



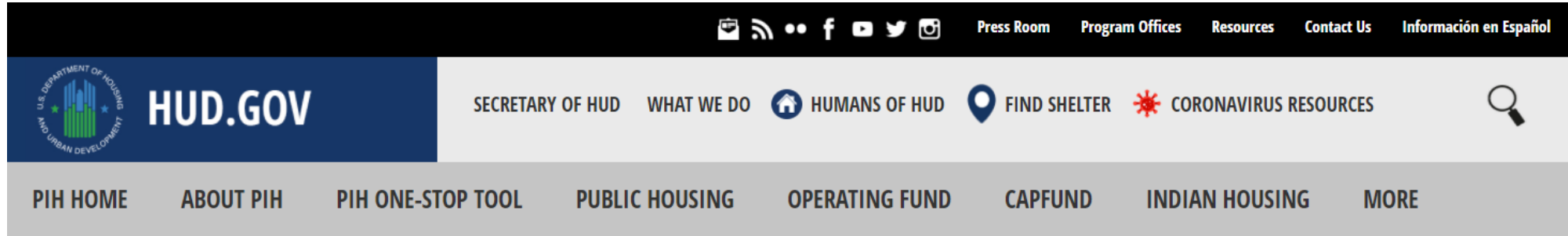
HUD Moving to Work Expansion Training

Webinar 3: Office Hours
November 18, 2020

Introduction & Overview



MTW Expansion on HUD.gov



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MOVING TO WORK (MTW) EXPANSION

HUD is thrilled to rollout of the expansion of the Moving to Work (MTW) Demonstration Program with the publication of the final MTW Operations Notice and by inviting eligible PHAs to submit complete applications for the first two cohorts of the MTW expansion. To view the press announcement, click [here](#). You can also [view](#) Secretary Carson's announcement of the rollout of the MTW Expansion.

HUD understands the importance of thinking outside the box, focusing on best practices and providing creative housing solutions for those serving the most vulnerable by allowing agencies to merge their funding streams and design creative policies. The most important lesson HUD has learned from MTW is that local agencies and their stakeholders are in the best position to assess the needs and challenges of their communities and rental markets. It is important that local leaders have the flexibility to utilize and leverage their strengths, resources and partnerships in a way that best serves their communities. MTW is key in moving away from a "one-size-fits-all" approach to affordable housing and in allowing communities to effectively address the specific issues they face. The innovative and locally tailored policies adopted by current and future MTW Agencies will be a

Quick Links:

- [MTW marketing brochure](#)
- [Final MTW Operations Notice \(official\)](#) ←
- [Final MTW Operations Notice \(reader-friendly\)](#)
 - [Sections I-V](#)
 - [Section VI](#)
- [Cohort #1 - MTW Flexibility](#) ←
- [Cohort #2 - Rent Reform](#) ←
- [Research Advisory Committee](#)

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/expansion



MTW Expansion Training

Resources and assistance to support HUD's community partners



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MTW Expansion Training

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○ Selecting and Implementing Activities ▸

Welcome!

Welcome to the Moving to Work (MTW) demonstration program's training for newly designated MTW Expansion agencies!

The MTW demonstration program is giving a new set of agencies the flexibility to create solutions that meet the housing and services needs of low-income families in their local communities. There's a lot to learn about this unique opportunity – and you've come to the right place!

This resource will help recently-designated MTW Expansion agencies understand the MTW Expansion's requirements and think about strategies for making the best use of MTW flexibilities. Residents, community members, and others who want to know more about the program can learn about it here too.



Current MTW agency leaders Karen Kreutzberg (Boulder Housing Partners), Karen DuBois-Walton (Housing Authority of the City of New Haven), and Suket Dayal (San Diego Housing Commission) highlight some of the advantages of MTW.

<https://www.hudexchange.info/programs/mtw/mtw-expansion-training/welcome/>

MTW Expansion Training: Office Hours



Office Hours Topics

Public Engagement

Waivers

MTW Funding

Statutory Requirements

Public Engagement

- Resident and community stakeholder buy-in a cornerstone of success
 - Consider what residents and community stakeholders bring to the table
 - Consider their perspectives and incorporate their input when determining what to accomplish
- Learn from legacy agencies about their successes with public engagement

Waivers

- Allow MTW agencies to:
 - Operate more flexibly
 - Be exempt from some public housing and HCV program requirements
 - Implement activities otherwise not allowable
 - Combine activities to create more comprehensive initiatives
- Four types:
 - MTW
 - Safe Harbor
 - Agency-Specific
 - Cohort-Specific




Waivers

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MTW Expansion Training

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List of Available Waivers

1. Tenant Rent Policies Waivers

2. Payment Standards and Rent Reasonableness

3. Reexaminations

4. Landlord Leasing Incentives

List of Available Waivers

Each waiver includes four key components:

Waiver Component	Description
Waiver Description	Defines the authorization provided to the MTW agency, subject to the terms of the MTW Operations Notice.
Statutes and Regulations Waived	Details the citations of the 1937 Act requirements that may be waived by an MTW agency in order to implement an MTW activity. Organized by program type (i.e., public housing and/or HCV program).
Permissible Activities	Describes permissible activities. Organized by program type (i.e., public housing and/or HCV program).
Safe Harbors	Contains the additional requirements (beyond those specified in the activity description) that the MTW agency must follow in implementing activities without further HUD approval.

Click on the link for any of the MTW Waiver categories below to learn about the specific MTW Waivers available.

MTW Waivers

Note: Safe harbors marked with an asterisk (*) cannot be waived through either the Safe Harbor Waiver process or the Agency-Specific Waiver process.

1. Tenant Rent Policies
2. Payment Standards and Rent Reasonableness

In addition to the safe harbors listed for each waiver, other tenant protections must continue to apply, including protections concerning:

- Domestic violence, dating violence, sexual

<https://www.hudexchange.info/programs/mtw/mtw-expansion-training/all-available-mtw-waivers/list-of-available-waivers/>

MTW Funding

- Fungibility among 3 core funding programs' funding streams:

Can be used flexibly	Cannot be used flexibly
Public housing Operating Funds	Enhanced Tenant Protection Vouchers (depends on situation)
Public housing Capital Funds	Section 8 Mod Rehab program funding
Housing Choice Voucher (HCV) Funds	Most Special Purpose Vouchers

- Requirements:
 - Document plans and obtain required approvals
 - Abide by funding caps for HCV HAP funding
 - Continue to meet the 5 MTW statutory requirements.

MTW Funding

	Public Housing Operating Funds	Public Housing Capital Funds	HCV Program
Funding Calculation	Same as for non-MTW	Same as for non-MTW	Administrative Fees are funded as they are for non-MTW agencies HAP Renewal Eligibility is based on HAP and MTW Expenses
Obligation and Expenditure Requirements	Same as for non-MTW	Same as for non-MTW	Same as for non-MTW
Requisitioning	Same as for non-MTW	Use MTW BLI 1492 in HUD's Energy and Performance and Information Center (EPIC) system. Funds are still disbursed through LOCCS	No requisitioning needed' monthly disbursement based on monthly HAP expenses from VMS, <i>unless</i> current expenses exceed disbursements

MTW Funding

HAP Renewal Eligibility is
Based on the LOWER of:

1) The MTW HAP Renewal Eligibility Cap, calculated as:

MTW Renewal Eligibility Cap	=	The agency's pre-MTW monthly per-unit cost (PUC) inflated to the re-benchmark year	X	Total number of MTW-eligible ACC-authorized units in the re-benchmark year
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2) The Re-Benchmark Year's Actual HAP/non-HAP eligible expenses, calculated as:

Total Eligible Expenses	=	HAP Expenses	+	Eligible Non-HAP MTW Expenses
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MTW Funding

- Tenant Protection Vouchers
 - Replacement vouchers (including enhanced vouchers) **are** included - once initial increment is renewed.
 - Relocation vouchers **are not**.
 - Funding received as part of a RAD conversion has separate requirements.
- Special Purpose Vouchers
 - Funding separate and distinct from MTW HAP renewal funding calculation.
 - Mainstream; HUD-Veterans Affairs Supportive Housing (HUD-VASH); Non-Elderly Disabled (NED); Family Unification (FUP); Foster Youth to Independence (FYI); Mobility Demonstration
 - Not eligible for fungibility, but other MTW Flexibilities may be applied



MTW Statutory Requirements

1

Ensure 75% of households are very low-income

2

Establish a reasonable rent policy that encourages employment and self-sufficiency

3

Continue to assist substantially the same total number of eligible low-income households

4

Continue to assist a comparable mix of households by family size

5

Meet Housing Quality Standard requirements

Additional Topics



Resources

- Moving to Work on hud.gov
 - <https://www.hud.gov/mtw>
- Moving to Work Expansion
 - <https://www.hudexchange.info/programs/mtw/>
- MTW Expansion Training
 - <https://www.hudexchange.info/programs/mtw/mtw-expansion-training/welcome/>
- MTW Operations Notice
 - <https://www.hud.gov/sites/dfiles/PIH/documents/FinalMTWExOpsNoticePartVIWeb.pdf>



What's Next?

- Webinar Materials Posted to MTW Expansion website on HUD Exchange
 - Waivers (Webinar 1)
 - Funding Flexibility, Funding Calculation, and Statutory Requirements (Webinar 2)
- Application Due Dates
 - Cohort #1: December 4, 2020
 - Cohort #2: January 8, 2021
- MTW Cohorts
 - Information or questions about Cohort 1 (Smaller PHAs): MTWcohort1@hud.gov
 - Information or questions about Cohort 2 (Rent Reform): MTWcohort2@hud.gov



Thank you!

