUD approval
- Paying for vacancy loss
- Paying damage claims
- Up front bonuses for new landlords
- Pre-qualifying inspections and alternative inspection schedules