

# MTW Expansion Landlord Incentives Cohort

## Applicant Webinar

July 20, 2021

Marianne Nazzaro, MTW Director  
Alison Christensen, MTW Team  
Paul Joice, HUD Office of Policy, Development & Research

07/20/21 1

1



### Today's Webinar will Provide...

- A refresher on the MTW Expansion and how MTW designation may benefit your PHA
- An introduction to the Landlord Incentives Cohort evaluation
- A description of the Landlord Incentives Cohort MTW Activities
- A walk-through of the Landlord Incentives Cohort application process in PIH Notice 2021-03
- Perspective from other MTW PHAs on implementing landlord incentives activities through MTW
  - Oakland Housing Authority - Dominica Henderson
  - Chicago Housing Authority - Jennifer Hoyle

2

## 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 they serve, improving the future of housing delivery

07/20/21

3



3

## 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

07/20/21

4



4

## 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
- ▶ May use public housing and voucher funding flexibly, as long as substantially number of families are assisted
- ▶ Become an industry leader
- ▶ Local control, deregulation
- ▶ Help mitigate COVID-19's impact

07/20/21

5



5

## 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](http://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 cohorts. These cohorts are:
  - ▶ MTW Flexibility for Smaller PHAs Cohort
  - ▶ Stepped and Tiered Rent Cohort
  - ▶ Landlord Incentives Cohort
  - ▶ Future Cohorts (TBD)

07/20/21

6



6

## 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 manages 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](http://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](http://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/>.



7

## Landlord Incentives Cohort Background

- ▶ **MANY LANDLORDS DON'T ACCEPT VOUCHERS**
  - ▶ Pilot Study of Landlord Acceptance of Housing Choice Vouchers (<https://www.huduser.gov/portal/pilot-study-landlord-acceptance-hcv.html>)  
Landlord rejection rate was above 66% in 3 of 5 sites.
  - ▶ Source of income discrimination laws may help but don't eliminate landlord rejection.
- ▶ **LANDLORD MOTIVATIONS ARE COMPLEX**
  - ▶ Urban Landlords in the Housing Choice Voucher Program (<https://www.huduser.gov/portal/publications/UrbanLandlords.html>)
  - ▶ Financial concerns, perception of voucher tenants, and PHA interactions.



07/20/21

8

8

## Landlord Incentives Cohort MTW Activities List

- ▶ **MTW OPERATIONS NOTICE MTW ACTIVITIES**
  - ▶ 2.a. Payment Standards - Small Area Fair Market Rents (SAFMR)
  - ▶ 2.b. Payment Standards - Fair Market Rents (FMR)
  - ▶ 4.a. Vacancy Loss
  - ▶ 4.b. Damage Claims
  - ▶ 4.c. Other Landlord Incentives
  - ▶ 5.a. Pre-Qualifying Unit Inspections
  - ▶ 5.d. Alternative Inspection Schedule
- ▶ **COHORT SPECIFIC MTW ACTIVITIES**
  - ▶ COHORT 4.1 Waiver of Mandatory Initial Inspection
  - ▶ COHORT 4.2. Front-end Vacancy Loss Payment

07/20/21

9



9

## Landlord Incentives Cohort Evaluation

- ▶ HUD is required to conduct a rigorous evaluation of each MTW Expansion cohort.
- ▶ We expect landlord incentives will lead to →
  - ▶ More landlords willing to take vouchers.
  - ▶ More landlords with vouchers.
  - ▶ Families who receive a voucher are more likely to lease up (improved success rate).
  - ▶ Higher opinion of the voucher program among landlords.
- ▶ Other possible outcomes:
  - ▶ Families use voucher faster, more choices, less geographically concentrated.
  - ▶ Cost implications—some increases, some decreases?

07/20/21

10



10

## Landlord Incentives Cohort Evaluation

- ▶ For the Landlord Incentives Cohort, HUD will compare MTW PHAs and non-MTW PHAs. Applicant PHAs will be selected randomly to receive MTW in the Landlord Incentives Cohort.
- ▶ All PHAs (selected for MTW and not selected) must cooperate with HUD's independent evaluator.
  - ▶ Accurately report voucher issuance and leasing data.
  - ▶ Participate in interviews.
  - ▶ Burden will be minimized, especially for non-MTW PHAs.
- ▶ Evaluation will last approximately 4-5 years.
- ▶ PHAs not selected for the Landlord Incentives Cohort could still apply to other MTW Cohorts.

07/20/21

11



11

## BREAK

### 10 MINUTES

07/20/21

12



12

## Landlord Incentives Cohort MTW Plan and Application PHA Eligibility

- ▶ Eligibility Requirements are detailed on pages 11-15 of PIH Notice 2021-03.
- ▶ **STATUTORY ELIGIBILITY REQUIREMENTS**
  - (1) Administration of no more than 27,000 aggregate public housing and/or HCV units as verified by HUD;
  - (2) Designation as a High Performer under the PHAS or Designation as a High Performer under SEMAP as verified by HUD; and
  - (3) The applicant is a PHA.
- ▶ **ADDITIONAL ELIGIBILITY REQUIREMENTS**
- ▶ **COMPLETENESS REQUIREMENTS**
- ▶ **ELIGIBILITY WILL BE ASSESSED AS OF THE EXTENDED DUE DATE OF OCTOBER 15, 2021 at 11:59 pm (EST). (The due date was extended by PIH Notice 2021-19).**



13

## Landlord Incentives Cohort MTW Plan and Application Overview

- ▶ Requirements on how to submit an MTW Plan and application package to HUD are detailed on pages 15-21 of PIH Notice 2021-03.
- ▶ The MTW Plan and application consists of two parts:
  - ▶ PART I: MTW Plan (suggested to be no more than 10 pages) and Landlord Incentive Activities 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 2021-03.
- ▶ **THE DUE DATE TO SUBMIT THE MTW PLAN AND APPLICATION IS OCTOBER 15, 2021 at 11:59 pm (EST). (The due date was extended by PIH Notice 2021-19).**
- ▶ All resource materials, updated FAQs and any announcements will be available on the Landlord Incentives webpage at:  
[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/mtw/expansion/cohort4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/expansion/cohort4).



14

## Landlord Incentives Cohort MTW Plan and Application PART I - MTW Plan

- ▶ The first section of Part I is the MTW Plan (explained on pages 17-19 of PIH Notice 2021-03).
- ▶ It is suggested to be no more than 10 pages (with numbered pages) and must be double spaced with margins of at least 1-inch. These requirements are found in PIH Notice 2021-03 on page 15-16.
- ▶ 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

07/20/21

15



15

## Landlord Incentives Cohort MTW Plan and Application PART I - Landlord Incentive Activities Information

- ▶ The second section of Part I is the Landlord Incentive Activities Information Section (explained on pages 19-20 of PIH Notice 2021-03).
- ▶ Applicant PHAs must pick at least TWO landlord incentive activities to implement from the list of nine activities provided in PIH Notice 2021-03.
- ▶ Layout requirements on page 15-16 of 2021-03 still apply (numbered pages, double spaced, and margins of at least 1-inch). It is suggested to be no more than 5 pages.

07/20/21

16



16



## Landlord Incentives Cohort MTW Plan and Application PART II - Appendices

- ▶ Part II includes four appendices (explained on pages 20-21 of PIH Notice 2021-03).
- ▶ 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 1 of PIH Notice 2021-03
  - ▶ 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

07/20/21

17



17

## Landlord Incentives Cohort MTW Plan and Application Public Process Requirements

- ▶ Public Process Requirements can be found on pages 16-17 of PIH Notice 2021-03.
  - ▶ 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 Part I of the MTW Plan and application package.
  - ▶ 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 and application package. 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 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.



18

# OAKLAND HOUSING AUTHORITY

DOMINICA HENDERSON

Special Assistant to the Executive Director  
Director of Planning, Implementation, and Compliance



Oakland Housing  
Authority

07/20/21

19



19

# CHICAGO HOUSING AUTHORITY

JENNIFER HOYLE

Deputy Chief  
Strategic Management and Partnerships



CHA  
CHICAGO HOUSING  
AUTHORITY

07/20/21

20



20

# Questions



*Marianne Nazzaro, MTW Director*

*Alison Christensen, MTW Team*

*Paul Joice, Office of Policy  
Development and Research*

[MTWCohort4@hud.gov](mailto:MTWCohort4@hud.gov)

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

07/20/21

21