

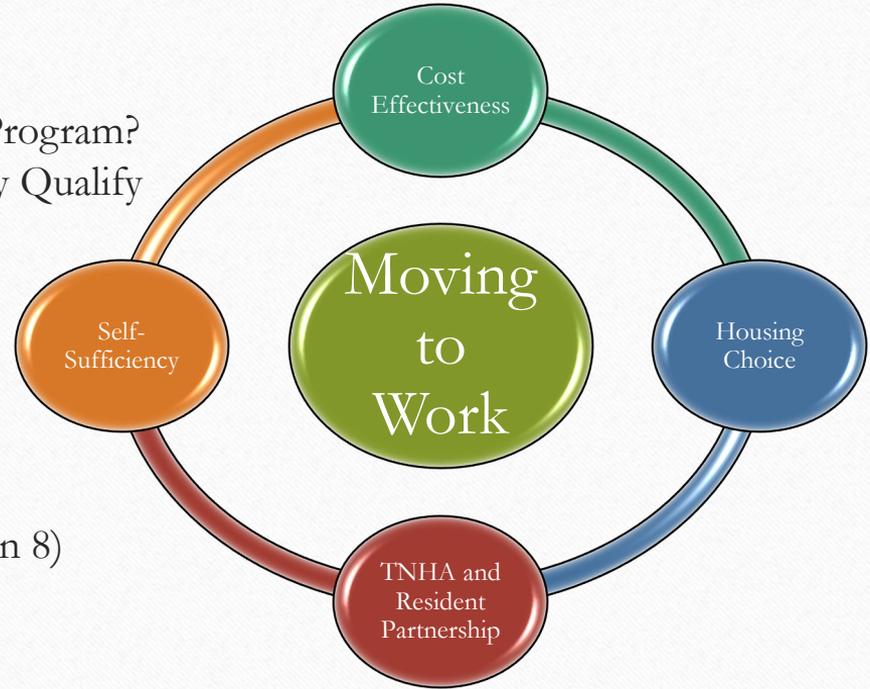
Moving To Work Plan

TOWNSHIP OF NEPTUNE HOUSING AUTHORITY
BART COOK, EXECUTIVE DIRECTOR



AGENDA

- What is the Moving to Work (MTW) Program?
- How does Neptune Housing Authority Qualify to be selected?
- How Can MTV Benefit TNHA and the Residents?
- MTW's Three Statutory Objectives
 - Cost Effectiveness
 - Self Sufficiency
 - Housing Choice Voucher (Section 8)
- Questions & Answers



What is the Moving to Work Program?

- *Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides the opportunity to design and test innovative, locally designed strategies using Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families.
- MTW allows PHAs exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their Federal funds.
- Currently, there are 39 MTW PHAs nationwide and HUD plans to expand the program to addition 100 PHAs by 2022.

Procedures and Steps for TNHA to be Considered

- Submit a letter of interest to HUD
- Obtain Letter of Support from other Supportive Services
- Conduct two resident meetings (**We Are Here**)
- Draft Copy of the MTW Plan will be available review
- Schedule a 30 Days Comment Period
- Schedule a Public Hearing (**Scheduled for November 13th at 3PM**)
 - **A notice will be mailed to you and posted in our common areas and website.**
- Respond to all comments and finalize MTW Plan
- Acquire Board of Commissioner's Approval
- Submit Application to HUD

How Can MTW Benefit TNHA?

- This opportunity will offer TNHA the chance to design and test innovative, locally-designed housing and self sufficiency strategies
- It will give TNHA and HUD the flexibility to design and test approaches for providing and administering housing assistance in a more cost-effective way by making changes to our existing policies
- A Moving to Work designation will allow TNHA exceptions to certain public housing and Housing Choice Voucher (HCV) rules and permit us to use public housing and HCV (Section 8) funds flexibly
- TNHA will become an industry leader
- Greater ability to partner, leverage and create local, non-traditional housing programs with the help from our community partners

MTW's Three Statutory Objectives

1. Cost Effectiveness

- ❖ Use the MTW funds to leverage funds
 - ❖ Streamlining HUD processes
 - ❖ Redesigning HUD Forms
 - ❖ Simplification of rent calculations
 - ❖ Risk-Based Inspections
- TNHA is in the process of converting some of its public housing into the Rental Assistance Demonstration Program (RAD). Coupling the RAD program with MTW flexibilities will provide a means to streamline some of our housing programs, protect long-term housing assistance, update our properties and provide greater and consistent funding support. For example, under MTW, TNHA proposes elderly and/or disabled families on fixed incomes to a two year recertification and for those units that consistently maintain HQS inspection standards and pass the annual inspection on the first attempt, TNHA proposes to inspect every two years.



MTW's Three Statutory Objectives

2. Self-Sufficiency

- ❖ Linking rental assistance with supportive services
 - ❖ Develop a Family Self Sufficiency Program
 - ❖ Increase with Case Management Services
 - ❖ Earned income exclusions
 - ❖ Establish Escrow Accounts
- ❖ TNHA plans on implementing a Family Self-Sufficiency program that will help residents achieve economic independence through personalized case management. Once families are accessed, they will be linked to service providers in our community that can help them achieve financial independence. TNHA will ensure that residents entering or re-entering the workforce be afforded opportunities for income exclusions, credit repair and escrow accounts.



MTW's Three Statutory Objectives

3. Housing Choice

- ❖ Developing mixed-income, tax credit properties and other affordable housing
 - ❖ Increasing the percentage of Project Based Vouchers
 - ❖ Landlord Incentive Programs
 - ❖ Encouraging moves to opportunity areas
- ❖ TNHA plans on using the Section 18 option to demolish its obsolete housing stock; relocate its current residents using section 8 vouchers to areas presenting opportunities for economic growth and sustainability; build a revitalized site containing a mixture of affordable and market rate housing along with retail space. Thereby, providing jobs to meet the demands of a growing community.



Questions and Answers

- Questions should be placed in the CHAT during the presentation and we will do our best to answer all of your concerns.
- We will also post your questions and our responses to your concerns on our website under the MTW tab.
- We will be having another resident meeting next week on **October 15th at noon.**
- Thought of a question after the meeting? Email us mtw@tnha.org

