



# 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](http://www.hud.gov/mtw)).



**Contact Us:** If you have questions after the webinar you can email us at [mtw-info@hud.gov](mailto:mtw-info@hud.gov)



**Website:** We keep our website updated regularly so please visit us at [www.hud.gov/mtw](http://www.hud.gov/mtw)



# Overview of Webinar

- Today's Speakers:
  - *Marianne Nazzaro*, Director, MTW Demonstration Program
  - *John Concannon*, Deputy Director MTW Demonstration Program
  - *Len Williams*, Chief Executive Officer, The Housing Authority of Columbus, Georgia
  - *Karen Kreutzberg*, MTW and Federal Policy Director, Boulder Housing Partners
- 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*

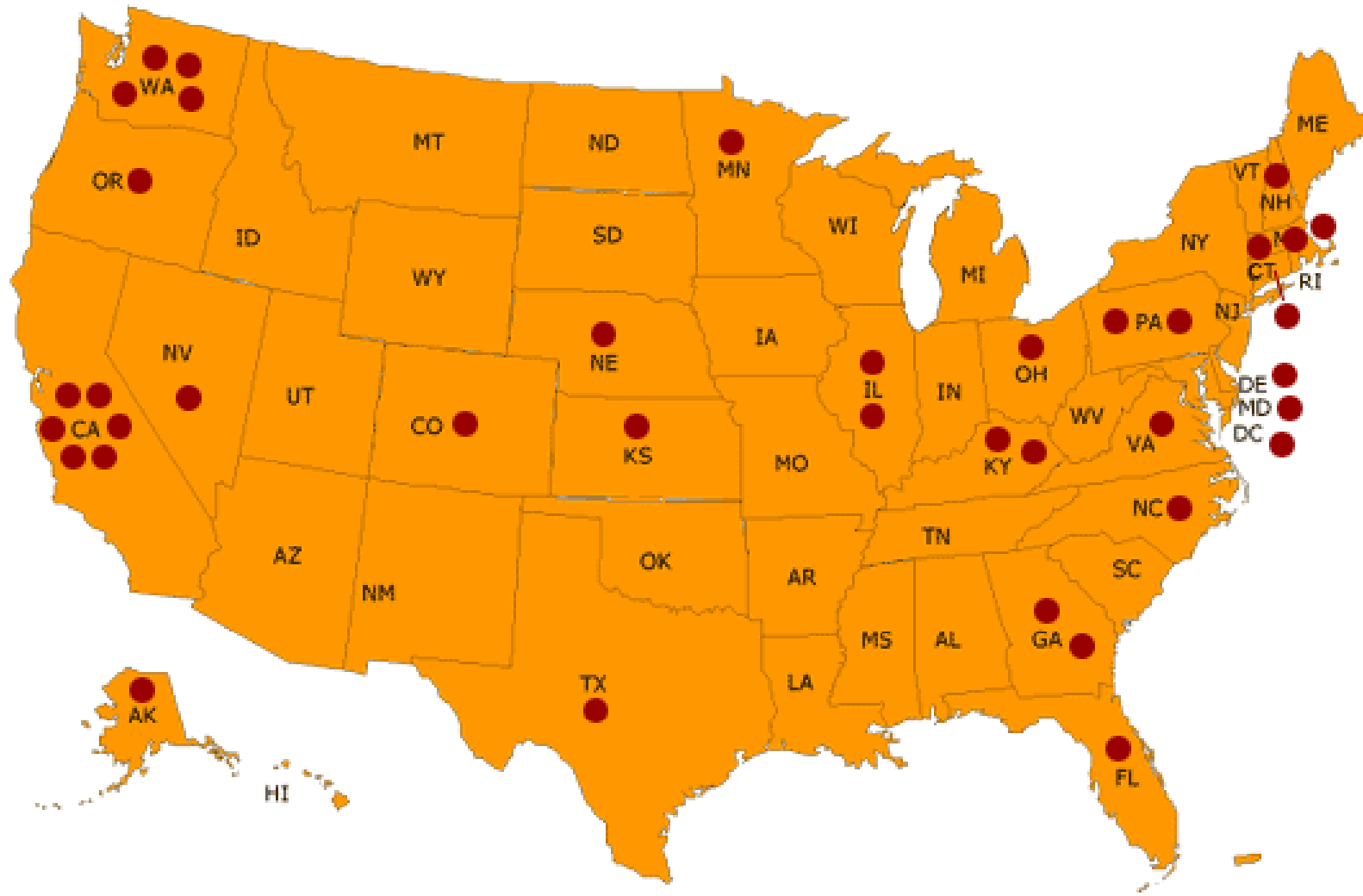
- *Self-certification of assets under \$5,000*
- *Biennial unit inspections and/or alternate inspections for HCV and PBV*
- *HQS re-inspection fee*
- *Increase of payment standards (120%) for the reasonable accommodation of persons with disabilities*

## *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



# Boulder Housing Partners

In 2011, Boulder Housing Partners (BHP) was selected to participate in MTW Demonstration Program.

BHP has been given the authority and flexibility to develop policies and procedures outside the limitations of certain HUD regulations. As an MTW agency, BHP has been able to transform the way we provide housing and assistance to better meet the needs of our families and our community.

Examples of what BHP can do include:

- Creating more affordable housing units through construction or acquisition;
- Preserving and renovating our current public housing communities;
- Providing more services for our residents and participants;
- Piloting a rent policy that will encourage resident self-sufficiency, reduce fraud, and keep rents affordable.



# The Housing Authority of Columbus, Georgia

In 2012, the Housing Authority of Columbus, Georgia was selected to participate in the MTW Demonstration Program.

Under the MTW Demonstration Program, the Rental Assistance Demonstration Program, and other affordable housing programs, HACG has been able to serve specific, low-income populations that it could not have served as a conventional PHA. These programs have provided HACG with leverage and flexibility to evolve its business model in directions far beyond the abilities of a conventional PHA.

Examples of some of HACG's policies include:

- Support for different rent calculation for elderly, employed, and similar families;
- Re-development flexibility;
- Term/time limits; and
- Create incentive and/or preference program for non-traditional custodial parents



# 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
- 
- **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 **January 11, 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](http://www.hud.gov/mtw) and click on the “MTW Competition Notice” link. This webpage contains:

- 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: Revise MTW Operations Notice based on public comment and publish final MTW Operations Notice.
- Summer/Fall 2019: Designate the initial cohort of MTW agencies; invite the second cohort of agencies to apply.
- Winter 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](http://WWW.HUD.GOV/MTW)



[MTW-INFO@HUD.GOV](mailto:MTW-INFO@HUD.GOV)



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