



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



Background

- ▶ 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.



Listing of Agencies

www.hud.gov/mtw

MTW Agencies	Annual Plans	Annual Reports	Agreements
Alaska Housing Finance Corporation	<ul style="list-style-type: none">▶ 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 18 Plan - Amendment▶ FY 18 Plan - Amendment #2	<ul style="list-style-type: none">▶ FY 10 Report▶ FY 11 Report▶ FY 12 Report▶ FY 13 Report▶ FY 14 Report▶ FY 15 Report	<ul style="list-style-type: none">▶ 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.



Statutory Objectives

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



Use of MTW Flexibility

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	Developing sponsor-based voucher program to assist homeless and other at-risk groups
Simplification of rent calculations	Self sufficiency/ employment requirements	Encouraging moves to opportunity areas



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



MTW Expansion Vision

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:

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



Notices to Implement Expansion

▶ 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

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



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
 - ▶ <http://abtassociates.com/Reports/2015/Innovations-in-the-Moving-to-Work-Demonstration.aspx>
- ▶ Testing Performance Measures for the MTW Program
 - ▶ https://www.housingcenter.com/wp-content/uploads/2017/09/testing_performance_measures_for_the_mtw_program.pdf



Questions/Comments



Home / Program Offices / Public and Indian Housing / PIH / Public Housing / Moving to Work - Public and Indian Housing / MTW Expansion

Moving to Work Expansion

The 2016 Consolidated Appropriations Act (the Act), authorizes HUD to expand the MTW demonstration. Section 239, <https://www.congress.gov/114/bills/hr2029/BILLS-114hr2029enr.pdf>

Public Feedback on Draft MTW Expansion Operations Notice

Federal Register Public Comments: HUD appreciates all the time and consideration that the public gave in responding to the Federal Register Notices FR-5994-N-01 and FR-5994-N-02, on the Operations for the Expansion of the MTW Demonstration. HUD will consider all comments and the public will have another opportunity to provide input before the Notice is finalized. Stay tuned for the latest updates on the Expansion at this website.

The Federal Register public comments can be found here: <https://www.regulations.gov/docketBrowser?pp=50&so=DESC&sb=postedDate&po=0&dct=PS&D=HUD-2017-0013> and a **summary of the feedback received at the listening sessions** can be found [here](#).

HUD Reopens Comment Period for MTW Expansion Operations Notice Soliciting Feedback

On May 4, 2017, HUD published Federal Register Notice: FR-5994-N-02, [Operations Notice for the Expansion of the Moving to Work Demonstration Program Solicitation of Comment, Waiver Revision and Reopening of Comment Period](#). This Notice revises the parameters of three waiver provisions and reopens the comment period for HUD's January 23, 2017, Federal Register notice entitled Operations Notice for the Expansion of the Moving to Work (MTW) Demonstration Program Solicitation of Comment (Operations Notice). The comment period is reopened for 32 days, until June 5, 2017, to allow interested participants and stakeholders additional time to review the revised Operations Notice and provide feedback to HUD.

HUD Publishes MTW Expansion Operations Notice Soliciting Feedback

On January 23, 2017, HUD published Federal Register Notice: FR-5994-N-01, [Operations Notice](#). The Operations Notice requested public comment on the implementation and operations of the MTW Expansion, as authorized by the 2016 Consolidated Appropriations Act (Appropriations Act). Public comments will inform HUD on the implementation and continued operations of the MTW agencies selected pursuant to the 2016 Appropriations Act.

In-person Listening Sessions: As part of our continuing efforts to foster dialogue with our partners, the MTW Office held four listening sessions for PHAs that are interested in applying to MTW and other industry partners. These sessions were held in Denver, Ft. Worth, Newark, NJ and Washington, DC. Through these listening sessions, we heard valuable feedback on all sections of the Operations Notice: evaluation and performance assessment, calculation of funding, statutory and regulatory waivers, and regionalization. More information on the listening sessions can be found [here](#). Portions of the Washington, DC listening session were videotaped. The video includes members of the MTW Team providing an overview of select sections of the Operations Notice and can be accessed [here](#) along with the [PowerPoint](#) from the listening sessions. **Summary of the feedback received at the listening sessions** can be found [here](#).

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