



MOVING TO WORK (MTW) DEMONSTRATION PROGRAM

COHORT 1 WEBINAR

Marianne Nazzaro, Director
John Concannon, Deputy Director

Logistics for Today



Questions: We will have 2 breaks during the presentation for you to ask questions. The producer will instruct you on how you can unmute your phone to ask a question. You can also ask questions by using the chat feature on your screen.



Availability of Slides: We are recording this webinar and will post the recorded webinar along with the slides on our website (www.hud.gov/mtw).



Contact Us: If you have questions after the webinar you can email us at MTWcohort1@hud.gov



Website: We keep our website updated regularly so please visit us at www.hud.gov/mtw



Overview of Webinar

- Today's Speakers:
 - *Marianne Nazzaro*, Director, MTW Demonstration Program
 - *John Concannon*, Deputy Director MTW Demonstration Program
 - *Matthew Mainville*, Executive Director, Holyoke Housing Authority
 - *Chris Lamberty*, Executive Director, Lincoln Housing Authority
- Purpose of Cohort 1 Webinar
- How MTW can Benefit your Agency
- How you can Become an MTW Agency



Cohort 1 Webinar – Purpose



LEARN ABOUT THE
DEMONSTRATION PROGRAM AND
ITS BENEFITS



ANSWER QUESTIONS FROM
ELIGIBLE AGENCIES ABOUT
COHORT 1



PROVIDE AN OVERVIEW OF
COHORT 1 AND THE MTW
EXPANSION

Moving to Work Demonstration Program

- Enacted under the Omnibus Consolidated Rescissions and Appropriations Act of 1996
 - Section 204 of the 1996 HUD Appropriations Act
- There are currently 39 selected MTW PHAs, representing both small and large PHAs in urban and rural communities.
 - In FY2017, these PHAs received over four billion dollars of federal housing assistance. This is more than 17% of the public housing and voucher program overall funding.
 - MTW PHAs represent roughly 14% of the nation's public housing and voucher stock.



What is MTW?

- Offers public housing agencies (PHAs) the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies
- Gives PHAs and HUD flexibility to design and test approaches for providing and administering housing assistance in a more cost-effective way
- Allows PHAs exceptions to certain public housing and Housing Choice Voucher (HCV) rules
- Enables PHAs to use public housing and HCV funds flexibly

Cost effectiveness	Reduce costs and achieve greater cost effectiveness in Federal expenditures
Self sufficiency	Give incentives to families to find employment and become self-sufficient
Housing choice	Increase housing choices for low-income families

THREE STATUTORY OBJECTIVES

Use of MTW Flexibilities

Cost Savings	Self Sufficiency	Housing Choice
Using the MTW Funds to leverage funds	Linking rental assistance with supportive services	Developing mixed-income, tax credit properties, and other affordable housing
Streamlining HUD processes	Earned income exclusions	Landlord incentive programs
Simplification of rent calculations	Self sufficiency/employment requirements	Encouraging moves to opportunity areas



How Has MTW Impacted the Industry

Streamlining Rule

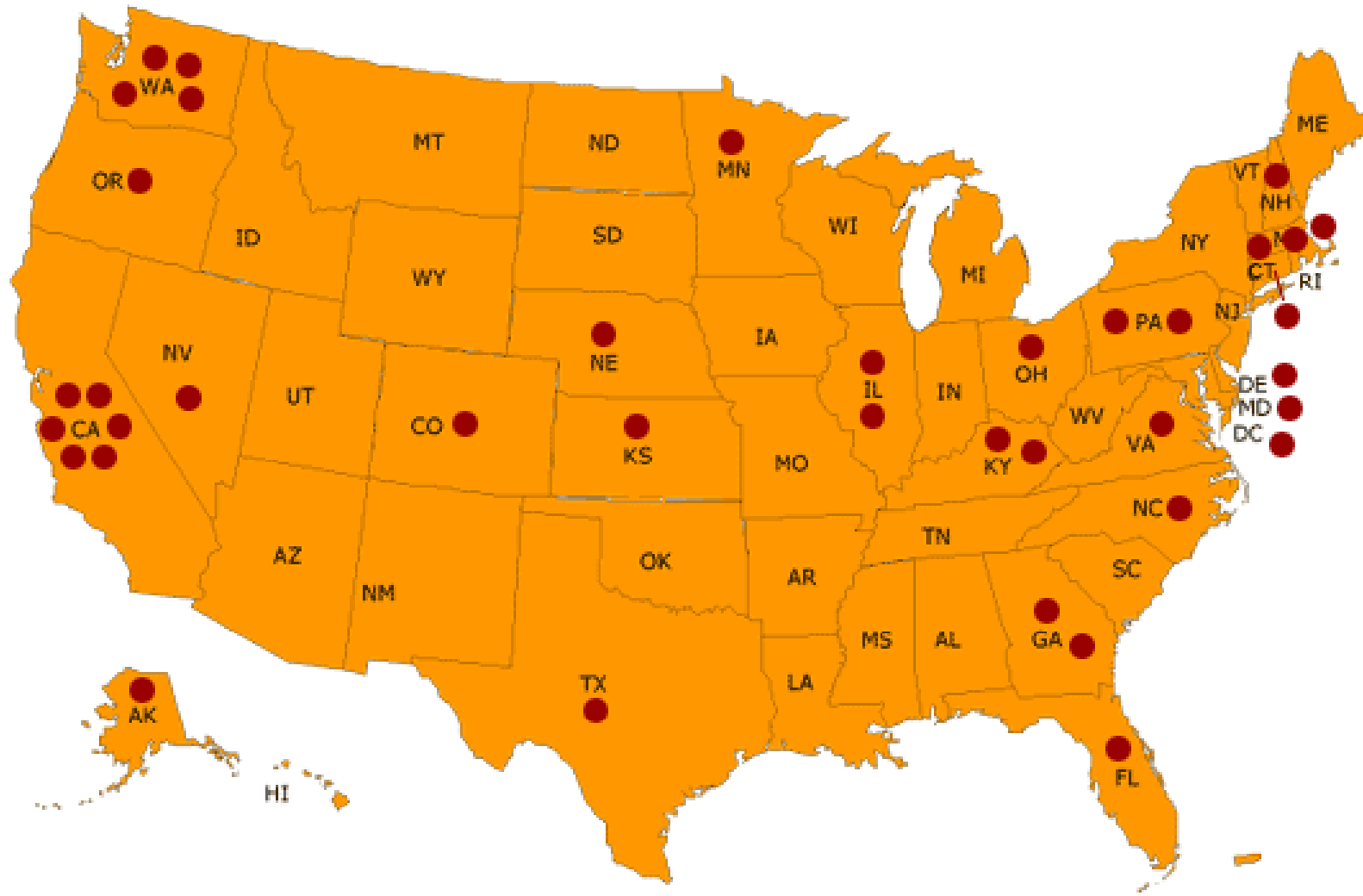
- *Self-certification of assets under \$5,000*
- *Biennial unit inspections and/or alternate inspections for HCV and PBV*
- *HQS re-inspection fee*
- *Increase of payment standards (120%) for the reasonable accommodation of persons with disabilities*

HOTMA

- *Increased PBV unit and development caps*
- *Less frequent income recertification for those on a fixed income*
- *Owner maintained site-based waiting lists for PBV*
- *Creation of a capital fund replacement reserve and allowing up to 20% of the Op Fund to be transferred to the capital fund*



Current MTW Agencies



Holyoke Housing Authority

In 2012, Holyoke Housing Authority (HHA) was selected to participate in MTW Demonstration Program.

HHA has been given the authority and flexibility to develop policies and procedures outside the limitations of certain HUD regulations. MTW provides HHA with the opportunity to develop and implement innovative programming as a unique response to the needs of the Holyoke community. .

Examples of what HHA has done:

- Streamlined utility allowance
- Partnership with the sheriff's department to provide a shallow subsidy to assist those folks transitioning back into the community with obtaining permanent and affordable housing
- Neighborhood revitalization
- Rent simplification
- Career Advancement Program



Lincoln Housing Authority

Lincoln, Nebraska

- 1996, the Lincoln Housing Authority (LHA) was selected to participate in the MTW Demonstration Program.
- Under the MTW Demonstration Program, LHA has focused on a long-term operational vision for MTW. This includes a focus on families, simplification of the voucher and public housing programs, establishing community partnerships, and promoting self-sufficiency.
- Examples of some of LHA's policies include:
 - Rent calculations at 27% with no deductions
 - Landlord Incentive HAP
 - Minimum earned income

How Can MTW Benefit your Agency?

- Ability to create policies that address your local needs
- Authority to waive statutory and/or regulatory barriers
- Rethink your current administration of HCV and Public Housing
- Become an industry leader
- Greater ability to partner, leverage, and create a local, non-traditional housing program





QUESTIONS?

MTW Expansion

- 2016 Appropriations Act authorizes 100 additional PHAs to join MTW demonstration
 - MTW Expansion PHAs will be added in cohorts that will test specific policy changes
 - Research advisory committee advises HUD on specific policy changes to be implemented and evaluated
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- **Selection Requirements:**
 - 7 years to designate
 - PHAs must be high-performers
 - Represent geographic diversity



Selection Requirements

PHA Size Consideration:

Aggregate HCV and PH unit thresholds	# of PHAs
1,000 or fewer units	At least 50
1,001-6,000 units	At least 47
6,001-27,000 units	No more than 3
> 27,000 units	Not eligible

Other considerations:

- 5 PHAs with portfolio-wide RAD conversion
- Regional MTW PHA



Policy to Test	Research Method
Cohort #1: MTW Flexibility	Randomly select up to 30 PHAs from applicants under 1,000 combined units; Compare to the PHAs that were not selected.
Cohort #2: Rent Reform	Random assignment within PHA.
Cohort #3: Work Requirements	Either between PHAs or across developments within a PHA.
Cohort #4: Landlord Incentives	Randomly select 20 PHAs from applicants; Compare to PHAs not selected.

COHORTS OF MTW EXPANSION

Cohort #1 Selection Notice

- The first cohort of the MTW Expansion will evaluate the overall effects of MTW flexibility on a PHA and the residents it serves.
- It will target PHAs with 1,000 or fewer aggregate units of public housing and HCV units.
- Up to 30 PHAs will be selected to receive MTW designation in this cohort.



Cohort #1 Selection Notice

PIH Notice 2018-17, also known as the Selection Notice for Cohort #1, lays out the two-step application process by which PHAs will be selected for the first cohort of the MTW Expansion.

In the first step, interested PHAs will submit a letter of interest to HUD by **May 13, 2019**. HUD will then conduct an eligibility review on those interested PHAs. Eligible, interested PHAs will be placed into a lottery.



In the second step, the lottery selectees will be invited to submit an application to obtain MTW designation.



Cohort #1 Website



Applicants should go to www.hud.gov/mtw and click on the “Cohort #1- MTW Flexibility” link. This webpage contains:

- PIH Notice 2019-03: Extension to Submit Letters of Interest and Applications under the Moving to Work Demonstration Program for Fiscal Year 2019: COHORT #1 – Overall Impact of Moving to Work Flexibility
- PIH Notice 2018-17: Request for Letters of Interest and Applications under the Moving to Work Demonstration Program for Fiscal Year 2018: COHORT #1 – Overall Impact of Moving to Work Flexibility
- FAQ (this document will be updated regularly, so applicants should check back often)
- A link to a webcast on the MTW Selection Notice
- Microsoft Excel version of the “Eligibility Worksheet”
- Links to all Attachments and Standard Forms

What is Next?

Expansion Timeline - HUD's timeline for the expansion is as follows:

- Spring 2019: Extend timeframe for PHAs interested in the initial cohort of MTW agencies submit letters of interest. Publish Notice that outlines the Parameters of the second cohort and invite PHAs to submit letters of intent to apply. Publish final MTW Operations Notice.
- Summer 2019: Invite PHAs interested in the initial cohort to submit applications.
- Fall 2019: Designate the initial cohort of MTW agencies. Invite PHAs interested in the second cohort to submit applications.
- Spring 2020: Designate the second cohort of MTW agencies.

Additional cohorts of MTW PHAs will be added, based on the advice of the advisory committee, through 2022.





QUESTIONS?

How to Contact Us



WWW.HUD.GOV/MTW



MTWCOHORT1@HUD.GOV



SLIDES WILL BE POSTED ON
THE MTW WEBSITE IN THE
COMING DAYS