

TRACK KEY

1 Improving Resident Outcomes 2 How To MTW 3 Improving the Quality and Quantity of Housing 4 Closed Sessions

Schedule At-A-Glance / Tuesday, April 23, 2019

8:00 am	Breakfast and Registration	Hall of Battles Foyer/Lexington Ballroom Level
9:00 am	Welcome and Opening Remarks: Andrew Lofton, Executive Director, Seattle Housing Authority, and Richard C. Gentry, Executive Director, San Diego Housing Commission Keynote Speaker: Hunter R. Kurtz, Principal Deputy Assistant Secretary for Public and Indian Housing (HUD)	Regency CD Ballroom Level
10:15 am	Morning Break – Refreshments provided	Regency CD Ballroom Level
10:30 am	<ul style="list-style-type: none"> 1 Next-Level Staffing for MTW Programs 2 MTW Research: What We Know 2 New MTW Staff 101 4 Closed Session – CFOs/Finance Directors 4 Closed Session – Executive Directors 	<ul style="list-style-type: none"> Thornton Lounge 11th Floor Yellowstone/Everglades 2nd Floor Thornton BC 11th Floor Regency CD Ballroom Level Congressional CD Lobby Level
Concurrent Sessions		
Noon	Lunch	Regency CD Ballroom Level
1:00 pm	2 HUD MTW Updates	Regency CD Ballroom Level
1:45 pm	<ul style="list-style-type: none"> 1 Beyond the Norm: Reimagining Resident Engagement and Self-Sufficiency 2 The MTW Report Card: Defining an Alternative Evaluation Methodology 3 Think Tank: Increasing Non-Federal Revenue 4 Closed Session – Executive Directors 4 Closed Session – CFOs/Finance 	<ul style="list-style-type: none"> Thornton Lounge 11th Floor Yellowstone/Everglades 2nd Floor Thornton BC 11th Floor Congressional CD Lobby Level Regency CD Ballroom Level
Concurrent Sessions		
3:00 pm	Afternoon Break – Refreshments provided	Regency CD Ballroom Level
3:30 pm	<ul style="list-style-type: none"> 1 Health and Housing: Research, Partnerships, and Strategic Initiatives 2 Family Self-Sufficiency (FSS) Performance Indicators for MTW Agencies 3 Creative Development Strategies 3 Roundtable Discussions (Informal) 4 Closed Session – Executive Directors 	<ul style="list-style-type: none"> Thornton Lounge 11th Floor Thornton BC 11th Floor Yellowstone/Everglades 2nd Floor Regency CD Ballroom Level Congressional CD Lobby Level
Concurrent Sessions		
5:30 pm	Evening Reception	Capitol Room AB Lobby Level

Schedule At-A-Glance / Wednesday, April 24, 2019

8:00 am	Breakfast	Regency CD – Ballroom Level
9:00 am	<ul style="list-style-type: none"> 1 Education and Housing: Innovative Models for Improving Outcomes 2 Affordable Housing Accreditation: Evaluating the Whole Organization 2 Strategies to Promote Upward Mobility in the Voucher Program 2 Streamlining Through Technology 3 RAD and MTW 	<ul style="list-style-type: none"> Thornton BC 11th Floor Congressional CD Lobby Level Yellowstone/Everglades 2nd Floor Thornton Lounge 11th Floor Regency CD – Ballroom Level
Concurrent Sessions		
10:15 am	Morning Break – Refreshments provided	Regency CD Ballroom Level
10:30 am	3 HUD Update	Regency CD Ballroom Level
Noon	Lunch	Regency CD Ballroom Level
1:00 pm	3 Industry Groups Washington Update: CLPHA, NAHRO, PHADA	Regency CD Ballroom Level

Session duration is approximately 1 hour and 15 minutes. Agenda subject to change.

Proudly sponsored by:



1 Track One: Improving Resident Outcomes

Next-Level Staffing for MTW Programs

Tuesday, 10:30 am – 11:45 am on 11th Floor in Thornton Lounge

Facilitator: Jennifer Rainwater, Planning and Program Innovation Manager, Housing Authority of the County of San Mateo

Panelists: Joanne McKenna, Senior Housing Specialist, Massachusetts Department of Housing and Community Development; Stefanie Q. Bass, MSW, Housing Services Specialist II, Family Self-Sufficiency Coordinator/The PROGRESS Center, Department of Housing and Community Development, Fairfax, VA; Jennifer Rainwater, Planning and Program Innovation Manager, Housing Authority of the County of San Mateo

Learn about the opportunities and challenges that come with helping your staff embrace change. Discover how to bring an MTW mindset—expecting positive outcomes and growth opportunities—to what may appear at times to be bleak circumstances, and learn how a more open-minded approach to working with challenging clients might help.

Join us to learn:

- How to implement positive organizational change
- A new approach for working with challenging clients
- What trauma-informed care is, and how it ties into providing subsidy assistance to low-income households
- More!

Beyond the Norm: Reimagining Resident Engagement and Self-Sufficiency

Tuesday, 1:45 pm – 3:00 pm on 11th Floor in Thornton Lounge

Facilitator: Samantha Gallo, PROGRESS Center Programs Manager, Fairfax County Department of Housing and Community Development

Panelists: Anne Keeney, JobLink Administrator, Seattle Housing Authority; Michael Julian, Section 3 Coordinator, Orlando Housing Authority; Elisa Johnson, Deputy Director of Policy, Reporting and Communications, Fairfax County Department of Housing and Community Development; and District of Columbia Housing Authority

Learn how MTW agencies across the country have implemented unique approaches to resident engagement and self-sufficiency through innovations to FSS, ROSS, and Section 3.

Track One: Improving Resident Outcomes, continued 

Health and Housing: Research, Partnerships, and Strategic Initiatives

Tuesday, 3:30 pm – 5:00 pm on 11th Floor in Thornton Lounge

Facilitator: Aley Thompson, Policy & Intergovernmental Affairs Manager, Tacoma Housing Authority

Panelists: Katie Escudero, Moving to Work Policy Analyst, King County Housing Authority; Alyssa Erickson, Director of Research and Analytics, Minneapolis Public Housing Authority; Janine Burrier, Assistant Director of Housing: Policy, Training, and Outreach, Santa Clara County Housing Authority

Join this session to learn about strategies for data integration with healthcare organizations; Medicaid transformation initiatives; identifying the health needs of public housing residents, and partnerships to house chronically homeless and high-end users of services.

Education and Housing: Innovative Models for Improving Outcomes

Wednesday, 9:00 am – 10:15 am on 11th Floor in Thornton BC

Facilitator: Nicole Barrett, MTW Program Manager, Council of Large Public Housing Authorities

Panelists: Cassie Brooks, Assistant Director of Education, Chicago Housing Authority; Lisa Osanka, Executive Director, Louisville Metropolitan Housing Authority; Yesenia Ochoa, Development Coordinator, San Antonio Housing Authority; Kyle Hanson, Director of HCV/Section 8 Programs, Minneapolis Public Housing Authority

Housing authorities are increasingly using their MTW flexibilities to build connections that better align public housing and education in their local communities. Hear from three housing authorities about the innovative models they're employing to improve outcomes related to post-secondary education, school attendance, and other important education issues.

2 Track Two: How To MTW

MTW Research: What We Know

Tuesday, 10:30 am – 11:45 am on 2nd Floor in Yellowstone/Everglades

Facilitator: Nicole Beydler, Senior Management Analyst, Housing Authority of County of San Bernardino

Panelists: Michael Webb, Ph.D., Center for Urban Research and Studies at The University of North Carolina at Chapel Hill; Brian Distelberg, Ph.D., Loma Linda University of Behavioral Health

Join this session for a macro and micro perspective on MTW outcomes and the unique activities that are underway. Learn what MTW does and what the research community has to say about it. Find out why and how housing agencies partner with researchers; dive into the outcomes of existing MTW initiatives, and learn more about what the research reveals.

Track Two: How To MTW, continued 

New MTW Staff 101

Tuesday, 10:30 am – 11:45 am on 11th Floor in Thornton BC

Presenters: Alison Christensen and Ebony Gayles, Senior Housing Innovations Specialists for the MTW Office at the US Department of Housing and Urban Development (HUD)

So you're a new MTW point of contact? Or you've recently become involved with your agency's local MTW program? What the heck is MTW and what do these HUD people want? Staff from the HUD MTW Team will lead a session to fill you in on the basics. Topics include the history and goals of the MTW program, an overview of the standard MTW agreement and attachments, and an overview of MTW funding. You'll get ideas on what HUD is looking for, resources for where to go when you have a question, and a hearty "welcome" to the MTW family!

HUD MTW Updates

Tuesday, 1:00 pm – 1:45 pm on Ballroom Level in Regency CD

Presenter: Marianne Nazzaro, Director, Moving to Work Demonstration Program, Office of the Deputy Assistant Secretary for Public Housing Investments, US Department of Housing and Urban Development (HUD)

Come hear MTW Director Marianne Nazzaro give an update about the latest from HUD on Moving to Work and the expansion.

The MTW Report Card: Defining an Alternative Evaluation Method

Tuesday, 1:45 pm – 3:00 pm on 2nd Floor in Yellowstone/Everglades

Facilitator: Dominica Henderson, Director of Planning, Implementation, and Compliance, Oakland Housing Authority

Panelists: Dr. Keely Stater, Director of Research and Industry Intelligence, Public and Affordable Housing Research Corporation (PAHRC); Dr. Paul E. McNamara, Principal Investigator, Evaluation of the HACC Moving to Work Program, Associate Professor, Department of Agricultural and Consumer Economics, Division of Nutritional Sciences, and University of Illinois Extension, University of Illinois at Urbana-Champaign; Nicole Barrett, MTW Program Manager, Council of Large Public Housing Authorities

Since 2012, MTW agencies have worked on a management and performance assessment tool that, in partnership with HAI Group, has morphed into a multi-faceted, web-based assessment portal. The portal helps users evaluate individual MTW agency annual performance and aggregate data across agencies to identify best practices and inform national housing policy. While the focus on the portal has been impacted by competing priorities, the overall commitment to it remains strong, and it continues to represent the framework proposal to HUD of an alternative evaluation methodology to replace PHAS and SEMAP.

This session is geared toward MTW staff who want to:

- Become familiar with and provide feedback on the five modules of the assessment portal
- Hear from industry experts on important things to consider when developing evaluation standards for their agency
- Better understand the critical role that assessment and evaluation play in building the national MTW narrative and influencing future HUD regulations

Track Two: How To MTW, continued ►►

Family Self-Sufficiency (FSS) Performance Indicators for MTW Agencies

Tuesday, 3:30 pm – 5:00 pm on 11th Floor in Thornton BC

Panelists: HUD FSS Team; Abt Associates

HUD is working with Abt Associates to develop procedures for assessing the performance of FSS programs at MTW agencies. Join us for a panel session that will review the current performance methodology (for non-MTW agencies); discuss how to design performance indicators that will apply to MTW agencies with FSS programs, and receive updates on HUD's timeline for assessing MTW performance. You'll also have ample time to ask questions.

Strategies to Promote Upward Mobility in the Voucher Program

Wednesday, 9:00 am – 10:15 am on 2nd Floor in Yellowstone/Everglades

Facilitator: Suket Dayal, SVP Business Administration, San Diego Housing Commission (SDHC)

Panelists: Azucena Valladolid, SVP Rental Assistance & Workforce Development, SDHC; Joanne McKenna, Senior Housing Specialist, Massachusetts Department of Housing and Community Development (DHCD); Joel Tabar, Assistant Director of Federal Housing Programs; Sara Eaves, GIS & MTW Program Analyst, San Antonio Housing Authority (SAHA)

MTW agencies have been pioneers in developing innovative strategies to help families access higher-opportunity neighborhoods that provide high-performing schools, low poverty rates, and/or attributes that have demonstrated positive outcomes for children and adults. Come learn about Massachusetts DHCD's pilot mobility program, Supporting Neighborhood Opportunity. SAHA will share its use of SAFMR to establish an alternative framework including a multi-year phase-in approach, hold harmless policy, exception overlay, and other process improvements. SDHC's Choice Community Initiative includes a revised payment standard structure, financial incentives, and mobility-counseling program with a proposed Landlord Partnership Program to increase participation.

Affordable Housing Accreditation: Evaluating the Whole Organization

Wednesday, 9:00 am – 10:15 am on Lobby Level in Congressional CD

Facilitator: Andria Lazaga, Director of Policy and Strategic Initiatives, Seattle Housing Authority

Panelists: Diana McWilliams, Chief Executive Officer, Affordable Housing Accreditation Board (AHAB); J. Len Williams, Chief Executive Officer, Columbus Housing Authority; Steven Fisher, Executive Director, Chester Housing Authority; Andria Lazaga, Director of Policy and Strategic Initiatives, Seattle Housing Authority

Attend this moderated panel discussion to learn how affordable housing accreditation is helping organizations evaluate their current business practices against industry standards. This session provides an overview of the standards and guidelines, how the accreditation process works, and how to prepare. Discover new ideas to strengthen your organization and how accreditation provides a more complete lens for evaluating and documenting effectiveness.

Track Two: How To MTW, continued ►►

Streamlining Through Technology

Wednesday, 9:00 am – 10:15 am on 11th Floor in Thornton Lounge

Facilitator: Janine Burrier, Assistant Director of Housing: Policy, Training, and Outreach, Santa Clara County Housing Authority

Panelists: Julia Burkhead, Housing Programs Manager, Santa Clara County Housing Authority; Andy Switky, Founder, Code Name Collective; Andrew Denicola, Senior Director of Sales and Business Development, Nan McKay and Associates; Gabrielle Van Horn, Director, CDS, Public Housing, Yardi

The right technology can make all the difference. Santa Clara County Housing Authority (SCCHA) recently launched a tenant app—the first of its kind in the country—to simplify clients' day to day interactions with the agency while improving efficiencies. SCCHA is the housing authority for Silicon Valley, and is constantly looking to the region for inspiration and innovation to better serve its clients. SCCHA is leveraging the tenant app—and the design-thinking insights it learned—to redesign its Section 8 waitlist. If you're thinking about innovation and flexing your MTW muscles, find out from Yardi what your IT system needs to deliver. Nan McKay and Associates will be on hand to demonstrate its technology suite and speak to the efficiencies that technology brings to housing organizations.

3 Track Three: Improving the Quality and Quantity of Housing

Think Tank: Increasing Non-Federal Revenue

Tuesday, 1:45 pm – 3:00 pm on 11th Floor in Thornton BC

Facilitator: Shara Jones, MTW Analyst, Orlando Housing Authority

This interactive session will address non-federal revenue, why is it important, how to increase it, how it fits into the MTW Block Grant, and what you can purchase with non-federal funds.

Track Three: Improving the Quality and Quantity of Housing, continued ►►

Roundtable Discussions (Informal)

Tuesday, 3:30 pm – 5:00 pm on Ballroom Level in Regency CD

Join your colleagues and participate in our informal roundtable discussions on a variety of topics of interest to MTWs.

Landlord Incentive Roundtable — As the rental market stiffens, it is becoming increasingly harder for voucher participants to find housing, and extensions are becoming the norm. Many housing authorities have developed boutique initiatives, some using MTW flexibility, to attract landlords as partners. Come hear and share your agency efforts as we strive to provide decent, safe, sanitary housing for our families.

Evictions Roundtable — *Facilitator: Gretchen Buechler, Analyst, Minneapolis Public Housing Authority*

Evictions from public housing have become increasingly high profile as public awareness of the harm caused by evictions has increased. Join this roundtable to share and hear strategies to decrease housing authority eviction filings. We will discuss all stages of the process, from rent collection to eviction, and the interventions agencies are deploying to reduce harm to residents.

Creative Development Strategies

Tuesday, 3:30 pm – 5:00 pm on 2nd Floor in Yellowstone/Everglades

Facilitator: Julie Christiansen, Senior Policy Analyst, Oakland Housing Authority

Panelists: David Kiddoo, Sr. Director of Real Estate Development, Oakland Housing Authority; Karen Dubois-Walton, Ph.D., President, Elm City Communities/Housing Authority of the City of New Haven; Shenae Draughn, Senior VP of Development, Glendower Group; Emily S. Jacobs, Senior VP of Real Estate Development, San Diego Housing Commission; Mike Pavco, SVP of Development, San Diego Housing Commission

Experts from east and west coast agencies will cover creative strategies that makes use of low income housing tax credits, public and private partnerships, loans, and co-development relationships through non-profits and instrumentalities. They'll also present a host of interesting ideas to get projects to pencil out. Project-based Voucher (PBV) flexibilities are a key strategy in many agency tool kits and will be highlighted as a key development strategy. Experts from New Haven, Oakland, and San Diego will present case studies using MTW flexibilities and funds to leverage high-value properties for scattered site redevelopment, preservation of historical properties using PBVs, and development of 1,400 units using a Federal Housing Administration (FHA) and master lease model in addition to PBV flexibilities.

Track Three: Improving the Quality and Quantity of Housing, continued ▶▶

RAD and MTW

Wednesday, 9:00 am – 10:15 am on Ballroom Level in Regency CD

Facilitator: Julie Christiansen, Oakland Housing Authority

Panelists: David A. Northern, Sr., Executive Director/Chief Executive Officer, Housing Authority of Champaign County; Margaret Donnelly Moran, Director of Planning and Development, Cambridge Housing Authority; Robert Hazelton, Chief Executive Officer, Dominion Group (DG3)

RAD experts from Cambridge, MA, will share how they used creative strategies such as rent bundling overlaid with MTW single fund flexibility to convert buildings that used to be the most expensive in the state to operate, including using green technology alternatives and strategies to employ women and minority-owned firms. Experts from Champaign, IL, will highlight RAD projects from an MTW and a non-MTW perspective. Dominion Consulting professionals will cover small and large housing authority issues, creative financing, and other innovative strategies to use this tool within your portfolio.

HUD Update

Wednesday, 10:30 am – 11:45 am on Ballroom Level in Regency CD

Panelists: Dominique Blom, General Deputy Assistant Secretary of Public and Indian Housing; Donald J. LaVoy, Deputy Assistant Secretary of the Real Estate Assessment Center; Danielle Bastarache, Deputy Assistant Secretary of Public Housing and Voucher Programs; Felicia Gaither (invited), Deputy Assistant Secretary of Field Operations; Robert Mulderig, Acting Deputy Assistant Secretary of Public Housing Investments; Todd Richardson, General Deputy Assistant Secretary of Policy Development and Research

US Department of Housing and Urban Development leadership will share updates from their respective offices.

Industry Groups Washington Update: CLPHA, NAHRO, PHADA

Wednesday, 1:00 pm – 2:00 pm on Ballroom Level in Regency CD

Panelists: Adrienne Todman, Chief Executive Officer, National Association of Housing and Redevelopment Officials (NAHRO); Timothy Kaiser, Executive Director, Public Housing Authorities Directors Association (PHADA); Sunia Zaterman, Executive Director, Council of Large Public Housing Authorities (CLPHA)

What's happening on the Hill? Hear the latest news and issues that impact public housing and the MTW program.

Track Four: Closed Sessions ▶▶

4 Track Four: Closed Sessions

Closed Session – Executive Directors

Tuesday, 9:00 am – 5:00 pm on Lobby Level in Congressional CD

Facilitator: Andrew Lofton, Executive Director, Seattle Housing Authority

Closed sessions for MTW Agency CEOs/executive directors on topics related to MTW.

10:30 am – 11:45 am Breakout Session 1

1:45 pm – 3:00 pm Breakout Session 2

3:30 pm – 5:00 pm Breakout Session 3

Closed Session – CFO/Finance

Tuesday, 9:00 am – 3:00 pm on Ballroom Level in Regency CD

Facilitator: Peter Beyer, Chief Financial Officer, Home Forward

Closed session for MTW Agency CFOs/finance directors on topics related to MTW.

10:30 am – 11:45 am Breakout Session 1

1:45 pm – 3:00 pm Breakout Session 2