CAMBRIDGE HOUSING AUTHORITY’S MOVING TO WORK DEMONSTRATION PROPOSAL

CHA's Goals for Moving To Work

- To preserve CHA’s current housing stock
- To secure additional permanently affordable housing in Cambridge
- To better address local housing needs in locally determined ways

CHA's Approach to MTW

- Comprehensive – CHA application covered all authority activities, to take full advantage of the ability to waive the 1937 Housing Act except for a few specific requirements.
- Block Grant Model – CHA is asking HUD to establish a funding level for life of demonstration, to allow CHA to collapse Mod, Operating and Section 8 and to allow CHA to keep any increases in income from rents, energy savings or other activities.
- Entrepreneurial – CHA is asking HUD to allow some risks in how funds are used in order to maximize CHA’s ability to provide affordable housing.

CHA's Ten Major MTW Initiatives

1. Economic Development Program: Moving to Better Work
   - Revised Family Self Sufficiency Program/Economic Development and Supportive Services strategies
   - Tenant-based initiatives such as an Employment Advisory Council
   - Continuation of youth-unemployment prevention program, the Work Force
   - Enhanced Section 3 program

2. Single Fund Budget for Section 8, Operating and Mod with Full Flexibility
   - Project Based Budgeting

3. Revised reporting procedures
   - Consolidated Annual Report
   - Comprehensive Housing Plan

4. Site-based Waiting Lists (Development Choice)
   - Elderly Developments
   - Family Developments

5. Profile Target Population
   - 75% of units reserved for Very Low Income Residents
   - 25% of units will be marketed to Low Income Residents

6. Reassessment of Rental Policies
   - Extension of ceiling rents and income exclusions
   - Development, with tenant input, of rent policies to encourage work

7. Changes to Section 8
   - Movement toward unit-based assistance
   - Allow certificate holders to convert to vouchers if they so choose
   - Local determination of program participation rules, in order to increase Section 8 viability in Cambridge

8. Alternative Financing for Capital Improvements
   - Expanded energy savings-related improvement program
   - Possible use of Tax credits, mixed financing

9. Multi-Family Building/Unit Acquisition
   - Using mixed financing, expand the affordable housing stock

10. Development of Affordable Assisted Living