

MTW Overview



Housing Authority
— of the —
City of Alameda

Last Updated 07/19/2023



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About Moving to Work (MTW)

- Program started in 1996 to design and test innovative, locally designed strategies using Federal dollars more efficiently
- Goals:
 - Help residents find employment and become self-sufficient
 - Increase housing choices for low-income families
 - Reduce cost and greater efficiency
- Learn more on the HUD Website: <https://www.hud.gov/mtw>

AHA's MTW Designation

- On March 23, 2022 AHA was designated as an MTW agency
 - Selected under the Landlord Incentive Cohort
 - Expansion Agency
 - Must operate under the MTW Operations Notice (FR-5994-N-05) published on August 28, 2020
- AHA does not receive new funding
 - Must cover all landlord incentives with current funds
 - Can use both Housing Assistance Payments (HAP) Funds and Administrative Fee funds

Landlord Incentive Cohort

- Required to implement activities that improve landlord participation in the HCV Program
- Prohibited from implementing activities that curb landlord participation
- HUD Evaluation criteria includes:
 - Landlord Receptiveness to the HCV Program – how landlords perceive the program and if they are willing to accept HCV Participants
 - Landlords/Units Advertised to HCV Participants – PHA's list of landlords known to accept HCVs
 - HCV Success Rate – proportion of HCVs issued resulted in a complete lease-up
 - Number of Landlords Participating in the HCV Program and the Location of HCV Participants - total number of landlords with HCV participants and the geographic distribution of HCV participant

MTW – Five Statutory Requirements

- Very low-income requirement
 - 75% of families assisted are very low-income families
- Reasonable Rent Policy
 - Rent Policy must encourage employment and self-sufficiency
- Substantially the Same Requirement
 - Continue to assist the same total number of eligible low-income families
- Comparable Mix Requirement
 - Maintain a comparable mix of families (by family size)
- Housing Quality Standards

Challenges

- Specific housing issues Alameda faces that the rest of the country does not
- Demand for affordable housing exceeds the current supply
 - Need more landlords to participate in the HCV program
- Funding pre-MTW was restricted – HAP funding had to be used for HAP and Admin Funding had to be used for Admin Fee

Benefits of MTW

- Able to operate more efficient programs by designing agency-specific initiatives and policies
- Provides tools and incentives to enhance community outreach with prospective landlords to ultimately provide more housing options
- Allow us to invest directly into projects to create new affordable housing units
- Funding flexibilities allow us to reallocate funds towards programs and activities with more funding needs

Types of MTW Activities

- MTW Operations Notice
 - “Menu” of activities that HUD has previously reviewed than any MTW Expansion agency may choose from
- Landlord Cohort Notice
 - “Menu” of activities that HUD has previously reviewed than any MTW Expansion agency in the Landlord Incentives Cohort may choose from
- Agency-Specific Activities
 - Activities that the agency designs on its own to address its specific needs

Current MTW Status

- Have submitted 2 MTW Supplements to HUD for approval
- Have received approval to implement the following activities which went into effect July 1, 2023:
 - 2022-01: Payment Standards – FMR (activity 2.b.)
 - 2022-02: Alternative Reexamination Schedule for Households (activity 3.b.)
 - 2022-03: Self-Certification of Assets (activity 3.d.)
 - 2022-04: Vacancy Loss (activity 4.a.)
 - 2022-05: Other Landlord Incentives (activity 4.c.)
 - 2022-06: Pre-Qualifying Unit Inspections (activity 5.a.)
 - 2022-07: Alternative Inspection Schedule (5.d.)
 - 2022-08: Increase PBV Program Cap (activity 9.a.)
 - 2022-09: Increase PBV Project Cap (activity 9.b.)
 - 2022-10: Elimination of PBV Selection Process (activity 9.c.)
 - 2022-11: Front-End Vacancy Loss
 - 2022-15: Alternative Income Exclusions

More Comprehensive Description of Activities

2022-01: Payment Standards – FMR (activity 2.b.)

- The agency is authorized to adopt and implement any reasonable policy to establish payment standards based upon FMR.
- Payment standards set up to 150% of FMR will hopefully allow the market to cap rents through rent reasonableness testing and not the payment standards.
- Have a hardship policy for participants
 - Can waive the new payment standards to set them to 90% FMR

2022-02: Alternative Reexamination Schedule for Households (activity 3.b.)

- Conduct triennial reexaminations (once every three years) for all participants except those in:
 - Veterans Affairs Supportive Housing (VASH), Emergency Housing Vouchers (EHV), Stability Vouchers (SV), Moderate Rehabilitation, Shelter Plus Care, and Zero-Income Families
 - These families will continue to have annual reexaminations
- There is a 1 interim cap for income decreases and voluntary family composition changes
- There is a hardship policy in which participants can request more than one interim or an interim that does not meet the standard “significant” or “long-term” requirements

2022-03: Self-Certification of Assets (activity 3.d.)

- At reexamination, the agency will accept self-certification of assets worth less than \$50,000
- Applicants would be required to provide verification of all assets
- New assets under \$50,000 would not need to be reported between regular reexaminations

2022-04: Vacancy Loss (activity 4.a.) and 2022-11: Front-End Vacancy Loss

- To incentivize a landlord's continued or initial participation in the HCV program, the agency is authorized to make additional payments to the landlord.
- Payments made to the landlord must be equal to no more than one month of the contract rent.
- Payment must be made to the landlord when the next HAP contract is executed between the owner and the PHA.
- Not applied to any units under PBV, LIHTC, or AHA-owned

2022-05: Other Landlord Incentives (activity 4.c.)

- To incentivize new landlords to join the HCV program, the agency may provide incentive payments.
 - \$1,500 for First-Time Rental Incentive – new unit in the program
 - \$100 Passes first, initial HQS inspection
 - \$2,000 for an accessible unit
 - \$1,000 Returning Landlord Incentive – unit leased on the program prior
- Landlord can receive multiple incentives, but the sum of all incentives must be equal to or less than one month's rent
- Not applied to any units under PBV, LIHTC, or AHA-owned

2022-06: Pre-Qualifying Unit Inspections (activity 5.a.)

- The agency will allow pre-qualifying unit inspections (also known as a pre-inspection) that have been conducted within 90 days of the participant occupying the unit.
- The participant and owner can request an interim inspection.
- HQS inspection standards must not be altered as found in 24 CFR 982.401.

2022-07: Alternative Inspection Schedule (5.d.)

- For HCV units, regular inspections will now occur once every 3 years.
- The participant and owner can request an interim inspection.
- HQS inspection standards must not be altered.
- HUD must be able to conduct or direct the agency to perform an inspection at any time for health and safety, as well as accessibility, purposes.

2022-08: Increase PBV Program Cap (activity 9.a.)

- The agency may increase the number of authorized units that it project-bases to be no more than 50% of the lower of either the total authorized units or annual budget authority.
- This activity pertains to all PBV units under AHA

2022-09: Increase PBV Project Cap (activity 9.b.)

- The agency may raise the PBV cap within a project up to 100%.
- For example, the AHA could make all units at IP PBV.

2022-10: Elimination of PBV Selection Process (activity 9.c.)

- The agency may eliminate the selection process in the award of PBVs to properties owned by the agency that are not public housing without engaging in an initiative to improve, develop, or replace a public housing property or site.
- The agency must still:
 - Conduct a Subsidy Layering Review
 - Complete site selection requirements
 - Have an independent entity perform HQS inspections
 - The agency is subject to Notice PIH 2013-27 were applicable.
 - Property must be owned by a single-asset entity of the agency.

2022-15: 1.w. Alternative Income Exclusion

- Payments received under the Guaranteed Basic Income (GBI) Pilot Program – a City of Alameda program proposed to provide a flat monthly cash payment of \$1,000 to approximately 150 low-income households over 2-year period – will not be included in income and rent calculations

**Thank you.
Questions or Comments?**



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