



Legislation Details (With Text)

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**Title:** Resolution to Approve the Moving To Work Plan Cohort # 4: Landlord Incentives

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final MTW Plan 9.13.2021 with certifications.pdf

Date	Ver.	Action By	Action	Result
9/15/2021	1	Housing Commission	Approved by the Commission	Pass

Resolution to Approve the Moving To Work Plan Cohort # 4: Landlord Incentives

Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW gives PHAs exemptions from many existing public housing and voucher rules and more flexibility with how they use their Federal funds. MTW PHAs are expected to use the opportunities presented by MTW to inform HUD about ways to better address local community needs.

The MTW statutory objectives are to reduce costs, give households incentives to achieve economic self-sufficiency, and to increase housing choice. The statute requires MTW agencies to: 1) serve the same number of low-income families as they would without MTW funding flexibility; 2) serve a mix of families by size comparable to the mix they would have served if they were not in MTW; 3) ensure that 75% of the families they assist have income at or below 50% of area median income; 4) ensure that assisted units meet housing quality standards; and 5) establish a reasonable rent policy.

NOTICE PIH 2021-03: COHORT #4 - LANDLORD INCENTIVES lays out the process by which 30 PHAs will be selected for the fourth cohort of the MTW Demonstration Expansion, which will evaluate landlord incentives and their effect on landlord participation in the HCV program. PIH identified seven MTW activities in the MTW Operations Notice that have the potential to act as landlord incentives. In addition, two Cohort Specific MTW Waivers are available for PHAs. Together, the MTW Operations Notice and Cohort Specific MTW Waivers are referred to as the "Cohort #4 MTW Activities List." PHAs in the fourth cohort must implement at least two activities from the Cohort #4 MTW Activities List.

Attached is a final MTW Plan that will be submitted to HUD no later than October 15, 2021.

Prepared by: Weneshia Brand, Director of Operations, Ann Arbor Housing Commission  
Approved by: Jennifer Hall, Executive Director, Ann Arbor Housing Commission

WHEREAS, AAHC desires to obtain Moving to Work (MTW) designation under HUD's fourth cohort of the MTW Expansion; and

WHEREAS, AAHC complied with Section 5(C)(i)(c) of PIH Notice 2021-03 & 2021-19 and held two resident meetings and one public hearing as required on August 12<sup>th</sup>, August 17<sup>th</sup>, and August 18<sup>th</sup>, respectively; and

RESOLVED, AAHC will comply with the MTW objectives, MTW statutory requirements, and MTW Operations Notice; and

RESOLVED, AAHC is committed to implementing the landlord incentive activities proposed in the MTW Plan and application package; and

RESOLVED, that the Ann Arbor Housing Commission Board approves the Moving To Work Plan, Application Package, and Certifications for submission to HUD no later than October 15, 2021.