



***MOVING TO WORK PLAN***

---

***COHORT #1-MTW FLEXIBILITY***

**Bart J. Cook, Esq., PHM**

**1810 Alberta Avenue**

**Neptune City, New Jersey 07753**

**Telephone: 732-774-7692**

***Submitted on: December 3, 2020***

## **Table of Contents**

Section I: Introduction.....	2
Section II: Community/ Resident Engagement .....	4
Section III: TNHA Inventory Information .....	5
Section VI: TNHA’s Proposed MTW Activities .....	7
Cost Effectiveness: .....	7
Biannual Recertifications.....	7
Risk-Based Inspections .....	8
Self-Sufficiency: .....	8
Family Self-Sufficiency Program .....	8
Housing Choice:.....	8
Rental Assistance Demonstration .....	8
Section V: How Do You Propose to Use MTW’s Funding Flexibility.....	9
Section VI: Community Partnerships and Linkages.....	10
Section VII: Program Timeline W/ Dates & Milestones .....	11
Moving to Work Appendix 1 .....	12
Certifications of MTW Commitment and Compliance:.....	12
Moving to Work Appendix 2 .....	13
Public Process Documentation.....	13
Moving to Work Appendix 3 .....	14
Required Standard HUD-Forms.....	14
Moving to Work Appendix 4 .....	15
Other Supporting Documentation .....	15

## **Section I: Introduction**

The Township of Neptune Housing Authority (TNHA) was established in 1957 to serve the low-income residents of the Township of Neptune and surrounding areas to provide, safe, clean, and decent housing. Neptune Housing Authority is an organization that is committed to providing the best quality of life for its residents. Through responsible leadership, teamwork, and collaboration the Housing Authority is a catalyst for positive change, revitalization, and redevelopment within the community. TNHA is committed to serving the community's housing needs, providing an affordable safe, and nurturing environment and thereby creating neighborhoods that are attractive, clean, and safe.

Our community has an accelerated growth and we can foresee the future needs of increased affordable housing options. The township of Neptune is considered to be a beach town. It recently has had numerous redevelopment and urban renewal efforts. TNHA has aligned its redevelopment goals to that of the community in an effort to seamless vision between affordable housing and new construction. The properties have doubled in value and the median income is measured to be in the mid \$80,000. Families who have been issued a Housing Choice Voucher are finding it difficult to find landlords willing to rent their properties; we want to ensure that low-income families are provided with fair housing options. TNHA is currently using 110% of the Fair Market Rate, but the options available to low-income families are scarce and the populations' needs are growing.

To be prepared to meet those needs, we want to invest in our current families receiving low-income housing. The MTW designation will provide TNHA the flexibility and cost-effectiveness to use its funding to provide residents with economic development opportunities that will create sustainable employment and self-sufficiency. MTW will provide an opportunity to enhance and expand affordable living opportunities by designing and testing flexible, locally-tailored

approaches to administering low-income housing programs. Subject to HUD approval, TNHA will be allowed to waive some provisions of the US Housing Act of 1937 to promote one or more of the following MTW statutory objectives:

- Cost Effectiveness
- Self-Sufficiency
- Housing Choice

TNHA's MTW designation will provide an opportunity to develop innovative local solutions to the Township of Neptune's unique local needs and challenges while promoting MTW's statutory objectives. TNHA's MTW intends to:

- To reduce cost and achieve greater cost-effectiveness in federal expenditures; Improve and streamline the administration of both the Public Housing and Housing Choice Voucher (HCV) programs; instituting bi-annual recertification for fixed-income seniors and disabled residents, and implementing a Risk-Based Inspection Program.
- To hire an Economic Development Coordinator who will facilitate a Family Self-Sufficiency program to give incentives to families with children whose heads of household are either working, seeking work, or participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient/or become first-time homebuyers;
- Promote TNHA's long-term objectives to revitalize the Neptune Court using a Section 18 as a repositioning tool as well as converting the rest of the public housing stock to a Rental Assistance Demonstration Program to preserve affordable housing and make the necessary repairs and upgrades residents deserve; Increase the range and quality of housing choices for low-income households.



## **Section II: Community/ Resident Engagement**

Both public housing residents as well as housing choice voucher holders were mailed a letter informing them of the desire for Neptune Housing Authority to seek the Moving to Work designation from HUD. The process has been transparent to minimize anxiety and apprehension which are common when you engage in change. Once the residents were informed that TNHA was seeking to apply, two remote resident meetings were scheduled to present a brief synopsis of the merits of this decision. The meetings were held remotely for the safety of all of our residents; however, the information was also made available on our website. TNHA also created an email address for those residents who would like to ask specific questions about MTW; as we begin to collect resident email addresses, it will be easier to do an email blast with upcoming information on events and new economic development activities.

Once we are awarded the designation, TNHA staff will begin recruitment and outreach efforts by posting information in all common areas, flyers will be mailed, and information will be posted on our website. TNHA will use social media to market its new programs. Due to our current health crisis, we will schedule small groups for in-person information sessions and one-on-one counseling may be done remotely.

It is also important that families are encouraged to participate and made to feel welcomed when taking the initiative to seek economic development opportunities. Hence, Federal laws require Public Housing authorities to treat all applicants and resident families equally, providing the same quality of service, regardless of family characteristics and background. Federal law [Fair Housing Act](#), 42 U.S.C. §§ 3601-19 prohibits discrimination in housing based on race, color, religion, sex, national origin, age, familial status, and disability. The Neptune Housing Authority strictly enforces equal opportunity for all of its customers when applying and acquiring decent,

safe, and sanitary housing as well as applying for supportive service programs. TNHA complies fully with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment.

TNHA advises all potential tenants during program orientations of their rights as per the Fair Housing Act. The Act also requires housing providers to make reasonable accommodations in our rules, policies, practices, or services, when such accommodations may be necessary to afford residents an equal opportunity to participate and take advantage of all TNHA activities. If they are denied housing due to any of the above-stated reasons and the property is not exempted from the Fair Housing Act, the customer may file a complaint with the U.S Department of Housing and Urban Development via telephone or by letter. It is the responsibility of TNHA and its contract management agents to conduct all marketing activities openly and clearly, with all marketing information available in multiple languages when necessary so that the information may reach those eligible families least likely to apply.

It is imperative that all of the Neptune Housing Authority's residents are made to feel included and encouraged to take advantage of all the opportunities that are made available to them to improve their quality of life. Having information presented in a manner that is clear and engaging is the first step in marketing and outreaching to our immigrant population.

### **Section III: TNHA Inventory Information**

The Neptune Housing Authority has 6 Public Housing Developments with 345 public housing units. Of those units, 200 are designated senior/disabled units and the other 145 are family units. TNHA is currently working on submitting a Demolition and Disposition (Section 18) application for 60 of the family units which would allow TNHA to demolish 3 buildings. The development, Neptune Court, that is earmarked for demolition sits on 1.9 acres and in the heart of

Neptune Township. TNHA is soliciting redevelopment proposals to build a tax credit mixed-income community with retail and homeownership opportunities. Due to a large number of people on the waiting list and the growing needs of the community, TNHA intends to build more than 60 affordable housing units.

The families currently residing at Neptune Court will be allowed to select a Housing Choice Voucher as their relocation option. TNHA will provide relocation counseling and assist with moving and searching for available rental properties in the fair market. The Authority will assist residents to find replacement housing that meets the Housing Quality Standards (HQS) of the U.S Department of Housing and Urban Development in less poverty impacted areas.

The remaining public housing developments have been issued a Rental Assistance Demonstration Award. The properties are in the process of undergoing a RAD conversion which will allow for the preservation of the units by providing sustainable funding to repair, renovate, and return needed services to residents.

TNHA's Housing Choice Voucher (HCV) Program has 220 Vouchers. HCV residents reside in a variety of dwellings consisting of single-family homes and multi dwellings. We have mostly seniors in public housing and most families in the HCV program. According to the demographics of the families currently on our waiting list, TNHA does not anticipate major changes or an increase in a diversified number of applicants. The Public Housing Our waiting list currently has, 151 applicants, 38 are elderly, 113 are families; the HCV program's waiting list has 108 applicants, 12 elderly, and 96 families.

MTW will give us the flexibility to operate programs with more funding by combining Section 9 and Section 8 funding thus providing residents with more affordable housing opportunities. TNHA faces the challenge of having efficiency units as a senior housing option

which are difficult to rent. Some of the senior units are on the second floor and are difficult to retrofit for handicap accessibility. Most of the public housing units do not have ramps and therefore accessibility is limited. The HCV – Fair Market Rents are too low which requires TNHA to use 110% of the FMR for its vouchers. We have low landlord participation rates. Bedroom sizes are sometimes are too small and are families that require larger units. For these reasons, TNHA is seeking to redevelop the Neptune Court site and have its new development plans address some of these challenges by building larger apartments and more ADA compliant units as per HUD guidelines.

## **Section VI: TNHA's Proposed MTW Activities**

### **Cost Effectiveness:**

***Biannual Recertifications*** -TNHA proposes to use the MTW designation to implement a policy to recertify residents in both the Housing Choice Voucher Program and the Public Housing Program on a biennial schedule who are senior and disabled on a fixed income. The documentation requirements for the recertification process are time-consuming and burdensome, and generally, tenant rents do not vary greatly from year to year. By moving to a biannual recertification schedule, TNHA was able to reallocate staff resources to other program areas, and staff has more time to ensure income reviews are accurate and thorough.

Required interim recertifications (i.e. for changes in family composition or otherwise required by TNHA) will be acceptable. Elderly and disabled households are exempt from this provision and will be able to complete an interim recertification at any time. Zero-income households and households on minimum rent will continue to be subject to annual or more frequent recertification requirements.



***Risk-Based Inspections*** – MTW allows housing authorities to implement risk-based inspections, which mandate more frequent inspections only for units that fail random inspections or are the subject of complaints. TNHA will then target funds that would have gone towards inspecting high-quality units towards more problematic units. TNHA will analyze data and trends in annual inspections to determine the best implementation method for Risk Based Inspections. TNHA will complete implementation planning for a risk-based inspection program of leased Housing Choice Voucher units and Project-Based Voucher units in FY 2021. By implementing HQS inspection protocols that eliminate the need to reinspect units when only minor deficiencies were noted during inspections, TNHA will reduce the number of HQS inspections saving in staff hours.

**Self-Sufficiency:**

***Family Self-Sufficiency Program***-TNHA will be creating and implementing a Family Self Sufficiency Program (FSS) for both public housing and HCV holders; it will be designed to assist economically and educationally disadvantaged families. The FSS program will offer the opportunity to receive supportive services that will enable residents to obtain educational and/or career training and secure permanent employment. The resources provided to each participant will be to address the problem of cyclical dependency. The FSS Program will be made available to all TNHA families who meet the enrollment criteria of being between the ages of 18 and 55 and are seeking opportunities to achieving economic self-sufficiency and independence.

**Housing Choice:**

***Rental Assistance Demonstration***-Conversion through RAD generates new capital resources, preserves existing affordable housing resources, ensures long-term affordability, and improves the quality of life for residents. By end of FY 2021, TNHA will have closed on its RAD developments.

TNHA will continue to have an ownership role and ongoing roles related to admissions, transfers, and compliance monitoring. Through MTW, TNHA intends to seek out aggressively, alternative funding sources to assist in the preservation and redevelopment of affordable housing.

***Section 18***-Repositioning Neptune Court via a Section 18 application provides the opportunity for TNHA to leverage their existing funding with private investments to address critical needs, maintain safe, quality housing developments, and support neighborhood revitalization. While TNHA anticipates a level of success in their fundraising efforts, significant new government resources will be needed to protect the long term viability and affordability of the housing portfolio.

#### **Section V: How Do You Propose to Use MTW's Funding Flexibility**

TNHA will use its MTW designation to apply funding flexibility among the traditional PHA funding sources (Public Housing Capital and Operating Funds, Housing Choice Voucher (HCV) Housing Assistance Payment (HAP), and HCV Administrative Fee assistance as a source for additional capital in the RAD conversion. This additional source of capital is essential in being able to address the physical needs of TNHA's housing portfolio. This flexibility will support low-income housing properties and the residents to help ensure that the deferred maintenance issues would be addressed. Units will finally see the modernization and upgrades residents deserve.

As a result of applying a broad range of MTW flexibilities to our RAD portfolio, TNHA will see the benefits to both the properties and the quality of life of residents. TNHA hopes to utilize MTW funding flexibilities to achieve a healthier financial position and new debt if needed for long term maintenance of properties in the future. TNHA will be in a better financial position to leverage new funding to replace obsolete units and "transfer assistance" to other new developments.

Also, TNHA will use its funding flexibility to provide access to supportive services geared toward economic development and self-sufficiency and establish escrow accounts for qualifying program participants. TNHA plans on hiring an economic development coordinator that will work with all of TNHA's residents (PH and HCV).

## **Section VI: Community Partnerships and Linkages**

Community partners and stakeholders will be invited to join TNHA in assisting low-income families to make strides toward self-sufficiency. Many of our neighboring organizations are funded on the premise of the needs of our population. TNHA will be partnering with the Monmouth County Workforce Development Board for the services of Job Readiness, Vocational Training, and Educational and Recreational Activities for youth ages 16-24 as well as adults. Patriot Mortgage will assist our families in financial literacy, budgeting, and credit repair. For our aging population, we have partnered with Beacon of Life. They provide community-based care and services as a way to provide the elderly with the flexibility to receive health care and recreational care needs while helping them remain in the comfort of their community.

Being one of the largest landlords within the Neptune Township, TNHA will assist local organizations to increase their number of participants by providing referrals to services and offer in-kind contributions of the use of our on-site community space for approved activities. TNHA has three community rooms in various locations within the Township. These spaces may be scheduled to be utilized to provide direct services to our residents. On-site services will create a win-win scenario for both our residents and our community partners due to the current need for everything to have remote access. Families are finding it difficult to leave children unattended in their homes to take advantage of promising opportunities. Increasing access to supportive services will be lucrative for our community stakeholders as well as benefit our low-income families. A copy of their letter of support may be found in Appendix 4.

## Section VII: Program Timeline W/ Dates & Milestones

	MOVING TO WORK EXPANSION- COHORT #1				On-time
	PROGRAM TIMELINE WITH TENTATIVE DATES				On-going Activity
	FY: 2021-2022 Schedule				Delayed
	PERFORMANCE BENCHMARKS AND MILESTONES	Start Date	Planned End Date	STATUS	COMMENTS
1	Receive MTW Designation from HUD				
	Begin Staff Training in MTW	12/20/20	1/31/21		Begin training staff on the proposed changes.
	Draft the MTW amendment/supplement to the Annual Plan	1/1/21	3/30/21		Upon receiving the designation TNHA will begin to update its documents.
2	Cost Effectiveness and Flexibility Initiative				
2a.	Update Policies and Procedures for Both PH and HCV	1/1/21	4/30/21		Streamline policies and procedures to improve efficiency.
	Bi-Annual Recerts for Fixed Income Senior & Disabled Residents	3/1/21	12/31/22		Update current policy to reflect the proposed change.
2b.	Use Funding Flexibility to Update Current Software System in Order to Track FSS Participants	1/1/21	4/30/21		Request additional funding in order to upgrade current TNHA software to include a program with FSS enrollment and tracking components
2c.	Risk Inspections	3/1/21	12/31/22		Update policy to inspect units to a bi-annual schedule.
2d.	Use Funding Flexibility to Hire New Staff and Fund Supportive Service Activities	1/1/21	3/30/21		Hire and train new staff to operate the FSS program.
3	Self Sufficiency Initiative				
	Inform & Execute Linkage Agreements with Community Partners	1/1/21	12/31/22		Continue to Recruit and Execute New Linkage Agreements with Community Partners based on resident needs
	Create Referral Process	1/1/21	1/31/21		
3a.	Design and Draft FSS Action Plan	1/1/21	4/30/21		FSS Action plan must be submitted to HUD for approval.
3b.	Outreach/ Recruitment of Residents	3/1/21	12/31/22		Outreach and recruitment activities will be continuous in order to create a waiting list for the program and its services.
3c.	Enrollment	3/1/21	12/31/22		
	Conduct Resident's Initial Assessments	3/1/21	12/31/22		
	Execute COPs and ITSPs	3/1/21	12/31/22		
	Refer to Community Linkage Agreement for Services	3/1/21	12/31/22		
	Establish Escrow Accounts	3/1/21	12/31/22		
4	Housing Choice Initiative				
4a.	Relocate Current Neptune Court Residents to Lower Poverty Impacted Areas to Help Residents Thrive in Social and Economic Areas	1/1/21	6/30/21		The Demo/Dispo Application will be Submitted November 2020 and for HUD's Approval. Upon approval residents will be relocated and provided with mobility counseling.
4b.	Landlord Recruitment and Education Efforts for HCV	1/1/20	12/31/22		The landlord recruitment initiative will be an on-going activity.
	Outreach and Recruit New Landlords	1/1/20	12/31/22		
	Explain what is the HCV Program (landlord & tenant rights)	1/1/20	12/31/22		
4c.	Select a Developer that will Revitalize the Site	1/1/21	1/31/21		TNHA intends to redevelop 1.9 acres with a mixture of affordable housing, fair market, retail and home ownership opportunities.
	Build more Affordable Housing and Provide more Housing Choices	1/1/20	TBD		The redevelopment of the site may take more than the 2 years in this timeline.
	Complete the RAD Conversion and Begin Rehab of the Properties	1/1/20	12/31/22		Repair and Rehab the RAD properties.
5	Evaluate Program Initiatives and Cost Effectiveness				
5a.	Ask Financial to Quantify the Impact of the Various Initiatives on the Overall Financial Output of TNHA	11/1/20	11/30/21 and 11/30/22		Evaluate the program after one year and determine if there needs to be additional changes. Tweak the existing program and reevaluate MTW's impact in year 2.
6	Resident Satisfaction Survey and Request Input for New Services				
	Mail a Satisfaction Survey to all the Residents that have Participated in the Economic Development Activities	12/1/21	12/15/21		Residents will be encouraged to make recommendations for improvements to TNHA's programs.
7	Prepare 2021 MTW Annual Report for Submission				
	Prepare 2021 MTW Annual Report for Submission using the HUD guidelines	1/1/20	12/31/22		There will be a report filed each year concerning TNHA progress towards its goals and objective.

## **Moving to Work Appendix 1**

### **Certifications of MTW Commitment and Compliance:**

- Moving to Work Commitment to Participate
- Moving to Work Certifications of Compliance

DRAFT



**ATTACHMENT 1**  
**Commitment to Participate in the HUD-Sponsored Evaluation of the**  
**First Cohort of the MTW Expansion**

**COMMITMENT TO PARTICIPATE**

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**OFFICE OF PUBLIC AND INDIAN HOUSING**

**Commitment to Participate in the HUD-Sponsored Evaluation of the First Cohort of the MTW Expansion**

In addition to the elements described in PIH Notice 2018-17, HUD will provide additional scope and information about the HUD-sponsored evaluation of the first cohort of the MTW Expansion and any additional requirements that the PHA must adhere to.

Acting on behalf of the Board of Commissioners of the applicant public housing agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I agree to ensure participation of the PHA in the HUD-sponsored evaluation of the first cohort of the MTW Expansion as described in PIH Notice 2018-17 understanding the following considerations:

- (1) The PHA must participate in the HUD-sponsored evaluation of the first cohort of the MTW Expansion whether or not it receives an MTW designation through the lottery process described in PIH Notice 2018-17.
- (2) In event the PHA is not selected to be in the treatment group, the PHA may apply to future cohorts of the MTW Expansion to which the PHA is eligible. Despite a potential designation under a future cohort, the PHA may continue to have obligations under the HUD-sponsored evaluation of the first cohort of the MTW Expansion as well.
- (3) The PHA will cooperate fully with HUD and its contractors for the duration of the HUD-sponsored evaluation of the first cohort of the MTW Expansion. Failure to comply with the HUD-sponsored evaluation of the first cohort of the MTW Expansion may affect the PHA's ability to apply to future cohorts of the MTW Expansion.

Township of Neptune Housing Authority

NJ048

PHA NAME

PHA NUMBER/HA CODE

*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).*

Bart J. Cook

Executive Director, Esq., PHM

NAME OF AUTHORIZED OFFICIAL\*

TITLE

SIGNATURE

October 16, 2020

DATE

\* Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

**ATTACHMENT 2**  
**Moving to Work Certifications of Compliance**

**CERTIFICATIONS OF COMPLIANCE**

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**OFFICE OF PUBLIC AND INDIAN HOUSING**

**Certifications of Compliance with HUD and Federal Requirements and Regulations:**  
**Board Resolution to Accompany Application to the Moving to Work Demonstration Program**

Acting on behalf of the Board of Commissioners of the applicant public housing agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the application to the Moving to Work Demonstration Program for the PHA and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the application and implementation thereof:

- (1) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure at least 75% of families assisted are very low-income as defined in Section 3(b)(2) of the 1937 Act throughout the PHA's participation in the MTW Demonstration Program.
- (2) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in establishing a reasonable rent policy that is designed to encourage employment and self-sufficiency.
- (3) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to assist substantially the same total number of eligible low-income families as would have been served absent MTW throughout the PHA's participation in the MTW Demonstration Program.
- (4) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing 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 throughout the PHA's participation in the MTW Demonstration Program.
- (5) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure housing assisted under the MTW Demonstration Program meets housing quality standards established or approved by the Secretary throughout the PHA's participation in the MTW Demonstration Program.
- (6) The PHA published a notice that a hearing would be held, that the application and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the application by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the application and invited public comment.
- (7) The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the application by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the application.
- (8) The PHA certifies that the Board of Commissioners has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (9) The PHA must certify that it will carry out its application in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-2000d-4), the Fair Housing Act (42 USC 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 USC 794), and title II of the Americans with Disabilities Act of 1990 (42 USC 12101 et seq.), regulations implementing these authorities, and other applicable federal, state, and local civil rights law and that it will affirmatively further fair housing, which means that

it will take meaningful actions to further the goals identified by the Assessment of Fair Housing conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Until such time as the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR part 91 the PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions. The PHA will carry out its plan in conformity with HUD's Equal Access Rule at 24 CFR 5.105(a)(2).

- (10) The application is consistent with the applicable Comprehensive Plan (or any plan incorporating such provisions of the Comprehensive Plan) for the jurisdiction in which the PHA is located.
- (11) The application contains a certification by the appropriate State or local officials that the application is consistent with the applicable Consolidated Plan, which incorporates a fair housing strategy that reflects the jurisdiction's Assessment of Fair Housing or Analysis of Impediments to Fair Housing Choice, as applicable, and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
- (12) The PHA affirmatively furthers fair housing. A PHA shall be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) Examines its programs or proposed programs; (ii) Identifies fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; (iii) Specifies actions and strategies designed to address contributing factors, related fair housing issues and goals in the applicable Assessment of Fair Housing (AFH) consistent with 24 CFR 5.154, in a reasonable manner in view of the resources available; (iv) Works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) Operates programs in a manner consistent consolidated plan under 24 CFR Part 91, and with any order or agreement, to comply with the authorities, specified in paragraph (o)(1) of this section; (vi) Complies with any contribution or consultation requirement with respect to any applicable Analysis of Fair Housing, in accordance with 24 CFR 5.150-5.180; (vii) Maintains records reflecting these analyses, actions, and the results of these actions; and (viii) Takes steps acceptable to HUD to remedy known fair housing and civil rights violations. PHAs that are not yet required to submit an AFH shall adhere to the requirements under 24 CFR 903.7(o) in effect prior to August 17, 2015.
- (13) The PHA complies with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- (14) The PHA complies with the Architectural Barriers Act of 1968 and its implementing regulations at 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (15) The PHA complies with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (16) The PHA complies with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (17) The PHA complies with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and Implementing regulations at 49 CFR Part 24.
- (18) The PHA complies with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (19) The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (20) The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (21) With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (22) The PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine

compliance with program requirements.

- (23) The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (24) The PHA will comply with the requirements of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Rewards at 2 CFR Part 200.
- (25) The application and all attachments are available at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Township of Neptune Housing Authority

NJ048

PHA NAME

PHA NUMBER/HA CODE

*I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).*

Bart J. Cook

Executive Director, Esq., PHM

NAME OF AUTHORIZED OFFICIAL\*

TITLE

SIGNATURE

October 16, 2020

DATE

\* Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

## **Moving to Work Appendix 2**

### **Public Process Documentation**

- Resident Notification as evidence that residents and HCV participants were notified of the PHA's intention to participate in the MTW Demonstration program.
- Two Meeting Notices
- Copy of the notice regarding the public hearing, the affidavit of publication and the copy of the newspaper clipping as evidence the public notice advertising the public hearing
- Evidence that the public hearing was held items could include minutes, sign-in sheet, etc.)
- A resolution signed by the Board of Commissioners (or equivalent governing body) adopting the application, including the MTW Plan, and certifications contained therein.



**COMMISSIONERS**  
BEVERLY J. HOLLAND *Chairman*,  
CAROL A. FOSTER *Vice Chairman*  
DERRICK T. GRIGGS  
EILEEN M. HOLLY  
WINIFRED P. JOHNSON  
KEITH G. VUONO, ESQ.  
REV. JOHNNY R. WRIGHT



**EXECUTIVE DIRECTOR AND  
SECRETARY-TREASURER**  
BART J. COOK, ESQ., PHM

1810 ALBERTA AVENUE  
NEPTUNE, NEW JERSEY 07753  
TELEPHONE 732-774-7692  
FAX 732-774-9456

October 2, 2020

Dear Neptune Housing Authority Resident:

As the executive director of the Neptune Township Housing Authority (TNHA), I have reviewed the U.S. Department of Housing and Urban Development's eligibility requirements for the Move to Work (MTW) designation and to the best of my knowledge this housing authority meets the requirements to be considered for this opportunity. I realize that we are living in unprecedented times and have been challenged physically, emotionally, and financially. Proposing a new policy change during this time may cause you to feel anxious, but I assure you that I am considering your welfare and future.

The MTW designation will not change your current housing assistance or increase your rent. I know those are two factors that would cause you concern. Our community has an accelerated growth and we can foresee the future needs of increased affordable housing options. To be prepared to meet those needs, we want to invest in our current families receiving low-income housing. The MTW designation will provide TNHA the flexibility to use its funding to provide residents with economic development opportunities that will create sustainable employment and self-sufficiency.

TNHA will create a plan and present it to you for your consideration, review and comments. A public hearing will be scheduled in the near future, so that we may address your questions personally. We want to hear from you as we take this bold step towards working together for a better quality of life.

We are excited for this chance to enhance and expand affordable living opportunities to the residents of our expanding community while investing in the sustainability of our current residents.

Sincerely,

Bart J. Cook, Esq.  
Executive Director, Neptune Housing Authority



## KOMISYONE

BEVERLY J. HOLLAND *Chairman*,  
CAROL A. FOSTER *Vice Chairman*  
DERRICK T. GRIGGS  
EILEEN M. HOLLY  
WINIFRED P. JOHNSON  
KEITH G. VUONO, ESQ.  
REV. JOHNNY R. WRIGHT

## DIREKTE EGZEKITIF AK TREZORYE

BART J. COOK, ESQ., PHM  
1810 ALBERTA AVENUE  
NEPTUNE, NEW JERSEY 07753  
TELEPHONE 732-774-7692  
FAX 732-774-9456

Oktòb 2, 2020

Chè lokatè Neptune Housing Authority:

Kòm direktè egzekitif Neptune Township Housing Authority (TNHA), mwen te revize kondisyon kalifikasyon ke Depatman Lojman (Kay) ak Devlopman Iben Etazini mande pou deziyasyon Deplase pou Travay (MTW), dapre sa mwen konnen otorite lojman sa a satisfè kondisyon ke yo dwe genyen pou yo ka jwenn opòtinite sa a. Mwen reyalize ke nou ap viv nan yon tan san parèy, ki difisil pou nou fizikman, emosyonèlman, ak finansyèman. Pwopoze yon nouvo chanjman nan metòd ki te déjà anplas la pandan tan sa a ka rann ou enkyè, men mwen asire ou ke mwen ap konsidere byennèt ou ak avni ou.

Deziyasyon MTW a pap chanje asistans lojman ou genyen an oubyen ogmante pri lwaye ou. Mwen konnen sa yo se de faktè ki ka rann ou enkyè. Kominote nou an ap grandi vit kidonk nou ka prevwa ogmantasyon bezwen opsyon lojman ak on pri ki abòdab a lavni. Pou prepare w pou satisfè bezwen sa yo, nou vle investi nan fanmi ki ap resevwa lojman pou moun ki pa gen anpil lajan. Deziyasyon MTW a ap bay TNHA fleksibilite pou itilize finansman li pou bay lokatè yo opòtinite devlopman ekonomik ki pral kreye travay dirab ak rann yo otonòm.

TNHA pral kreye yon plan epi prezante li pou konsiderasyon, revizyon ak kòmantè ou. Nou ap pwograme yon rankont piblik nan jou kap vini yo, pou nou ka adrese kesyon ou yo pèsonèlman. Nou vle tande opinyon ou, padan nap travay ansanm pou nou ka franchi etap sa pou nou kreye on lavi miyò.

Nou kontan pou chans sa a pou nou ka bay moun kap viv nan kominote nou an opòtinite pou yon lavi miyò pandan nap investi nan endepandans ekonomik lokatè aktyèl nou yo.

Sensèman,

Bart J. Cook, Esq.  
Direktè egzekitif, Neptune Housing Authority





## 1<sup>ST</sup> REMOTE RESIDENT MEETING

### ATTENTION ALL NEPTUNE HOUSING AUTHORITY RESIDENTS

The Township of Neptune Housing Authority is applying for a Moving to Work Designation from the Department of Housing and Urban Development.

We would like to share with you how this unique opportunity will benefit you and your family.

**Date:** October 9, 2020

**JOIN  
US**

**Time:** 12 noon

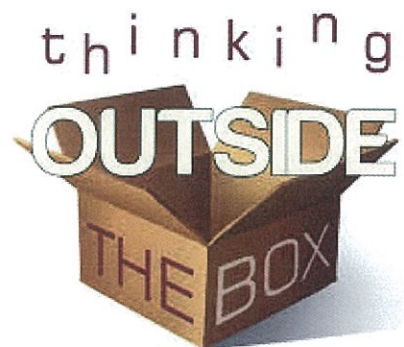
**ZOOM REMOTE MEETING**

**Meeting ID - 86024947601**

**Passcode - 215165**

### Topics for Discussion:

- What is Moving to Work?
- How will it benefit TNHA?
- How will it help the residents?
- Learn about the three statutory objectives.





## 2ND REMOTE RESIDENT MEETING

### ATTENTION ALL NEPTUNE HOUSING AUTHORITY RESIDENTS

The Township of Neptune Housing Authority is applying for a Moving to Work Designation from the Department of Housing and Urban Development.

We would like to share with you how this unique opportunity will benefit you and your family.

**Date: October 22, 2020**

**JOIN  
US**

**Time: 12 noon**

**ZOOM REMOTE MEETING OR CALL  
IN CONFERENCE**

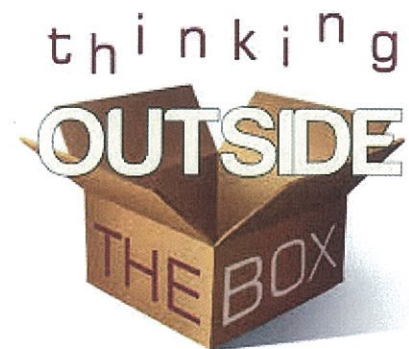
**Zoom Meeting ID - 5872701026**

**Zoom Passcode – 5UXV6j**

**Call in # - 201-332-5193**

### Topics for Discussion:

- What is Moving to Work?
- How will it benefit TNHA?
- How will it help the residents?
- Learn about the three statutory objectives.





COMMISSIONERS  
BEVERLY J. HOLLAND *Chairman*,  
CAROL A. FOSTER *Vice Chairman*  
DERRICK T. GRIGGS  
EILEEN M. HOLLY  
WINIFRED P. JOHNSON  
KEITH G. VUONO, ESQ.  
REV. JOHNNY R. WRIGHT



EXECUTIVE DIRECTOR AND  
SECRETARY-TREASURER  
BART J. COOK, ESQ., PHM  
1810 ALBERTA AVENUE  
NEPTUNE, NEW JERSEY 07753  
TELEPHONE 732-774-7692  
FAX 732-774-9456

### **Township of Neptune Housing Authority Public Notice**

The Township of Neptune Housing Authority (TNHA) will make available for review and comment its proposed Moving to Work Plan beginning **October 19<sup>th</sup>, 2020** and ending **November 19, 2020**. The Moving to Work Plan provides a comprehensive guide to TNHA proposed policy changes, economic development programs, community partnerships, and strategies for meeting affordable local housing needs and goals. During the 30-day comment period, the Plan will be available for review on the TNHA website at [www.tnha.org](http://www.tnha.org) and the TNHA headquarters located at 1810 Alberta Ave, Neptune City, NJ 07753 between the hours of 8:00 AM to 4:00 PM. All comments must be submitted in writing and postmarked or hand-delivered by 4:00 PM on **November 19, 2020**. Written comments should be mailed to: The Township of Neptune Housing Authority, 1810 Alberta Ave, Neptune City, NJ 07753 Attention: Bart J. Cook Esq PHM Executive Director. Comments may also be written on comment cards and dropped in the box located in the lobby at 1810 Alberta Ave. A public meeting to accept the final Moving to Work Plan will be held by the TNHA administration on **November 13<sup>th</sup> at 3 PM** at 1810 Alberta Ave, Neptune City, NJ 07753



**Township of Neptune Housing Authority Public Notice**

The Township of Neptune Housing Authority (TNHA) will make available for review and comment its proposed Moving to Work Plan beginning October 19th, 2020 and ending November 19, 2020. The Moving to Work Plan provides a comprehensive guide to TNHA proposed policy changes, economic development programs, community partnerships, and strategies for meeting affordable local housing needs and goals. During the 30-day comment period, the Plan will be available for review on the TNHA website at [www.tnha.org](http://www.tnha.org) and the TNHA headquarters located at 1810 Alberta Ave., Neptune City, NJ 07753 between the hours of 8:00 AM to 4:00 PM. All comments must be submitted in writing and postmarked or hand-delivered by 4:00 PM on November 19, 2020. Written comments should be mailed to: The Township of Neptune Housing Authority, 1810 Alberta Ave., Neptune City, NJ 07753 Attention: Bart J. Cook Esq PHM Executive Director. Comments may also be written on comment cards and dropped in the box located in the lobby at 1810 Alberta Ave. A public meeting to accept the final Moving to Work Plan will be held by the TNHA administration on November 19th at 3 PM at 1810 Alberta Ave., Neptune City, NJ 07753 (\$16.20)

0004409406-01

**AFFIDAVIT OF PUBLICATION**

TOWNSHIP OF NEPTUNE

Housing Authority Public Notice

The Township of Neptune Housing Authority

(TNHA) will make available for review and comment its proposed Moving to Work Plan beginning

October 19th, 2020 and ending November 19, 2020. The Moving to Work Plan provides a comprehensive

guide to TNHA proposed policy changes, economic development programs, community

partnerships and strategies for meeting affordable local housing needs and goals. During

the 30-day comment period, the Plan will be available for review on the TNHA website at

[www.tnha.org](http://www.tnha.org) and the TNHA headquarters located at 1810 Alberta Ave., Neptune City, NJ 07753

between the hours of 8:00 AM to 4:00 PM. All comments must be submitted in writing and postmarked or hand-delivered by 4:00 PM on

November 19, 2020. Written comments should be mailed to: The Township of Neptune Housing

Authority, 1810 Alberta Ave., Neptune City, NJ 07753 Attention: Bart J. Cook Esq PHM Executive

Director. Comments may also be written on comment cards and dropped in the box located in the

lobby at 1810 Alberta Ave. A public meeting to accept the final Moving to Work Plan will be held by

the TNHA administration on November 19th at 3 PM at 1810 Alberta Ave., Neptune City, NJ 07753 (\$16.20)

10/19/20

2-27-22

Sworn and subscribed before me

this 8th day of Oct.

A.D. 2020

*Karen L. Clouston*

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public



---

## MOVING TO WORK PUBLIC HEARING

---

## WE WANT TO HEAR FROM YOU.

The Township of Neptune Housing Authority (TNHA) will make available for review and comment its Moving to Work Plan beginning October 19<sup>th</sup>, 2020 and ending November 19<sup>th</sup>, 2020. During the 30-day comment period, the draft of the Plan will be available for review on the TNHA website at [www.tnha.org](http://www.tnha.org) and at the TNHA headquarters located at 1810 Alberta Ave, Neptune City, NJ 07753 between the hours of 8:00 AM to 4:00 PM. All comments must be submitted in writing and postmarked or hand delivered by 4:00 PM on November 19<sup>th</sup>, 2020.

In order to adhere to CDC guidelines and practice social distancing, we are asking that only **ONE** representative per household enter the office to fill out a comment card at a time.

### A PUBLIC HEARING WILL BE HELD



**Date:** November 13<sup>th</sup>, 2020

**Time:** 3 PM

**Location:** Central Office  
1810 Alberta Ave.  
Neptune NJ 07753  
Community Room

**You Must Wear A**



## **Moving to Work Appendix 3**

### **Required Standard HUD-Forms**

- Certification of Consistency with the Consolidated Plan (form HUD-2991)
- Certification of Payments (form HUD-50071);
- Disclosure of Lobbying Activities (SF-LLL) (Omitted/ not applicable)

DRAFT

**Certification of Consistency  
with the Consolidated Plan**U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: Township of Neptune Housing AuthorityProject Name: Moving to Work PlanLocation of the Project: Township of Neptune Housing Authority  
1810 Alberta Ave,  
Neptune City, NJ 07753Name of the Federal  
Program to which the  
applicant is applying: MOVING TO WORK (MTW) EXPANSION - COHORT #1Name of  
Certifying Jurisdiction: Township of Neptune, New JerseyCertifying Official  
of the Jurisdiction  
Name: Robert Lane Jr.Title: MayorSignature: Date: 10/15/20

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Applicant Name

Township of Neptune Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Expansion- COHORT #1

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Bart J. Cook Esq. PHM

Title

Executive Director

Signature

Date (mm/dd/yyyy)

10/14/2020



## **Moving to Work Appendix 4**

### **Other Supporting Documentation –**



- Resident Meeting Presentation
  - Meeting synopsis for meetings are provided with screen shots attesting to remote meeting attendance.
- Community Partners' Linkage Agreements
- Resume of the Intended New Hire for the FSS Program

DRAFT

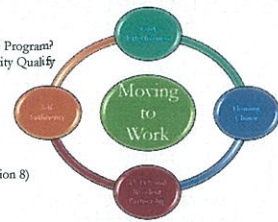
# MOVING TO WORK RESIDENT MEETING PRESENTATION

## 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 MTW 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.

\*https://www.hud.gov/mto

### 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 13<sup>th</sup> 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.



## MOVING TO WORK RESIDENT MEETING PRESENTATION

### 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 a 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 15<sup>th</sup> at noon.**
- Thought of a question after the meeting? Email us [mtw@tnha.org](mailto:mtw@tnha.org)







#### COMMISSIONERS

BEVERLY J. HOLLAND *Chairman*,  
 CAROL A. FOSTER *Vice Chairman*  
 DERRICK T. GRIGGS  
 EILEEN M. HOLLY  
 WINIFRED P. JOHNSON  
 KEITH G. VUONO, ESQ.  
 REV. JOHNNY R. WRIGHT



#### EXECUTIVE DIRECTOR AND SECRETARY-TREASURER

BART J. COOK, ESQ., PHM

1810 ALBERTA AVENUE  
 NEPTUNE, NEW JERSEY 07753  
 TELEPHONE 732-774-7692  
 FAX 732-774-9456

### Moving to Work Resident Consultation: October 9, 2020

The meeting was held remotely via ZOOM. It was attended by a total of 25 participants and facilitated by the Executive Director of the Neptune Housing Authority, Bark Cook. A presentation was made that covered the application process to acquire the MTW designation and its benefits to the housing authority as well as its residents. At the conclusion of the presentation, there were several questions:

- When will the future demolition of 1130 Heck take place?
  - Demolition of Neptune Court is still in the planning phases. We are in the process of accessing and relocating our current residents at this property.
- Will Moving to Work be implemented agency-wide?
  - Yes, the MTW program will be implemented throughout the agency. We are hoping that this designation will provide our residents with the opportunity to become self-sufficient and to have more affordable housing options.



Residents who have questions concerning this endeavor are encouraged to submit their questions via email at [mtw@tnha.org](mailto:mtw@tnha.org). Another MTW Resident Consultation is scheduled on October 15<sup>th</sup>, 2020 at 12noon.

**COMMISSIONERS**

BEVERLY J. HOLLAND *Chairman*,  
CAROL A. FOSTER *Vice Chairman*  
DERRICK T. GRIGGS  
EILEEN M. HOLLY  
WINIFRED P. JOHNSON  
KEITH G. VUONO, ESQ.  
REV. JOHNNY R. WRIGHT



**EXECUTIVE DIRECTOR AND  
SECRETARY-TREASURER**

BART J. COOK, ESQ., PHM

1810 ALBERTA AVENUE  
NEPTUNE, NEW JERSEY 07753  
TELEPHONE 732-774-7692  
FAX 732-774-9456

Dear Community Partner:

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. Neptune Housing Authority meets the requirements to be considered for this designation once it submits its plan of action.

An MTW designation will give TNHA 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. As such, 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 individual savings accounts.

As part of the action plan TNHA must demonstrate the support and access to community partnerships with organizations that share in the vision and mission of the Authority. We have a resident population in need of your services and therefore we are asking that you commit to supporting the submission of our Moving to Work Plan. TNHA needs your support and commitment in order to present a strong plan to HUD for consideration. Your letter of support is the leverage we need to ensure that our community receives the opportunities it deserves to be successful and live in decent, sanitary and quality housing.

To this purpose, I have taken the liberty of drafting a general letter of support that you may utilize to express your commitment to our endeavor. Please cut and paste it on your agency letterhead. Please feel free to insert your organization's list of activities, programs and services.

We are excited for this chance to enhance and expand affordable living opportunities to the residents of our expanding community while investing in the sustainability of our residents.

Sincerely,

*Bart Cook*

Bart Cook, Executive Director





October 14, 2020

**Re: Community Partnership Agreement in Support of Neptune Housing Authority's Moving to Work Initiative**

To Whom It May Concern:

The Monmouth County Workforce Development Board is in support of the Neptune Housing Authority's (TNHA) application to the U.S. Department of Housing and Urban Development for a Moving to Work designation. TNHA seeks to partner with organizations and agencies that share its vision to invest in the economical, sociological, physical development of its resident population in order to encourage economic independence and develop healthy communities. The purpose of this community partnership agreement is to describe the goals, responsibilities, roles and relationship between TNHA and our organization for the provision of certain social supportive services for residents of Public Housing as well as Housing Choice Voucher Holders.

This Community Partnership Agreement is made and entered into by and between, The Neptune Housing Authority and the Monmouth County Workforce Development Board in accordance with the Authority's policy and procedures; the community partner is to provide services to the following population in the associated fields: (Please indicate all that apply or you may include your menu of supportive services here)

<input type="checkbox"/> Supportive Services for the Elderly	<input checked="" type="checkbox"/> Job Readiness
<input checked="" type="checkbox"/> Educational and Recreational Services for Youth (16-24)	<input type="checkbox"/> Financial Literacy
<input type="checkbox"/> Childcare & Transportation Assistance	<input checked="" type="checkbox"/> Vocational Training

In collaboration with the Neptune Housing Authority, the Monmouth County Workforce Development Board representatives agree to meet quarterly to discuss progress, problems incurred, strategies to overcome them, specific areas of responsibility, future activities, and any other issues as necessary. The Community Partner retains ultimate responsibility for all activities, and services. Unless otherwise stated or agreed upon by both parties, in no event shall TNHA be obligated to pay the other or reimburse any expense incurred by other as a result of fulfilling the obligations specified in this partnership agreement.

The Monmouth County Workforce Development Board and the Neptune Housing Authority will work with each other to ensure that the benchmarks that are mutually agreed upon are successfully accomplished. Both parties agree to work together in pursuing additional partnerships/assistance from community organizations, government, and other organizations whose services would benefit residents and the overall Moving to Work initiative.

This community partnership agreement is based on a period beginning upon HUD's approval of TNHA's MTW Plan and will end upon the mutual agreement of either party.

  
Lawrence J. Sternbach, Executive Director

October 14, 2020  
Date



COMMISSIONERS  
BEVERLY J. HOLLAND *Chairman*,  
CAROL A. FOSTER *Vice Chairman*  
DERRICK T. GRIGGS  
EILEEN M. HOLLY  
WINIFRED P. JOHNSON  
KEITH G. VUONO, ESQ.  
REV. JOHNNY R. WRIGHT



   
EXECUTIVE DIRECTOR AND  
SECRETARY-TREASURER  
BART J. COOK, ESQ., PHM  
1810 ALBERTA AVENUE  
NEPTUNE, NEW JERSEY 07753  
TELEPHONE 732-774-7692  
FAX 732-774-9456

**Re: Community Partnership Agreement in Support of Neptune Housing Authority's Moving to Work Initiative**

To Whom It May Concern:

Beacon of Life is in support of the Neptune Housing Authority's (TNHA) application to the U.S. Department of Housing and Urban Development for a Moving to Work designation. TNHA seeks to partner with organizations and agencies that share its vision to invest in the economical, sociological, physical development of its resident population in order to encourage economic independence and develop healthy communities. The purpose of this community partnership agreement is to describe the goals, responsibilities, roles and relationship between TNHA and our organization for the provision of certain social supportive services for residents of Public Housing as well as Housing Choice Voucher Holders.

This Community Partnership Agreement is made and entered into by and between, The Neptune Housing Authority and Beacon of Life in accordance with the Authority's policy and procedures; the community partner is to provide services to the following population in the associated fields: (Please indicate all that apply or you may include your menu of supportive services here)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Supportive Services for the Elderly  | <input type="checkbox"/> Job Readiness       |
| <input type="checkbox"/> Educational and Recreational Services for Youth | <input type="checkbox"/> Financial Literacy  |
| <input type="checkbox"/> Childcare & Transportation Assistance           | <input type="checkbox"/> Vocational Training |

In collaboration with the Neptune Housing Authority, the Beacon of Life representatives agree to meet quarterly to discuss progress, problems incurred, strategies to overcome them, specific areas of responsibility, future activities, and any other issues as necessary. The Community Partner retains ultimate responsibility for all activities, and services. Unless otherwise stated or agreed upon by both parties, in no event shall TNHA be obligated to pay the other or reimburse any expense incurred by other as a result of fulfilling the obligations specified in this partnership agreement.

Beacon of Life and the Neptune Housing Authority will work with each other to ensure that the benchmarks that are mutually agreed upon are successfully accomplished. Both parties agree to work together in pursuing additional partnerships/assistance from community organizations, government, and other organizations whose services would benefit residents and the overall Moving to Work initiative.

This community partnership agreement is based on a period beginning upon HUD's approval of TNHA's MTW Plan and will end upon the mutual agreement of either party.

  
COMMUNITY PARTNER'S AUTHORIZED REPRESENTATIVE

10/15/2020  
DATE

COMMISSIONERS  
BEVERLY J. HOLLAND *Chairman*,  
CAROL A. FOSTER *Vice Chairman*  
DERRICK T. GRIGGS  
EILEEN M. HOLLY  
WINIFRED P. JOHNSON  
KEITH G. VUONO, ESQ.  
REV. JOHNNY R. WRIGHT



  
EXECUTIVE DIRECTOR AND  
SECRETARY-TREASURER  
BART J. COOK, ESQ., PHM  
1810 ALBERTA AVENUE  
NEPTUNE, NEW JERSEY 07753  
TELEPHONE 732-774-7692  
FAX 732-774-9456

**Re: Community Partnership Agreement in Support of Neptune Housing Authority's Moving to Work Initiative**

To Whom It May Concern:

Patriot Mortgage LLC is in support of the Neptune Housing Authority's (TNHA) application to the U.S. Department of Housing and Urban Development for a Moving to Work designation. TNHA seeks to partner with organizations and agencies that share its vision to invest in the economical, sociological, physical development of its resident population in order to encourage economic independence and develop healthy communities. The purpose of this community partnership agreement is to describe the goals, responsibilities, roles and relationship between TNHA and our organization for the provision of certain social supportive services for residents of Public Housing as well as Housing Choice Voucher Holders.

This Community Partnership Agreement is made and entered into by and between, The Neptune Housing Authority and Patriot Mortgage in accordance with the Authority's policy and procedures; the community partner is to provide services to the following population in the associated fields: (Please indicate all that apply or you may include your menu of supportive services here)

- |  |  |
|--|--|
| <input type="checkbox"/> Supportive Services for the Elderly             | <input checked="" type="checkbox"/> Job Readiness      |
| <input type="checkbox"/> Educational and Recreational Services for Youth | <input checked="" type="checkbox"/> Financial Literacy |
| <input type="checkbox"/> Childcare & Transportation Assistance           | <input type="checkbox"/> Vocational Training           |

In collaboration with the Neptune Housing Authority, the Patriot representatives agree to meet quarterly to discuss progress, problems incurred, strategies to overcome them, specific areas of responsibility, future activities, and any other issues as necessary. The Community Partner retains ultimate responsibility for all activities, and services. Unless otherwise stated or agreed upon by both parties, in no event shall TNHA be obligated to pay the other or reimburse any expense incurred by other as a result of fulfilling the obligations specified in this partnership agreement.

Patriot Mortgage and the Neptune Housing Authority will work with each other to ensure that the benchmarks that are mutually agreed upon are successfully accomplished. Both parties agree to work together in pursuing additional partnerships/assistance from community organizations, government, and other organizations whose services would benefit residents and the overall Moving to Work initiative.

This community partnership agreement is based on a period beginning upon HUD's approval of TNHA's MTW Plan and will end upon the mutual agreement of either party.

  
COMMUNITY PARTNER'S AUTHORIZED REPRESENTATIVE

10/14/2020  
DATE