



Omni Shoreham Hotel
Washington, DC
June 2 – 4, 2010

Conference Agenda

Tuesday, June 1, 2010

4:00 pm Registration (open until 8:00 pm) Palladian Lobby

Day 1 – Wednesday, June 2, 2010

7:00 am Registration Palladian Lobby
Pick up registration materials; sign up for concurrent sessions.

9:00 am Welcome Palladian
Dominique Blom
Deputy Assistant Secretary, Office of Public Housing Investments

9:30 am Review Agenda and Logistical Information Palladian
Marianne Nazzaro – MTW Coordinator

9:45 am Using MTW to Serve More Families Palladian
Ivan Pour – MTW Program Director

10:00 am Break

10:15 am Small Group Discussion: Using MTW to Serve More Families

1. Establishing Supportive/Transitional/Homeless Programs Palladian
PHA Participants:
Charlotte Housing Authority
King County Housing Authority
Housing Authority of Portland
Housing Authority of the County of San Mateo
Facilitator:
Anice Schervish Chenault – ROSS Program Manager/HOPE VI CSS

2. Leveraging MTW Funds in the Development Process Senate
PHA Participants:
Housing Authority of the City of Pittsburgh
Housing Authority of Tulare County
HUD Resource/Facilitator
Ivan Pour – MTW Program Director
Luci Blackburn – MTW Coordinator/HOPE VI Grant Manager

Day 1 – Wednesday, June 2, 2010 (cont'd)

3. **Building Partnerships Using MTW Flexibilities** **Executive**
PHA Participants:
Massachusetts Department of Housing and Community Development
Seattle Housing Authority
Facilitator:
Louise Hofmeister – Housing Authority of the County of Santa Clara/City of San Jose
4. **Creating Local Voucher Programs with MTW** **Cabinet**
PHA Participants:
Massachusetts Department of Housing and Community Development
Oakland Housing Authority
Facilitator:
Emily Cadik – MTW Coordinator
5. **Establishing Foreclosure Prevention, Mortgage Assistance and Local Homeownership Programs** **Congressional A**
PHA Participants:
Louisville Metro Housing Authority
Housing Authority of the City of Pittsburgh
Facilitator:
Justin Fazzari – MTW Coordinator
6. **Deconcentrating Poverty Using MTW Flexibilities** **Council**
PHA Participants:
Atlanta Housing Authority
Minneapolis Public Housing Authority
Facilitator:
Ron Atkielski – Cloudburst Consulting Group

11:30 am Debrief

Palladian

12:30 pm Working Lunch

Palladian

Each MTW Agency will have an opportunity to meet with its MTW Coordinator and other HUD staff to answer agency-specific questions. Cash and Carry.

Day 1 – Wednesday, June 2, 2010 (cont'd)

2:00 pm Afternoon Concurrent Session 1

- 1. Developing Effective Employment and Self-Sufficiency Incentives With and Without Work Requirements and Time Limits** **Palladian**
PHA Participants:
Housing Authority of Baltimore City
Chicago Housing Authority
Lawrence-Douglas County Housing Authority
Housing Authority of the County of San Bernardino
Facilitator:
Ron Ashford – Public Housing Supportive Services Director
- 2. Creating UFAS Accessible Units with MTW** **Council**
PHA Participants:
Housing Authority of Baltimore City
District of Columbia Housing Authority
Facilitator:
Charles Kieffer – Cloudburst Consulting Group
- 3. Energy and Alternate Subsidy Calculations** **Congressional A**
PHA Participants:
Cambridge Housing Authority
Chicago Housing Authority
Louisville Metro Housing Authority
Facilitator:
Justin Fazzari – MTW Coordinator
- 4. Questions Regarding the PIC MTW Module** **Executive**
HUD Resource:
Matthew Steen/Pramod Pamnani – Real Estate Assessment Center
Ivan Pour – MTW Program Director
- 5. Questions for the Voucher Office: Reporting into VMS and Applying MTW Flexibilities to Special Purpose Vouchers** **Congressional B**
HUD Resource:
Debra Hamblin/Laure Rawson – Office of Housing Voucher Programs
Marianne Nazzaro – MTW Coordinator
- 6. Attachment B Requirements (Repeating)** **Senate**
HUD Resource:
Laurel Davis – MTW Coordinator

3:30 pm Break

Day 1 – Wednesday, June 2, 2010 (cont'd)

3:45 pm Afternoon Concurrent Session 2

- 1. Strategic Planning and MTW** **Palladian**
PHA Participants:
Minneapolis Public Housing Authority
Housing Authority of the County of San Bernardino
Facilitator:
Marianne Nazzaro – MTW Coordinator
- 2. Brainstorming Development of PD&R Rent Reform Demonstration** **Cabinet**
HUD Resource:
Jennifer Stoloff/Marina Myhre –Policy Development and Research
Justin Fazzari – MTW Coordinator
- 3. Financial Reporting and the Single-Fund Budget** **Congressional B**
HUD Resource:
Steve Bolden/Ben Greenberg – Real Estate Assessment Center
Ivan Pour – MTW Program Director
- 4. Using Software to Track MTW Activities: Data Collection and Evaluation Techniques** **Congressional A**
PHA Participants:
Massachusetts Department of Housing and Community Development
Housing Authority of the County of San Bernardino
Facilitator:
Ron Atkielski – Cloudburst Consulting Group
- 5. Questions on the Enterprise Income Verification System** **Executive**
HUD Resource:
Nicole Faison – Real Estate Assessment Center
Emily Cadik – MTW Coordinator
- 6. Attachment B Requirements (Repeating)** **Senate**
HUD Resource:
Laurel Davis – MTW Coordinator

5:30 pm Informal Social Gathering

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Day 2 – Thursday, June 3, 2010

9:00 am Welcoming Remarks **Palladian**
Sandra Henriquez
Assistant Secretary, Public and Indian Housing

**9:30 am Panel: Promoting a Greater Understanding of MTW
in the Community** **Palladian**

Panelists:

Atlanta Housing Authority
Cambridge Housing Authority
Charlotte Housing Authority
Keene Housing Authority
King County Housing Authority
Portage Metropolitan Housing Authority
San Antonio Housing Authority

Facilitator:

Stephen Holmquist – Reno & Cavanaugh

10:30 am Break

**10:45 am Panel: Promoting a Greater Understanding of MTW
in the Community (cont'd)** **Palladian**

12:00 pm Lunch (on your own)

1:00 pm Optional Lunch Sessions

1. New and Expanding Agencies Workshop

Executive

PHA Participants:

Alaska Housing Finance Corporation
Housing Authority of the County of San Bernardino

Facilitator:

Emily Cadik – MTW Coordinator

2. Alternatives to PHAS/SEMAP Workshop

Congressional A/B

PHA Participants:

Seattle Housing Authority

Day 2 – Thursday, June 3, 2010 (cont'd)

2:00 pm Panel Sessions

1. Establishing Alternate Rent Policies that Encourage Employment and Self-Sufficiency

Palladian

Panelists:

Alaska Housing Finance Corporation
Lawrence-Douglas County Housing Authority
Lincoln Housing Authority
Housing Authority of Portland
Housing Authority of the County of San Mateo
Nora McArdle – PIH Office of Policy, Program and Legislative Initiatives

Facilitator:

Victoria Main – Jacksonville Field Office

2. Encouraging Resident Involvement in the MTW Process

Congressional A/B

PHA Participants:

Delaware State Housing Authority
Minneapolis Public Housing Authority
Philadelphia Housing Authority
San Antonio Housing Authority

Facilitator:

Laurel Davis – MTW Coordinator

3:30 pm Break

3:45 pm Small Group Discussion

1. **Executive Directors Meeting**
2. **Finance Staff Meeting**
3. **Real Estate and Development Staff Meeting**
4. **Voucher Staff Meeting**
5. **Housing Management and Resident Services Staff Meeting**
6. **Information Technology Staff Meeting**
7. **MTW Plan/Report Writing Staff Meeting**
8. **HUD Staff Meeting**

**Executive
Forum
Cabinet
Council
Congressional A
Senate
Congressional B
Palladian**

5:15 pm Day Concludes

Day 3 – Friday, June 4, 2010

**9:00 am Panel: Using Project-Basing to Preserve
Public Housing Units and Other Affordable Housing**

Palladian

Panelists:

Oakland Housing Authority

San Diego Housing Commission

Housing Authority of the County of San Mateo

Housing Authority of the County of Santa Clara/City of San Jose

Greg Byrne, PIH Lead on the Preservation, Enhancement, and Transformation of
Rental Assistance

Ivan M. Pour, MTW Program Director

Facilitator:

Laurel Davis – MTW Coordinator

10:30 am Break

10:45 am Conference Feedback – Questions/Comments

Palladian

Panelists:

Dominique Blom, Deputy Assistant Secretary, Public Housing Investments

Greg Byrne, PIH Lead on Preservation, Enhancement, and Transformation of
Rental Assistance

D.J. Lavoy, Acting Deputy Assistant Secretary, Field Operations

Merrie Nichols-Dixon, Acting Deputy Assistant Secretary, Policy, Program
and Legislative Initiatives

Milan Ozdinec, Deputy Assistant Secretary, Public Housing and Voucher Programs

Ivan M. Pour, MTW Program Director

David Vargas, Acting Deputy Assistant Secretary, Real Estate Assessment Center

Facilitator:

Marianne Nazzaro – MTW Coordinator

11:30 am Conference Concludes

- HUD Staff
- MTW Agency
- Other

2010 MTW Conference Evaluation Form

Day One – Wednesday, June 2, 2010

Welcome and Opening Session	<i>Poor</i>	<i>Average</i>	<i>Above Average</i>	<i>Excellent</i>	<i>No Response</i>
Overall Quality of the Session					
Organization of Content					
Scope and Depth of Content					
Applicability of Content					
Facilitator's Effectiveness in Responding to Questions or Making Arrangements for an Answer via Follow-Up					

What points of information were most valuable in this session?

What are your suggestions for improving this session?

Do you have any other comments or feedback relating to this session?

Small Group Discussion: Using MTW to Serve More Families - Please select the session you attended:

<input type="checkbox"/> Establishing Supportive/Transitional/Homeless Programs	<input type="checkbox"/> Creating Local Voucher Programs with MTW
<input type="checkbox"/> Leveraging MTW Funds in the Development Process	<input type="checkbox"/> Establishing Foreclosure Prevention, Mortgage Assistance and Local Homeownership Programs
<input type="checkbox"/> Building Partnerships Using MTW Flexibilities	<input type="checkbox"/> Deconcentrating Poverty Using MTW Flexibilities

	<i>Poor</i>	<i>Average</i>	<i>Above Average</i>	<i>Excellent</i>	<i>No Response</i>
Overall Quality of the Session					
Organization of Content					
Scope and Depth of Content					
Applicability of Content					
Facilitator's Effectiveness in Responding to Questions or Making Arrangements for an Answer via Follow-Up					

What points of information were most valuable in this session?

What are your suggestions for improving this session?

Do you have any other comments or feedback relating to this session?

Working Lunch

	<i>Yes</i>	<i>No</i>
Did you find the working lunch to be valuable?		
Do you want to have a working lunch again at next year's conference?		

Do you have any suggestions for how the working lunch could be improved?

(please continue on reverse)

Afternoon Concurrent Sessions 1 - Please select the session you attended:

<input type="checkbox"/> Developing Effective Employment and Self-Sufficiency Incentives With and Without Work Requirements	<input type="checkbox"/> Questions Regarding the PIC MTW Module
<input type="checkbox"/> Creating UFAS Accessible Units with MTW	<input type="checkbox"/> Questions for the Voucher Office
<input type="checkbox"/> Energy and Alternate Subsidy Calculations	<input type="checkbox"/> Attachment B Requirements

	<i>Poor</i>	<i>Average</i>	<i>Above Average</i>	<i>Excellent</i>	<i>No Response</i>
Overall Quality of the Session					
Organization of Content					
Scope and Depth of Content					
Applicability of Content					
Facilitator's Effectiveness in Responding to Questions or Making Arrangements for an Answer via Follow-Up					

What points of information were most valuable in this session?

What are your suggestions for improving this session?

Do you have any other comments or feedback relating to this session?

Afternoon Concurrent Sessions 2 - Please select the session you attended:

<input type="checkbox"/> Strategic Planning and MTW	<input type="checkbox"/> Using Software to Track MTW Activities: Data Collection and Evaluation Techniques
<input type="checkbox"/> Brainstorming Development of PD&R Rent Reform Demonstration	<input type="checkbox"/> Questions on the Enterprise Income Verification System
<input type="checkbox"/> Financial Reporting and the Single-Fund Budget	<input type="checkbox"/> Attachment B Requirements

	<i>Poor</i>	<i>Average</i>	<i>Above Average</i>	<i>Excellent</i>	<i>No Response</i>
Overall Quality of the Session					
Organization of Content					
Scope and Depth of Content					
Applicability of Content					
Facilitator's Effectiveness in Responding to Questions or Making Arrangements for an Answer via Follow-Up					

What points of information were most valuable in this session?

What are your suggestions for improving this session?

Do you have any other comments or feedback relating to this session?

- HUD Staff
- MTW Agency
- Other

2010 MTW Conference Evaluation Form

Day Two – Thursday, June 3, 2010

Panel: Promoting a Greater Understanding of MTW in the Community

	<i>Poor</i>	<i>Average</i>	<i>Above Average</i>	<i>Excellent</i>	<i>No Response</i>
Overall Quality of the Panel					
Organization of Content					
Scope and Depth of Content					
Applicability of Content					
Facilitator's Effectiveness in Responding to Questions or Making Arrangements for an Answer via Follow-Up					

What points of information were most valuable in this panel?

What are your suggestions for improving this panel?

Do you have any other comments or feedback relating to this panel?

Optional Lunch Sessions - Please select the session you attended:

New and Expanding Agencies Workshop Alternatives to PHAS/SEMAP Workshop

	<i>Poor</i>	<i>Average</i>	<i>Above Average</i>	<i>Excellent</i>	<i>No Response</i>
Overall Quality of the Workshop					
Organization of Content					
Scope and Depth of Content					
Applicability of Content					
Facilitator's Effectiveness in Responding to Questions or Making Arrangements for an Answer via Follow-Up					

What points of information were most valuable in this workshop?

What are your suggestions for improving this workshop?

Did you prefer having these optional session offered at lunchtime or would you prefer to have optional session in the very early morning as was done in previous years?

(please continue on reverse)

Afternoon Panels - Please select the panel you attended:

<input type="checkbox"/> Establishing Alternate Rent Policies that Encourage Employment and Self-Sufficiency	<input type="checkbox"/> Encouraging Resident Involvement in the MTW Process
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	<i>Poor</i>	<i>Average</i>	<i>Above Average</i>	<i>Excellent</i>	<i>No Response</i>
Overall Quality of the Panel					
Organization of Content					
Scope and Depth of Content					
Applicability of Content					
Facilitator's Effectiveness in Responding to Questions or Making Arrangements for an Answer via Follow-Up					

What points of information were most valuable in this panel?

What are your suggestions for improving this panel?

Do you have any other comments or feedback relating to this panel?

Small Group Discussions - Please select the session you attended:

<input type="checkbox"/> Executive Directors Meeting	<input type="checkbox"/> Housing Management and Resident Services Staff Meeting
<input type="checkbox"/> Finance Staff Meeting	<input type="checkbox"/> Information Technology Staff Meeting
<input type="checkbox"/> Real Estate and Development Staff Meeting	<input type="checkbox"/> MTW Plan/Report Writing Staff Meeting
<input type="checkbox"/> Voucher Staff Meeting	<input type="checkbox"/> HUD Staff Meeting

	<i>Poor</i>	<i>Average</i>	<i>Above Average</i>	<i>Excellent</i>	<i>No Response</i>
Overall Quality of the Session					
Organization of Content					
Scope and Depth of Content					
Applicability of Content					
Facilitator's Effectiveness in Responding to Questions or Making Arrangements for an Answer via Follow-Up					

What points of information were most valuable in this session?

What are your suggestions for improving this session?

Do you have any other comments or feedback relating to this session?

- HUD Staff
- MTW Agency
- Other

2010 MTW Conference Evaluation Form

Day Three – Friday, June 4, 2010

Panel: Using Project-Basing to Preserve Public Housing Units and Other Affordable Housing

	<i>Poor</i>	<i>Average</i>	<i>Above Average</i>	<i>Excellent</i>	<i>No Response</i>
Overall Quality of the Panel					
Organization of Content					
Scope and Depth of Content					
Applicability of Content					
Facilitator's Effectiveness in Responding to Questions or Making Arrangements for an Answer via Follow-Up					

What points of information were most valuable in this panel?

What are your suggestions for improving this panel?

Do you have any other comments or feedback relating to this panel?

OVERALL CONFERENCE FEEDBACK

	<i>Strongly Disagree</i>				<i>Strongly Agree</i>
	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>
The overall conference objectives were achieved					
My MTW program questions were answered					
The information I learned about will assist my MTW program implementation					
The overall length of the conference was appropriate					
The hotel was in a good location and the meeting rooms were conducive to learning					

	<i>Poor</i>	<i>Average</i>	<i>Above Average</i>	<i>Excellent</i>	<i>No Response</i>
Overall Quality of the Conference					
Organization of Conference Content					
Scope and Depth of Conference Content					
Applicability of Conference Content					
Ease of Locating Sessions and Meeting Rooms					
Quality of Meeting Space and Accommodations					
Helpfulness of Conference Staff					

(please continue on reverse)

Please provide the name of the session(s) that provided the most useful information:

Please provide the name of the session(s) that provided the least useful information:

What session/part of the conference did you feel was the most effective? Why?

What session/part of the conference did you feel needed the most improvement? Why?

Please provide any additional feedback/comments regarding the conference:

Thank you for your feedback.



Selected Sessions Abstract

DAY 1 - WEDNESDAY, JUNE 2, 2010

10:15 – 11:25 am Small Group Discussion: Using MTW to Serve More Families

Establishing Supportive/ Transitional/ Homeless Programs

In this session, the Charlotte Housing Authority, the King County Housing Authority, the Housing Authority of Portland and the Housing Authority of the County of San Mateo will each share their efforts in serving additional homeless and low-income families using local, non-traditional MTW flexibilities. Topics to be discussed include the following: the Resource Access Center that is being developed by the HAP, which will be a LEED-certified Center that provides 130 studio apartments for homeless individuals and couples, modern shelter for 90 homeless men and services to 1,000 Portland residents each day; and a review of lessons learned and early outcome indicators of the HACSM's Housing Readiness Program, which is a demonstration project that was developed as part of the implementation of the County's initiative to end homelessness in ten years. Participants will have an opportunity to dialogue with the presenters and brainstorm ways to serve more homeless families in their own communities using their local, non-traditional MTW flexibilities.

Leveraging MTW Funds in the Development Process

In this session, the Housing Authority of the City of Pittsburgh and the Housing Authority of Tulare County will describe how they are serving or plan to serve additional families in their communities by leveraging MTW funds in the development process. The MTW Program Director will provide an overview of the Department's Development Working Group. Participants will have an opportunity to dialogue with the presenters and to brainstorm ways to serve additional families by developing local, non-traditional programs that leverage MTW funds in the development process.

Building Partnerships Using MTW Flexibilities

In this session, the Massachusetts Department of Housing and Community Development and the Seattle Housing Authority will describe how they are building partnerships using MTW flexibilities in order to serve additional families. The MADHCD will discuss the planning process, potential partners, and strategies for leveraging resources through innovative partnerships, ranging from career centers and regional employment boards, to schools and social services agencies located in high opportunity neighborhoods; the SHA will review its use of MTW flexibilities to partner with non-profit housing developers and service providers to help fulfill their missions and provide service-enriched housing. Participants will have an opportunity to dialogue with the presenters and brainstorm how to take advantage of their local, non-traditional MTW authority to build partnerships in order to serve additional low-income families in their communities.

Creating Local Voucher Programs with MTW

In this session, the Massachusetts Department of Housing and Community Development and the Oakland Housing Authority will describe how they are creating unique, local voucher programs using their MTW authority. The MADHCD will discuss several initiatives that encourage employment and help people who are homeless; and the OHA will describe its local voucher program. Participants will have an opportunity to dialogue with the presenters and brainstorm how to use their local, non-traditional MTW flexibilities in order to create local voucher programs in their communities.

Establishing Foreclosure Prevention, Mortgage Assistance and Local Homeownership Programs

In this session, the Louisville Metro Housing Authority and the Housing Authority of the City of Pittsburgh will discuss how they have used their MTW authorities to serve additional families in their communities by establishing foreclosure prevention, mortgage assistance and local homeownership programs. The LMHA will share the success of its locally defined homeownership program, how it has increased homebuyer choices, and how the program actively engages homebuyers through a rigorous, hands-on curriculum; the HACP will review the various elements of its MTW homeownership program, which helps residents achieve the goals of 20% home equity, becoming first-time homeowners, building additional equity for the future, and achieving self-sufficiency. Participants will have an opportunity to dialogue with the presenters and brainstorm how to establish successful homeownership programs in their communities using MTW flexibilities.

Deconcentrating Poverty Using MTW Flexibilities

In this session, the Atlanta Housing Authority and the Minneapolis Public Housing Authority will describe how they have served additional families in their communities by using MTW flexibilities to deconcentrate poverty. Presenters will discuss the innovative ways their agencies have placed MTW and HCV vouchers into non-impacted communities. Session participants will have an opportunity to dialogue with the presenters and brainstorm ways to use the local, non-traditional MTW authority in order to deconcentrate poverty in their own communities.

Developing Effective Employment and Self-Sufficiency Incentives With and Without Work Requirements and Time Limits

In this session, the Housing Authority of Baltimore City, the Chicago Housing Authority, the Lawrence-Douglas Housing Authority and the Housing Authority of the County of San Bernardino will describe how they have used their MTW flexibilities to develop effective employment and self-sufficiency incentives. The HABC will discuss a new demonstration program designed to simplify rent policy and increase resident self-sufficiency; the CHA will discuss strategies for residents to meet (exceed) work requirements and how transitional job training programs assist its residents toward self-sufficiency; the LDCHA will describe its belief that federal rent policies undermine personal growth and economic self-sufficiency and will discuss the impact of its alternative rent policy on LDCHA's residents; and the HACSB will describe its proposed Pilot Local FSS Program, in which the traditional FSS escrow account will be revised into a savings account that can be used during the term of participation for self-sufficiency activities.

Creating UFAS Accessible Units with MTW

In this session, the Housing Authority of Baltimore City and the District of Columbia Housing Authority will describe how they have used MTW flexibilities to create additional UFAS accessible units. The HABC will describe how, since 2005, it has created 577 UFAS units at existing developments and 24 scattered UFAS sites, and will share its plans to create 14 scattered site UFAS units using ARRA funds; the DCHA will discuss the conversion of existing public housing units and the construction of over 450 wheelchair accessible units since 2008 and how it identified private homeowners as a potential source of larger bedroom properties. Participants will have an opportunity to dialogue with presenters and brainstorm how to use MTW flexibilities to create additional UFAS accessible units.

Energy and Alternate Subsidy Calculations

In this session, the Cambridge Housing Authority, the Chicago Housing Authority and the Louisville Metro Housing Authority will describe their experiences when creating energy savings strategies using MTW authorities. Cambridge will discuss its efforts to create energy-efficient units; Chicago will discuss its Energy Service Contracts = Cost Effectiveness & Capital Improvements program; and the LMHA will describe its green, affordable housing design related to ecological design, energy efficiency, sustainability storm water management, and indoor air quality.

Questions Regarding the PIC MTW Module

In this session, personnel from the Department's Real Estate Assessment Center will be available to provide technical assistance and answer any questions that MTW agencies have about the MTW-PIC module, including transitioning from the regular 50058 to the MTW-50058 module and how to handle ports between MTW and non-MTW agencies.

Questions for the Voucher Office

In this session, personnel from the Office of Housing Voucher Programs will be available to answer any questions that agencies have relating to vouchers. Specifically, OHVP staff will discuss the following: how MTW agencies can apply their MTW flexibilities to which special purpose vouchers and how to request this authorization; and how MTW agencies should populate the Voucher Management System, including how to use the comment field in VMS to report on how agencies are using their MTW flexibilities. Participants will have an opportunity to raise any questions directly with the presenters.

Attachment B Requirements (Repeating)

In this session, personnel from the MTW Office will describe the process that MTW agencies must follow when preparing Annual MTW Plan and Report submissions in order to comply with the Attachment B reporting requirements (HUD Form 50900). This session will provide an opportunity for MTW agencies to ask questions regarding Attachment B, for the Department and MTW agencies to review mutually identified shortcomings relative to these requirements and for all participants to discuss possible future improvements to address such issues.

Strategic Planning and MTW

In this session, the Minneapolis Public Housing Authority and the Housing Authority of the County of San Bernardino will discuss how they have incorporated their MTW vision into their agencies' Strategic Plans. In addition, staff from the MTW Office will describe the development of the Department's FY 2010-2015 Strategic Plan and how the MTW fits into the overall plan.

Brainstorming Development of PD&R Rent Reform Demonstration

In this session, staff from the Office of Policy Development and Research will talk to agencies about their potential participation in the Rent Reform Demonstration, which will evaluate the impact of different rent models on the following goals: (1) Create incentives for residents to increase earnings, (2) Minimize the impact on tenants, and (3) Increase administrative efficiencies for the agency and improve the financial status of the agency. Possible rent models include: Hybrid rent structure; Income banding with flat rents/tiered rents; Stepped rents; and Flat rents.

DAY 1 - WEDNESDAY, JUNE 2, 2010

3:45 – 5:15 pm **Concurrent Session 2 (cont'd)**

Financial Reporting and the Single-Fund Budget

In this session, personnel from the Department's Real Estate Assessment Center will be available to answer any questions that MTW agencies have regarding reporting into the Financial Data Schedule, including the transmission of financial information from MTW agencies to FASS-PH, using the guidance published by REAC for MTW agencies in December 2009.

Using Software to Track MTW Activities: Data Collection and Evaluation Techniques

In this session, the Massachusetts Department of Housing and Community Development and the Housing Authority of the County of San Bernardino will describe how they use software to track MTW activities, including data collection and evaluation techniques. The MADHCD will describe how they have identified, designed and developed tools that assure that all data elements are quantified and measured, including accurate benchmarking systems, flexible multi-year annual recertification and HQS inspection types, tracking for self-sufficiency initiatives, and customized subsidy calculations; the HACSB will present information on how they structured a time study, the strategy for collecting data for the MTW Plan and Reports on a quarterly basis, the benefits of using this data as a management tool and the lessons learned through this effort.

Questions on the Enterprise Income Verification System

In this session, Department's senior staff person who was responsible for the design and development of the Enterprise Income Verification System will be available to answer any questions that MTW agencies have regarding the EIV. This system was developed for public housing authorities to ensure that families receive the correct amount of subsidy and deter fraud in these programs so that more eligible families may participate in the Department's rental assistance programs.

Attachment B Requirements (Repeating)

In this session, personnel from the MTW Office will describe the process that MTW agencies must follow when preparing Annual MTW Plan and Report submissions in order to comply with the Attachment B reporting requirements (HUD Form 50900). This session will provide an opportunity for MTW agencies to ask questions regarding Attachment B, for the Department and MTW agencies to review mutually identified shortcomings relative to these requirements and for all participants to discuss possible future improvements to address such issues.

DAY 2 - THURSDAY, JUNE 3, 2010

9:30 am **Panel: Promoting a Greater Understanding of MTW in the Community**

During this panel session, Executive Directors and senior staff from the Atlanta Housing Authority, the Cambridge Housing Authority, the Charlotte Housing Authority, the Keene Housing Authority, the King County Housing Authority, the Portage Metropolitan Housing Authority and the San Antonio Housing Authority will describe how to promote a greater understanding of MTW, not only in their local communities but also on the national level. The panel will provide a description of the historical context of when MTW was first implemented, a discussion of best practices and lessons learned on how to engage residents and stakeholders when implementing MTW initiatives, suggestions for how common misconceptions about MTW could be addressed and a dialogue on how MTW could be better promoted in the community.

DAY 2 - THURSDAY, JUNE 3, 2010

1:00 – 2:00 pm Optional Lunch Sessions

New and Expanding Agencies

This optional lunch session provides the new and expanding MTW agencies an opportunity to network with one another and to learn from housing authorities that were recently admitted into the MTW demonstration. Both the Alaska Housing Finance Corporation and the Housing Authority of the County of San Bernardino were admitted into the MTW demonstration in 2008. They will share their experiences and lessons learned as new MTW agencies, including how they introduced agency staff, residents, landlords and the public to the MTW designation and local program activities.

Alternatives to PHAS/SEMAP

During this optional lunch session, the Seattle Housing Authority will present pros and cons for three approaches to assessing MTW agencies: HUD's Public Housing Assessment System, rating agencies, and an accreditation system. Agencies will discuss the merit of pursuing one or more alternatives and possibly begin development of a related action plan that will allow MTW agencies to be fairly rated.

2:00 – 3:30 pm Panel Sessions

Establishing Alternate Rent Policies that Encourage Employment and Self-Sufficiency

During this panel session, the Alaska Housing Finance Corporation, the Lawrence-Douglas County Housing Authority, the Lincoln Housing Authority, the Housing Authority of Portland, and the Housing Authority of the County of San Mateo will each present on how their agencies established alternate rent policies that encourage employment and self-sufficiency of low-income families in their communities. The discussion will include a description of the underlying principles of alternate rent policies, the rationale used in their design and structure, how to reduce the bureaucratic red-tape, shorten the length of time families are on the wait list, how to establish interim rent policies and implement minimum earned income disregard, and how to help families move up and out of assisted housing. In addition, staff from the PIH Office of Policy, Programs and Legislative Initiatives will provide a brief overview of the Department's Rent Study, which was recently completed and will be released shortly.

Encouraging Resident Involvement in the MTW Process

During this panel session, the Delaware State Housing Authority, the Minneapolis Public Housing Authority, the Philadelphia Housing Authority and the San Antonio Housing Authority will present on how they have encouraged the involvement of their residents when developing and implementing MTW policies and activities and their approach to handling non-compliant residents. The DSHA will discuss the approach that it uses when residents do not comply with MTW policies; an MPHA resident commissioner will discuss why residents want and need to be involved in MTW and share his experiences with resident involvement; the PHA will describe how it uses related non-profit agencies to implement and operate various components of its comprehensive MTW program; and the SAHA will describe its comprehensive public engagement process, which includes meetings with residents, stakeholders, and staff which provided public input in the planning and development of the MTW Plan.

3:45 – 5:15 pm Small Group Discussion

These small group discussion sessions are designed to give staff the ability to network with their counterparts of a similar discipline in the other MTW agencies. No formal agenda is set for these sessions and the Department's staff will not be present.

DAY 3 – FRIDAY, JUNE 4, 2010

9:00 – 10:30 am Panel: Using Project-Basing to Preserve Public Housing Units and Other Affordable Housing

Using Project-Basing to Preserve Public Housing Units and Other Affordable Housing

During this panel session, the Oakland Housing Authority, the San Diego Housing Commission, the Housing Authority of the County of San Mateo, and the Housing Authority of the County of Santa Clara/City of San Jose will discuss their respective experiences in transitioning the agency's public housing portfolio and other affordable housing to a project-based voucher model. Each of these agencies is at a different stage in this process, and as a result, can bring different experiences and lessons learned to the discussion. MTW Program Director, Ivan Pour, will participate in the panel to aid in the discussion of how MTW flexibilities can be most effectively used in such a transition. Departmental staff member Greg Byrne, a representative from the Assistant Secretary's office who is leading the Department's proposed Preservation, Enhancement, and Transformation of Rental Assistance (PETRA) legislative effort, will provide an overview of PETRA. The panel will discuss how PETRA and the approaches enacted by MTW agencies are similar, how they are different, and how they can inform each other moving forward.

10:45 – 11:30 am Conference Feedback – Questions/Comments

During this Q&A Panel Session, senior staff from the Department's Office of Public and Indian Housing will be available to answer any outstanding questions that conference participants may have.

PUBLIC HOUSING/SECTION 8 MOVING TO WORK DEMONSTRATION

SEC. 204. (a) PURPOSE.—The purpose of this demonstration is to give public housing agencies and the Secretary of Housing and Urban Development the flexibility to design and test various approaches for providing and administering housing assistance that: reduce cost and achieve greater cost effectiveness in Federal expenditures; give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and increase housing choices for low-income families.

(b) PROGRAM AUTHORITY.—The Secretary of Housing and Urban Development shall conduct a demonstration program under this section beginning in fiscal year 1996 under which up to 30 public housing agencies (including Indian housing authorities) administering the public or Indian housing program and the section 8 housing assistance payments program may be selected by the Secretary to participate. The Secretary shall provide training and technical assistance during the demonstration and conduct detailed evaluations of up to 15 such agencies in an effort to identify replicable program models promoting the purpose of the demonstration. Under the demonstration, notwithstanding any provision of the United States Housing Act of 1937 except as provided in subsection (e), an agency may combine operating assistance provided under section 9 of the United States Housing Act of 1937, modernization assistance provided under section 14 of such Act, and assistance provided under section 8 of such Act for the certificate and voucher programs, to provide housing assistance for low-income families, as defined in section 3(b)(2) of the United States Housing Act of 1937, and services to facilitate the transition to work on such terms and conditions as the agency may propose and the Secretary may approve.

(c) APPLICATION.—An application to participate in the demonstration—

(1) shall request authority to combine assistance under sections 8, 9, and 14 of the United States Housing Act of 1937;

(2) shall be submitted only after the public housing agency provides for citizen participation through a public hearing and, if appropriate, other means;

(3) shall include a plan developed by the agency that takes into account comments from the public hearing and any other public comments on the proposed program, and comments from current and prospective residents who would be affected, and that includes criteria for—

(A) families to be assisted, which shall require that at least 75 percent of the families assisted by participating demonstration public housing authorities shall be very low-income families, as defined in section 3(b)(2) of the United States Housing Act of 1937;

(B) establishing a reasonable rent policy, which shall be designed to encourage employment and self-sufficiency by participating families, consistent with the purpose of this demonstration, such as by excluding some or all of a family's earned income for purposes of determining rent;

(C) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined;

(D) maintaining a comparable mix of families (by family size) as would have been provided had the amounts not been used under the demonstration; and

(E) assuring that housing assisted under the demonstration program meets housing quality standards established or approved by the Secretary; and

(4) may request assistance for training and technical assistance to assist with design of the demonstration and to participate in a detailed evaluation.

(d) SELECTION.—In selecting among applications, the Secretary shall take into account the potential of each agency to plan and carry out a program under the demonstration, the relative performance by an agency under the public housing management assessment program under section 6(j) of the United States Housing Act of 1937, and other appropriate factors as determined by the Secretary.

(e) APPLICABILITY OF 1937 ACT PROVISIONS.—

(1) Section 18 of the United States Housing Act of 1937 shall continue to apply to public housing notwithstanding any use of the housing under this demonstration.

(2) Section 12 of such Act shall apply to housing assisted under the demonstration, other than housing assisted solely due to occupancy by families receiving tenant-based assistance.

(f) **EFFECT ON SECTION 8, OPERATING SUBSIDIES, AND COMPREHENSIVE GRANT PROGRAM ALLOCATIONS.**—The amount of assistance received under section 8, section 9, or pursuant to section 14 by a public housing agency participating in the demonstration under this part shall not be diminished by its participation.

(g) **RECORDS, REPORTS, AND AUDITS.**—

(1) **KEEPING OF RECORDS.**—Each agency shall keep such records as the Secretary may prescribe as reasonably necessary to disclose the amounts and the disposition of amounts under this demonstration, to ensure compliance with the requirements of this section, and to measure performance.

(2) **REPORTS.**—Each agency shall submit to the Secretary a report, or series of reports, in a form and at a time specified by the Secretary. Each report shall—

(A) document the use of funds made available under this section;

(B) provide such data as the Secretary may request to assist the Secretary in assessing the demonstration; and

(C) describe and analyze the effect of assisted activities in addressing the objectives of this part.

(3) **ACCESS TO DOCUMENTS BY THE SECRETARY.**—The Secretary shall have access for the purpose of audit and examination to any books, documents, papers, and records that are pertinent to assistance in connection with, and the requirements of, this section.

(4) **ACCESS TO DOCUMENTS BY THE COMPTROLLER GENERAL.**—The Comptroller General of the United States, or any of the duly authorized representatives of the Comptroller General, shall have access for the purpose of audit and examination to any books, documents, papers, and records that are pertinent to assistance in connection with, and the requirements of, this section.

(h) **EVALUATION AND REPORT.**—

(1) **CONSULTATION WITH PHA AND FAMILY REPRESENTATIVES.**—In making assessments throughout the demonstration, the Secretary shall consult with representatives of public housing agencies and residents.

(2) **REPORT TO CONGRESS.**—Not later than 180 days after the end of the third year of the demonstration, the Secretary shall submit to the Congress a report evaluating the programs carried out under the demonstration. The report shall also include findings and recommendations for any appropriate legislative action.

(i) **FUNDING FOR TECHNICAL ASSISTANCE AND EVALUATION.**—From amounts appropriated for assistance under section 14 of the United States Housing Act of 1937 for fiscal years 1996, 1997, and 1998, the Secretary may use up to a total of \$5,000,000—

(1) to provide, directly or by contract, training and technical assistance—

(A) to public housing agencies that express an interest to apply for training and technical assistance pursuant to subsection (c)(4), to assist them in designing programs to be proposed for the demonstration; and

(B) to up to 10 agencies selected to receive training and technical assistance pursuant to subsection (c)(4), to assist them in implementing the approved program; and

(2) to conduct detailed evaluations of the activities of the public housing agencies under paragraph (1)(B), directly or by contract.