

Moving to Work (MTW) Demonstration Program Expansion



**Asset Building Cohort
PIH Notice 2022-11
Applicant Webinar**

**Asset Building Cohort
Application Due Date:
July 28, 2022**

Today's Webinar will Provide...

- A refresher on the MTW Expansion and how MTW designation may benefit your PHA
- A description of the three Asset Building Cohort options under which PHAs may apply
- An introduction to the Asset Building Cohort evaluation
- A walk-through of the Asset Building Cohort application process in PIH Notice 2022-11
- Perspective from a current MTW PHA on implementing asset building initiatives through MTW
 - *Home Forward – Biljana Jesic*



What is the “Moving to Work” Demonstration?

“MTW is about local solutions, and MTW PHAs can make smart decisions about how to use their resources. Residents benefit from those innovations, and we use lessons learned to inform the industry.”

—HUD Deputy Secretary Adrienne Todman

What's Different about MTW?

No one-size-fits-all solution for challenges
Public Housing Agencies face.

MTW lets PHAs:

- **Identify local needs** and customize a program to meet those needs
- **Waive** certain Public Housing and Voucher statutory and regulatory provisions
- **Rethink and streamline administration** of public housing and voucher programs



"The MTW program has empowered us to go above and beyond for the communities we serve."

*Housing Authority of the City of Pittsburgh, Pennsylvania
Designated 2000*





“We have been able to create innovative programming and help establish new best practices in affordable housing through MTW, America’s Housing Policy Lab.”

*Cambridge Housing Authority, Massachusetts
Designated 1999*

Impacting the Industry

MTW PHAs have been directly influencing national assisted housing policy for 25 years.

- MTW agencies piloted and tested key policies that are now included in:
 - HOTMA
 - Administrative Streamlining Rule
 - Mobility Demonstration
 - COVID-19 Emergency Waivers
 - And many more!

MTW Cohorts

Pre-Expansion: 39

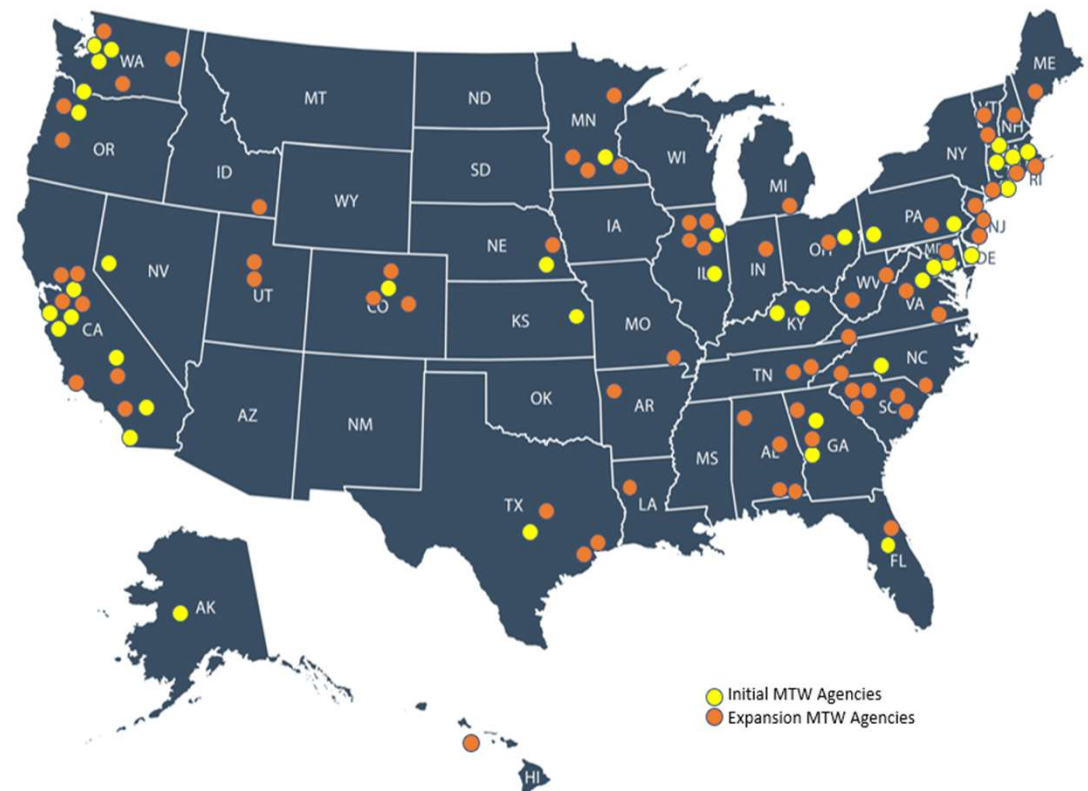
Flexibility for Smaller PHAs: 31

Stepped & Tiered Rent Policies: 10

Landlord Incentives: 29

Asset Building Initiatives: 30 Slots Remaining

MTW Agencies





“MTW has been absolutely life changing in terms of our organization and what we are able to do.”

*Housing Authority of the City of New Haven, Connecticut
Designated 2001*

Key Components of MTW

- Use funding flexibly
- Waive certain Public Housing and Voucher statutory and regulatory provisions
- Meet MTW statutory objectives:
 - Cost effectiveness
 - Self-sufficiency
 - Housing choice



MTW Funding Flexibilities

MTW opens the door to new possibilities.

MTW lets PHAs:

- Use Public Housing Operating, Capital funds, and Housing Choice Voucher funds flexibly
- Assist substantially the same total number of families

“MTW single fund flexibility is a critical asset. By leveraging MTW dollars, we have been able to redevelop entire communities, bringing opportunity and resources to areas that are historically underinvested in.”

*Tacoma Housing Authority, Washington
Designated 2010*



“We are proud to be an MTW agency. Through MTW’s single-fund flexibility and other cost-saving processes, we are able to invest in services which benefit residents holistically.”

*Seattle Housing Authority, Washington
Designated 1998*

Examples of Funding Flexibilities Available to MTW Agencies



Objective 1: Cost Savings

- Use MTW funding flexibility to leverage additional funds
- Streamline HUD processes
- Simplify rent calculations



Objective 2: Self-Sufficiency

- Link rental assistance with supportive services
- Implement earned income exclusions
- Implement self-sufficiency/employment requirements



Objective 3: Housing Choice

- Develop mixed-income, tax credit properties, and other affordable housing
- Develop sponsor-based voucher program to assist homeless individuals and other at-risk groups
- Encourage moves to opportunity areas



MTW is a game changer for our PHA because it allows funding flexibility. We are going to be able to increase payment standards for our voucher program and set aside some of our capital fund money to create more affordable housing.

*Maryville Housing Authority, Tennessee
MTW Expansion Agency, Designated 2021*

Is MTW for My Agency?

If your PHA is:

- High-performing in either PHAS or SEMAP
- Engaged with the community
- Striving to become an industry leader
- Seeking to create policies tailored to local needs
- Seeking authority to waive statutory and/or regulatory barriers
- Looking to rethink current program administration
- Seeking greater ability to partner, leverage, and create a local, non-traditional housing program
- Interested in incentivizing creating assets for families

...then MTW is for you!



PHAs selected to participate in the Asset Building Cohort will have access to the full power of MTW – there are no cohort-specific restrictions for PHAs in this cohort.

MTW Expansion: Asset Building Cohort

- For purposes of the Asset Building Cohort, “Asset Building Initiatives” are defined as activities that encourage the growth of savings accounts and/or aim to build credit for assisted households
- PHAs must apply under one of three options:
 1. **Opt-out Savings Account Option** (pages 4-6 of PIH Notice 2022-11)
 2. **Credit Building Option** (pages 6-7 of PIH Notice 2022-11)
 3. **PHA-Designed Asset Building Option** (page 7 of PIH Notice 2022-11)
- PHAs will all be members of a "Community of Practice" to develop ideas and best practices and will benefit from peer knowledge sharing and other contributions from asset building experts



Asset Building Cohort Evaluation



Does participation in asset building programs improve financial well-being of HUD-assisted households, such as control over day-to-day and month-to-month finances and capacity to absorb a financial shock?



Asset Building Cohort Evaluation

MTW Agency Roles in the Evaluation

Support Data Collection

- Facilitate outreach to households
- Facilitate data collection
- Provide data & documents

Talk to Researchers

- How and why your PHA chose this program
- Helps and hindrances to getting it going
- Obstacles to success, and etc.

Tell it like it is....



**Eligibility Requirements are detailed on pages 10-13 of PIH
Notice 2022-11.**

STATUTORY ELIGIBILITY REQUIREMENTS

- Administration of no more than 6,000 aggregate public housing and/or HCV units as verified by HUD;
- Designation as a High Performer under the PHAS or Designation as a High Performer under SEMAP as verified by HUD; and
- The applicant is a PHA.

ADDITIONAL ELIGIBILITY REQUIREMENTS

COMPLETENESS REQUIREMENTS

**ELIGIBILITY WILL BE ASSESSED AS OF THE SUBMISSION DUE DATE OF
JULY 28, 2022 at 11:59 pm (EDT).**

Application Overview

Requirements on how to submit an MTW Plan and application package to HUD are detailed on pages 13-20 of PIH Notice 2022-11.

The MTW Plan and application consists of two parts:

- PART I: MTW Plan (suggested to be no more than 10 pages) and Asset Building Initiatives Information (suggested to be no more than 5 pages)
- PART II: Appendices 1-4 (which include other forms and documentation)

Public Process requirements can be found on pages 16-17 of PIH Notice 2022-11.

THE DUE DATE TO SUBMIT THE MTW PLAN AND APPLICATION IS July 28, 2022 at 11:59 pm (EDT).

All resource materials, updated FAQs and any announcements will be available on the Asset Building Cohort webpage at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/expansion/assetbuildingcohort

PART I:
MTW PLAN

The first section of Part I is the MTW Plan Section (explained on pages 15-17 of PIH Notice 2022-11).

It is suggested to be no more than 10 pages (with numbered pages).

Narrative information will be provided on:

- Vision for PHA's Local MTW Program
- Plan for Future Community/Resident Engagement
- PHA Operating and Inventory Information
- Plan for Local MTW Program
- Proposed Use of MTW Funds
- Evidence of Significant Partnerships

If your PHA has applied under a prior cohort of the MTW Expansion, you'll notice the questions in this section are the same as in prior selection notices.

The second section of Part I is the Asset Building Initiatives Information Section (explained on pages 17-19 of PIH Notice 2022-11).

It is suggested to be no more than 5 pages (with numbered pages).

Applicant PHAs must choose only one of the three Asset Building Options.

Applicant PHAs should only provide information on the Asset Building Option under which they are applying.

PART I:

ASSET BUILDING INITIATIVES INFORMATION

Part II includes four appendices (explained on page 20 of PIH Notice 2022-11).

In Part II, appendices 1, 2, and 3 do not have page/format suggestions and pages do not need to be numbered. Appendix 4 is suggested to be 10 pages and has no specific format except that pages be numbered.

The four appendices are:

Appendix 1: Moving to Work Certifications of Compliance

Attachment 1 of PIH Notice 2022-11

Appendix 2: Public Process Documentation

Appendix 3: Required Standard Forms

Certification of Consistency with the Consolidated Plan (form HUD-2991)

Certification of Payments (form HUD-50071)

Disclosure of Lobbying Activities (SF-LLL)

Appendix 4: Other Supporting Documentation

**PART II:
APPENDICES**

Public Process Requirements

Public Process Requirements can be found on pages 14-15 of PIH Notice 2022-11.

Applicant PHAs must meet ALL of the following elements by the submission due date of July 28, 2022:

- The PHA must publish a notice that a hearing will be held on the full MTW Plan and application package. The draft MTW Plan and Asset Building Initiatives Information must be available for public inspection for at least 30 days before submission of the MTW Plan and application package to HUD;
- The PHA must conduct a public hearing to discuss the MTW Plan and invite public comment; and
- The PHA's Board of Commissioners (or equivalent governing body) must approve the MTW Plan and application package by resolution no less than 15 days after that public hearing.

Home Forward Portland, Oregon



BILJANA JESIC

**DIRECTOR OF
COMMUNITY SERVICES**

**Want More Information on
Asset Building?**

**CFPB Webinar: For PHAs – Asset Building
Opportunities for Consumers**

Recording Available on the MTW Asset Building Cohort
webpage

**CFPB Webinar: For PHAs – Rent Reporting
and Credit Building Opportunities for PHA
Residents - June 7, 2022, 2:00-3:00 pm EDT**

Information on how to join is available on the MTW Asset
Building Cohort webpage



“We’ve always felt like we could approach the MTW team as a partner and as a resource.”

*Housing Authority of the County of San Bernardino, California
Designated 2008*

Questions?

For more information on the Moving to Work Program:



Email

MTWAssetBuilding@HUD.gov



Visit the MTW website at

www.hud.gov/mtw