2017 MTW Conference

April 19-21, 2017

Renaissance Washington Marriott

Wednesday, April 19, 2017

12:00 **Registration** – *Grand Ballroom North*

1:00 **Concurrent Sessions:**

Strategies to Address Homelessness in Your Locality – *Meeting Room 3*
Janine Burrier, Housing Authority of the County of Santa Clara
Lisa Jones, Housing Authority of the County of San Bernardino
Mary Abrahamson, Minneapolis Housing Authority
Mike Johnston, Cambridge Housing Authority
Shannon Peterson, Baltimore Housing Authority

University Studies Update: Evaluating Work Requirements, Term-Limits, and Rent Reform – *Meeting Room 4*
Dr. Michael Webb, University of North Carolina – Chapel Hill
Dr. Brian Distelberg, Loma Linda University
Dr. Paul McNamara, University of Illinois – Urbana/Champaign
Dr. Joy Thomas, Columbus State University

IT Roundtable Session 1 – *Meeting Room 5 (Closed Session)*
Facilitator: Steve McDowell, Seattle Housing Authority

2:00 – 5:00 **Executive Director's Session** – *Meeting Room 16*
Closed Session for MTW Executive Directors

2:00 – 5:00 **Finance Roundtable** – *Grand Ballroom North (Closed Session)*
Facilitator: Peter Beyer, Home Forward

2:15 **Afternoon Break**

2:45 **Concurrent Sessions:**

Serving Specialized Populations – *Meeting Room 3*
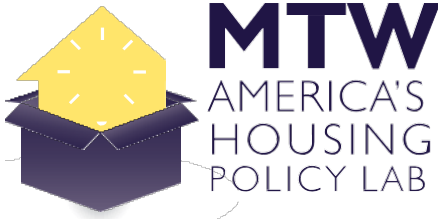Dominica Henderson, Oakland Housing Authority
Martha Tai, Cambridge Housing Authority
Denise Pratt, Keene Housing

Wednesday, April 19, 2017 (continued)

IT Roundtable Session 2 – *Meeting Room 5 (Closed Session)*
Facilitator: Steve McDowell, Seattle Housing Authority

4:00   **Adjourn**

6:00   **MTW Reception** – *Grand Ballroom North*
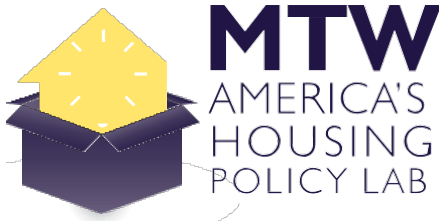*Hosted by the MTW Steering Committee*

Speaker Introduction: Vivian Bryant, Orlando Housing Authority
Guest Speaker: William Russell, Special Assistant to the Secretary, HUD

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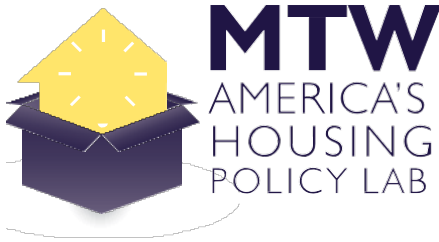Gold Sponsor

MTW
AMERICA'S HOUSING POLICY LAB

Thursday, April 20, 2017

8:00　**Registration and Breakfast** – *Grand Ballroom North*

9:00　**Welcome and Opening Remarks** – *Grand Ballroom North*
Andrew Lofton, Seattle Housing Authority
Richard C. Gentry, San Diego Housing Commission

9:30　**Current Legislative Climate –** *Grand Ballroom North*
Tim Kaiser, Executive Director
　　Public Housing Authorities Directors Association
John Bohm, Acting CEO
　　National Association of Housing and Redevelopment Officials
Deb Gross, Deputy Director
　　Council of Large Public Housing Authorities
Gerard Holder, Legislative Director
　　Council of Large Public Housing Authorities

10:45 – 12:00　**Executive Director's Session** – *Meeting Room 16*
Closed Session for MTW Executive Directors

10:45　**Concurrent Sessions:**

Expanding Opportunity and Choice: Mobility and Place-Based Strategies –
Meeting Room 3
Andria Lazaga, Seattle Housing Authority
David Weber, Housing Authority City of Pittsburgh
Sheryl Stansell, Tacoma Housing Authority
Megan Hyla, King County Housing Authority

Rent Reform – *Meeting Room 4*
Nicole Beydler, Housing Authority County of San Bernardino
Sarah Galloway, Louisville Housing Authority
Karen Kreutzberg, Boulder Housing Partners
Sherrie Hinshaw, Alaska Housing Finance Corporation
Jennifer Rainwater, Housing Authority of the County of San Mateo

How to MTW – *Meeting Room 5*
Michael Webb, University of North Carolina – Chapel Hill
Abt Research

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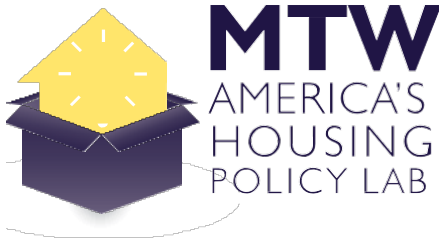Gold Sponsor

MTW
AMERICA'S
HOUSING
POLICY LAB

Thursday, April 20, 2017 (continued)

12:00 **Lunch** – *Grand Ballroom North*
Lunch provided

1:00 **HUD MTW Updates** – *Grand Ballroom North*
Introduction: Chris Lamberty, Lincoln Housing Authority
Presenter: Marianne Nazzaro, HUD

2:00 **Afternoon Break, Refreshments Provided** – *Grand Ballroom North*

2:30 – 3:45 **Executive Director's Session** – *Meeting Room 16*
Closed Session for MTW and Non-MTW Executive Directors

2:30 **Concurrent Sessions:**

Interventions in a Tough Rental Market – *Meeting Room 3*
Michelle Hasan, Oakland Housing Authority
Teela Carpenter, Oakland Housing Authority
Jennifer Rainwater, San Mateo Housing Authority
Jason Winton, Atlanta Housing Authority

Administrative/Operational Streamlining in MTW PHAs – *Meeting Room 4*
Azucena Valladolid, San Diego Housing Commission
Sharie Hinshaw, Alaska Housing Finance Corporation
April Buzby, Keene Housing

Portfolio Management: What's Next After Development? – *Meeting Room 5*
Sasha Wisotsky, Oakland Housing Authority
Ann-Marie Lindboe, Seattle Housing Authority
Shannon Bodnar, Charlotte Housing Authority

IT Roundtable Session 3 – *Grand Ballroom North*
Facilitator: Steve McDowell, Seattle Housing Authority

Thursday, April 20, 2017 (continued)

3:45   **Concurrent Sessions:**

Leveraging External Partnerships – *Meeting Room 3*
Michael Mirra, Tacoma Housing Authority
Karin Stayton, Boulder Housing Partners
Suket Dayal, San Diego Housing Commission

Creating Local Non-Traditional Service Programs to Support Seniors – *Meeting Room 4*
Chris Lamberty, Lincoln Housing Authority
Laurie Putscher, District of Columbia Housing Authority

Leveraging MTW Flexibility to Create Local Development Strategies – *Meeting Room 5*
Lorraine Robles, San Antonio Housing Authority
Sandy Burgess, Tacoma Housing Authority
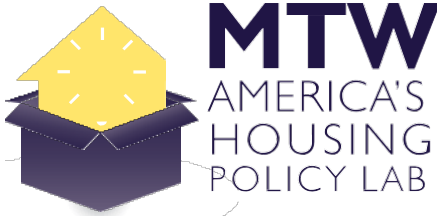Catherine Buell, Atlanta Housing Authority

5:00   **Adjourn**

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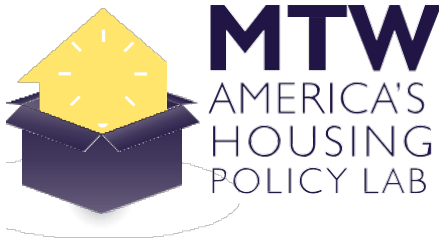*Renaissance Washington Marriott*

Friday, April 21, 2017

8:00 **Breakfast** – *Grand Ballroom North*

8:30 **MTW Assessment Tool Demonstration and Abt Report Update** – *Grand Ballroom North*
Introduction: Greg Russ, Minneapolis Housing Authority
Dominica Henderson, Oakland Housing Authority
Facilitators: Presenter Name, The HAI Group
Presenter Name, Abt and Associates

10:00 **HUD: Deputy Assistant Secretary and Director Session** – *Grand Ballroom North*

Panel:
Dominique Blom, Deputy Assistant Secretary, Office of Public Housing Investments
Unabyrd Wadhams, Deputy Assistant Secretary, Office of Field Operations
Todd Richardson, Associate Deputy Assistant Secretary, Policy Development, HUD Office of Policy Development and Research
Delton Nichols, Director, Real Estate Assessment Center
Danielle Bastarche, Deputy Assistant Secretary, Office of Policy, Programs and Legislatives Initiatives
Milan Ozdinec, Deputy Assistant Secretary, Office of Public Housing and Voucher Programs **(Pending)**

11:45 **Closing Remarks** – *Grand Ballroom North*
Andrew Lofton, Seattle Housing Authority
Richard C. Gentry, San Diego Housing Commission

12:00 **Adjourn**

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Wednesday, April 19, 2017

Concurrent Sessions, 1:00 pm

Strategies to Address Homelessness in Your Locality

According to a one-night national survey in 2015, nearly 565,000 people were living on the streets, in cars, homeless shelters or in subsidized transitional housing—about one-fourth were aged 18 or under. Public Housing Agencies, service-providers and advocates across the country are responding to homelessness with an assortment of housing and supportive service programs, including but not limited to rapid re-housing, transitional and permanent supportive housing. This session will focus on high-lighting MTW agency programs, policies and partnerships that are addressing the housing and supportive service needs of America's homeless population.

University Studies Update: Evaluating Work Requirements, Term-Limits, and Rent Reform

Controversial activities like work requirements, term-limits, and rent reform can be tough to design and implement, and outcomes related to health, income, and family stability can be as diverse as the families they serve. During this session we'll explore what works and what doesn't with four university researchers presenting the outcomes from their evaluations of self-sufficiency activities at the housing authorities of Charlotte, Champaign County, Columbus, and San Bernardino County.

IT Roundtable Session 1

The closed session will focus on topics related to IT and MTW.

Finance Roundtable at 2:00pm

The closed session will focus on topics related to finance and MTW.

Concurrent Sessions, 2:45 pm

Portfolio Management: What's Next After Development?

By now you may have been introduced to the complicated world of affordable housing development. While asset management follows construction on the development timeline, there are a host of critical decisions during pre-development and construction that have significant post-development implications. From managing the changing regulatory environment, to incorporating MTW reporting requirements, or learning how to approach year 15, this session will discuss the different factors to consider before the first family moves in and how to best use your MTW flexibility in order to ensure the long-term viability of your project.
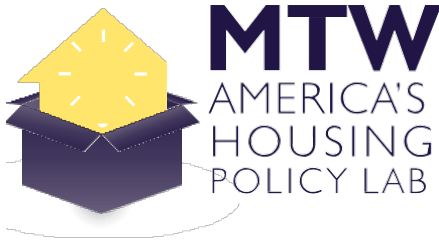
Serving Specialized Populations

At this session we will discuss how existing nonprofit partnerships have paved the way for MTW agencies to provide deeper supports tailored to specific hard-to-house populations. The session will also provide insight into different stages of these critical programs. Keene Housing's Project MARCH (Monadnock Area Resources Curing Homelessness) is in its first year of implementation and designed to serve homeless veterans. Cambridge Housing Authority's Pathways to Permanent Housing – Transition House recently completed its 3-year pilot period providing housing for survivors of domestic violence. Oakland Housing Authority manages two transitional housing programs Parents and Children Together (PACT) and a Sponsor-based Housing Assistance Program that serve families exiting the criminal justice system. PACT's 15-year plus history has been far-reaching and a precursor to Oakland's sponsor-based program.

IT Roundtable Session 2

The closed session will focus on topics related to IT and MTW.

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Thursday, April 20, 2017

Concurrent Sessions, 10:45 am

Expanding Opportunity and Choice: Mobility and Place-Based Strategies
How are agencies using their MTW flexibility to broaden geographic choice from both the supply and demand sides while reducing historical and financial barriers to areas of opportunity? This session explores various place-based and mobility strategies that agencies are implementing in pursuit of these goals including a mobility pilot, a locally-designed payment standard system, a homeownership program, and transit-oriented development in emerging neighborhoods. It's all about fostering greater choice and access to opportunity.

Rent Reform
Join us in an engaging discussion of five unique rent reform programs and the difference these programs have made in the communities of San Bernardino, Louisville, Alaska, Boulder, and San Mateo. In this session, the panelists will introduce you to their agency's approach to the following: 1) Rent reform strategies and the unique aspects of their program design, 2) Participation in the HUD Rent Reform Demonstration, 3) Implementation strategies, 4) Community engagement and 5) The results that they have seen to date. This is a great opportunity to ask questions and get a sample of the options that could work in your community.

How to MTW
Dr. Michael Webb, joined by industry partners, discusses the nuts and bolts of MTW and provides strategies, insights, and examples to explain *how* new MTW agencies can effectively transition to MTW.

HUD MTW Updates at 1:00 pm
Director Marianne Nazzaro will provide MTW updates and answer questions.

Concurrent Session, 2:30 pm

Interventions in a Tough Rental Market
Tough rental market got you and your numbers down? Come join us to hear innovative strategies to deal with tight markets and low utilization numbers. Discussions will cover topics that range from landlord recruitment and incentives, Project-based voucher strategies, RAD and payment standards. Ideas will span strategies that require MTW authority and non-MTW topics.

AFFH and MTW
The session describes the revised AFFH requirements and using MTW to create a robust AFH.

Administrative/Operational Streamlining in MTW PHAs
How do other MTW agencies get it all done? This session looks at the nuts and bolts of reporting out MTW programs and policies from the perspective of various sized agencies. Topics include effective time studies for administrative efficiency to ways of accessing data without requiring software modifications.
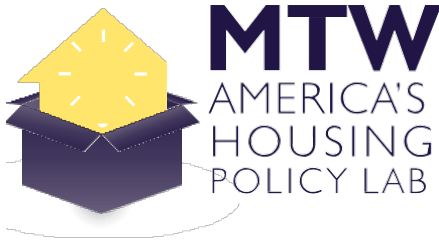
IT Roundtable Session 3
The closed session will focus on topics related to IT and MTW.

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Session Descriptions

Thursday, April 20, 2017 (continued)

Concurrent Session, 3:45 pm

Leveraging External Partnerships

It's All About Partnerships - This session will explore the role of partnerships between housing authorities, residents and community organizations. How can a HA strengthen its role as a platform to support family stability, and school outcomes leading to children's future success? What are the ingredients for a successful partnership? Boulder Housing Partners and Tacoma Housing Authority will showcase their programs and then facilitate a discussion on how to leverage successful partnerships.

Creating Local Non-Traditional Service Programs to Support Seniors

Agencies are using their MTW flexibilities and Block Grant authority to provide services that meet a broad range of local needs. This session explores programs that MTW agencies have created to serve seniors. The session will focus on two different approaches to supporting housing stability for seniors at different levels of the service spectrum: a resident services program that provides case management, service coordination, and supportive services based on identified deficits in daily living activities, and the use of MTW to fund an assisted living facility for seniors with higher levels of service needs.
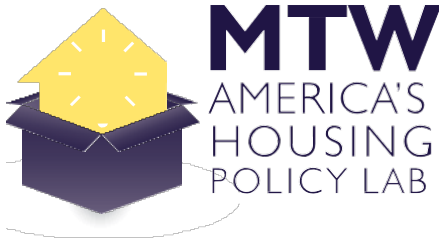
Leveraging MTW Flexibility to Create Local Development Strategies

Challenges at the federal, state, and local levels require Public Housing Authorities to create unique approaches to developing and preserving affordable housing. This session explores innovative, strategic approaches to navigate these challenges. Solutions discussed during the session include converting to RAD, using non-traditional financial structures, leveraging resources, use of MTW flexibilities, partnerships, and co-investment opportunities.

Friday, April 21, 2017

MTW Assessment Tool Update at 9:00 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. A demonstration of the MTW Assessment Tool, a web-based portal developed to replace PHAS and SEMAP, will be performed by HAI Group.

HUD Deputy Assistant Secretary and Director Session at 10:00 am

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