



## Information about the HAJ's application for Move to Work

The Move to Work Demonstration Program was first established under the 1996 Move to Work Statute to provide statutory and regulatory flexibility to participating public housing authorities (PHAs) under three statutory objectives. Those three statutory objectives are to:

- Reduce costs and achieve great cost effectiveness in federal expenditures;
- 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
- Increase housing choices for eligible low-income families.

Also established under the 1996 MTW Statute are five statutory requirements that PHAs participating in the MTW Demonstration Program must meet throughout the term of their MTW participation. Before obtaining MTW designation as part of the MTW Plan and application package submitted and, if selected, throughout the term of MTW participation, PHAs will certify as to compliance with these requirements:

- To ensure at least 75% of families assisted are very low-income as defined in Section 3(b)(2) of the 1937 Act;
- To establish a reasonable rent policy that is designed to encourage employment and self-sufficiency;
- To continue to assist substantially the same total number of eligible low-income families as would have been served absent MTW;
- To maintain a comparable mix of families (by family size) as would have been provided had the funds not been used under the MTW Demonstration Program; and
- To ensure housing assisted under the MTW Demonstration Program meets housing quality standards established or approved by the Secretary.

This second cohort, for which the HAJ will apply, will evaluate alternative rent policies designed to increase resident self-sufficiency and reduce PHA administrative burdens. An independent research team will work with HUD and the selected PHAs to assist in the implementation and evaluate the effects of the alternative rent policies.

- HAJ's Public Housing residents will NOT be affected. They will be excluded from the rent reform policy changes.
- All Elderly and Disabled voucher holders will be excluded from the rent reform policy changes.
- All Homeownership voucher holders will be excluded from the rent reform policy changes.
- All households already participating in the Family Self Sufficiency Program will be excluded for the rent reform policy changes.
- All households with special purpose vouchers will be excluded from the rent reform policy changes.



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Each selected MTW PHA will implement one alternative rent policy. After PHAs are selected, HUD anticipates six to twelve months for finalize the rent policies, train staff, update data/software systems, and complete any other tasks required before the rent policy can be implemented. After that point, the enrollment period will begin. During the enrollment period, each eligible household will be randomly assigned to the control group rent or the treatment group rent, undergo a regular income examination, be asked to complete a baseline survey, and receive notifications regarding their rent. HUD expects the enrollment period to last approximately one year, so that regular income examinations and other PHA tasks can be spread out over time.

During the enrollment period, any new admissions who qualify as eligible households are expected to undergo random assignment and participate in the study. After the enrollment period is concluded, the PHA may choose whether newly admitted non-elderly, non-disabled households will be subject to the alternative rent policy or the regular rent rules.

The study is expected to last six years after the enrollment period is concluded.

The HAJ has chosen MTW Test Rent #1: Tiered Rent: Households are grouped by income into tiers. Within each tier, rents (or, in the HCV program, participant contribution) are fixed. Any income increase within a tier does not affect the household's rent/tenant contribution. Income reexaminations will occur every three years; if a household's income increases into a higher tier, its rent will not change until the triennial income reexamination.

### **The application Process**

- The HAJ must notify public housing and voucher participants of its intentions to participate in the Move to Work (MTW) demonstration program.
  - Resident Hearing will occur on Zoom, 11/20/2020 at 2pm, <https://us02web.zoom.us/j/82251575334> - Meeting ID: 822 5157 5334
  - Letters were sent to all Public Housing residents and HCV voucher holders on October 21<sup>st</sup>.
- The HAJ must notify the public of a public hearing.
  - December 1<sup>st</sup>, time and Zoom link to be announced later.
- The draft MTW Plan and application package must be available for public inspection at least 30 days before submission to HUD
- HAJ's Board of Commissioners must approve the MTW Plan and application by resolution.
- The MTW Plan and application must be received by HUD no later than 11:59pm, January 8, 2021.

