Selectees for Cohort #2 of the Moving to Work (MTW) Expansion May 2021

MTW TEST RENT #1: TIERED RENT

Under MTW Test Rent #1: Tiered Rent, households are grouped into income tiers and all households within a tier pay the same rent. A household's income determines the tier they are assigned to, so there remains a connection between income and rent, but small changes in income will not affect rent. MTW Test Rent #1 has $2,500 tiers, and the rent within each tier is set to be affordable at the middle of the tier. Regular income reexaminations will occur every three years.

Akron Metropolitan Housing Authority (OH007)

Akron Metropolitan Housing Authority (AMHA) envisions an MTW Program that meaningfully increases local affordable housing choices, reduces administrative burdens and ultimately enhances the quality of housing and services, empowering all to reach their full potential.

AMHA envisions rent reform as a way to achieve greater efficiency and remove administrative barriers, thereby producing cost savings to implement innovative quality of life and mobility programs. AMHA envisions a community where investments in Summit County preserve and improve affordable housing units, increase housing opportunities and choices for their participants, and stabilize families and neighborhoods. AMHA also envisions programs and partnerships that increase access to health, education and employment opportunities so their participants can position themselves out of poverty.

Executive Director	Brian Gage (bgage@akronhousing.org)
MTW Inventory	TOTAL UNITS=9,571 (Public Housing: 4,321, HCV: 5,250)
City and State	Akron, Ohio
HUD Region	V
RAD Portfolio Conversion?	No
Cohort #2 Application Status	SELECTED

Housing Authority of Washington County (OR022)

The Housing Authority of Washington County (HAWC) believes that becoming MTW gives the agency the opportunity to fundamentally change its operations. Using MTW flexibility, HAWC will align the needs of the community and residents with the three MTW statutory objectives in ways that help transform operations, encourage self-sufficiency, and better utilize the funding it receives.

While HAWC has demonstrated success in reaching its stated goals, the MTW program and the flexibility it offers will enable the agency to implement and test strategies that were not previously available due to funding or regulatory restrictions. HAWC is interested in using MTW flexibility to shift focus from paperwork and verifications to improving household outcomes and HAWC will use its new MTW status to encourage its staff and community partners to think outside the box and find ways to improve and streamline process.

Executive Director	Komi Kalevor (Komi_Kalevor@co.washington.or.us)
MTW Inventory	TOTAL UNITS=3,220 (Public Housing: 244, HCV: 2,976
City and State	Hillsboro, Oregon
HUD Region	X
RAD Portfolio Conversion?	No
Cohort #2 Application Status	SELECTED

Everett Housing Authority (WA006)

Thriving resident households is the driving force behind Everett Housing Authority's (EHA) MTW vision and reason for its interest in MTW. All MTW initiatives will focus directly or indirectly on the ability of households to thrive, especially through greater economic independence. MTW provides new tools to address the many challenges and barriers faced by EHA residents in their efforts to thrive.

MTW flexibility will enhance EHA's ability to help its households to thrive, and thus to support the community. MTW flexibilities will help EHA households have access to: housing options in communities of opportunity through a housing choice and mobility initiative that will include both choice and place-based strategies; greatly expanded support for residents to increase earnings and achieve self-sufficiency; and staff in all departments and levels organized to maximize household success.

Executive Director	Ashley Lommers-Johnson (ashleyflj@evha.org)
MTW Inventory	TOTAL UNITS=3,483 (Public Housing: 245, HCV: 3,238)
City and State	Everett, Washington
HUD Region	X
RAD Portfolio Conversion?	No
Cohort #2 Application Status	SELECTED

Charleston-Kanawha Housing Authority (WV001)

Charleston-Kanawha Housing Authority's (CKHA) vision and business practices align with the MTW program. CKHA's vision is to be a leader in providing and supporting quality affordable housing desired by individuals and families in their market area.

CKHA practices and promotes the goals of MTW. Members of their agency realize that people living in poverty may experience difficulties in reaching their full potential if stranded too long on means-tested benefits. Their frontline staff, executive management team and Board of Commissioners recognize their programs as a stepping stone and are very passionate about self-sufficiency efforts.

Executive Director	Mark Taylor (mtaylor@ckha.com)
MTW Inventory	TOTAL UNITS=4,238 (Public Housing: 1,153, HCV: 3,085)
City and State	Charleston, West Virginia
HUD Region	III
RAD Portfolio Conversion?	No
Cohort #2 Application Status	SELECTED

MTW TEST RENT #2: STEPPED RENT

Under MTW Test Rent #2: Stepped Rent, rents increase each year regardless of household income. MTW Test Rent #2 has each household start out in year one paying rent equal to 30% of their income. After that, the rent will increase each year by no less than 2% of the Fair Market Rent (FMR) and no more than 4% of the FMR. The rent increase will vary by unit size. The PHA will choose the exact amount of the rent increase within the 2% to 4% FMR range.

Housing Authority of the County of Kern (CA008)

The Housing Authority of the County of Kern's (HACK) overall vision for MTW is to streamline administration of the HCV and public housing programs, incentivize residents/participants to increase their income and discover new ways to help them secure housing in higher opportunity neighborhoods.

The opportunities that participation in the MTW program will bring HACK include the expanded ability to operate more responsively to the unique nature of their County and their resident/participants, increased operational efficiencies, enhanced working relationships with partner service providers, an income-incentivizing rent structure for residents/participants and motivation for staff to encourage residents/participants to increase their household income.

Executive Director	Stephen Pelz (spelz@kernha.org)
MTW Inventory	TOTAL UNITS=4,721 (Public Housing: 865, HCV: 3,856)
City and State	Bakersfield, California
HUD Region	IX
RAD Portfolio Conversion?	No
Cohort #2 Application Status	**SELECTED**

Fort Wayne Housing Authority (IN003)

The Fort Wayne Housing Authority's (FWHA) mission is to revitalize the city of Fort Wayne by building and developing safe, quality, affordable housing options while providing programs to foster community, alleviate poverty and encourage long-term economic self-sufficiency. The flexibilities allowed through MTW will enable the FWHA to develop affordable units further, promote greater self-sufficiency by streamlining processes, encourage greater landlord participation and reduce administrative burdens.

Executive Director	George Guy (gguy@fwha.org)
MTW Inventory	TOTAL UNITS=3,907 (Public Housing: 658, HCV: 3,249)
City and State	Fort Wayne, Indiana
HUD Region	V
RAD Portfolio Conversion?	No
Cohort #2 Application Status	**SELECTED**

Asheville Housing Authority (NC007)

Asheville Housing Authority's (AHA) vision statement is to provide safe, quality, and affordable housing, to expand available resources, and to collaborate with the community to create opportunities for resident self-reliance and economic independence.

AHA envisions an MTW program that fully engages all three MTW statutory objectives. The agency will incentivize self-sufficiency by eliminating what they see as the greatest barrier to work for extremely low-income families – the income-based rent. They envision enhanced cost effectiveness by freeing up staff time spent annually on massive paperwork exchanges, income verifications, and complex rent calculations, with a simple triennial reexamination. They envision enhanced housing choice by allowing a seamless progression within the HCV program from a project-based apartment to a tenant-mobility voucher, and ultimately, for families who choose it, an HCV homeownership unit. MTW will allow funding flexibility to expand housing search and homeownership services and to offer landlord incentives in areas of opportunity.

Executive Director	David Nash (dnash@haca.org)
MTW Inventory	TOTAL UNITS=3,367 (Public Housing: None, HCV: 3,367)
City and State	Asheville, North Carolina
HUD Region	IV
RAD Portfolio Conversion?	Yes
Cohort #2 Application Status	SELECTED

Housing Connect (HA of the County of Salt Lake) (UT003)

The Housing Authority of the County of Salt Lake dba Housing Connect (HC) believes that affordable housing is the foundation that allows families to exit poverty and improve their health and independence. For those in greatest need, supportive services amplify the benefits of affordable housing for residents and the community in which they live. HC's vision for MTW is to preserve and expand affordable housing options and to leverage the housing platform to achieve positive outcomes related to employment, education, financial literacy, health and wellness.

HC seeks to expand their historic success in innovation, strong performance, and collaboration by utilizing the programmatic and financial flexibility offered through MTW. Key elements of the MTW program support and strengthen HC's current goals and philosophies and the research component is in line with their efforts to benchmark performance and implement best practices.

Executive Director	Janice Kimball (jjkimball@hacsl.org)
MTW Inventory	TOTAL UNITS=3,360 (Public Housing: 416, HCV: 2,944)
City and State	Salt Lake City, Utah
HUD Region	VIII
RAD Portfolio Conversion?	No
Cohort #2 Application Status	SELECTED

Portsmouth Redevelopment and Housing Authority (VA001)

The Portsmouth Housing and Redevelopment Authority (PHRA) changes lives and transforms communities through high-quality, affordable housing. PHRA's vision for the MTW program is to ensure that low- and moderate-income individuals in their community, regardless of their economic status, have good choices in where they live, and opportunities to reach their fullest potential. Quality affordable housing is a springboard for success in educational, employment and health pursuits. The MTW designation would enable PRHA to create change and invest in catalytic community building while ensuring the long-term financial viability of their organization.

Executive Director	Edward Bland (ebland@prha.org)
MTW Inventory	TOTAL UNITS=3,162 (Public Housing: 660, HCV: 2,502)
City and State	Portsmouth, Virginia
HUD Region	III
RAD Portfolio Conversion?	No
Cohort #2 Application Status	SELECTED

MTW TEST RENT #3: ALTERNATIVE RENT

Under MTW Test Rent #3: Alternative Rent, PHAs with more than 4,000 households eligible for the evaluation were given the option to propose their own tiered or stepped rents within certain constraints.

Houston Housing Authority (TX005)

Alternative Tiered Rent: Tiers in the proposed rent reform policy are set in increments of $2,000. This would result in more tiers than Test Rent #1 (in order to minimize negative financial impacts according to their dataset).

The Houston Housing Authority (HHA) enthusiastically welcomes the opportunity to participate in the MTW program, which they have branded "EMPOWER Housing" to reflect the transformative potential MTW offers to HHA and their residents. As the largest provider of affordable housing and services in Houston, HHA's mission is "to improve lives by providing quality, affordable housing options and promoting education and economic self-sufficiency."

MTW EMPOWER will build on HHA's mission and strategic objectives by providing significant programmatic and financial flexibility.

Executive Director	Mark Thiele (president@housingforhouston.com)
MTW Inventory	TOTAL UNITS=21,472 (Public Housing: 3,135, HCV: 18,337)
City and State	Houston, Texas
HUD Region	VI
RAD Portfolio Conversion?	No
Cohort #2 Application Status	SELECTED