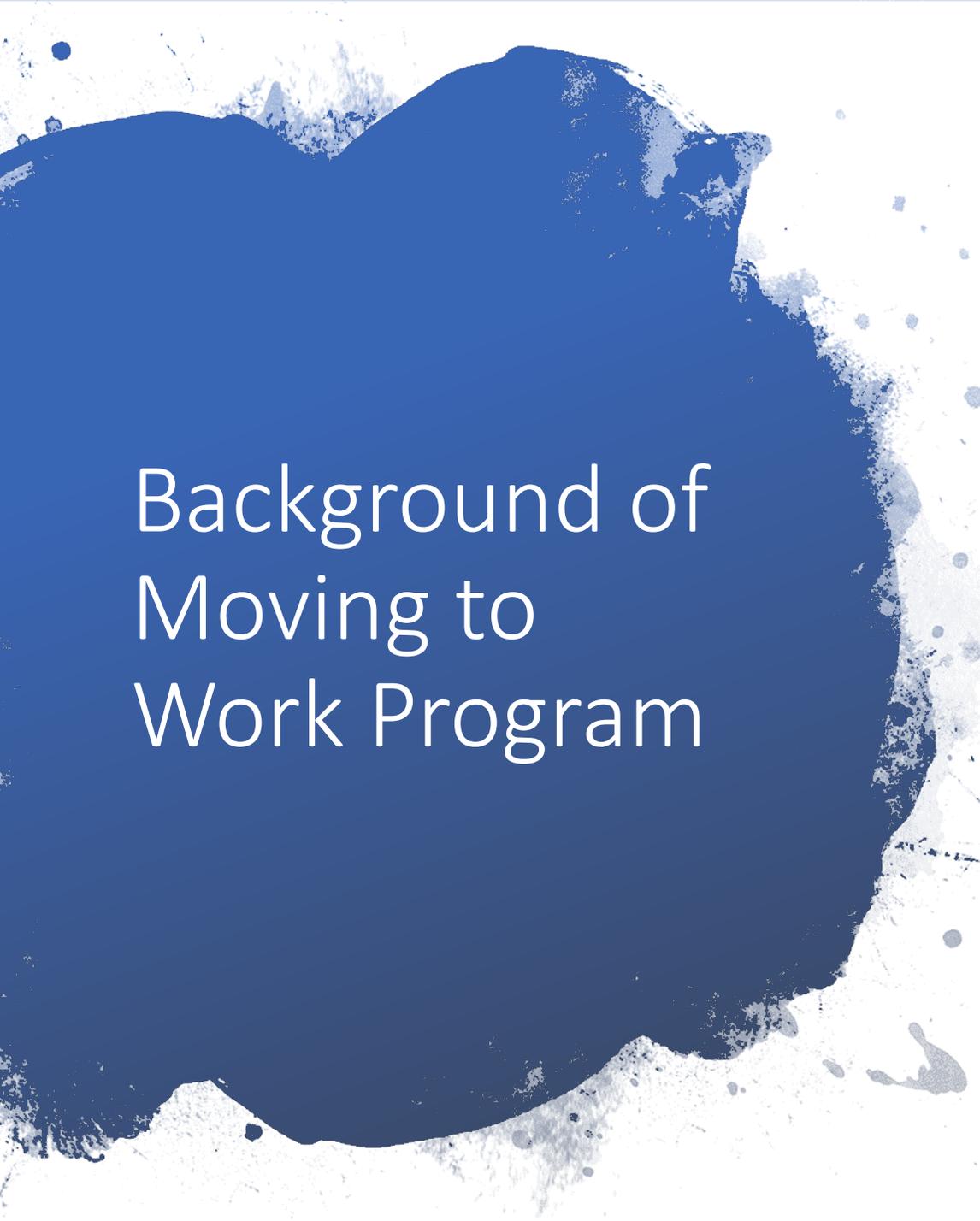
A large, dark blue ink splatter or blotch is centered on a white background. The splatter has irregular, feathered edges and contains several smaller, lighter blue spots and streaks. The text is overlaid on the central part of this splatter.

# Housing Authority of Bergen County (HABC)

HUD Moving to Work (MTW) Demonstration Program



# Background of Moving to Work Program

- MTW was established 25 years ago to allow selected Housing Authorities to design and test innovations.
- Under this Program, about 96 PHAs have been designated as MTW Housing Authorities.
- This has allowed them more regulatory flexibility, and more local budget control to try out local innovations.
- 5 years ago, the MTW Program was expanded to allow another 100 local PHAs to apply and be designated as MTW agencies to test specific types of innovations.

# Current MTW Opportunities

- Currently there are 2 types of opportunities for Housing Authorities to apply for:
  - MTW Cohort # 3: Work Requirements
  - MTW Cohort # 4: Landlord Incentives

# Current Status

- The Housing Authority of Bergen County has not made any determinations about MTW Cohort # 3 or Cohort # 4 other than to plan to submit an Application to HUD for MTW status in one of these two Cohorts.
- The HABC will put a Plan together and will put that Plan out for public review and will have a Public Hearing before that Plan goes before the Board of Commissioners for final review and approval.

# Cohort # 3: Work Requirements

- Cohort # 3 tests the impact of implementing a work requirement policy on the PHA and the residents it serves.
- PHAs may implement the work requirement for public housing, the HCV Program or both.
- The local work requirement is applied and evaluated according to 4 categories of households over a 5-year evaluation period:
  - Households in the PHA may be ineligible for the local work requirement policy based on (1) age or disability, (2) some other determination or (3) status.
  - (4) Eligible Households are subject to the local work requirement and are included in the Cohort # 3 evaluation.

## MTW Cohort # 4

- Cohort # 4 will test landlord incentives and their effect on landlord participation in the HCV Program.
- HUD has identified 7 activities that have the potential to act as landlord incentives.
- All PHAs applying for MTW status under Cohort # 4 must pick at least 2 of these activities to test for the effectiveness of landlord incentives.

# Cohort # 4 Activities List

1. Payment Standards—Small Area Fair Market Rents: 80% to 150%.
2. Payment Standards—Fair Market Rents: 80% to 120%.
3. Vacancy Loss: PHAs may pay landlords up to one-month reimbursement for unit vacancies between HCV participants.
4. Damage Claims: PHAs may reimburse landlords for unit damages.
5. Other Landlord Incentives: PHAs may pay landlords a signing bonus of up to one month's rent to join the HCV Program.
6. Pre-Qualifying Unit Inspections: Pre-inspections for faster lease-up.
7. Alternate Inspection Schedule: Inspections once every 3 years.

# MTW Cohort # 3 and # 4 Selection Process

1. The HABC must develop an MTW Plan for Cohort # 3 or # 4.
2. The HABC Board of Commissioners must approve the Plan.
3. The HABC must submit it's Application to HUD by August 8th.
4. All qualifying Applicants will be entered into a lottery if there is a sufficient number of Applicants.
5. HUD will review the Plan and the Application, and if the HABC meets all requirements, it will be approved for MTW Status.
6. The HABC will be required to administer it's Plan for 5 years.

# Resources

- MTW Program Information:  
[www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/mtw](http://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw)
- Cohort # 3:  
[www.hud.gov/sites/dfiles/PIH/documents/2021-02pihn.pdf](http://www.hud.gov/sites/dfiles/PIH/documents/2021-02pihn.pdf)
- Cohort # 4:  
[www.hud.gov/sites/dfiles/PIH/documents/2021-03pihn.pdf](http://www.hud.gov/sites/dfiles/PIH/documents/2021-03pihn.pdf)