

MOVING TO WORK (MTW)

The opportunity to develop innovative strategies that allow Public Housing Agencies (PHAs) the flexibility to use Federal dollars more efficiently to address local needs.



APRIL 2025

ABOUT MTW

MTW is a demonstration program that provides PHAs the opportunity to design and test innovative, locally-designed strategies to use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW allows PHAs exemptions from many existing Public Housing and Housing Choice Voucher (HCV) rules and provides funding flexibility with how they use their Federal funds.

MTW agencies have pioneered a number of innovative policy interventions that have successfully increased program efficiency such as:

The Pomona Housing Authority used its flexibility to eliminate the utility reimbursement payments in the HCV Program. Families continue to receive a utility allowance but will not receive additional monies if the utility allowance is greater than the total tenant payment resulting in improved fiscal efficiency.

The Housing Authority of the County of San Mateo converted to a triennial recertification schedule for elderly/disabled households to minimize its administrative burden.

HOW CHANGE HAPPENS

Congress must authorize the addition of agencies in the MTW Program. In some cases, Congress has authorized specific agencies to become part of MTW, and in others, Congress has authorized the U.S. Department of Housing and Urban Development (HUD) to select the agencies through its own competitive processes.

When HUD is responsible for the selection of new MTW agencies, the agency issues a Notice with criteria for admission and evaluates applications.

MTW Expansion

In 2016, Congress authorized HUD to expand the MTW Program by 100 additional agencies over seven years. (Section 239 of the 2016 Appropriations Act)

There are currently 139 MTW designees – 39 initial agencies and 100 expansion agencies.

PHA AGGREGATE TOTALS

The MTW expansion established the following guidelines for eligibility based on **aggregate HCV and public housing units** at the time of selection:

- At least 50 administer 1,000 or fewer units;
- At least 47 administer 1,001-6,000 units;
- At least three administer 6,001-27,000 units; and
- None administer more than 27,000 units.

While the majority of MTW participants are small/medium sized PHAs whose programs focus primarily on self-sufficiency strategies, several large PHAs have identified administrative flexibility needs and efficiency opportunities as part of a comprehensive asset management strategy.

LACDA Portfolio

Public Housing: 2,962 Units HCVs: 27,940
Total Aggregate: 30,902

LOCAL OPPORTUNITIES

The Los Angeles County Development Authority (LACDA) seeks to implement administrative and programmatic changes similar to those allowed within the MTW Program.

MTW flexibilities to be considered include:

- Streamlined income reviews that omit reporting, verification, and calculation of assets and allowable deduction and expenses.
- Applying fungibility among three collective MTW funding streams - Public Housing Operating Funds, Public Housing Capital Funds, and HCV. These flexibilities expand the eligible uses of each covered funding stream.



16 CALIFORNIA MTW DESIGNATIONS

700 W. Main Street, Alhambra, CA 91801

