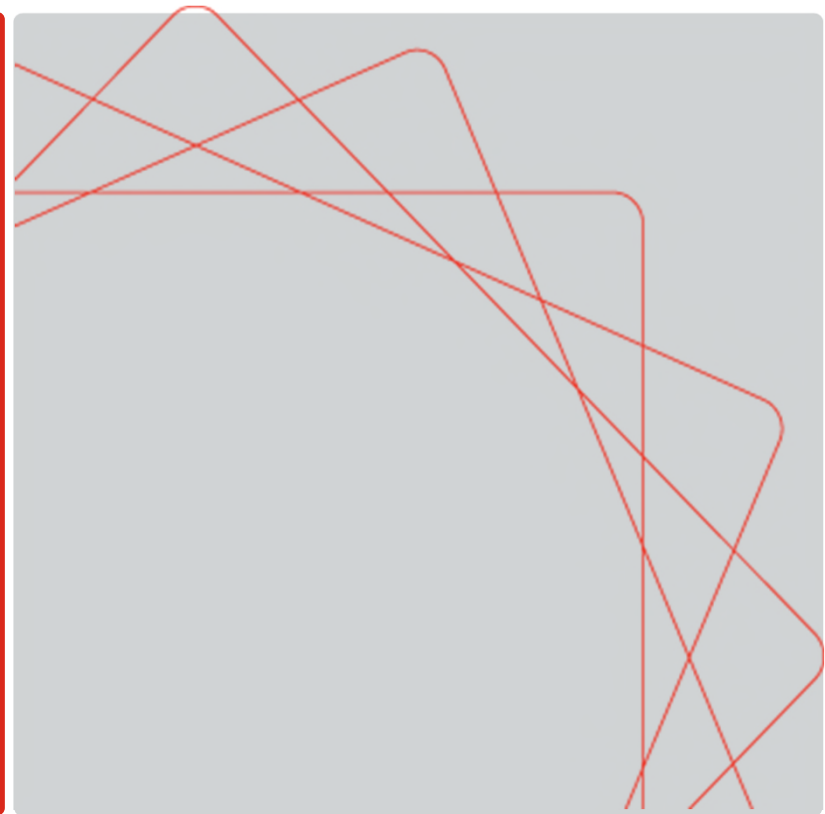




MTW Landlord Incentives Cohort

Evaluation Webinar
February 16, 2022



Agenda



- Introductions
- Evaluation overview
- PHA involvement
- Timeline and next steps

Introductions

Introductions - Core Team



- **Meryl Finkel**, Study Project Manager
- **Anna Mahathay**, Assistant Study Project Manager
- **Larry Buron**, Co-Principal Investigator
- **Laura Peck**, Co- Principal Investigator
- **Philip Garboden**, PHA Interview Lead
- **Elizabeth Rudd**, PD&R COR
- **Paul Joice**, PD&R COR

Introductions - PHAs



Poll: Which flexibilities are you planning to implement?

- PS between 80-90% or 110-150% of the SAFMR
- PS between 80-90% or 110-120% of FMR
- Vacancy loss up to one-month rent for HCV to HCV rental
- Vacancy loss up to one-month rent for non-HCV to HCV rental
- Damage claim up to two months contract rent
- Signing bonus of up to one month of contract rent
- Pre-qualifying unit inspections
- Alternative inspection schedule, at least every 3 years
- Alternative inspection schedule, eliminate initial inspection

Evaluation Overview

Evaluation Overview



- The goals of the evaluation are to:
 - **Understand how PHAs implemented** the MTW landlord incentives
 - **Evaluate the impact** of MTW landlord incentives on the housing choice voucher program
 - **Estimate the cost implications** of the incentives

Evaluation Outcome Measures



We will assess impacts across **three domains**:

1. Landlord **willingness** to accept vouchers
2. Landlord **participation** in the HCV program
3. Tenants' **success in leasing** using vouchers

Outcome Domain: Landlord Willingness



- Landlord willingness to rent to voucher holders
- Number of landlords on PHA lists

Outcome Domain: Landlord Participation



- Number of new landlords per 100 new vouchers
- Number of landlords per 100 vouchers
- Dispersion of voucher units
- De-concentration of assisted housing
- Types of landlord in voucher program

Outcome Domain: Tenant Success in Leasing



- Leasing success rates
- Time between first issuance and eventual lease-up for successful voucher holders

Evaluation Design



- Process study uses qualitative data, analysis
- Impact study uses quasi-experimental design
 - **“Treatment” PHAs:** 29 MTW Landlord Incentive cohort PHAs
 - **“Comparison” PHAs:** 116 non-MTW Landlord Incentive PHAs (4 per MTW PHA, matched on several dimensions)
- Cost analysis examines financial implications
- A Resident Advisory Group will bring a lived-experience lens to data collection, interpretation

Evaluation Data from PHAs



- **Site Visits in Fall 2022**

- Learn about incentives planned and PHA operations that may affect implementation
- Obtain PHA data: lists of landlords, success rates

- **Telephone Interviews in 2023**

- Learn about implementation progress

- **Site Visits in Spring 2025**

- Learn about incentives implemented, costs, updated data
- Interview participating and non-participating landlords to learn about their understanding of incentives and impacts

PHA Involvement

PHA Involvement



- Provide data, prepare for and participate in site visit interviews
- Confirm success rate data
- Provide PHA's lists of landlords
- Participate in telephone interviews
- Help recruit landlords for landlord interviews
- Provide data on costs of landlord incentives

Timeline and Next Steps

Timeline and Next Steps



- **Fall/Winter 2022:** Site visits (ideally in-person)
- **Fall/Winter 2023:** Telephone interviews
- **Spring/Summer 2025:** Site visits (in-person)
- **Fall 2026:** Final Report

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