

2016 MTW Conference

April 21-22, 2016

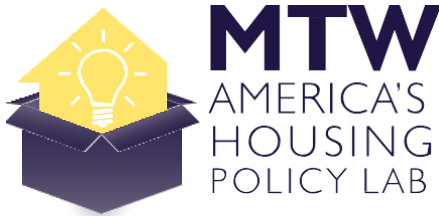
Hyatt Regency on Capitol Hill

Wednesday, April 20, 2016

- 2:00** **Bus Tour - DCHA Properties** – (Meet in Hotel Lobby at 1.45 pm)
- 6:00 – 8:30** **Special Screening of “Our Journey Home” Sponsored by HAI Group**
- 6:00** **Cocktail Reception** - Regency B
- 6:30** **Buffet Dinner** - Regency B
- 7:00** **“Our Journey Home” Screening** - Regency B

Thursday, April 21, 2016

- 7:30** **Registration and Breakfast** - Columbia A/B
- 8:30** **Welcome and Opening Remarks** - Columbia A/B
Richard C. Gentry, San Diego Housing Commission
Andrew Lofton, Seattle Housing Authority
- 8:45** **State of MTW** - Columbia A/B
MTW Steering Committee
- 9:30** **Creating Moves to Opportunity** - Columbia A/B
Presented by: Greg Russ, Cambridge Housing Authority
Rebecca Toseland, Harvard University
- 10:00** **Morning Break - Refreshments Provided** - Columbia A/B
- 10:15** **Concurrent Sessions**
- Affordable Housing Development 101** - Concord/Lexington
Flaherty Ward, Housing Authority of the County of Santa Clara
Kerry Smyser, District of Columbia Housing Authority
Ann-Marie Lindboe, Seattle Housing Authority
Margaret Moran, Cambridge Housing Authority
- Pilot Programs and Lessons Learned** - Columbia Foyer
Greg Russ, Cambridge Housing Authority
Andria Lazaga, Seattle Housing Authority
Bob Boyd, Minneapolis Public Housing Authority



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Thursday, April 21, 2016 (continued)

Using Local Non-Traditional Authority and Partnerships to Address Homelessness - *Yellowstone/Everglades*

Jessica Adamo, San Diego Housing Commission

Karen Dubois-Walton, New Haven Housing

Tracey Scott, Atlanta Housing Authority

Evaluating Self-Sufficiency Efforts: University Study Update - *Columbia C*

Dr. Brian Distelberg, Loma Linda University

Dr. Michael D. Webb, University of North Carolina, Chapel Hill

Dr. Paul E. McNamara, University of Illinois, Urbana-Champaign

11:30 **Lunch** - *Columbia A/B*
Buffet lunch provided

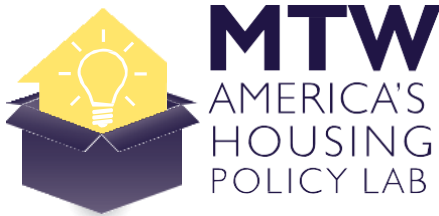
12:00 **Bringing School Home** - *Columbia A/B*
Introduction: Betsey Martens, Boulder Housing Partners
Presented by: Betsey Martens, Boulder Housing Partners
Ralph Smith, Annie E. Casey Foundation

12:45 **HUD MTW Updates** - *Columbia A/B*
Introduction: Joy Fitzgerald, Atlanta Housing Authority
Speaker: Marianne Nazzaro with the MTW Team

1:30 **HAI Group and Abt Performance Indicator Report** - *Columbia A/B*
Introduction: Greg Russ, Cambridge Housing Authority
Presenters: Ed Malaspina, HAI Group
Larry Buron, Abt Associates

2:30 **Afternoon Break, Refreshments Provided** - *Columbia A/B*

2:45 **MTW Evaluation Updates** - *Columbia A/B*
Introduction: Stephen Norman, King County Housing Authority
Speaker: Martha Galvez, Urban Institute



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Thursday, April 21, 2016 *(continued)*

3:30

Concurrent Sessions

Finance Roundtable Session 1: Cash Management - *Columbia Foyer*

Facilitator: Peter Beyer, Home Forward

School Partnerships - *Concord/Lexington*

Rene Brodeur, Boulder Housing Partners

Michael Mirra, Tacoma Housing Authority

Emily Byrne, New Haven Housing

Rent Reform and Occupancy Policy Panel - *Columbia A/B*

Janine Burrier, Housing Authority of the County of Santa Clara

Karen Kreutzberg, Boulder Housing Partners

Shannon Oury, Lawrence-Douglas County Housing Authority

Jennifer Rainwater, Housing Authority of the County of San Mateo

PHA Workforce Partnerships - *Yellowstone/Everglades*

Maria Razo, Housing Authority of the County of San Bernardino

John Lindamood, Cambridge Housing Authority

Regionalizing Housing Choice Voucher Delivery - *Columbia C*

Vivian Bryant, Orlando Housing Authority

Rhonda Pierce, Orlando Housing Authority

Deborah Council, Orlando Housing Authority

Joanne McKenna, Massachusetts Department of Housing and Community Development

Helen Plant, Massachusetts Department of Housing and Community Development

4:45

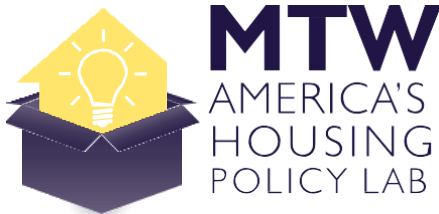
Adjourn

6:00

Reception: MTW "Thank You" Reception - *Thornton A/B/C*

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Friday, April 22, 2016

7:30 **Breakfast** - Columbia A/B

8:15 **HAI Group and Abt MTW Metrics Assessment Discussion** - Columbia A/B

Introduction: Eric Johnson, Oakland Housing Authority

Facilitators: Dave Sagers, HAI Group
Keely Stater, HAI Group

9:00 - 11:45 **Executive Director's Session** - Columbia C

9:00 **Concurrent Sessions**

Finance Roundtable Session 2: Current Issues - Columbia Foyer

Facilitator: Peter Beyer, Home Forward

Revised HUD Form 50900 Discussion (Roundtable) - Congressional C/D

Facilitators: April Buzby, Keene Housing

Sheryl Stansell, Tacoma Housing Authority

Martha Tai, Cambridge Housing Authority

Landlord Incentive Programs - Yellowstone/Everglades

Corliss Alston, Housing Authority of Baltimore City

Ronald McCoy, District of Columbia Housing Authority

Jennifer Rainwater, Housing Authority of the County of San Mateo

10:00 **Morning Break - Refreshments Provided** - Columbia A/B

10:15 **Concurrent Sessions**

Unintended Consequences of MTW Activities - Congressional C/D

Karen Kreutzberg, Boulder Housing Partners

Janine Burrier, Housing Authority of Santa Clara


April Buzby, Keene Housing

Partnering with Universities: Evaluation 101 - Columbia Foyer

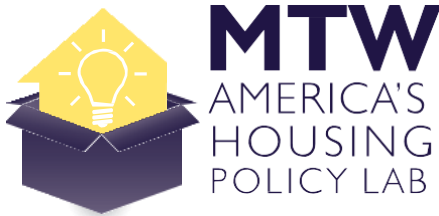
Dr. Brian Distelberg, Loma Linda University

Dr. Michael D. Webb, University of North Carolina, Chapel Hill

Dr. Paul E. McNamara, University of Illinois, Urbana-Champaign

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Friday, April 22, 2016 (continued)

Mobility Programming - Yellowstone/Everglades

Rebecca Toseland, Harvard University
Allison Bell, Baltimore Regional Housing Partnership
Katie Escudero, King County Housing Authority

11:30

Lunch - Columbia A/B

Buffet Lunch Provided

12:00

HUD: Deputy Assistant Secretary and Director Session - Columbia A/B

Introduction: Daniel Nackerman, Housing Authority of the County of San Bernardino

Panel:

Dominique Blom, Deputy Assistant Secretary, Office of Public Housing Investments
Danielle Bastarche, Deputy Assistant Secretary, Office of Policy, Programs and Legislative Initiatives

Milan Ozdinec, Deputy Assistant Secretary, Office of Public Housing and Voucher Programs

Unabyrd Wadhams, Deputy Assistant Secretary, Office of Field Operations

Todd Richardson, Associate Deputy Assistant Secretary, Policy Development, HUD Office of Policy Development and Research

Amy Ginger, Director, Office of Housing Voucher Programs

Delton Nichols, Director, Real Estate Assessment Center

1:15

Closing Remarks - Columbia A/B

Richard C. Gentry, San Diego Housing Commission

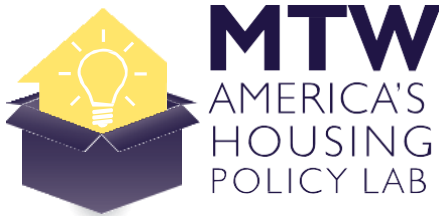
Andrew Lofton, Seattle Housing Authority

1:45

Adjourn

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Session Descriptions

April 20, 2016

Bus Tour of District of Columbia Housing Authority Properties, Wednesday at 2:00pm (gather in lobby at 1.45pm)

The District of Columbia Housing Authority (DCHA) welcomes 2016 Moving to Work (MTW) conferees to the District of Columbia with a tour of affordable housing developments made possible by the funding and regulatory flexibility afforded by the agency's MTW designation. From layered subsidies used to redevelop/modernize public housing communities to the creation of an assisted living facility, the tour will highlight approaches utilized to effectively address local housing needs.

Pre-Conference Reception, Wednesday at 6:00 pm, Special Screening of "Our Journey Home"

Please join us as HAI Group hosts a special screening of "Our Journey Home," a documentary film that shares the struggle and the value of finding a stable place to call home. The evening will start with a cocktail reception from 6:00 pm – 6:30 pm, a buffet dinner at 6:30 pm, and the showing of the film will start promptly at 7:00 pm in Regency B (Ballroom Level). The documentary is approximately one hour, followed by an opportunity to discuss the film and connect with friends until 9:00 pm.

April 21, 2016

Creating Moves to Opportunity at 9:30 am,

This presentation discusses findings from "The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment" by Chetty et al. and how it catalyzed the current Creating Moves to Opportunity effort.

Concurrent Sessions, 10:15 am:

Affordable Housing Development 101

This introductory session will focus on the basics of developing affordable housing as an MTW agency. Topics will include site identification, site acquisition, land entitlement, contracting of consultants and general contractors, community outreach, the role of property management and asset management, and MTW and Section 8 regulatory requirements. The session will focus on how to finance projects, including the use of MTW funds, the low-income housing tax credit, tax-exempt bonds and local and state funding sources. Real life development projects will be discussed.

Pilot Programs and Lessons Learned


Want to hear some of the fun, innovative ways that MTW Agencies are thinking outside the box with their pilot program? What are some things agencies tried and didn't quite work? Come hear some ideas and share some of your own.

Using Local, Non-Traditional Authority and Partnerships to Address Homelessness

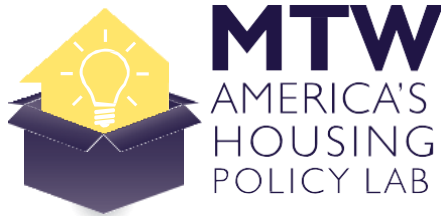
High foreclosure rates coupled with increased rental costs have exacerbated the homelessness problem in nearly every community. However it is clear that the traditional systems for combating homelessness are failing due to inadequate resources. In addition, a lack of supports for other issues which led to homelessness (For example substance abuse and mental health concerns) creates a cycle of homelessness that few can escape. Learn how some agencies are using MTW's local non-traditional authority and partnerships with local service providers to address the issue in their community.

Evaluating Self-Sufficiency Efforts: University Study Update

Rent reform, term limits, and work requirements continue to be controversial activities, and PHAs, HUD, advocacy groups, and Congress all want to know: do they effectively promote self-sufficiency? This session will provide some answers with an update to last year's "MTW – What is the State of the Evidence on Self-Sufficiency?" session. Academic evaluators from the University of Illinois, Loma Linda University (California), and University of North Carolina will present updated outcomes of term limit and work requirement activities at the Charlotte Housing Authority, the Housing Authority of the County of San Bernardino, and the Housing Authority of Champaign County.

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Bringing School Home at 12:00 am,

This session explores Boulder Housing Partners' program pairing stable, quality, and affordable housing with primary education.

HUD MTW Updates at 12:45 pm,

Director Marianne Nazzaro will provide MTW updates and answer questions.

HAI and Abt Performance Indicator Report at 1:30 pm,

HAI and Abt will provide an overview of recommended MTW performance indicators in the Abt study and a summary of findings.

MTW Evaluation Updates at 2:45 pm,

The Urban Institute provides information related to the MTW study solicited by HUD.

Concurrent Session, 3:30 pm:

Finance Roundtable Session 1: Cash Management

This session will focus on updated cash management procedures that comply with the current and new MTW agreements.

School Partnerships

The session explores innovative approaches to partnering with local schools, school districts, and service partners to connect housing and education. The panel discusses varied strategies to improve educational and life opportunities for youth through these partnerships. The session will provide an overview of how MTW agencies are leveraging these relationships to more holistically serve students.

Rent Reform and Occupancy Policy Panel

The session is a look at four different approaches to rent reform and occupancy policies in four very different agencies with varied locality needs and goals. In this session, the four agencies will describe their programs and why they decided to use their particular design, including implementation strategies and the results that they have seen to date. Come join us in an engaging discussion of these programs and the differences that they have made in the Boulder, Lawrence Douglas, Santa Clara and San Mateo Counties.

PHA Workforce Partnerships

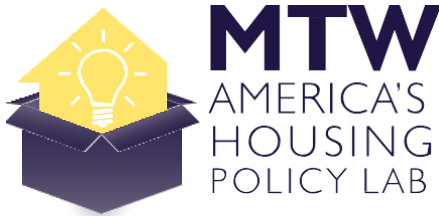
MTW flexibility allows PHAs to partner with local agencies to design and implement a variety of programs. Whether the partner is another government agency, a non-profit, or other strategic partner, MTW status is critical to establishing the partnership and delivering a program. The session discusses these types of partnerships with a focus on workforce development.

Regionalizing Housing Choice Voucher Delivery

Recent expansion of MTW in the approved 2015 Appropriations Bill clearly indicates that MTW authority is going to broaden in a number of directions. In particular, language affirms that "A Moving to Work agency may be selected as a regional agency if... [it] will lead to efficiencies and to greater housing choice for low-income persons in the region." Massachusetts Department of Housing and Community Development (DHCD) and Orlando Housing Authority operate programs that model regional housing voucher delivery and demonstrate how MTW authority could be exercised to meet both local and regional needs. DHCD administers more than 20,000 vouchers across Massachusetts using a network of regional non-profit housing agencies. Orlando Housing Authority in recent years, and at HUD's request, began administering housing vouchers in Seminole County, a neighboring jurisdiction. The local housing authority was distressed. At this session, DHCD will highlight its administrative efficiencies, small self-sufficiency programs and recently approved rent simplification model. Orlando will discuss how MTW flexibilities were applied and policies implemented to ensure fairness to Seminole County and City of Sanford residents. This session will also discuss core considerations if your agency is contemplating becoming a regional agency.

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HAI and Abt MTW Metrics Assessment Discussion at 8:15 am

Since 2012, MTW agencies have worked to develop a management and performance assessment tool that doubles as an alternative evaluation methodology to PHAS and SEMAP. New developments with the MTW Assessment Tool, the web-based portal developed by HAI Group, and the linkages between the assessment tool and Abt's performance indicator recommendations will be discussed.

Concurrent Sessions, 9:00 am

Finance Roundtable Session 2: Current Issues

This session will focus on current issues impacting MTW agencies. Potential topics include fraud prevention, the impact of fair market rent and payment standard, banking products, and more.

Revised HUD Form 50900 Discussion (Roundtable)

HUD Form 50900: Elements for the Annual Moving to Work Plan and Annual Moving to Work Report will expire on May 31, 2016 and must be re-approved. A notice was published in the Federal Register on March 1, 2016 to begin the 60-day public comment period on the revised Form 50900. The roundtable discussion allows PHAs to share thoughts and concerns on the proposed revisions to the form and provide agencies with the knowledge and tools to formulate and submit robust comments to HUD.

Landlord Incentive Programs

In this session, the Baltimore City, the District of Columbia, and San Mateo Housing Authorities will discuss the programs and activities that they have implemented to incentivize property owners participation in the subsidized housing programs. Topics will range from continuity bonuses to contracting with housing locators to outreach to owners and secure units for the program. Join us to learn some successful methods developed through MTW activities that have helped to maintain the relevance of subsidized housing programs, even in the midst of rapidly changing, incredibly challenging housing markets.

Concurrent Sessions, 10:15 am

Unintended Consequences of MTW Activities

Ever implemented an activity and then thought "oh-uh, hadn't thought of how that would be impacted?" How did you solve it? Come and hear what other agencies have found and share some of your own. (For example, biennial recertifications are running along smoothly and then payment standards go up. How and when do you put that into effect?)

Partnering with Universities: Evaluation 101


Demonstrating the effectiveness of MTW activities is more important than ever, but PHAs have limited tools and resources for evaluating their own activities. Partnerships with local universities can expand those resources and provide valuable assessment of the effects of MTW activities. During this session academic evaluators currently working with PHAs to perform assessments of MTW activities will discuss why and how to partner with universities and design an effective evaluation.

Mobility Programming

The US has a long love affair with the idea that any American can move up the economic ladder through the sheer desire to do so. However, the harsh reality is where someone lives is just as important as their "gumption". In fact, new research suggests that a person's zip code can be a factor not only in that person's ability to achieve economic security but in their children's chance of success as adults. This session explores the barriers to low-income households moving to "better" neighborhoods and different ways MTW agencies are helping remove those barriers.

HUD Deputy Assistant Secretary and Director Session at 12:00 pm

HUD staff will provide updates related to their specific area of responsibility.

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