

## **Resident Meeting Announcement**

### **Moving to Work (MTW)**

The Fayetteville Metropolitan Housing Authority (FMHA) is in the process of applying for Moving to Work (MTW) with HUD. The MTW demonstration program provides select public housing authorities the unique opportunity to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families. MTW agencies have the flexibility to administer their public housing and HCV programs with policies that can address local needs and allow the public housing authority to utilize restricted funds in creative ways.

### **Public Meetings**

Public meetings provide an opportunity to learn about the MTW program. The goal is to discuss how the MTW program-associated changes would impact FMHA and its public housing residents and Section 8 program participants.

Additionally, the meetings will allow stakeholders to offer input on how FMHA will use its MTW flexibility. Some of the activities required by HUD may impact how participant rent is calculated and how participants report household changes to FMHA.

Attached to this announcement is Frequently Asked Questions (FAQs). The FAQs answer some general questions about the MTW program. Staff will address specific questions during the public meetings.

We look forward to meeting with you to discuss these changes!

Here is information for the Zoom calls:

#### **October 29, 2020 (11 AM – 12 PM)**

<https://us02web.zoom.us/j/4545469243>

#### **October 29, 2020 (3 PM – 4 PM)**

<https://us02web.zoom.us/j/4545469243>

What flexibility is available to MTW agencies?

#### **Cost-Effectiveness**

- Streamlining HUD processes
- Simplification of rent calculations

#### **Self Sufficiency**

- Linking rental assistance with supportive services
- Earned income exclusions
- Self Sufficiency/employment requirements

#### **Housing Choice**

- Developing mixed-income tax credit properties and other affordable housing
- Developing the sponsor-based voucher program to assist homeless and other at-risk groups
- Encouraging moves to *higher* opportunity areas

## Moving to Work (MTW) FREQUENTLY ASKED QUESTIONS



### **PROGRAM BENEFITS INCLUDE:**

- Expand housing options
- Empower families towards economic self-sufficiency
- Simplify the rent payment system
- Improve efficiency in the administration of programs

### **HOW DOES THIS PROGRAM WORK?**

HUD's Moving to Work (MTW) demonstration has been in existence for twenty-four years. Under the MTW program, thirty-nine housing authorities developed unique self-sufficiency strategies with assisted housing residents tailored to the needs of their local communities. This led to an increase in housing choices for low-income families and to improvement in the cost-effectiveness of federal housing programs.

These locally-designed strategies improved upon the former one-size-fits-all approach of the Public Housing and Section 8 voucher programs. The MTW demonstration helps local communities leverage their strengths, resources, and partnerships to ensure the local housing authority continues to meet the needs of the families it serves. In December 2015, Congress passed a bill to expand the MTW demonstration to 100 additional housing authorities to join the program.

In contrast with traditional housing authorities, agencies in the MTW demonstration have the flexibility to design and implement the Housing Choice Vouchers (HCVs) and Public Housing programs to better benefit the communities they serve. Agencies can also streamline administrative procedures and enjoy greater financial flexibilities to run a more efficient and cost-effective operation. During the upcoming meetings, FMHA welcomes the opportunity to show the outcomes from independent studies of the MTW demonstration for residents.

## **WHO QUALIFIES FOR THIS PROGRAM?**

The MTW demonstration provides a very broad set of flexibilities (programmatic and financial) that can be applied throughout FMHA and could eventually impact every resident and participant. The program will give incentives to families where the head of the household is working, is seeking work, or is preparing for work by participating in job training, educational programs, and/or programs that assist people to obtain employment and become economically self-sufficient.

The following households and special purpose groups are excluded from the rent reform component of the program:

Seniors

HUD-Veterans Affairs Supportive Housing (VASH) Vouchers

Mainstream Housing Choice Vouchers

Rental Assistance Demonstration Program Units

## **HOW WILL MTW IMPACT MY RENT & UTILITIES?**

The demonstration is designed for housing authorities to improve service to residents by designing and evaluating innovative, locally-designed housing, and self-sufficiency strategies. A part of this program includes rent simplification. This process will make rent payments more straightforward and simplify certification and payment processes. While several examples of possible rent designs will be discussed during meetings, FMHA's proposal will not be designed without your input.

However FMHA's MTW proposal is designed in the future, we are committed to ensuring that it will be based on residents' capacity to pay and will meet HUD's requirements for affordability. In terms of FMHA's future MTW demonstration proposal, we are still interested in designing a system so that you can keep more of what you earn to further your household's needs as you determine them. Among many options for families are increasing investments in your education, training, employment, transportation needs, et cetera.

Following these public meetings, there will be an additional public hearing where FMHA will gather all of the comments made by residents and program stakeholders. All of the details of the MTW proposal that FMHA develops will be presented and discussed before a final application is submitted to HUD.

## **WHEN WILL I LEARN MORE?**

In October, FMHA will hold meetings with residents to gather input on the MTW application and plan. If you cannot attend the meetings *please e-mail us at: [mtwinfo@fmhanc.org](mailto:mtwinfo@fmhanc.org) with your comments*

These meeting dates and times include:

**October 29, 2020 (11 AM – 12 PM)**

<https://us02web.zoom.us/j/4545469243>

**October 29, 2020 (3 PM – 4 PM)**

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The public comment process will take place in November and December and FMHA will submit the MTW application to HUD on January 8, 2021.

Please visit <http://www.fayettevillemetrohousingauthority.org/> for meeting details.