



What is MTW?

MTW is a U.S. Department of Housing and Urban Development (HUD) demonstration program established by Congress in 1996 that offers a limited number of high performing Public Housing Authorities the opportunity to propose and test innovative, locally-designed approaches to administering housing programs and self-sufficiency strategies.

The program also permits PHAs to combine federal funds from the Public Housing operating fund, Capital Fund Program and Housing Choice Voucher Program into a single, agency-wide funding source known as a block grant.

MTW program goals

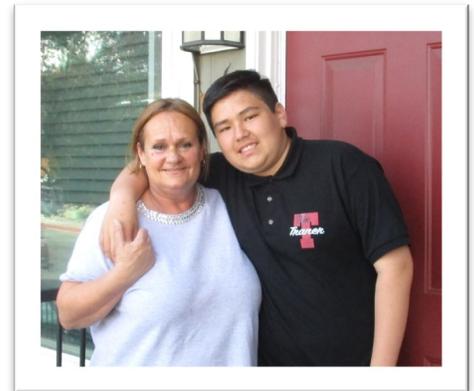
- Reduce costs and achieve greater cost effectiveness in federal expenditures.
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- Increase housing choices for low-income families.

A permanent program?

The RHA is one of 39 initial housing authorities designated by HUD as an MTW agency. The agreement between RHA and HUD was executed in 2013 and has been extended through the end of FY 2028.

RHA Mission

The mission of the Housing Authority is to provide fair, sustainable, quality housing in diverse neighborhoods throughout Reno, Sparks and Washoe County that offers a stable foundation for low-income families to pursue economic opportunities, become self-sufficient and improve their quality of life.



Michelle, pictured with her son, was referred to RHA by Washoe County Human Services Agency (WCHSA). WCHSA is one of several community partnerships established as a result of RHA's MTW participation.



Pictured left are two of RHA's expanded housing opportunity properties. Dozens of single family homes were purchased through HUD's Neighborhood Stabilization Program in low-poverty areas in the Truckee Meadows.

Local MTW initiatives

Local MTW initiatives administered by RHA include:

- The Mobility Demonstration offers qualified Public Housing families who otherwise lack mobility options, the opportunity to move to low poverty neighborhoods with greater economic opportunities.
- Triennial instead of annual recertifications for senior/disabled participants on fixed incomes.
- For rent purposes, disregard all earned income for Public Housing household members age 18-20 who are not the head or co-head of household.
- Create community partnerships to provide housing to at-risk families and youth.
- Extend the amount of time a household can remain on the HCV program while receiving zero assistance, allowing them to accrue additional Program Completion Escrow.
- Implementing a Landlord Incentive Program within the HCV program.
- Expanding RHA's Project Based Voucher (PBV) Program to allow PBVs for privately owned properties in exchange for the owner's commitment to provide affordable housing to families experiencing homelessness or actively participating in Workforce Development Programs.



Alona and her children are all smiles following her successful completion of the Traditional FSS Program. With money saved participating in the program, she paid off debt, increased her credit score and purchased her own home.

Single Fund Flexibility reaps monetary rewards for RHA, residents

With dwindling federal funding to address repairs and improvements needed at Public Housing properties across the country, single fund flexibility through "block grants" has proven vital in improving and conserving RHA's Public Housing complexes.

RHA modernization improvements include:

- Removing significant areas of turf at three Public Housing complexes, replacing it with water saving xeriscape landscape.
- Replacing 900 aluminum frame windows in the Mineral Manor complex with Energy Star rated, highly efficient, thermal pane windows.
- Installing tankless water heaters to replace old traditional-style water heaters at several Public Housing communities rooms and laundry facilities.



Xeriscape landscape at Essex Manor

"MTW is currently the only HUD program through which public housing authorities can wholly transform their operations, programs and housing.

The broad flexibility to waive statute and regulations allows these agencies to better serve and house their residents and broader communities while streamlining their internal operations."

- HUD August 2010
Report to Congress