Moving to Work
Demonstration Program
Colorado NAHRO

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What is Moving to Work?

- MTW is a demonstration program that allows PHAs to design and test innovative, locally-designed initiatives.
- MTW PHAs are granted exemptions from certain Public Housing and Housing Choice Voucher rules.
The 1996 Appropriations Act authorized up to 30 public housing authorities to participate in MTW.

Since 1996, Congress has authorized additional MTW agencies through Appropriations Acts.

There are currently 39 selected MTW agencies, representing both small and large PHAs in urban and rural communities.

In FY2017, these agencies 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.
Current MTW Agencies
<table>
<thead>
<tr>
<th>MTW Agencies</th>
<th>Annual Plans</th>
<th>Annual Reports</th>
<th>Agreements</th>
</tr>
</thead>
</table>
| Alaska Housing Finance Corporation | • FY 10 Plan  
• FY 11 Plan  
• FY 12 Plan  
• FY 13 Plan  
• FY 14 Plan - Amendment #2  
• FY 15 Plan  
• FY 16 Plan  
• FY 17 Plan  
• FY 18 Plan  
• FY 19 Plan - Amendment  
• FY 20 Plan - Amendment #2 | • FY 10 Report  
• FY 11 Report  
• FY 12 Report  
• FY 13 Report  
• FY 14 Report  
• FY 15 Report | • MTW Agreement  
• Amendment #1  
• Amendment #2  
• Amendment #3  
• Amendment #4  
• MTW Agreement Extension through 2028 |

Approved MTW Plans are publicly available on the MTW webpage, in addition to MTW Reports and MTW Agreements for existing MTW agencies.
<table>
<thead>
<tr>
<th>Statutory Objectives</th>
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<tbody>
<tr>
<td><strong>Cost effectiveness</strong></td>
</tr>
<tr>
<td>Reduce costs and achieve greater cost effectiveness in Federal expenditures</td>
</tr>
<tr>
<td><strong>Self sufficiency</strong></td>
</tr>
<tr>
<td>Give incentives to families to find employment and become self-sufficient</td>
</tr>
<tr>
<td><strong>Housing choice</strong></td>
</tr>
<tr>
<td>Increase housing choices for low-income families</td>
</tr>
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</table>
## Use of MTW Flexibility

<table>
<thead>
<tr>
<th>Cost Savings</th>
<th>Self Sufficiency</th>
<th>Housing Choice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Using the MTW Funds to leverage funds</td>
<td>Linking rental assistance with supportive services</td>
<td>Developing mixed-income, tax credit properties, and other affordable housing</td>
</tr>
<tr>
<td>Streamlining HUD processes</td>
<td>Earned income exclusions</td>
<td>Developing sponsor-based voucher program to assist homeless and other at-risk groups</td>
</tr>
<tr>
<td>Simplification of rent calculations</td>
<td>Self sufficiency/employment requirements</td>
<td>Encouraging moves to opportunity areas</td>
</tr>
</tbody>
</table>
MTW Funding

- MTW PHAs are permitted to use their Public Housing Operating, Capital funds, and Housing Choice Voucher funds interchangeably.
- MTW PHAs must still assist substantially the same total number of families as would have been served had the funding amounts not been combined.
How MTW Has Impacted the Industry

**Streamlining Rule (Notice PIH 2016-05)**
- 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**
- Less frequent income recertification for those on a fixed income
- Increased PBV unit and development caps
- 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
Benefits of MTW to PHAs

- 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
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
Vision

- Learn from MTW interventions in order to improve the delivery of federally-assisted housing
- Promote self-sufficiency for low-income families across the nation

Guiding Principles

- Simplify
- Learn
- Apply
### Selection Requirements

#### PHA Size Consideration:

<table>
<thead>
<tr>
<th>Aggregate HCV and PH unit thresholds</th>
<th># of PHAs</th>
</tr>
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<tbody>
<tr>
<td>1,000 or fewer units</td>
<td>At least 50</td>
</tr>
<tr>
<td>1,001-6,000 units</td>
<td>At least 47</td>
</tr>
<tr>
<td>6,001-27,000 units</td>
<td>No more than 3</td>
</tr>
<tr>
<td>&gt; 27,000 units</td>
<td>Not eligible</td>
</tr>
</tbody>
</table>

#### Other considerations:

- 5 PHAs with portfolio-wide RAD conversion
- Regional MTW PHA
Notice on Operations

- Defines framework for expansion, including MTW waivers, calculation of subsidy, overall evaluation
- Creates a simplified administrative structure
- Will include additional public comment period
- Will publish final version after incorporating feedback

PIH Notices to PHAs for Specific Cohorts

- Have not been published
- Gives PHAs opportunity to apply to a specific cohort of MTW
Cohort-Specific Evaluation

- Policy changes and methods of research will be determined by HUD under the advisement of the MTW Research Advisory Committee:
  - May 2016: Published the federal research advisory committee Charter in the Federal Register, filed the Charter with Congress
  - July 2016: Two calls with Committee to discuss policies to study in expansion
  - September 2016: Two-day in-person meeting with Committee to discuss evaluation
  - December 2016: Call with Committee to discuss two specific policies and to finalize recommendations
  - January 2018: Call with Committee to discuss additional policy recommendations
### Committee Recommendations

<table>
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<tr>
<th>Policy to Test</th>
<th>Research method</th>
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<tr>
<td><strong>MTW Flexibility</strong></td>
<td>Randomly select 30 PHAs from applicants under 1,000 combined units; Compare to the PHAs that were not selected.</td>
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<tr>
<td><strong>Rent Reform</strong></td>
<td>Random assignment within PHA.</td>
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<tr>
<td><strong>Landlord Incentives</strong></td>
<td>Randomly select 20 PHAs from applicants; Compare to PHAs not selected.</td>
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<td><strong>Work Requirements</strong></td>
<td>Either between PHAs or across developments within a PHA.</td>
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What is Next?

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

- **Spring 2018**: Publish revised MTW Operations Notice for public comment; publish MTW Selections Notice to invite the initial cohort of MTW agencies to apply (likely 30 agencies).

- **Summer 2018**: Revise MTW Operations Notice based on public comment and publish final MTW Operations Notice.

- **Fall/Winter 2018**: Designate the initial cohort of MTW agencies; invite the second cohort of agencies to apply.

- **Spring 2019**: Designate the second cohort of MTW agencies.

Additional cohorts of MTW PHAs will be added, based on the advice of the advisory committee, through 2020.
Additional Resources

- MTW Website
  - www.hud.gov/mtw

- Innovations in the Moving to Work Demonstration Report

- Testing Performance Measures for the MTW Program
Questions/Comments

- www.hud.gov/mtw
- mtw-info@hud.gov