



Moving to Work (MTW)

What is Moving to Work?

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 (PH) operating fund, Capital Fund Program (CFP) and Housing Choice Voucher (HCV) program into a single, agency-wide funding source known as a “block grant.”

What are the goals of MTW?

Congress established three statutory goals for MTW:

1. Reduce costs and achieve greater cost effectiveness in Federal expenditures;
2. 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; and
3. Increase housing choices for low-income families.

How long can RHA participate in MTW?

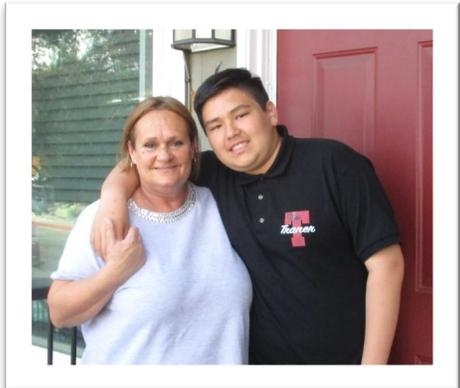
RHA is one of 39 initial housing authorities designated by HUD as a MTW agency. The MTW agreement between RHA and HUD was executed on June 27, 2013, and established RHA as a MTW agency through RHA’s Fiscal Year (FY) 2018. On April 14, 2016, RHA received notice that pursuant to Section 239 of Title II, Division L of the Consolidated Appropriations Act, 2016, RHA’s current MTW agreement with HUD was extended through the end of FY 2028.

FACT SHEET

(current as of 10/7/21)

RHA Mission Statement

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. In doing so, RHA will continue to cultivate strong community partnerships, promote fiscal responsibility, and administer all of its programs and activities in an efficient, ethical, and professional manner.



Michelle Carter, pictured above 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 participation in MTW.



Pictured left are three of RHA’s scattered site properties.

What is RHA doing under the MTW program?

Some of the local initiatives currently being administered by RHA under MTW include:

- Implementation of a Mobility Demonstration that offers qualified PH families, who otherwise lack mobility options, the opportunity to move to low poverty neighborhoods with higher economic opportunities.
- Triennial recertifications for elderly/disabled participants on fixed incomes.
- Disregard, for rent purposes, all earned income for PH household members, age 18-20, who are not the head of household or co-head.
- Creation of community partnerships to provide housing to at risk families and youth.
- Extending the amount of time a household can remain on the HCV program while receiving zero assistance to 12 months and allowing for the accrual of a Program Completion Escrow.
- Implementation of a Landlord Incentive Program within the HCV program.



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

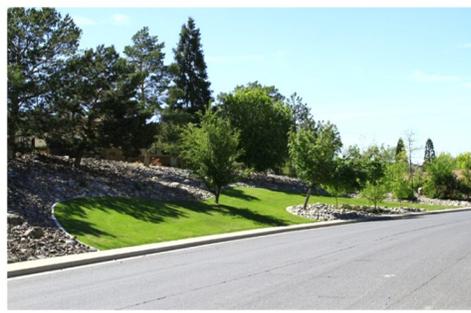
- Expansion of RHA's Project Based Voucher (PBV) Program to allow for the allocation of PBVs to privately owned properties in exchange for the owner's commitment to provide affordable housing to families who are experiencing homelessness or actively participating in Workforce Development Programs.

How has RHA used Single Fund Flexibility?

With dwindling federal funding to address necessary repairs and improvements needed at PH properties across the country, single fund flexibility, through the use of the "block grant", has proven to be vital in the improvement and conservation of RHA's PH complexes.

RHA has completed the following modernization improvements:

- Removal of significant areas of turf at three PH complexes, replacing it with water saving xeriscape landscape.
- Replacement of 900 aluminum frame windows in the Mineral Manor complex with energy star rated, highly efficient, thermal pane windows.
- Installation of tankless water heaters to replace old traditional style water heaters in use at a number of PH community rooms and laundry facilities.



Xeriscape landscape completed 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's August 2010
Report to Congress