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Cost Savings and Effectiveness:

- Moving to biennial, instead of annual, rent determinations for some households (this MTW innovation was adopted by HUD for all agencies).
- Simplifying rent calculations.
- Utilizing funding flexibility ("fungibility") to support security, self-sufficiency, and development activities without the burdensome accounting required by multiple restricted funding allocations.
- Replacing inefficient systems for ensuring housing quality standards and rent reasonableness with risk-based, technologically driven solutions.
- A host of other administrative reforms, both large and small, that are increasing efficiency and reducing overhead.

What Is Moving To Work?

Created by Congress in 1996, Moving to Work (MTW) is a Department of Housing and Urban Development (HUD) demonstration program that allows housing authorities to design and test innovative, locally-designed strategies for providing low-income families with affordable housing and new paths to economic independence.

What are MTW's Goals?

Congress established three statutory goals for MTW:

- 1 Reduce costs and achieve greater cost effectiveness in Federal expenditures;
- 2 Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- 3 Increase housing choices for low-income families.

"MTW is currently the only HUD program through which public housing authorities can wholly transform their operations, programs and housing. The broad flexibility to waive statute and regulations allows these agencies to better serve and house their residents and broader communities while streamlining their internal operations."

From: HUD's August 2010 Report to Congress



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Incentives for Self-Sufficiency

- Modifying rent calculation formulas to provide non-punitive incentives for participants to increase their earnings and save for the future.
- Crafting local self-sufficiency programs that account for each community's socio-economic characteristics and opportunities.
- Developing Employment Centers and Programs that help residents prepare for and obtain steady, good paying jobs.

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Increase Housing Choices

- Redeveloping old properties and developing new ones, thereby sustaining and creating a wide range of housing options for low-income families.
- Constructing mixed-income housing; acquiring or renovating senior and supportive housing and designing local rental subsidy programs that respond to specific community needs.
- Creating "sponsor based" programs with local nonprofits that provide housing and supportive services to special needs populations that non-MTW housing authorities cannot typically reach.
- Developing local homeownership programs that allow working families to purchase homes and begin building assets.

How Are Housing Authorities Using MTW?

MTW agencies are using their flexibility to design and modify programs and housing models that meet their communities' unique needs.

Evaluating the Success of MTW

Each agency is evaluating the success of its MTW initiatives. Many work with local universities in this effort. Most of this research is measuring quantifiable outcomes like the employment rate for able-bodied residents; increases in family income; amount of funds leveraged for affordable housing and supportive services; number of housing units in mixed-income environments; and the distribution of housing units and housing opportunities in assessing success.

"So we should move aggressively to identify, test and evaluate a variety of new approaches and to institute and spread effective initiatives, to help more poor children advance and poor adults surmount barriers to success in the labor market."

Robert Greenstein, Founder and Executive Director, Center on Budget and Policy Priorities; Feb. 4, 2013, NY Times

MTW Public Housing Agencies

With the most recent expansion, 39 Public Housing Authorities (of 3,400 nationally) are now designated as MTW agencies. These include large and small agencies in all parts of the country.

Alaska Housing Finance Corporation
Atlanta Housing Authority
Housing Authority of Baltimore City
Boulder Housing Partners
Cambridge Housing Authority
Charlotte Housing Authority
Housing Authority of Champaign County
Chicago Housing Authority
District of Columbia Housing Authority
Delaware State Housing Authority
Keene Housing Authority
King County Housing Authority
Lawrence-Douglas County Housing Authority
Lexington-Fayette Urban County Housing Authority
Lincoln Housing Authority
Louisville Metro Housing Authority
Massachusetts Department of Housing and Community Development
Minneapolis Public Housing Authority
Elm City Communities
Oakland Housing Authority

Orlando Housing Authority
Philadelphia Housing Authority
Housing Authority of the City of Pittsburgh
Portage Metro Housing Authority
Home Forward
San Antonio Housing Authority
Housing Authority of the County of San Bernardino
San Diego Housing Commission
Housing Authority of the County of San Mateo
Housing Authority of the County of Santa Clara
Seattle Housing Authority
Tacoma Housing Authority
Tulare Housing Authority
Vancouver Housing Authority
Reno Housing Authority
Columbus Metro Housing Authority
Holyoke Housing Authority
Fairfax County Redevelopment and Housing Authority