



## Moving to Work (MTW) Expansion

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Cydney K. Jones  
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### Welcome to our panelists!

<p>Azucena Valladolid Sr. Vice President of Rental Assistance and Workforce Development San Diego Housing Commission</p>  <p>"We care about people"</p> 	<p>David A. Northern, Sr. Executive Director/Chief Executive Officer Housing Authority of Champaign County (Illinois)</p> 
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### What is MTW?

- MTW is a demonstration program that allows PHAs to design and test innovative, locally designed initiatives
- MTW PHAs are granted flexibilities from certain public housing and housing choice voucher rules
- PHAs can combine their public housing operating funds, capital funds, and housing choice voucher funds and use these funds interchangeably




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### MTW Statutory Objectives

- Cost Effectiveness
  - Reduces costs and achieves greater cost effectiveness in federal expenditures
- Self Sufficiency
  - Gives incentives to families to find employment and become self-sufficient
- Housing Choice
  - Increases housing choices for low-income families



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### INNOVATION



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### MTW Statutory Requirements

- 75% of families must be very low-income
- Reasonable rent policy needs to incentivize self-sufficiency
- Serve substantially the same number of families
- Maintain comparable mix of families
- Meet housing quality standards (HQS)



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## Ongoing MTW Requirements

- Once selected by HUD, the PHA must develop an annual MTW Plan and Report
  - Outlines initiatives that the agency would like to pursue
  - PHA must develop benchmarks and metrics for each initiative to determine outcomes
- HUD is changing the MTW evaluation process for PHAs in the expansion process to minimize burden



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## MTW Expansion

- In 2016, Congress authorized HUD to increase MTW authority from 39 to 100 PHAs
- New MTW agencies will be selected over a seven-year period through an application process currently being developed at HUD



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## MTW Policies to Be Tested

- Referred to as "cohorts"
- Cohorts include:
  - Overall Impact of MTW Flexibility
  - Rent Reform
  - Work Requirements
  - Landlord Incentives



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### Cohort #1 Overall Impact of MTW Flexibility

- Notice PIH 2018-17
  - Issued October 11, 2018
- Due date was **January 11, 2019**
  - Deadline may be extended due to government shutdown?
- Request for letters of interest and applications from small PHAs:
  - 30 PHAs
  - 1,000 or fewer aggregate PH and HCV units




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### Application Process

- Letter of Interest from Executive Director
- Resolution by the Board of Commissioners
- Certification of commitment
- PHA Baseline Research Survey




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### PHA Requirements to Apply

- Not troubled under PHAS or SEMAP
- 90% reporting rate to PIC
- Up-to-date on VMS submissions
- All FASS and FDS submissions made
- Most recent PHA Plan submitted to HUD
- No unaddressed OIG findings
- Compliance with Capital Fund Program
- Repayment agreement payments are up date, if applicable




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### MTW Selection Requirements

HCV and PH units	Number 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

**5 PHAs with portfolio-wide RAD conversion**  
Regional MTW PHA



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### Types of MTW Activities

- Rent Reform
  - Eliminating or streamlining deductions
  - Applying fixed subsidy or rent amounts
- Work Requirements
  - Requiring certain adults to either work a minimum number of hours or go to school



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### Types of MTW Activities

- Triennial or Biennial Re-certifications
- Self-sufficiency initiatives
  - Mandatory FSS requirements
  - Homeownership flexibilities
- Development Initiatives
  - Flexibility to join tax credit partnerships or enhance borrowing capacity



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## Food for Thought

- Should your PHA apply for MTW status?
- What ideas can you suggest that would assist the agency in doing business differently?
- What do you think the most pressing housing needs in your jurisdiction include?
- What obstacles do you think your PHA will encounter if it pursues MTW status?



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We're About People

San Diego Housing Commission  
Moving to Work (MTW) Initiatives  
NMA Housing Conference  
February 25, 2019

Azucena Valladolid  
Senior Vice President  
Rental Assistance and Workforce Development  
San Diego Housing Commission



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### SDHC – MTW Initiatives Agency Overview

#### San Diego Housing Commission

- Section 8 Housing Choice Vouchers (HCV): 15,481
- Own/manage 3,732 affordable rental housing units
  - Includes 189 Public Housing Units
- Address homelessness
- SDHC's HCV waiting list: More than 90,000 families

#### Demographics

- Average Annual Income (HCV Families): \$18,470
- 59% of families are elderly or disabled
- 41% of families are work-able

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**SDHC – MTW Initiatives**  
Choice Communities Initiative (Continued)

Choice Communities	Enterprise Communities	Signature Communities
92186 Palm Lakes	92181 Downtown	92102 Downtown
92188 Mission Valley	92187 Ocean Beach	92103 Mission Hills/Hillcrest
92119 San Carlos	92109 Mission Beach & Pacific Beach	92104 North Park
92120 Grantville	92110 Miramar	92105 East San Diego/City Heights
92121 Mission Valley	92111 Linda Vista	92113 Logan Heights
92122 University City	92117 Charming	
92123 Mission Village	92139 Paradise Hills	
92124 Tierrasanta	92145 Miramar	
92126 Miramar		
92127 Rancho Bernardo		
92128 Rancho Bernardo		
92129 Rancho Penasquitos		
92130 La Jolla Heights		
92131 Scripps Miramar Ranch		
92037 La Jolla		

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**SDHC – MTW Initiatives**  
Choice Communities Initiative (Continued)

**Mobility Counseling**

- Pre- and post-move counseling
- Housing search assistance
- Guidance about neighborhood features

**Security Deposit Loan**

- Enterprise & Choice Communities
- Interest-Free Loan up to payment standard amount

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**SDHC – MTW Initiatives**  
MTW Administration

Considerations for other Public Housing Authorities

- Information Technology expertise:
  - Customizations
  - Reporting
  - Expenses
- Staff buy-in

Recommendations for MTW Administration

- Pilot programs
- Metrics
- Program evaluation and flexibility
- Dedicated MTW Administrator

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 SDHC – MTW Initiatives  
MTW Administration

# Questions & Comments

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 **The Housing Conference**  
2019  
FEBRUARY 20-21 | NEW ORLEANS, LA

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## EXECUTIVE TRACK:

THE MTW EXECUTIVE TRACK IS A DEDICATED TRACK FOR DEVELOPING YOUR MTW PLAN

David A. Northern, Sr., Executive  
Director/CEO, Housing Authority of  
Champaign County

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## MTW ACTIVITIES & INITIATIVES



1. Mandatory Local Self-Sufficiency
2. Affordable Housing Development
3. Emergency Family Shelter Program

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**LOCAL SELF-SUFFICIENCY PROGRAM ENSURING COMPLIANCE**

- *The LSS program is a key component of our Moving To Work plan. This program helps to ensure clients of the Housing Choice Voucher program and the Project Based Voucher Program remain in compliance with familial obligations.*
- **Self-Sufficiency:** HACC defines self-sufficiency as a behavior that exhibits personal accountability and financial responsibility demonstrated through consistent employment (More than 12 Months).
- **Mandatory Participation:** participation in the LSS program is a condition of eligibility for new admissions and a condition of continued occupancy for existing residents and participants.
- **Adult Requirement:** All able bodied individuals 18 and through 54 are required to actively pursue activities to achieve economic self-sufficiency with a goal of employment for a minimum of 25 Hours/week.
- **Term Limits:** in 2016 HACC implemented a maximum term limit of 8 years for households whose head is an able bodied individual aged 18-54.




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**LOCAL SELF-SUFFICIENCY PROGRAM | ENSURING COMPLIANCE**



- The LSS Program works with participants to maintain education and career goals. Helping with things such as:
- Social Service Referrals
- Non-Employment Compliance Waivers
- Scholarships
- College Applications
- Resume Writing Services
- Community Resources

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**AFFORDABLE HOUSING DEVELOPMENT AND IN PROGRESS**

- HACC has taken a new approach to providing affordable housing for the residents of Crowsnest County. We have accomplished the construction of hundreds of new affordable housing units and the rehabilitation of existing housing units with private sector financing.
- Today, our affordable housing portfolio is comprised of the following properties under affiliated non-profit entities:

**Oak Grove, Maple Grove, & Sycamore Grove Development Corporations**

**Mixed Finance Properties No LIHTC: 42  
Mixed Finance Properties With LIHTC: 617  
Rental Assistance Demonstration Program: 254**



Providence at Sycamore



Hamilton

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### AFFORDABLE HOUSING DEVELOPMENT: RENTAL ASSISTANCE DEMONSTRATION



- RAD was created in order to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties and address the \$26 billion dollar nationwide backlog of deferred maintenance.
- RAD also gives owners of three HUD "legacy" program (Rent Supplement, Rental Assistance Payment, and Section 8 Moderate Rehabilitation) the opportunity to enter into long-term contracts that facilitate the financing of improvements.

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### PROJECTS IN DEVELOPMENT

Name	Location	Population Served	# of Units	Total Development Cost	Private Investment	Public Investment
Bristol Place	Champaign	Family	89	\$23,529,406	\$21,229,406	\$2,300,000
Haven Court	Champaign	Senior	86	\$4,933,206	\$20,933,206	\$4,000,000
Haven Flats	Champaign	Special Needs (Disabled)	24			
Pinewood Place	Urbana	Special Needs (Disabled)	24	\$4,259,337	\$3,359,337	\$900,000
Oakfield Place	Henry	Senior	30	\$7,377,287	\$7,377,287	\$0
<b>PROJECTS IN PLANNING</b>						
NAME TBD	Urbana	Family	75	\$17,164,138	\$15,464,138	\$1,700,000
NAME TBD	Tolono	Senior	18	\$3,194,502	\$2,394,502	\$800,000
NAME TBD	Ladd	Senior	30	\$7,500,000	\$7,600,000	\$0
NAME TBD	Monticello	Senior	40	\$9,750,000	\$9,750,000	\$0
<b>TOTAL</b>			<b>426</b>	<b>\$97,787,876</b>	<b>\$88,907,876</b>	<b>\$9,700,000</b>

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### EMERGENCY FAMILY SHELTER PROGRAM



HACC in partnership with United Way and the regional planning commission dedicated the use of a portion of our vouchers to support the emergency family shelter together we are providing short term accommodations and immediate case management support. The program serves families with children.

- EFS is a state wide referral network unit.
- SRN units are targeted for households earning at or below thirty percent (30%) of the Area Median Income (AMI) with a head of household who has a disability or illness, including, but not limited to, a physical, developmental or mental limitation, substance abuse disorder, HIV/AIDS, or is homeless or at risk of homelessness.
- Plan to use the utilization of the **Housing First Model**.

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### HOUSING FIRST MODEL

- **Housing First** is a relatively recent innovation in human service programs and social policy regarding treatment of people who are homeless and is an alternative to a system of emergency shelter/transitional housing progressions. Rather than moving homeless individuals through different "levels" of housing, whereby each level moves them closer to "independent housing".


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### BY THE NUMBERS...

- As of 1/18/19 and since opening in 2016, per Regional Planning staff, these are the number of persons served at the 8 EFS units.
- **369** individuals
- **128** adults
- **241** children
- **115** households
- **29** chronically homeless
- **Total: 882**

- **Hamilton on the Park** – 4 units for developmentally disabled
- **Providence** – 26 units for mentally ill
- **Bristol Place** – 14 units for any form of disability
- **Highland Green** – 4 units any form of disability
- **Maple Grove** – 15 units for homeless




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### PREPARING FOR THE FUTURE: MALE REENTRY PROGRAM

**REDUCING RECIDIVISM & INCREASING HOUSING OPTIONS**

- In an effort to shed light on the potential for housing to contribute to more positive outcomes for formerly incarcerated persons, HACC partner with two local non-profits that provide direct services to individuals returning to the community to provide Reentry Transitional Housing.
- **First Followers** is a community-based organization since 2015 has run a drop in center where they provide services and support for people returning from prison.
  - The goal of First Step Community Housing is to provide safe, stable, and supportive living environment for people transitioning from prison to the community.


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**PREPARING FOR THE FUTURE: FEMALE RE-ENTRY PROGRAM**  
REDUCING RECIDIVISM & INCREASING HOUSING OPTIONS

- Women in Need (WIN) Recovery is a community-based organization that provides a reentry and recovery foundation for women and the LGBTQ community.
- The goal of this Recovery House is to provide individuals with stable housing based on recovery support groups and peer mentoring.



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**PREPARING FOR THE FUTURE: BUILDING TRADES INTERNSHIP PROGRAM**

- HACC plans to offer opportunity for low-income young people to learn construction skills to help build affordable housing and other community assets.
- This allows an opportunity for young people to reclaim their education, gain the skills they need for employment, and to become leaders in their community.



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**OBSERVATIONS AND IMPROVEMENTS**

- To follow through with the implementation of MTW Activities.
- Assign and direct supervision of MTW Activities.



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- Click on the title and scroll down to "Surveys"
- Click on "Please take a moment after this session to give us your feedback"
- Thank you!



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