



# 2017 MTW Conference

April 19-21, 2017

*Renaissance Washington Marriott*

Wednesday, April 19, 2017

**12:00**                    **Registration** – *Grand Ballroom North*

**1:00**                    **Concurrent Sessions:**

**Strategies to Address Homelessness in Your Locality** – *Meeting Room 3*

Leif Christiansen, Housing Authority of the County of Santa Clara  
Lisa Jones, Housing Authority of the County of San Bernardino  
Mary Abrahamson, Minneapolis Housing Authority  
Mike Johnston, Cambridge Housing Authority  
Shannon Peterson, Baltimore Housing Authority

**University Studies Update: Evaluating Work Requirements, Term-Limits, and Rent Reform** – *Meeting Room 4*

Dr. Michael Webb, University of North Carolina – Chapel Hill  
Dr. Brian Distelberg, Loma Linda University  
Dr. Paul McNamara, University of Illinois – Urbana/Champaign

**IT Roundtable Session 1** – *Meeting Room 5 (Closed Session)*  
*Facilitator:* Steve McDowell, Seattle Housing Authority

**2:00 – 5:00**            **Executive Director's Session** – *Meeting Room 16*  
Closed Session for MTW Executive Directors

**2:00 – 5:00**            **Finance Roundtable** – *Grand Ballroom North (Closed Session)*  
*Facilitator:* Peter Beyer, Home Forward

**2:15**                    **Afternoon Break**

**2:45**                    **Concurrent Sessions:**

**Serving Specialized Populations** – *Meeting Room 3*

Dominica Henderson, Oakland Housing Authority  
Martha Tai, Cambridge Housing Authority  
Denise Pratt, Keene Housing

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Wednesday, April 19, 2017 (continued)

**Rent Reform: Part 1** – Meeting Room 4  
Sarah Galloway, Louisville Housing Authority  
Karen Kreutzberg, Boulder Housing Partners

**IT Roundtable Session 2** – Meeting Room 5 (Closed Session)  
*Facilitator:* Steve McDowell, Seattle Housing Authority

**4:00** **Adjourn**

**6:00** **MTW Reception** – Grand Ballroom North  
*Hosted by the MTW Steering Committee*

*Speaker Introduction:* Vivian Bryant, Orlando Housing Authority  
*Guest Speaker:* William Russell, Special Assistant to the Secretary, HUD

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## Thursday, April 20, 2017 (continued)

- 12:00**                    **Lunch** – *Grand Ballroom North*
- 1:00**                    **HUD MTW Updates** – *Grand Ballroom North*  
*Introduction:* Chris Lamberty, Lincoln Housing Authority  
*Presenter:* Marianne Nazzaro, HUD
- 2:00**                    **Afternoon Break**
- 2:30 – 3:45**            **“A Conversation with HUD Secretary Dr. Ben Carson”** – *Meeting Room 16*  
A closed session for only CEOs and Executive Directors registered for the 2017 Moving to Work conference.
- 2:30**                    **Concurrent Sessions:**
- Interventions in a Tough Rental Market** – *Meeting Room 3*  
Michelle Hasan, Oakland Housing Authority  
Teela Carpenter, Oakland Housing Authority  
Jennifer Rainwater, San Mateo Housing Authority  
Tracey Scott, Atlanta Housing Authority  
Hannah Lodi, Cambridge Housing Authority
- Administrative/Operational Streamlining in MTW PHAs** – *Meeting Room 4*  
Azucena Valladolid, San Diego Housing Commission  
Sharie Hinshaw, Alaska Housing Finance Corporation  
April Buzby, Keene Housing
- Portfolio Management: What’s Next After Development?** – *Meeting Room 5*  
Sasha Wisotsky, Oakland Housing Authority  
Ann-Marie Lindboe, Seattle Housing Authority  
Shannon Bodnar, Charlotte Housing Authority

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Thursday, April 20, 2017 (continued)

3:15 **Afternoon Break**

3:45 **Concurrent Sessions:**

**Leveraging External Partnerships** – *Meeting Room 3*

Michael Mirra, Tacoma Housing Authority  
Karin Stayton, Boulder Housing Partners  
Suket Dayal, San Diego Housing Commission

**Creating Local Non-Traditional Service Programs to Support Seniors** – *Meeting Room 4*

Chris Lamberty, Lincoln Housing Authority  
Laurie Putscher, District of Columbia Housing Authority

**Leveraging MTW Flexibility to Create Local Development Strategies** – *Meeting Room 5*

Lorraine Robles, San Antonio Housing Authority  
Sandy Burgess, Tacoma Housing Authority  
Catherine Buell, Atlanta Housing Authority

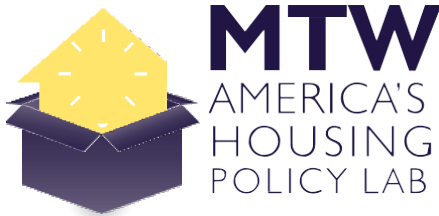
5:00 **Adjourn**

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## Session Descriptions

**Wednesday, April 19, 2017**

### **Concurrent Sessions, 1:00 pm**

#### **Strategies to Address Homelessness in Your Locality**

According to a one-night national survey in 2015, nearly 565,000 people were living on the streets, in cars, homeless shelters or in subsidized transitional housing—about one-fourth were aged 18 or under. Public Housing Agencies, service-providers and advocates across the country are responding to homelessness with an assortment of housing and supportive service programs, including but not limited to rapid re-housing, transitional and permanent supportive housing. This session will focus on highlighting MTW agency programs, policies and partnerships that are addressing the housing and supportive service needs of America's homeless population.

#### **University Studies Update: Evaluating Work Requirements, Term-Limits, and Rent Reform**

Controversial activities like work requirements, term-limits, and rent reform can be tough to design and implement, and outcomes related to health, income, and family stability can be as diverse as the families they serve. During this session we'll explore what works and what doesn't with three university researchers presenting the outcomes from their evaluations of self-sufficiency activities at the housing authorities of Charlotte, Champaign County, and San Bernardino County.

#### **IT Roundtable Session 1**

The closed session will focus on topics related to IT and MTW.

#### **Finance Roundtable at 2:00pm**

The closed session will focus on topics related to finance and MTW.

### **Concurrent Sessions, 2:45 pm**

#### **Serving Specialized Populations**

At this session we will discuss how existing nonprofit partnerships have paved the way for MTW agencies to provide deeper supports tailored to specific hard-to-house populations. The session will also provide insight into different stages of these critical programs. Keene Housing's Project MARCH (Monadnock Area Resources Curing Homelessness) is in its first year of implementation and designed to serve homeless veterans. Cambridge Housing Authority's Pathways to Permanent Housing – Transition House recently completed its 3-year pilot period providing housing for survivors of domestic violence. Oakland Housing Authority manages two transitional housing programs Parents and Children Together (PACT) and a Sponsor-based Housing Assistance Program that serve families exiting the criminal justice system. PACT's 15-year plus history has been far-reaching and a precursor to Oakland's sponsor-based program.

#### **Rent Reform: Part 1**

In this session, the panelists from Louisville and Boulder will discuss the following 1) Rent reform strategies and the unique aspects of their program design, 2) Implementation strategies, 3) Community engagement, 4) Results seen to date, and 5) The lessons learned. The discussion will also include their Rent Control Study with details on how to work with control groups while implementing a rent reform program. Boulder has created their own, while Louisville is participating in the HUD Rent Reform Demonstrations.

#### **IT Roundtable Session 2**

The closed session will focus on topics related to IT and MTW.

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## Session Descriptions

**Thursday, April 20, 2017**

**Concurrent Sessions, 10:45 am**

### **Expanding Opportunity and Choice: Mobility and Place-Based Strategies**

How are agencies using their MTW flexibility to broaden geographic choice from both the supply and demand sides while reducing historical and financial barriers to areas of opportunity? This session explores various place-based and mobility strategies that agencies are implementing in pursuit of these goals including a mobility pilot, a locally-designed payment standard system, and a homeownership program. It's all about fostering greater choice and access to opportunity.

### **Rent Reform: Part 2**

Join us in an engaging discussion of three unique rent reform programs and the difference these programs have made in the communities of San Bernardino, Alaska, and San Mateo. In this session, the panelists will introduce you to their agency's approach to the following: 1) Rent reform strategies and the unique aspects of their program design, 2) Implementation strategies, and 3) Community engagement. This is a great opportunity to ask questions and get a sample of the options that could work in your community.

### **"How to MTW" Roundtable**

Dr. Michael Webb presents considerations for *whether* MTW is right for your agency and provides strategies, insights, and examples to explain *how* agencies can effectively transition to MTW. Dr. Webb will be joined by staff from MTW agencies whose expertise and feedback were critical to formulating this approach. A special thanks to the following staff for participating in this roundtable discussion: Ana Gamiz, Housing Authority of the County of San Bernardino; Edward Bland, Housing Authority of Champaign County; April Buzby, Keene Housing; Beverly LaMee, Housing Authority of Columbus, Georgia; Shaunte Evans, Charlotte Housing Authority; Elisa Johnson, Fairfax County Redevelopment and Housing Authority; and Karen Kreutzberg, Boulder Housing Partners.

### **IT Open Forum**

The session will focus on topics related to IT and MTW and is open to all conference attendees.

### **HUD MTW Updates at 1:00 pm**

Director Marianne Nazzaro will provide MTW updates and answer questions.

### **CEO and Executive Director's Closed Session, 2:30 pm**

#### **"A Conversation with HUD Secretary Dr. Ben Carson"**

Innovations at Moving to Work agencies have allowed them to design and test strategies to better serve their local communities. These include streamlining business processes and regulations, empowering residents, decreasing their dependence on subsidy, and improving housing choices for families. Secretary Carson will be joined by Andrew Lofton (Seattle), Gregory Russ (Minneapolis), A. Fulton Meachem (Charlotte), and Richard C. Gentry (San Diego) to discuss how MTW agencies truly represent America's Housing Policy Lab. This session will be restricted to only CEOs and Executive Directors from Housing Authorities registered to attend the 2017 Moving to Work conference.

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## Session Descriptions

### Thursday, April 20, 2017 (continued)

#### Concurrent Session, 2:30 pm

##### **Interventions in a Tough Rental Market**

Tough rental market got you and your utilization numbers down? Join us to hear innovative strategies to deal with tight and competitive rental markets to help boost sagging utilization numbers and landlord participation. This session will cover topics ranging from landlord incentives such as upfront payments, automatic rent increases and loans for capital improvements to leasing success strategies for assisting applicants through the leasing process. Discussions will also include project-based voucher strategies, local program initiatives, RAD and payment standard adjustments as overall strategies. Ideas will span solutions that require both MTW authority and non-MTW topics.

##### **Administrative/Operational Streamlining in MTW PHAs**

How do other MTW agencies get it all done? This session looks at the nuts and bolts of reporting out MTW programs and policies from the perspective of various sized agencies. Topics include effective time studies for administrative efficiency to ways of accessing data without requiring software modifications.

##### **Portfolio Management: What's Next After Development?**

By now you may have been introduced to the complicated world of affordable housing development. While asset management follows construction on the development timeline, there are a host of critical decisions during pre-development and construction that have significant post-development implications. From managing the changing regulatory environment, to incorporating MTW reporting requirements, or learning how to approach year 15, this session will discuss the different factors to consider before the first family moves in and how to best use your MTW flexibility in order to ensure the long-term viability of your project.

#### Concurrent Session, 3:45 pm

##### **Leveraging External Partnerships**

It's All About Partnerships - This session will explore the role of partnerships between housing authorities, residents and community organizations. How can a HA strengthen its role as a platform to support family stability, and school outcomes leading to children's future success? What are the ingredients for a successful partnership? Boulder Housing Partners, the San Diego Housing Commission, and Tacoma Housing Authority will showcase their programs and then facilitate a discussion on how to leverage successful partnerships.

##### **Creating Local Non-Traditional Service Programs to Support Seniors**

Agencies are using their MTW flexibilities and Block Grant authority to provide services that meet a broad range of local needs. This session explores programs that MTW agencies have created to serve seniors. The session will focus on two different approaches to supporting housing stability for seniors at different levels of the service spectrum: a resident services program that provides case management, service coordination, and supportive services based on identified deficits in daily living activities, and the use of MTW to fund an assisted living facility for seniors with higher levels of service needs.

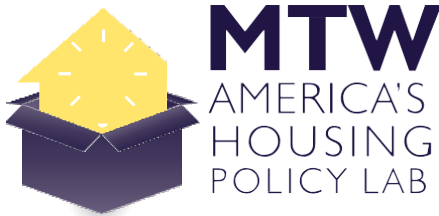
##### **Leveraging MTW Flexibility to Create Local Development Strategies**

Challenges at the federal, state, and local levels require Public Housing Authorities to create unique approaches to developing and preserving affordable housing. This session explores innovative, strategic approaches to navigate these challenges. Solutions discussed during the session include converting to RAD, using non-traditional financial structures, leveraging resources, use of MTW flexibilities, partnerships, and co-investment opportunities.

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## Session Descriptions

### Friday, April 21, 2017

#### **MTW Assessment Tool Update at 9:00 am**

Since 2012, MTW agencies have worked to develop a management and performance assessment tool that doubles as an alternative evaluation methodology to PHAS and SEMAP. A demonstration of the MTW Assessment Tool, a web-based portal developed to replace PHAS and SEMAP, will be performed by HAI Group.

#### **HUD Deputy Assistant Secretary and Director Session at 10:00 am**

HUD staff will provide updates related to their specific area of responsibility.

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