

MTW Expansion Cohort #1: MTW as a Flexibility

Applicant Webinar

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Your PHA was randomly selected for the TREATMENT GROUP for Cohort #1 of the MTW Expansion.

That means that pending your PHA's submission and HUD's approval of the required public process and MTW Plan and application, your PHA will be offered MTW designation under Cohort #1 of the MTW Expansion!



Today's Webinar will Provide...

- A refresher on the MTW demonstration and how MTW designation may benefit your PHA
- An introduction to the Cohort #1 evaluation and research team
 - *Abt Associates*
Larry Buron, Judy Geyer and Tanya de Sousa
- A walk-through of “Step 2” of the Cohort #1 application process in PIH Notice 2018-17
- Lessons learned from other MTW PHAs on how to conduct meaningful public engagement
- Information from other MTW PHAs on “where to start” when creating your PHA’s local MTW program
 - *Lawrence-Douglas County Housing Authority - Shannon Oury*
 - *Housing Authority of Columbus, Georgia - Carla Godwin and Shelia Crisp*

What is the Moving To Work Demonstration Program?

- ▶ Provides PHAs with waiver authority and flexibility in designing and testing non-traditional policies and programs
- ▶ Provides PHAs with the opportunity to design and test innovative, locally designed housing and self sufficiency strategies
- ▶ Alternative to a one size fits all model
- ▶ Innovative approach allowing funding and policy flexibilities to address what makes the most sense for local communities
- ▶ Helps local communities to leverage their strengths, resources and partnerships to ensure they continue to meet the needs of the families the serve, improving the future of housing delivery



What is the Moving to Work Demonstration Program? (cont.)

- ▶ Allows for deregulation of public housing and voucher programs
- ▶ Gives PHAs the flexibilities needed to customize programs and services to meet the ever-changing local community
- ▶ Provides the right balance between federal oversight and local control with resident participation, and programmatic accountability
- ▶ Improves customer service by removing burdensome processes and regulations for MTW Agencies, allowing them to focus more on their mission
- ▶ The key principles for the MTW Expansion:
 - ▶ Simplify; Learn; Apply



What are the Benefits of the MTW Demonstration Program?

- ▶ Authority to waive statutory and/or regulatory barriers
- ▶ Ability to create policies that address local needs
- ▶ Rethink the current administration of public housing and voucher programs
- ▶ Become an industry leader
- ▶ Local control, deregulation
- ▶ Help mitigate COVID-19's impact



Status of the MTW Expansion

- ▶ Congress directed HUD to expand the MTW demonstration by 100 PHAs in the 2016 Appropriations Act.
 - ▶ Rigorous evaluation was a key requirement
 - ▶ Additional size, performance and geographic diversity requirements were also included
 - ▶ Additional information is available at: www.hud.gov/MTW
- ▶ After extensive consultation with the public and an advisory committee of PHA executives, residents and researchers, HUD will bring PHAs into the MTW Expansion in five cohorts:
 - ▶ Cohort #1: Impact of MTW Flexibility on Small PHAs
 - ▶ Cohort #2: Rent Reform
 - ▶ Cohort #3: Work Requirements
 - ▶ Cohort #4: Landlord Incentives
 - ▶ Cohort #5: Impact of MTW Flexibility



Status of the MTW Expansion (cont.)

- ▶ The MTW Operations Notice was published in the Federal Register on August 28, 2020 after multiple public comment periods.
 - ▶ This document will manage PHA participation in the MTW Expansion. The official version can be found in the Federal Register at: <https://www.federalregister.gov/d/2020-18152>.
 - ▶ The MTW Operations Notice is also available on the MTW website at: www.hud.gov/MTW on the “MTW Expansion” page.
 - ▶ There are many resources available to learn more about the MTW Operations Notice and its implementation. You can find these at: www.hud.gov/MTW.
 - ▶ Projected Timelines for Milestones in the MTW Expansion
 - ▶ Link to the draft MTW Supplement to the PHA Plan and the MTW Amendment to the Annual Contributions Contract (ACC)
 - ▶ Answers to Frequently Asked Questions
 - ▶ An interactive section-by-section training on the MTW Operations Notice is also available at: <https://www.hudexchange.info/programs/mtw/>.



Cohort #1 Overview of Evaluation of MTW as a Flexibility and Research Team

- ▶ Goals and purpose of the evaluation
- ▶ Meet the research team
- ▶ What is expected of the PHA?
- ▶ Ongoing communication with the research team



Cohort #1 Overview of Evaluation of MTW as a Flexibility

- ▶ Evaluation will have two separate lines of inquiry:
 - ▶ What flexibilities do small PHAs given MTW designation choose to pursue and why? How do their policy preferences change over time?
 - ▶ What are the impacts of the MTW flexibilities pursued by the PHAs, both on the tenants/residents and the administrative operations of the PHA?
- ▶ Outcomes of the new Cohort #1 MTW agencies will be compared to the outcomes of the eligible applicants to Cohort #1 that were not randomly selected to participate.
- ▶ Evaluation will not seek to assess the impact of any single policy change but will instead consider the overall impact of a PHA being granted access to the full package of flexibilities that are the hallmark of MTW designation.



Meet the Cohort #1 Research Team

- ▶ Evaluation is being conducted by an independent team of researchers from Abt Associates Inc.
- ▶ Data will be collected each year and will be assembled into an annual “snapshot report” that will be published by HUD each year.
- ▶ Key staff on the research team:
 - ▶ Larry Buron, Project Director
 - ▶ Judy Geyer, Director of Analysis
 - ▶ Tanya de Sousa, Data Collection Manager



What does participation in the evaluation require from the PHA?

- ▶ HUD and the research team will make every effort to minimize the burden of participating in the evaluation.
- ▶ The evaluation will rely heavily on data the PHA will already submit as part of regular operations, including tenant data, financial data, and data from the MTW Supplement.
- ▶ Research team will conduct an annual telephone interview with each new MTW agency, and expects that up to 3 PHA staff may be involved, and each interview may take roughly 2 hours to complete.
- ▶ The research team will follow the same interview cycle each year for 5 years, with a dedicated member of the research team assigned to each PHA so that we get to know your PHA's programs and MTW activities.



Communication between the PHA and the Research Team

- ▶ Research team will hold periodic webinars to keep the PHAs informed of the evaluation progress. Webinars will include:
 - ▶ What to expect in advance of the telephone interviews
 - ▶ Sneak previews of the report contents/findings
 - ▶ Data visualizations on topics of interest
 - ▶ Opportunities for PHA-to-PHA discussion
- ▶ The first webinar, explaining the research and data collection plan, will take place in February 2021, shortly after PHAs receive MTW designation.
- ▶ The first round of interviews will take place February to April 2021.



Cohort #1 MTW Plan and Application

Step 2 Overview

- ▶ Requirements on how to submit an MTW Plan and application to HUD are detailed on pages 11-15 of PIH Notice 2018-17.
- ▶ The MTW Plan and application consists of two parts:
 - ▶ PART I: MTW Plan (which is no more than 10 pages)
 - ▶ PART II: Appendices 1-4 (which include other forms and documentation)
- ▶ Public Process requirements can be found on page 12 of PIH Notice 2018-17.
- ▶ **THE DUE DATE TO SUBMIT THE MTW PLAN AND APPLICATION IS DECEMBER 4, 2020 at 11:59 pm (EST).**
- ▶ All resource materials, updated FAQs and any announcements will be available on the Cohort #1 webpage at:
https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/expansion/cohort1.



Cohort #1 MTW Plan and Application

PART I - MTW Plan

- ▶ Part I is the MTW Plan (explained on pages 13-15 of PIH Notice 2018-17).
- ▶ Part I must be no more than 10 pages (with numbered pages) and be double spaced with margins of at least 1-inch. These requirements are found in PIH Notice on pages 11-12.
- ▶ 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
 - ▶ Significant Dates and Milestones for the PHA's Local MTW Program



Cohort #1 MTW Plan and Application

PART II - Appendices

- ▶ Part II includes four appendices (explained on page 15 of PIH Notice 2018-17).
- ▶ In Part II, appendices 1, 2, and 3 do not have page/format limits and pages do not need to be numbered. Appendix 4 is limited to 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 2 of PIH Notice 2018-17
 - ▶ 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



Cohort #1 MTW Plan and Application

Public Process Requirements

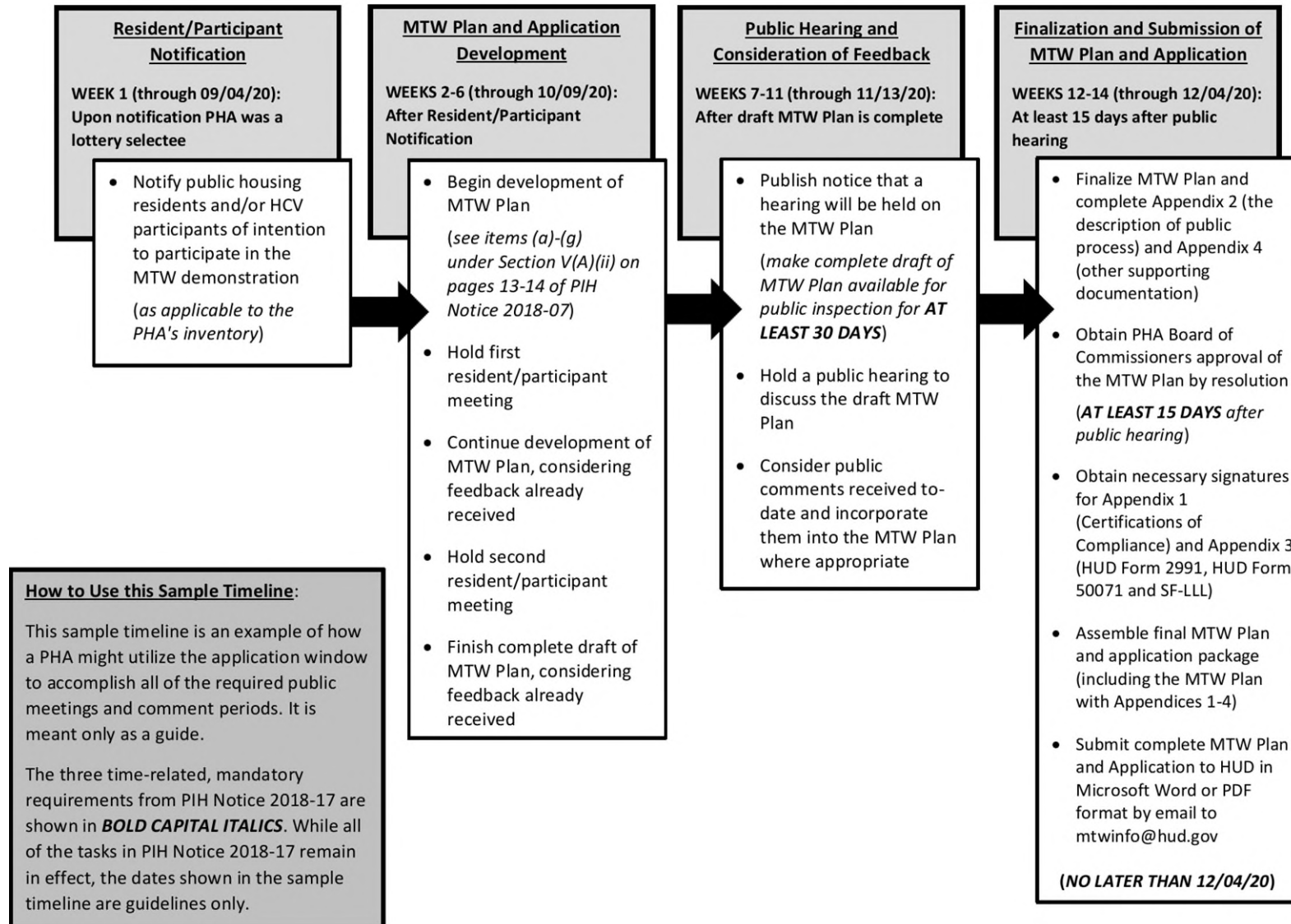
Public Process Requirements can be found on page 12 of PIH Notice 2018-17.

- ▶ The PHA must notify public housing residents and/or HCV participants (as applicable to the PHA's inventory) of its intention to participate in the MTW Demonstration Program. This notification must be in advance of developing the MTW Plan.
- ▶ The PHA must hold at least two resident meetings (separate from, and before, the required public hearing);
- ▶ After the two resident meetings, the PHA must publish a notice that a hearing will be held on the MTW Plan. The draft MTW Plan (in the format described below) and all relevant information, must be available for public inspection for at least 30 days before submission of the application 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 by resolution no less than 15 days after that public hearing.



Cohort #1 MTW Plan and Application

Possible Applicant Timeline



LAWRENCE-DOUGLAS COUNTY HOUSING AUTHORITY

Shannon Oury

The **Lawrence Douglas County Housing Authority** (LDCHA) (formerly Lawrence Housing Authority) undertook a communitywide effort to significantly modify the its' housing assistance programs and was committed to getting resident and community involvement.

There were three main concerns that arose during the public input process:

- 1) job availability;
- 2) child care; and
- 3) transportation.

To address these concerns the LDCHA met with various individuals and organizations to develop strategies to address resident needs created by the MTW work.



LAWRENCE-DOUGLAS COUNTY HOUSING AUTHORITY

Shannon Oury

Partnerships Formed to Implement Significant Activities

The original MTW plan described partnerships that were created to implement the following MTW components.

FAMILY SELF SUFFICIENCY

PREPARATION FOR HOMEOWNERSHIP PROGRAM

JOB PREPARATION, JOB TRAINING



LAWRENCE-DOUGLAS COUNTY HOUSING AUTHORITY

Shannon Oury

Letters of Support for LHA MTW Application - 1997

City of Lawrence – Mayor Bonnie Augustine, ECKAN, Inc. - East Central Kansas Economic Opportunity Corporation, Tenants to Homeowners, Inc., City of Lawrence HAND – Housing and Neighborhood Development, SHRM, Jayhawk Chapter – Society for Human Resource Management, Brookcreek Learning Center, DCCTCC – Douglas County Community Transportation Coordinating Council, Kansas Department of Social and Rehabilitation Services, Housing Advisory Council of the City of Lawrence, Practitioner's Panel, City of Lawrence

Multiple Notice of Plan Development Meetings and the Public Hear were given to all LHA participants.



HOUSING AUTHORITY OF COLUMBUS, GEORGIA

Carla Godwin & Shelia Crisp

- ▶ MTW Agency since 2013
- ▶ MTW Flexibility allowed HACG to utilize all funding sources such as Capital Funds, Section 8, and HUD Held Reserves.
- ▶ Extraordinary Maintenance
- ▶ Enhanced security cameras

Examples of a few of HACG's MTW Activities

- ▶ **Eliminate/Reduce Interim Certification Examinations**
 - ▶ Limits families to 1 Interim annually for all income except contribution, can not be 90 days before or after reexam
- ▶ **Minimum Rent Increase/Utility Reimbursement Payments Decrease**
 - ▶ Increased minimum rent from \$50 to \$150 over 2-year period.
 - ▶ Decreased amount we paid out in utility reimbursements and increase our tenant rents
- ▶ **Innovations to Reduce Homelessness**
 - ▶ House chronically homeless and homeless families with certain requirements such as case management for the chronically homeless.
- ▶ **Simplified Utility Allowance Activity**
 - ▶ Create 3 Utility Allowance schedules based on rental assistance program.
- ▶ **Sponsor-Based Emergency Voucher Program**
 - ▶ Set aside 24 Tenant Based Vouchers for emergency housing due to fire, severe flooding, natural disasters and local government action in Muscogee County in order to prevent families from becoming homeless or separated.
 - ▶ Vouchers are limited to a 6-month period at a flat rate of \$600 per month.

Questions



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<https://www.hud.gov/mtw>