

Philadelphia Housing Authority Proposed Amendment to Moving to Work Agreement

The Philadelphia Housing Authority proposes to enter into an amendment to the Moving to Work Agreement between PHA and the US Department of Housing and Urban Development. A copy of the proposed amendment is attached:

Background on MTW Agreement

The Philadelphia Housing Authority (“PHA”) has been a participant in the Moving to Work Demonstration Program (“MTW”) since April 2001. Pursuant to the Amended and Restated MTW Agreement (“MTW Agreement”) executed in October 2008 by PHA and the US Department of Housing and Urban Development (“HUD”), PHA will continue to be in the MTW Demonstration through 2018. In March 2010, PHA and HUD amended the MTW Agreement to allow for use of MTW funds to implement a broader range of activities that fall outside of Sections 8 and 9 of the U.S. Housing Act of 1937. The MTW Agreement as amended describes both the authorities granted to PHA under MTW and the requirements for participation.

MTW is a demonstration program authorized by Congress, through which participating agencies are given the flexibility to waive certain statutes and HUD regulations in order to design and test approaches for providing housing assistance that address one or more of the following MTW statutory objectives:

- 1) Reduce cost and achieve greater cost effectiveness in Federal expenditures;
- 2) Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and,
- 3) Increase housing choices for low-income families.

Each year, PHA publishes an MTW Annual Plan, which describes PHA’s planned initiatives for the next fiscal year, and an MTW Annual Report, which describes activities that occurred for the prior fiscal year.

Proposed Amendment to the MTW Agreement

Under the MTW Agreement, PHA is allowed to establish a flexible MTW Block Grant for its Public Housing Operating, Capital Fund Program and Housing Choice Voucher funds. MTW Block Grant funds can be used flexibly for any purpose authorized under the MTW Agreement.

Replacement Housing Factor (RHF) funds received by PHA from HUD are not currently eligible to be placed into the MTW Block Grant. RHF funds are grants which HUD provides to Housing Authorities that have sold or demolished public housing units. Except for certain MTW agencies, RHF funds can only be used to develop or acquire new public housing units. RHF funds can be received for up to ten years, subject to eligibility for first and second increment RHF funding as defined by HUD. For additional information on RHF, please see this link to HUD’s website:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/capfund/rhf#2.

HUD is now allowing MTW agencies nationwide to amend their MTW Agreements so that RHF funds can be included in the MTW Block Grant. The proposed MTW Agreement amendment is a standard amendment offered to all MTW agencies by HUD.

Upon execution of the amendment to the MTW Agreement, PHA can place its first 5 year increment(s) of RHF funds into the MTW Block Grant. These funds may be used for any purpose allowable under the MTW Agreement and approved by the PHA Board of Commissioners and HUD in PHA's MTW Annual Plan submission.

To receive a second 5 year increment of RHF funds, PHA must spend a portion of its MTW Block Grant funds for the construction of new public and/or affordable housing. The amount of MTW Block Grant funds that the PHA must spend on construction of new public and/or affordable units must be equal to or greater than the amount of RHF funds included in the MTW Block Grant. In addition, the number of new public and/or affordable units it constructs must be equal to or greater than the number of public housing units that PHA would have developed if it had not included its RHF funds in the MTW Block Grant.

PROPOSED THIRD AMENDMENT
TO
AMENDED AND RESTATED MOVING TO WORK AGREEMENT
BETWEEN
U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT AND
PHILADELPHIA HOUSING AUTHORITY

This Third Amendment to the Moving to Work (“MTW”) Agreement (“Agreement”) is entered into by and between the United States of America through the U.S. Department of Housing and Urban Development (“HUD”) and the Philadelphia Housing Authority (“Agency”) and is effective on the date of execution by HUD. Unless otherwise defined, all capitalized terms used herein shall have the same meanings ascribed to them in the Agreement.

Attachment D is amended as follows:

The following language is added to Philadelphia Housing Authority’s Attachment D:

Use of Replacement Housing Factor Funds for Development

The Agency and HUD acknowledge that Section B(1)(a) of Attachment C of this Agreement regarding the ability to combine funds awarded annually pursuant to Section 8(o), 9(d) and 9(e) of the U.S. Housing Act of 1937 (“1937 Act”) into a single, authority-wide funding source (“MTW Funds”) is inclusive of replacement housing factor (“RHF”) funds provided for at 24 CFR 905.10(i) provided the conditions detailed below are met. The Agency may exercise one of the following options in the administration of RHF funds.

- 1) Option 1: The Agency may administer its RHF awards outside of its MTW Funds. These funds must be used in accordance with RHF requirements and may accumulate under an approved RHF Plan or be subject to the two-year obligation and four year expenditure deadlines. The Agency would be eligible for second increment RHF funds, which would be administered outside of the agency’s MTW Funds.
- 2) Option 2: The Agency may combine its first increment RHF funds in its MTW Funds and use the funds for any purpose allowable in this Agreement and approved in an MTW Plan, as detailed in Section B(1)(e) of Attachment C of this Agreement. Obligation and expenditure requirements of Section 9(j) of the 1937 Act still apply to these funds. If administering first increment RHF funds in this way, the Agency forgoes eligibility for second increment RHF funds.
- 3) Option 3: If the Agency combines its first increment RHF funds in its MTW Funds pursuant to Option 2, but wants to receive a second increment of RHF funds, while the Agency may use the funds for any purpose allowable in this Agreement and approved in an MTW Plan, the Agency must spend a portion of its MTW Funds for construction of new public and/or affordable housing. The amount of MTW Funds the Agency must spend on construction of new public and/or affordable units must be equal to or greater than the total amount of RHF funds included in the MTW Funds. In addition, the number

of new public and/or affordable units it constructs must be equal to or greater than the number of public housing units the Agency would have developed if it had not included its RHF funds in its MTW Funds. This is referred to as the “Proportionality Test.” [For example, if an Agency deposits \$500,000 of RHF funds in its MTW Block Grant, the Agency must spend at least \$500,000 of its MTW Block Grant funds on the construction of new public and/or affordable housing. The specific number of new public and/or affordable housing units that must be constructed is determined by dividing \$500,000 by the Total Development Cost (TDC) limit applicable to the type of new units being developed. For example, if the Agency is developing 2-bedroom townhomes and the TDC for these types of units is \$220,000, the Agency must construct a minimum of three new 2-bedroom townhomes ($\$500,000 \div \$220,000 = 2.7$.) This calculation must be done for each year that RHF funds are received by the PHA and included in the MTW Block Grant.]

- i) The applicable TDC will be either the HUD TDC limit for the year in which construction of the units commences or an alternate TDC approved by HUD as part of the MTW approval process.
- ii) The new public and/or affordable units required to be developed may be developed directly by the Agency or developed through a Mixed-Finance transaction.
- iii) Any project which includes construction of public housing units must be approved by HUD following either the Development process (units owned by the Agency) or the Mixed-Finance process (units owned by an entity other than the Agency).
- iv) The Agency must show significant progress on construction of the new public and/or affordable units required during the first increment of RHF funds in order to receive the second increment of RHF funds.
- v) If an Agency chooses to include second increment RHF funds in its MTW Block Grant, then second increment RHF funds will be subject to the Proportionality Test and the same requirements as first increment funds regarding the amount of MTW Block Grant funds that must be spent on the construction of new public and/or affordable housing and the number of units which must be constructed.
- vi) Leveraging requirements still apply to the second increment RHF funds.
- vii) The 2-year obligation and 4-year expenditure deadlines are still applicable to both the first and second increment RHF funds deposited into the MTW Block Grant.
- viii) The new units constructed must be consistent with the MTW Statute and Agreement. In order to develop affordable (non-public housing) units, an Agency must have received prior HUD authority to implement local, non-traditional activities.
- ix) Prior to implementing Option 3, an Agency must amend their MTW Agreements to allow for deposit of RHF Funds in the MTW Block Grant and the receipt of second increment RHF Funds (a standard HUD Amendment must be used).
- x) Prior to implementing Option 3, an Agency must include the development of the new

public and/or affordable units in their MTW Plan and include RHF funds in Section 7, the Sources and Uses Chart.

- xi) As long as the Agency has included in its MTW Plan the construction of the new public and/or affordable units and its intention to combine RHF funds in the MTW Block Grant and receive second increment RHF funds, the Agency does not need to submit an RHF Plan to HUD. However, the MTW Plan must include the information required in an RHF Plan, as prescribed by HUD.
- xii) The Agency must include in its annual MTW Report an update on the amount of RHF funds included in the MTW Block Grant, the amount of funds spent on construction of new public and/or affordable housing, the number of units being constructed, and the status of construction. The Agency must show significant progress on construction of units during the first increment of RHF funds in order to receive second increment RHF funds.

Notwithstanding the above, such funds remain Federal funds, and are subject to any and all other Federal requirements outside of the 1937 Act (e.g., including but not limited to Appropriations Acts, competitive HUD notices of funding availability under which the Agency has received an award, state and local laws, Federal statutes other than the 1937 Act, and OMB Circulars and requirements), as modified from time to time.

IN WITNESS WHEREOF, the parties have caused this Third Amendment to be executed by their duly authorized representatives.

Philadelphia Housing Authority

By: _____

Name: Kelvin Jeremiah

Its: President and Chief Executive Officer,
Philadelphia Housing Authority

Date: _____

UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT

By: _____

Name: Sandra B. Henriquez

Its: Assistant Secretary, Public and
Indian Housing

Date: _____