



Moving to Work Demonstration Program  
Landlord Incentives Cohort

Moving to Work Plan and Application Package

Submitted by:

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## **PART I - MTW Plan and Landlord Incentive Activities Information**

### ***a) MTW Plan***

#### **(1) Vision for BHA's Local MTW Program:**

The Boston Housing Authority (BHA) is applying for Moving to Work (MTW) designation at a time when the residents of Boston need it most. With MTW status, BHA will be able to streamline administrative burdens and costs with a focus on converting cost savings to increases in housing choice for applicants and existing families. We will also expand self-sufficiency programs related to asset-building and family economic growth.

Affordable housing in Boston is at a crossroads. In addition to traditionally strong industries of healthcare, financial services, and higher education, Boston has become a leader in technological innovation, attracting new employers and residents. The demand for housing to accommodate this growth, coupled with the struggle to produce housing units to meet the demand, means that lower-income families in need of affordable housing are either increasingly cost-burdened or squeezed out. With some of the highest housing costs in the country, the rate of renters in Boston that are cost-burdened (paying over 30% of their income in rent) has increased from 40% in 2000 to 48% in 2019. Black and Hispanic (27%) renters in Greater Boston are more likely than White renters (21%) to be severely-cost burdened and spend more than 50% of their income on rent. Long-time Boston residents – predominately low-income people of color – are increasingly displaced. Boston is ranked as the third most gentrified city in America.

*Housing Choice:* Creating and preserving affordable housing is crucial in turning this tide, and BHA, as the city's largest landlord, plays a critical role by offering permanently affordable housing through its public housing (PH) and housing choice voucher (HCV) programs. BHA is currently constrained by federal guidelines, making it more difficult to use

innovative strategies for housing production. BHA is applying for the MTW designation to address local housing conditions and consider bold new strategies to reposition its portfolio to preserve and expand affordable housing choices in Boston.

Discrimination against HCV participants also presents a significant barrier to housing choice. A recent Suffolk University Law School study found that real estate brokers are significantly less likely to show apartments to people of color than White residents – and even less likely to show apartments to voucher holders of all races. As a result, options for where voucher holders can live are unfairly limited. Along with stepped-up enforcement of fair housing laws by the City and State, BHA needs to recruit more landlords to the HCV program, and participation in the MTW Landlord Incentives Cohort provides the perfect opportunity for BHA to try new strategies to do so. MTW status will not solve this problem overnight, but it provides an exciting opportunity to further BHA’s goal of creating true fair housing choice in Boston.

*Self-sufficiency:* Boston also struggles with persistent racial inequality in economic opportunity. Due to the legacy of policies like redlining and continued racial discrimination, youth in Boston often have vastly different odds of success based on their ZIP Code. BHA recognizes that its mission is more than just housing – it is to help create pathways out of poverty. BHA seeks the MTW designation to build on its record of innovation to provide opportunities to thrive for the 52,000+ residents that rely on its federal programs. Work is underway to dramatically expand the Family Self-Sufficiency (FSS) program, but MTW flexibility will enable more innovative programs to help residents move up the economic ladder.

*Cost effectiveness:* Participation in MTW will also allow BHA to simplify and automate its core programs thereby reducing the reporting burden on families, improving customer service, and ultimately increasing cost-effectiveness. Currently authorized streamlining is already taking

place, including on-line eligibility questionnaires to facilitate remote recertifications, self-certification of assets under \$5,000, biennial inspections and activities as outlined in **b(3) Other Landlord Incentives and Initiatives**. Under MTW, streamlining the income verification process and conducting income reexaminations every two or three years, simplifying rent calculations, and streamlining aspects of HCV inspections will further increase the cost-effectiveness of BHA programs, allowing the agency to shift cost savings to MTW activities and goals.

*Staff skills and experience:* David Gleich, BHA's Chief Officer of Leased Housing and Admissions, will have primary responsibility for MTW program administration. Mr. Gleich is a licensed attorney with almost 20 years of low-income housing and management experience. He has overseen numerous agency initiatives, including a rewrite of the ACOP and Administrative Plan to streamline the application process and preference system, conversion to a paperless office environment, implementing a new waiting list portal, owner portal, and quality control software, establishing an external partnership to dramatically increase participation in the FSS program, and appealing the Metro Area Fair Market Rents to provide a dramatic boost in funding for Massachusetts Housing Authorities and allowing the BHA to lease up to baseline. Previously, Mr. Gleich served as a Vice President for CVR Associates, an affordable housing consulting firm, where he focused on redesigning PHA processes for operational efficiency, increased compliance, enhanced reporting, and improved customer service.

Supporting Mr. Gleich will be Nicholas Kelly, Senior Policy Advisor at BHA, and John Kane, Coordinator of Grants and Strategic Partnerships. Since 2018, Mr. Kelly has focused on innovations to improve housing choice and efficiency at BHA. He developed a housing search tool, [echosearch.org](http://echosearch.org), that provides neighborhood information to voucher holders, and studied its impact through a randomized controlled trial. Additionally, his dissertation research on HCV

program innovation involved extensive interviews with other PHAs, including MTW agencies, where he learned about flexibilities MTW designation can provide. In his current role, Mr. Kane is responsible for representing BHA and resident interests in several innovative healthy housing collaborations that explore the nexus of housing and health particularly related to chronic diseases, smoking rates, obesity, oral health, and depression. He helped facilitate changes to BHA's programs and practices to address health disparities and promote housing stability while research partners shed light on effective interventions that produced several peer-reviewed publications. Concurrently, Mr. Kane coordinates the BHA federal and state annual plan and amendment public processes including resident and advocate engagement. For years, he also served as BHA liaison to the peer-elected citywide Resident Advisory Board.

*Statement of Fair Housing:* BHA certifies that it will carry out its application in conformity with: Title VI of the Civil Rights Act of 1964 (42 USC 2000d-2000d-4); the Fair Housing Act (42 USC 3601-19); Section 504 of the Rehabilitation Act of 1973 (29 USC 794); Title II of the Americans with Disabilities Act of 1990 (42 USC 12101 et seq.); all regulations implementing these authorities; other applicable Federal, State, and local civil rights laws; and that it will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing.

**(2) Plan for Future Community/Resident Engagement:** BHA is committed to ongoing communication and meaningful engagement during development and implementation of its local MTW program so participants and stakeholders have a voice in shaping policies and programs that affect them. BHA will use multiple forms of communication and host varying forums to

ensure that all families, regardless of their ability, country of origin, language proficiency or family composition, have equitable access to the MTW process. Consistent with communications protocols and its civil rights protection plan, BHA will translate all MTW documents into Spanish and Chinese, each the primary language of more than 5% of the resident population, and include the note ‘This is an important document. If you require interpretation, please call the number below.’ in eleven languages. BHA letterhead has a Teletype (TTY) phone number for deaf persons. BHA will provide oral interpretation in Spanish and Chinese at all public meetings with other languages, including sign language, available upon advanced request. BHA also has a dedicated staff person for Reasonable Accommodation to assist program participants as needed.

The COVID-19 pandemic has heightened the need for virtual communication. To this end, BHA is procuring a new communications platform to send messages by phone, email, and text to all residents or to targeted groups. While BHA will continue to mail important MTW notifications directly to PH and HCV families, this new platform will enable more nimble and strategic communications. BHA has a dedicated web page at [www.bostonhousing.org/mtw](http://www.bostonhousing.org/mtw), which will serve as a clearinghouse for all MTW notices, presentations, and policy documents. Notices and announcements will also be posted on BHA’s social media feeds including Twitter, Facebook, and Instagram. BHA established an MTW-specific email and phone number to be staffed by a dedicated team with MTW knowledge and supported by Language Access staff to serve callers with limited English proficiency. A hard copy of plan and policy documents will also be available for viewing at BHA headquarters.

Following MTW designation and building upon its record of robust engagement in the Annual Plan process, BHA will hold a series of workshops for PH and HCV families, landlords, other stakeholders, and the broader community to review and prioritize MTW activities and

policies. BHA will work to engage a broad representation of BHA participants including racial and ethnic minorities, persons with limited English proficiency, persons with disabilities, families with children and groups representing such persons. BHA recognizes that resident leaders will be critical partners in this work and will use the following forums to share information about BHA's MTW program, solicit feedback, and conduct needs assessments to help prioritize MTW activities: 1) monthly meetings with the Resident Advisory Board which is comprised of peer-elected leaders representing the diversity of residents served including public housing and Section 8; 2) quarterly meetings with the Resident Empowerment Coalition (REC), another forum designed to educate and mobilize residents to engage in BHA policymaking, programs, and community development opportunities; 3) quarterly meetings with the Monitoring Committee comprised of nine members appointed by the Mayor of Boston, including five public housing and one Section 8 resident, to review matters relating to BHA management and performance; and 4) routine meetings between management and the elected or volunteer leaders at individual Public Housing developments, Section 8 project-based sites and/or Section 8 Tenants, Inc. that operates as a resident council for HCV participants.

As with the Annual Plan and other major policy changes, BHA will engage elected and appointed officials as well as housing advocates. BHA staff will use their landlord relationships and networks, such as the Greater Boston Real Estate Board which is the oldest real estate trade association in the country serving 12,000 members, to engage landlords in the MTW planning process. This includes posting information and soliciting feedback via its landlord portal.

**(3) PHA Operating and Inventory Information:** BHA owns and operates 24,736 federally subsidized units: 9,198 federal public housing units in 64 properties, including mixed-finance redevelopment sites and 15,538 housing choice vouchers, including 13,189 Tenant Based



and approximately 2,349 Project Based vouchers under lease. Within its federal portfolio, BHA administers numerous special purpose vouchers including VASH, Family Unification, Mainstream and Non-Elderly Disabled vouchers. In addition, BHA administers 2,273 state PH units and 894 state-assisted vouchers, and the City of Boston voucher program with a \$5 million-annual budget. BHA is a SEMAP high-performer with a 90%+ HCV lease-up rate within 60 days, although many HCVs are clustered in lower-income neighborhoods in Boston and there are challenges serving 4+ bedroom households and some special needs populations such as homeless persons. Currently, BHA maintains 96% occupancy in its federal PH units.

While the number fluctuates with occupancy/utilization rates, BHA currently serves a combined 23,655 families (representing more than 52,000 individuals) in the federal PH and HCV programs subject to this MTW application. The average household size is 2.2 persons per household. 40% of households have children under age 18 and 53% are headed by an elderly and/or disabled person. 4% identify as Asian, 49% as Black, 45% as White, and less than 2% identify as other races. In addition, 36% identify as Hispanic. Average household income is currently \$19,953, with approximately 32% reporting income from wages. BHA anticipates that MTW designation could result in increased employment rates and average income through investments in supportive services programs and self-sufficiency incentives.

BHA has demonstrated innovation and creativity within its current programs, which could be enhanced with MTW designation. Over the past two decades, BHA has pursued a variety of repositioning strategies to assure the long-term viability of its public housing stock while remaining true to BHA's mission to provide quality homes and strong communities for low-income Bostonians. BHA has developed over 3,900 units of housing, with over 700 units currently in construction, at more than a dozen public housing communities across the city. To

accomplish these extensive redevelopment efforts, BHA has utilized HOPE VI and other mixed-financed mechanisms, state-funded redevelopment, Rental Assistance Demonstration (RAD) conversions, Section 18 demolition and disposition to replace public housing with Section 8 project-based units and transformation of the Whitter neighborhood via a 2016 Choice Neighborhoods implementation grant. BHA's recent mixed-income redevelopments have provided net-new housing with the addition of other affordable, middle income, and market rate housing. MTW funding flexibilities will allow BHA to expedite redevelopment and leverage opportunities with development partners to explore other repositioning options.

BHA has operated a FSS program for years. Through a new partnership with Compass Working Capital, this program has nearly tripled in size since 2020 to become one of the largest of its kind in the country. The partnerships with job training and other service providers that BHA has developed for FSS could be built upon for MTW programming. Other innovative programs include Healthy Housing, Supportive Housing, Housing Stabilization and Self-Sufficiency detailed below in (6) Evidence of Significant Partnerships.

**(4) Plan for Local MTW Program:** To achieve the vision for its local MTW program, BHA seeks to implement the following types of initiatives and activities:

*Cost Effectiveness:* BHA will use MTW waivers to streamline operations and automate processes in its core programs. This includes exploring the use of waivers to 1) simplify income and rent calculations for PH and HCV families via streamlined and/or expanded deductions, such as extending the student deduction to serve part-time students, and tiered rents; and 2) conduct biennial or triennial recertifications of income and family composition. Such policies will reduce administrative costs that BHA could then use to serve its residents. It will also simplify the process for residents and potentially facilitate better financial planning and income growth over

time. BHA will also consider waivers to streamline the Housing Quality Standards (HQS) inspection process, such as pre-qualifying unit inspections and using alternative inspections schedules, to make units available for lease-up more quickly.

*Self-Sufficiency:* BHA will use MTW waivers and increased MTW funding flexibility to develop programs and partnerships that help residents prepare for work, compete for living wage jobs and remain stably employed, provide incentives for participation in training and education, and help build assets and wealth. BHA has been growing its FSS program and has a goal of serving 2,000 participants. BHA will consider MTW flexibilities to streamline its existing FSS program, expand services to public housing residents, provide financial incentives to achieve training and educational goals, and create incentive accounts to encourage savings and wealth building. BHA will build on its existing partnerships to provide job training programs for high-demand fields in Boston and create work-readiness and wraparound services for its families that need more support on their path to self-sufficiency. This includes scaling up successful parts of an existing EMPATH partnership and continuing to innovate ways to help families move up the economic ladder. BHA will also explore building upon its Moving On initiatives with HomeStart, Boston Medical Center, Boston Public Schools, and others as noted below to reach hard-to-serve populations that do not currently benefit from traditional PH and HCV programs.

*Housing Choice:* BHA will use MTW flexibility and fungibility to preserve and expand affordable housing in Boston and increase housing choices for the families it serves. To this end, BHA will explore the following: 1) increasing the PBV program and project caps to encourage development of affordable housing; 2) using MTW funding to expedite new construction of affordable mixed-income housing in its long-term redevelopment and repositioning efforts; 3) using waivers to facilitate landlord recruitment such as front-end vacancy-loss payments,

signing bonuses, damage claim assistance and prequalifying inspections to increase housing options for its HCV households, as discussed further below; and 4) expanding its housing mobility program, Expanding Choice in Housing Opportunities (ECHO), to help HCV families find and lease apartments in neighborhoods with high performing schools, low violent crime rates, and low poverty rates throughout the BHA service area as described below.

**(5) Proposed Use of MTW Funds:** BHA requests authority to use public housing and HCV funds flexibly in its MTW program. BHA proposes to use MTW Funds to increase funding for landlord leasing incentives; increase funding for supportive services programs as well as direct financial incentives to participants and incentive accounts to encourage work, savings, and wealth creation; and increase funding for PBV vouchers to increase PBV program and project caps. BHA intends to use funds in a flexible manner across the traditional Section 8 and Section 9 programs to fund MTW programs that are prioritized each year.

**(6) Evidence of Significant Partnerships:** With a portfolio of state-assisted public housing and vouchers, BHA works very closely with the Commonwealth's Department of Housing and Community Development (DHCD). The BHA Administrator serves at the pleasure of the Mayor, as opposed to a Board of Commissioners, and works closely with other City department heads as an active member of the Mayor's cabinet. BHA has many other innovative partnerships with notable collaborations related to Healthy Housing, Supportive Housing, Housing Stabilization, and Self-Sufficiency that will serve as a foundation for leveraging additional funding and in-kind resources for implementation of its MTW program.

*Healthy Housing:* BHA has worked with local universities, especially the Harvard and Boston University Schools of Public Health, over many years to better understand the link between health and housing particularly around Integrated Pest Management and the impact on

asthma. BHA's Healthy Public Housing Initiative, Healthy Pest-Free Housing Initiative, and subsequent peer-reviewed journal articles influenced pest control in PHAs reducing pests and the use of pesticides and improving resident health. BHA also voluntarily adopted a portfolio-wide Non-Smoking Policy reducing second-hand smoke and improving air quality which contributed to HUD's adoption of a nationwide policy in 2018. BHA has partnered with the Boston Public Health Commission (BPHC) for more than twenty years on the Community Committee for Health Promotion. An outcome of this partnership was the inclusion of a question on the Boston Risk Factor Surveillance System asking if a person lived in public housing or Section 8, providing rich data on health disparities by housing status.

*Supportive Housing:* BHA partners with BPHC on the Healthy Start in Housing program that expedites housing placement for homeless pregnant women and provides skilled nursing, an investment that improves the health of both mother and infant at a critical time in development. BHA has multiple partnerships with Boston Medical Center (BMC) including the Elders Living at Home Program that provides case management for homeless seniors placed in BHA housing, Housing Rx that expedites housing for medically complex individuals and families while providing ongoing care management, and the Reasonable Accommodation Rehab Program where BMC provides funds to make health and safety improvements in a patient's home. BHA also partners with Boston Senior Home Care to provide resident service coordination to stabilize families and help elderly/disabled residents to age in place.

*Housing Stabilization:* BHA created a Court Intervention Program (CIP) where HomeStart provides case management services for households facing non-payment eviction. Originally grant-funded, the program was integrated into the agency's operating budget after the successful eviction diversion pilot demonstrated a positive return on investment. Recently, BHA

and HomeStart have launched the Early Intervention Housing Stabilization program targeting eviction-prevention support to families with at least one child under age five that owe less than two months of rent. BHA also has a grant-funded collaboration with Higher Ground and Boston Public Schools (BPS) that seeks to improve academic performance by addressing housing stability, serving 300 formerly homeless students to date with placements in Public Housing. During the pandemic and in collaboration with BPS and DHCD, BHA also provided vouchers to more than 1,000 homeless families with school aged children.

*Self-Sufficiency:* BHA has worked with EMPATH (Economic Mobility Pathways) to operate economic mobility programs at several public housing sites for years and will launch a new program in October 2021 dubbed AMP Up. AMP Up will provide free Mobility Mentoring coaching to 200 work-eligible BHA residents between the ages of 18-55. Mentors will support participants to get a good-paying job, manage their money, and set and achieve goals that are meaningful to them such as taking care of their health or helping their kids succeed in school. Participants will meet with their own mentor regularly, in person or online, for three years and can earn incentives for making progress on their goals. This program builds upon BHA's track record collaborating with Charlestown Adult Education (CAE) on a \$2M JobsPlus grant. From 2015-2019, CAE assisted 488 "work able" BHA/Boston residents with career related services and place 350 in employment. Training/apprenticeship collaborations continue with Building Pathways, Benjamin Franklin Institute of Technology, Youth Build, and Job Corp as do ongoing partnerships with Boston Private Industry Council, Big Sister Association of Greater Boston, Boston College, John F. Kennedy Family Service Center, the Local Initiatives Support Corporation, and the City's Office of Jobs and Community Services.

***b) Landlord Incentive Activities Information***

**(1) Landlord Needs Assessment:** The housing supply in Massachusetts is insufficient. The inventory of properties for sale is limited, keeping many would-be buyers as renters, and many renters are challenged to find affordable places to live in Greater Boston. Despite this dynamic, BHA has maintained a lease-up rate in its HCV program exceeding 90%. While 67% of current vouchers are leased in the City of Boston, BHA's jurisdiction extends to the metro area. BHA has an extensive pool of 6,000+ landlords and historically has been able to achieve high lease-up rates without much outreach. However, there is a concentration of units among a subset of landlords; more than 8,900 program units are operated by just 584 owners. Furthermore, many units are concentrated in neighborhoods with high rates of poverty and minority concentration. Indeed, 46% of HCV holders live in the 10% highest poverty ZIP Codes in Massachusetts. Higher contract rents and regular rent payments in the HCV program are incentives to landlords in some lower-income submarkets, especially in the fallout of the COVID-19 pandemic. While BHA has done an excellent job at retaining existing landlords, it is challenging to attract new landlords in higher-income neighborhoods and municipalities outside of Boston where multi-family rentals are limited, and landlords tend to be less familiar with the HCV program.

BHA reached out to landlords, including via the Greater Boston Real Estate Board newsletter, to better understand motivations for and barriers to participation in the HCV program. Of 188 survey respondents, 83% are existing program participants who tended to be motivated by gratification in helping a family in need (62%) and/or to support expansion of housing choice (54%). Of the 23 who previously participated, the primary reason they are no longer active include prior bad experience with a voucher client (70%), poor customer service at BHA (48%) and inspection standards that were too rigorous (48%). When asked about incentives, landlords prioritized vacancy loss payments and damage claims with signing bonuses

and pre-inspections following close behind. More information is available in Appendix 4.

**(2) MTW Cohort #4 Activities:** BHA has selected four (4) landlord incentives that it will implement if selected for the Landlord Incentives Cohort, in response to the market assessment, feedback from landlords and HCV participants, and program costs:

*Activity 1: Front-end Vacancy Loss Payments (COHORT 4.2.):* To incent initial participation or for the landlord to make a new unit available for HCV tenants in “Expanded Choice Communities”, BHA will pay up to one-month of contract rent to compensate for time the unit spends vacant before a new HCV tenant moves in. This incentive will compensate the landlord for delays in the inspection and lease-up process that are out of the landlord’s control, or if the landlord is making repairs or upgrades to the unit before renting to the new HCV tenant.

*Activity 2: Damage Claims (4.b.):* To incent continued participation in the HCV program, BHA will provide compensation (not to exceed two months of contract rent minus the participant’s security deposit) for the cost of repairs due to tenant damage. This incentive is not only intended to compensate an existing landlord for damages, thereby making it more likely that they will stay with the program, but hopefully it will also assuage concerns that a prospective landlord may have about financial ramifications if they end up with a “bad” tenant.

*Activity 3: Other Landlord Incentives (“Signing Bonus”) (4.c.):* To incent participation in the HCV program, BHA will provide payments up to one month of contract rent, or a “signing bonus”. BHA will target these payments to achieve leasing goals, i.e., properties in “Expanded Choice Communities” with high-performing schools and low violent crime and poverty rates, in areas where vouchers are difficult to use, or for certain bedroom sizes/unit types. This incentive is intended to increase the location, number, and type of units available to HCV tenants.

*Activity 4: Pre-Qualifying Unit Inspections (5.a.):* To incent new landlords and to retain



existing landlords, BHA will conduct HQS inspections up to 90 days before a participant occupies a unit. In such instances, the participant retains their right to request an interim inspection. This incentive is intended to reduce the amount of time it takes to lease a unit.

BHA believes that all four of these incentives, especially when paired with the non-MTW initiatives discussed below, will be most effective to attract landlords to the program.

**(3) Other Landlord Incentives and Initiatives:** BHA is already implementing initiatives to improve its HCV program and attract landlords. BHA was one of the first PHAs to voluntarily adopt Small Area Fair Market Rents – a policy change that dramatically increased landlord participation and areas affordable to residents. BHA conducts bi-annual inspections on existing HCV units and permits the landlord to self-certify that non-emergency repairs have been completed in the requisite 30 days. BHA provides direct deposits of Housing Assistance Payments (HAP). BHA has implemented a landlord portal and provides technical tools like DocuSign and on-line document submission to streamline administrative functions and minimize paper. BHA offers an on-line listing site for landlords to advertise vacancies, thereby avoiding broker fees that are standard in the Boston rental market. BHA partners with the city to waive fees and inspection requirements for its rental registration program for HCV landlords. The BHA is also exploring a pilot to offer landlords solar panels and other energy efficiency upgrades in return for accepting voucher holders in their buildings. BHA recently hired a Director of Housing Search and Landlord Recruitment to oversee the housing mobility program, Expanding Choice in Housing Opportunities (ECHO). ECHO helps families with young children move to areas in Boston and Greater Boston with high performing schools and low violent crime rates and offers a new housing search tool to help families navigate the complex system of payment standards, public transit, school quality and violent crime data in Greater Boston.

## **PART II – Appendices**

### **Appendix 1: Moving To Work Certifications of Compliance and Commitment to Participate in the Fourth Cohort Evaluation**

### **Appendix 2: Public Process Documentation**

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### **Appendix 4: Other Supporting Documentation**

**Appendix 1: Moving to Work Certifications of Compliance and Commitment to Participate  
in the Fourth Cohort Evaluation (10 pages)**

- 1) Moving to Work Certifications of Compliance (Attachment I of PIH Notice 2021-03)
- 2) Commitment to Participate in the Fourth Cohort Evaluation (Attachment II of PIH Notice 2021-03)

The Moving to Work Certifications of Compliance and Commitment to Participate in the Fourth Cohort Evaluation forms must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

The Boston Housing Authority (BHA) does not have a Board of Commissioners. Rather, the position of Administrator was established for the BHA by the Commonwealth of Massachusetts in the ACT of 1989, Chapter 88. An Act Relative to the Form of Governance for the Boston Housing Authority. In accordance with Chapter 88, BHA's Administrator is appointed by the Mayor of Boston and is authorized to bind the Authority in contracts and agreements. Attached is a Certificate of Authority empowering the current Administrator to manage and control the Boston Housing Authority, as well as Chapter 88. An Act Relative to the Form of Governance for the Boston Housing Authority that is referenced therein.



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## BOSTON HOUSING AUTHORITY

### CERTIFICATE OF AUTHORITY

I, the undersigned and duly appointed Administrator of the Boston Housing Authority, do hereby certify and represent as follows:

The Administrator of the Boston Housing Authority is appointed by and serves at the pleasure of the Mayor of the City of Boston pursuant to the dictates of Chapter 88 of the Acts of 1989, as amended, an act relative to the form of governance for the Boston Housing Authority ("Chapter 88").

On or about January 16, 2020, the Mayor of the City of Boston appointed me the Administrator of the Boston Housing Authority, such appointment to be effective as of January 16, 2020. Pursuant to said appointment, I am empowered by Chapter 88 to manage and control the Boston Housing Authority.

I, the undersigned and duly appointed Administrator of the Boston Housing Authority, do hereby certify that the above is a true and correct statement of my appointment and powers as Administrator.

Kathryn Bennett  
Administrator

Dated



2020 00052432

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Recorded: 07/01/2020 01:32 PM  
ATTEST: Stephen J. Murphy, Register  
Suffolk County Registry of Deeds

BHAv201907

**ACTS, 1989. – Chaps. 86, 87, 88.**

that a breach of trust should cause a forfeiture under said trust instrument of certain property to the city of Attleboro, said property shall be returned to said city free and clear from all claims of The Attleborough Hospital but subject to the lawful claims of all others, is hereby validated and confirmed.

**SECTION 2.** The provisions of chapter four hundred and thirty-six of the acts of nineteen hundred and sixty are hereby repealed.

Approved May 18, 1989.

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**Chapter 86. AN ACT FURTHER REGULATING THE JURISDICTION OF THE ENERGY FACILITIES SITING COUNCIL.**

Be it enacted, etc., as follows:

Section 2 of chapter 164 of the General Laws, as appearing in the 1986 Official Edition, is hereby amended by striking out, in line 1, the word "seventy" and inserting in place thereof the following words:- sixty-nine G to sixty-nine O, inclusive, seventy.

Approved May 18, 1989.

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**Chapter 87. AN ACT RELATIVE TO SANITARY CONDITIONS ON RAILROAD LOCOMOTIVES.**

Be it enacted, etc., as follows:

Chapter 160 of the General Laws is hereby amended by inserting after section 172 the following section:-

Section 172A. Every railroad corporation shall equip each locomotive used by railroad crewmen with pure refrigerated drinking water with individual, disposable cups; maintain toilet facilities on locomotives or cabooses, if cabooses are used, in a working sanitary condition; and ensure that each such toilet facility provides privacy to a person using such facility.

For the purpose of this section "sanitary condition" shall mean a condition of good order and cleanliness which precludes the reasonable probability of disease transmission.

Approved May 19, 1989.

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**Chapter 88. AN ACT RELATIVE TO A FORM OF GOVERNANCE FOR THE BOSTON HOUSING AUTHORITY.**

## ACTS, 1989. - Chap. 88.

Be it enacted, etc., as follows:

**SECTION 1.** Notwithstanding the provisions of any general or special law to the contrary, including without limitation the provisions of sections five, six, and seven of chapter one hundred and twenty-one B of the General Laws, in the city of Boston the housing authority shall be managed and controlled by an individual to be known as the administrator. The administrator shall be appointed by and serve at the pleasure of the mayor and the administrator shall be compensated for such service. The administrator and all assistant and deputy administrators or those in positions equivalent in authority to assistant or deputy administrators should job titles change, shall devote full time during business hours to the duties of their positions. The administrator shall be, or within six months after the date of his acceptance of the position shall become, a resident of the city of Boston and shall continue to maintain principal residence in the city of Boston during the tenure of appointment. The exception provided for the executive director in the fifth paragraph of section twenty-nine of chapter one hundred and twenty-one B of the General Laws, shall apply to the administrator of the Boston Housing Authority and to employees of the Boston Housing Authority who hold the following positions or equivalent positions should job titles change: assistant administrators, deputy administrator and general counsel; provided, however, that this exception shall not apply to any such employee who has held his position, for a total of five years of uninterrupted service as of the date of enactment of this act.

**SECTION 2.** There shall be a committee to be known as the Boston Housing Authority Monitoring Committee ("Monitoring Committee") which shall be comprised of nine members appointed by the mayor. All of the members shall be residents of the city of Boston and shall continue to maintain principal residence in the city of Boston during the tenure of appointment. Five of the members shall be public housing tenants and shall be appointed from a list of not less than twenty names submitted to the mayor through a process agreed upon by city-wide public housing tenant organizations and public housing development-based tenant organizations of the Boston Housing Authority. Any appointees who are not public housing tenants shall be selected by the mayor, subject to confirmation by the Boston city council, from among persons with a demonstrated commitment to publicly assisted housing with experience in, but not limited to, one or more of the following areas: public health, public safety, legal advocacy for low-income tenants, public accounting, property management or development and organized labor; provided, however, that if the Boston city council fails to act on these appointments within thirty days, they shall be deemed confirmed. The mayor shall nominate from among the monitoring committee members a person to be the chairperson of said committee. The nomination shall be subject to ratification by a majority vote of all of the members of the monitoring committee. All members shall serve terms of two years,

## ACTS, 1989. - Chap. 88.

co-terminous with the term of the Boston city council; provided, however, that the initial term shall expire on the first Monday of nineteen hundred and ninety.

Members may be removed by the mayor at any time when he deems that a member has acted with gross misconduct, has negligently performed his duties, or has violated chapter two hundred and sixty-eight A of the General Laws. Vacancies occurring otherwise than by expiration of the term shall be filled by mayoral appointment as herein specified for the unexpired term; provided, however, that a vacancy with respect to a public housing tenant member shall be filled by appointment from a list of not less than four names submitted to the mayor through the process herein specified.

All members shall be classified as special municipal employees for the purpose of chapter two hundred and sixty-eight A of the General Laws. All members shall serve without compensation; provided, however, that all members shall be reimbursed by the housing authority for reasonable expenses incurred in the performance of their duties. The housing authority shall establish an annual monitoring committee budget for staff, training and other appropriate expenditures.

**SECTION 3.** (a) It shall be the duty of the monitoring committee to periodically review matters relating to the management and performance of the Boston Housing Authority and to report thereon to the mayor. The monitoring committee shall review and approve the following: all principal federal and state annual operating budgets, principal annual modernization applications, and all property dispositions which would reduce the total number of housing units of the housing authority which have not been approved, prior to the enactment of this act, by the Massachusetts superior court in the case of Armando Perez, et al. v. Boston Housing Authority. The monitoring committee shall have thirty days from receipt of any such budget, application or notice of property disposition in which to notify the housing authority and the mayor of its approval or disapproval thereof. After such thirty day period, regardless of whether the monitoring committee has so notified the housing authority and the mayor, the mayor shall approve or disapprove such budget, application or property disposition. The mayor may override the monitoring committee's decision; provided, however, that if the mayor overrides, he must so act within thirty days of receiving the monitoring committee's decision and must state the reasons in writing.

(b) Proposals submitted to the monitoring committee relative to principal federal and state annual operating budgets, principal annual modernization applications, and all property dispositions which would reduce the total number of housing units of the Boston Housing Authority which have not been approved prior to the enactment of this act, by the Massachusetts superior court in the case of Armando Perez, et al. v. Boston Housing Authority, shall simultaneously be filed with the Boston city council. Further, the Boston Housing Authority shall submit monthly management reports to the monitoring committee and Boston city coun-



**ACTS, 1989. - Chap. 89.**

cil which shall provide information pertaining to: code compliance, occupancy, maintenance, rent collection, and public safety for both family and elderly developments.

The Boston Housing Authority shall, consistent with section ten of chapter sixty-six of the General Laws, within ten days following receipt of a request for public record information made by the mayor's office, the city council, city councilors, or duly established committees of the city council, or the general public, comply with such request and supply said information.

(c) Within a reasonable time after submitting notification to the appropriate agency of the transfer of previously approved modernization funds from one Boston Housing Authority development to another, the Boston Housing Authority shall notify the monitoring committee and state its reasons therefore in writing.

(d) The monitoring committee shall meet at least once every three months and shall submit an annual report to the mayor in March of each year. The annual report shall be a public record for purposes of clause Twenty-sixth of section seven of chapter four of the General Laws. The provisions of sections twenty-three B and twenty-three C of chapter thirty-nine of the General Laws shall apply to all meetings of the monitoring committee.

(e) In the event of a vacancy in the position of administrator, the mayor, prior to the appointment of a new administrator, shall consult with the monitoring committee as to the qualifications for and selections of the administrator. Further, it shall be the duty of the monitoring committee to act in conjunction with the Boston Housing Authority to improve the health, safety, and welfare of the residents of housing owned or operated by the Boston Housing Authority. Subject to applicable laws, the monitoring committee shall be empowered, upon reasonable notice, to inspect and review, but not approve, all policies or reports which it deems relevant to the duties of the monitoring committee. At its discretion, the monitoring committee may develop any policy, rule or procedure which will assist it in carrying out the powers and duties herein stated.

**SECTION 4.** The provisions of chapter one hundred and twenty-one B of the General Laws applicable to housing authorities shall be applicable to the Boston Housing Authority except as provided herein or as inconsistent herewith.

**SECTION 5.** This act shall take effect upon its passage.

Approved May 23, 1989.

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**Chapter 89. AN ACT RELATIVE TO THE MALDEN PUBLIC LIBRARY.**

**ATTACHMENT I**  
**Moving to Work Certifications of Compliance**

**CERTIFICATIONS OF COMPLIANCE**

***U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT***  
***OFFICE OF PUBLIC AND INDIAN HOUSING***

**Certifications of Compliance with HUD and Federal Requirements and Regulations:**  
**Board Resolution to Accompany Application to the Moving to Work Demonstration Program**

Acting on behalf of the Board of Commissioners of the applicant public housing agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the application to the Moving to Work (MTW) Demonstration Program for the PHA and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the application and implementation thereof:

- (1) The PHA will adhere to the MTW Operations Notice or successor notice and all requirements therein.
- (2) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure at least 75% of families assisted are very low-income as defined in Section 3(b)(2) of the 1937 Act throughout the PHA's participation in the MTW Demonstration Program.
- (3) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in establishing a reasonable rent policy that is designed to encourage employment and self-sufficiency.
- (4) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to assist substantially the same total number of eligible low-income families as would have been served absent MTW throughout the PHA's participation in the MTW Demonstration Program.
- (5) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to maintain a comparable mix of families (by family size) as would have been provided had the funds not been used under the MTW Demonstration Program throughout the PHA's participation in the MTW Demonstration Program.
- (6) The PHA will adhere to HUD guidance in the MTW Operations Notice or successor notice in continuing to ensure housing assisted under the MTW Demonstration Program meets housing quality standards established or approved by the Secretary throughout the PHA's participation in the MTW Demonstration Program.
- (7) The PHA published a notice that a hearing would be held, that the application and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the application by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the application and invited public comment.
- (8) The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the application by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the application.

- (9) The PHA certifies that the Board of Commissioners has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (10) The PHA certifies that it will carry out its application in conformity with: Title VI of the Civil Rights Act of 1964 (42 USC 2000d-2000d-4); the Fair Housing Act (42 USC 3601-19); Section 504 of the Rehabilitation Act of 1973 (29 USC 794); Title II of the Americans with Disabilities Act of 1990 (42 USC 12101 et seq.); all regulations implementing these authorities; other applicable Federal, State, and local civil rights laws; and that it will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)).
- (11) The PHA will carry out its plan in conformity with HUD's Equal Access Rule at 24 CFR 5.105(a)(2) and will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.
- (12) The application is consistent with the applicable Comprehensive Plan (or any plan incorporating such provisions of the Comprehensive Plan) for the jurisdiction in which the PHA is located.
- (13) The application certifies that according to the appropriate State or local officials that the application is consistent with the applicable Consolidated Plan.
- (14) The PHA complies with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (15) The PHA complies with the Violence Against Women Act and its implementing regulations at 24 C.F.R. Part 5, Subpart I and Parts 960 and 966.
- (16) The PHA complies with the Architectural Barriers Act of 1968 and its implementing regulations at 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (17) The PHA complies with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.
- (18) The PHA complies with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (19) The PHA complies with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (20) The PHA complies with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (21) The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

- (22) The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (23) With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (24) The PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (25) The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (26) The PHA will comply with the requirements of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 CFR Part 200.
- (27) The application and all attachments are available at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.


Boston Housing Authority  
PHA NAME

MA002  
PHA NUMBER/HA CODE

*I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.*

Kate Bennett  
NAME OF AUTHORIZED OFFICIAL \*

Administrator/CEO  
TITLE

  
SIGNATURE

09/16/2021  
DATE

\* *Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*



**Appendix 2: Public Process Documentation (65 pages)**

- 1) Evidence that Public Housing (PH) Residents and Housing Choice Voucher (HCV) Participants were Notified of Intention to Participate in MTW Demonstration Program
- 2) Evidence of Resident/Participant Meetings held September 1, 2021, at 11am and 6pm
- 3) Public Notice advertising BHA's MTW Public Hearings
- 4) Evidence of Public Hearings held September 22, 2021, at 11am and 6pm
- 5) Signed Resolution from BHA Administrator approving the BHA MTW Plan and Application Package

*(Note: Per documentation in Appendix 1, BHA does not have a Board of Commissioners but rather the BHA Administrator is empowered to manage and control the Boston Housing Authority.)*

## **Appendix 2: Public Process Documentation**

- 1) Evidence that Public Housing (PH) Residents and Housing Choice Voucher (HCV) Participants were Notified of Intention to Participate in the MTW Demonstration Program
  - a. MTW Notice Mailed to all PH Residents and HCV Participants
  - b. Log of MTW emails and phone calls in response to Notice

**PUBLIC HOUSING RESIDENT AND HOUSING CHOICE VOUCHER PROGRAM PARTICIPANT NOTICE**  
**August 6<sup>th</sup>, 2021**

The Boston Housing Authority (BHA) is notifying its Public Housing residents and participants in the Housing Choice Voucher (HCV) Program of our intent to apply for the Moving to Work (MTW) Demonstration Program.

Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies to use funding more efficiently, help residents find employment, increase economic mobility, and access increased housing choices. BHA will have a chance to determine which flexibilities to adopt, if our application is accepted. However, one requirement of the current application is that the BHA adopt some form of landlord incentives to increase the number of landlords that participate in the HCV program.

We would like to invite you to attend one of our virtual meetings to learn more about the MTW program, and to tell us about some of your ideas for the program. We are offering **resident/participant sessions on September 1<sup>st</sup> at 11am and at 6pm** on zoom, and you are welcome to attend the meeting that works best for you. Following the Application Discussion Meetings, the BHA will release its draft MTW Application September 10<sup>th</sup> for a 30-day public review and comment period ending October 10th. The MTW Application will be available in the Planning Dept. 11th floor, 52 Chauncy Street and on the BHA website at [www.bostonhousing.org/mtw](http://www.bostonhousing.org/mtw). The BHA would like to invite you to attend one of **our virtual public hearings on September 22<sup>nd</sup> at 11am and at 6pm on zoom** to provide comments on the draft Application. We are offering two sessions, and you are welcome to attend the hearing that works best for you.

**Please note: these meetings are optional and informational. This notice does not imply a change in your status as a Public Housing or Housing Choice Voucher resident.**

Register in advance for any of the meetings below by clicking the below links. After registering, you will receive a confirmation email containing information about joining the meeting. *If you prefer to call into any of these online meetings, please call 617-988-4414 to receive call in information.*

Date	Times	Zoom Link and Passcode
BHA MTW Plan <u>Resident/Participant Meeting #1</u>	Sept 1, 2021 11:00 AM	Registration Link: <a href="https://bit.ly/3xi8GWg">https://bit.ly/3xi8GWg</a>
BHA MTW Plan <u>Resident/Participant Meeting #2</u>	Sept 1, 2021 6:00 PM	Registration link: <a href="https://bit.ly/3A2Lq0e">https://bit.ly/3A2Lq0e</a>
BHA MTW Plan <u>Public Hearing #1</u>	Sept 22, 2021 11:00AM	Registration Link: <a href="https://bit.ly/3fnvX30">https://bit.ly/3fnvX30</a>
BHA MTW Plan <u>Public Hearing #2</u>	Sept 22, 2021 6:00 PM	Registration link: <a href="https://bit.ly/3lpFN8a">https://bit.ly/3lpFN8a</a>

If you have a reasonable accommodation request relative to either attending the Meeting/Hearing or reviewing the Application, please call 617-988-4107 or TDD 800-545-1833 x420. Interpreters can be made available upon advance request. Comments can be sent to 52 Chauncy St. attn: David Gleich, Boston, MA 02111; or e-mail at [mtw@bostonhousing.org](mailto:mtw@bostonhousing.org). All written comments must be received by **October 10, 2021** for consideration.

Please visit our website [www.bostonhousing.org/mtw](http://www.bostonhousing.org/mtw) for more information and updates on MTW.





**This is an important document. If you require interpretation, please call the number below.**

Este es un documento importante. Si necesita interpretación, llame al número a continuación.

這是一份重要文件。如果您需要翻譯，請撥打以下電話。

Este documento é importante. Se precisar de interpretação, por favor, ligue para o número abaixo.

**Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo ki anba a.**

Keli é un Dukumentu inportanti. Si bu mesti interpretason, pur favor txoma kel numuro ki sta di baxo.

**Đây là một tài liệu quan trọng. Nếu bạn yêu cầu được thông dịch, vui lòng gọi số phone dưới đây.**

Kani waa Dukumiinti muhiim ah, Hadii aad ku khasbantahay in laguu Turjumo fadlan wac telefoonka hoos ku qoran.

**To jest ważny dokument. Jeśli potrzebujesz go przetłumaczyć, zadzwoń pod poniżej podany numer.**

Это важный документ. Если вам требуется устный перевод, пожалуйста, позвоните по номеру, указанному ниже.

នេះជាឯកសារសំខាន់។ ប្រសិនបើអ្នកត្រូវការការបកស្រាយសូមទូរស័ព្ទទៅលេខខាងក្រោម។

این یک نوشته مهم است. اگر به مترجم نیاز دارید، لطفاً با شماره زیر تماس بگیرید

617-988-4107

**AVISO PARA PARTICIPANTES DEL PROGRAMA DE VALES DE ELECCIÓN DE VIVIENDA PARA RESIDENTES DE VIVIENDA PÚBLICA**  
**6 de agosto del 2021**

Boston Housing Authority (BHA) está notificando a sus residentes de Vivienda Pública y participantes en el Programa de Vales de Elección de Vivienda (HCV por sus siglas en inglés) de nuestra intención de solicitar el Programa de Demostración Moving to Work (MTW)

Moving to Work (MTW) es un programa de demostración para las autoridades de vivienda pública (PHA por sus siglas en inglés) que les brinda la oportunidad de diseñar y probar estrategias innovadoras diseñadas localmente para usar los fondos de manera más eficiente, ayudan a los residentes a encontrar empleo, aumentan la movilidad económica y ayudan a acceder a más opciones de vivienda. BHA tendrá la oportunidad de determinar qué flexibilidades adoptar, si se acepta nuestra solicitud. Sin embargo, un requisito de la solicitud actual es que BHA adopte alguna forma de incentivos para propietarios para aumentar el número de propietarios que participan en el programa HCV.

Nos gustaría invitarlo a asistir a una de nuestras reuniones virtuales para aprender más sobre el programa MTW y compartir algunas de sus ideas para el programa. Estamos ofreciendo sesiones para residentes/participantes el **1 de septiembre a las 11am y a las 6pm por zoom**, usted puede asistir a la reunión que sea el mejor horario para usted. Después de las reuniones de Discusión sobre la Solicitud, BHA publicará un borrador de la Solicitud MTW el 10 de septiembre para una revisión pública de 30 días y un período de comentarios que finalizará el 10 de octubre. La solicitud de MTW estará disponible en el piso 11 en el Departamento de Planificación, 52 Chauncy Street y en la página web de BHA en [www.bostonhousing.org/mtw](http://www.bostonhousing.org/mtw). BHA desea invitarlo a asistir a una de nuestras **audiencias públicas virtuales el 22 de septiembre a las 11am y a las 6pm por zoom** para proporcionar comentarios sobre el borrador de la Solicitud. Ofrecemos dos sesiones y usted puede asistir a la audiencia que mejor se adapte al horario que usted pueda atender.

**Tenga en cuenta: estas reuniones son opcionales e informativas. Este aviso no implica un cambio en su estado como residente de Vivienda Pública o Vales de Elección de Vivienda.**

**Regístrese con anticipación para cualquiera de las reuniones haciendo clic en los enlaces a continuación. Después de registrarse, usted recibirá un correo electrónico de confirmación con información sobre cómo atender a la reunión. Si prefiere llamar a cualquiera de estas reuniones en línea, llame al 617-988-4414 para recibir información sobre la llamada.**

Fecha	Horario	Enlace y código de acceso de Zoom
Plan de BHA para MTW Reunión de residentes/participantes #1	1 de septiembre del 2021 11:00 AM	Enlace de registro: <a href="https://bit.ly/3xi8GWg">https://bit.ly/3xi8GWg</a>
Plan de BHA para MTW Reunión de residentes/participantes #2	1 de septiembre del 2021 6:00 PM	Enlace de registración: <a href="https://bit.ly/3A2Lq0e">https://bit.ly/3A2Lq0e</a>
Plan de BHA para MTW <b>Audiencia pública # 1</b>	22 de septiembre del 2021 11:00AM	Enlace de registración: <a href="https://bit.ly/3fnvX30">https://bit.ly/3fnvX30</a>
Plan de BHA para MTW <b>Audiencia pública # 2</b>	22 de septiembre del 2021 6:00 PM	Enlace de registración: <a href="https://bit.ly/3lpFN8a">https://bit.ly/3lpFN8a</a>

Si usted tiene una solicitud de acomodación razonable relacionada con asistir a la reunión/audiencia o revisar la solicitud, llame al 617-988-4107 o TDD 800-545-1833 x420. Los intérpretes pueden estar disponibles con previa solicitud. Los comentarios se pueden enviar a 52 Chauncy St. atn: David Gleich, Boston, MA 02111; o envíe un correo electrónico a [mtw@bostonhousing.org](mailto:mtw@bostonhousing.org). Todas las sugerencias escritas deben recibirse antes del **10 de octubre de 2021** para su consideración.

Visite nuestra página web [www.bostonhousing.org/mtw](http://www.bostonhousing.org/mtw) para obtener más información y actualizaciones sobre MTW.



Boston Housing Authority



BOSTON  
HOUSING  
AUTHORITY



Appendix 2

MTW Resident Participant Notice (Leased Housing- 08/04/2021) | Spanish translation  
by BHA CCECR-Language Access Team (08/05/2021)

## 公共房屋居民及房屋選擇租賃券項目參與者通知

波士頓房屋管理局（波房局，BHA）現正通知其公共住房居民和住房租賃券（HCV）項目的參與者，我們打算參與搬遷工作（MTW）示範計劃。

(MTW)是一項針對公共房屋管理局（PHAs）的示範項目，讓他們有機會設計和測試創新的、本地設計的策略，以及更有效地使用資金、幫助居民求職就業、增加經濟流動性、並獲得更多住房選擇。如果我們的申請被接受，波士頓房屋管理局（波房局，BHA）將有機會決定採用哪些靈活措施。然而，當前申請的一個要求是波房局採用某種形式的房東獎勵計劃，以增加參與HCV項目的房東數量。

我們誠邀您參加我們的視像會議，以了解MTW項目，並告知我們您對該項目的想法。我們將於**9月1日上午11時及下午6時**在zoom上提供居民/參與者會議，歡迎您參加最適合您（時間）的會議。

在申請討論會議之後，波房局將於9月10日發佈其MTW申請草案，以供公眾審查和評論，為期30天，將於10月10日結束。MTW申請書在位於Chauncy Street 52號11樓的規劃部及波房局網站 [www.bostonhousing.org/mtw](http://www.bostonhousing.org/mtw) 上可供查閱。波房局誠邀您參加我們於9月22日上午11時和下午6時在zoom上舉行的虛擬公開聽證會，對申請書草案提出意見。我們將舉辦兩場聽證會，歡迎您最適合您時間的聽證會。

**請注意：該會議可以自由選擇，並純屬提供信息的性質。該通知並不意味著您作為公共房屋或房屋選擇租賃券居民的身份有所改變。**

請點擊以下鏈接，提前註冊以下任何會議。註冊後，您將收到一封確認電郵，其中包含有關參加會議方法的信息。如果您希望打電話參加該任一線上會議，請致電617-988-4414，以接收用電話參加會議方法的信息。

日期	時間	鏈接和密碼
波房局MTW計劃 居民/參與者會議#1	2021年9月1日 上午11時	註冊鏈接： <a href="https://bit.ly/3xi8GWg">https://bit.ly/3xi8GWg</a>
波房局MTW計劃 居民/參與者會議#2	2021年9月1日 下午6時	註冊鏈接： <a href="https://bit.ly/3A2Lq0e">https://bit.ly/3A2Lq0e</a>
波房局MTW計劃 公開聽證會#1	2021年9月22日 上午11時	註冊鏈接： <a href="https://bit.ly/3fnvX30">https://bit.ly/3fnvX30</a>
波房局MTW計劃 公開聽證會#2	2021年9月22日 下午6時	註冊鏈接： <a href="https://bit.ly/3lpFN8a">https://bit.ly/3lpFN8a</a>

如果您對出席會議/聽證會或審查申請有合理要求，請致電617-988-4107或聽障電話800-545-1833轉420。如果提前申請，可以提供口譯服務。評論可郵寄到52ChauncySt.attn (收件人)：DavidGleich, Boston, MA 02111；或發送電子郵件至mtw@bostonhousing.org。所有書面意見必須在2021年10月10日之前收到，以便參考。

更多信息及MTW最新消息，請訪問我們的網站[www.bostonhousing.org](http://www.bostonhousing.org)



MTW Resident Participant Notice (Leased Housing- 08/04/2021) | Chinese translation  
by BHA CCECR-Language Access Team (08/05/2021)

## Log of Emails/Phone Call in response to Resident/Participant Notice

### MTW emails:

1. 8/13/21: comment on landlord portal effectiveness; forward to leased housing
2. 8/18/21: request for help with meeting registration link; sent the registration link
3. 8/19/21; question about adding someone to their Section 8 lease; forward to leased housing
4. 8/24/21 question about covid rental relief fund; sent information on rental relief fund with links
5. 9/1/21: question about legal issue; forward to public housing manager and resident service coordinator
6. 9/2/21: request for powerpoint slides from meeting; sent powerpoint slides
7. 9/11/21: question about appendices;
8. 9/22/21: email about poor housing conditions in public housing and wants to move to another part of the city; respond to email recommending to call in work orders and forwarded email to housing manager for follow-up

### MTW phone calls:

1. 8/13: Call with question about MTW; return call left msg
2. 8/13: question about registration; gave registration info
3. 8/13: question about mailing; return call left msg
4. 8/14: Haitian Creole caller; refer to language access
5. 8/14: Spanish caller; refer to language access
6. 8/14: Spanish caller; refer to language access
7. 8/14: Spanish caller (she called 3x); refer to language access
8. 8/15: Vietnamese caller; refer to language access
9. 8/16: Haitian Creole caller; refer to language access
10. 8/16: Chinese caller; refer to language access
11. 8/16: Spanish caller: refer to language access
12. 8/17: Call to change address in leased housing; gave leased housing phone number
13. 8/18: Question about mailing; not interested in attending the meeting
14. 8/25: question about mailing; called back and left a message
15. 8/25: question about mailing; called back and left a message
16. 8/26: question about meeting; called back but she was having eye surgery and was pleased there was a telephone option
17. 8/26: Spanish caller; refer to language access
18. 8/26 Spanish caller (called 2x); refer to language access
19. 9/1: Question about reasonable accommodation and some pest issues in apartment; suggested she follow up with the staff she has been working with on the reasonable accommodation and call in work orders for pest management
20. 9/2: question about MTW mailing; spoke with her about the meeting and how to access
21. 9/7: interested in where to see MTW application; spoke with her about viewing options at Chauncy St. and online
22. 9/14: question about where to find MTW application information; spoke with the person about where to find information at Chauncy St. and on-line

23. 9/15: question about where to find MTW application information: took her email and sent her the on-line link to our website; also attached the MTW application
24. 9/16: question on personal reasonable accommodation; recommended he follow-up with the staff he submitted the RA with
25. 9/17: Haitian Creole caller requested a call from interpreter; referred to language access
26. 9/21: caller with question about MTW meeting; gave her call-in information
27. 9/22: caller with question about MTW mailing, calling for his father who is in section 8; spoke with him about the meetings and purpose around increasing housing choice options
28. 9/24: caller with question about where to personally apply and she said she thought it was a housing lottery; explain that it is the BHA that is applying

## **Appendix 2: Public Process Documentation**

- 2) Evidence of Resident/Participant Meetings held September 1, 2021, at 11am and 6pm
  - a. Slide Presentation
  - b. Copy of Participant Lists
  - c. Copy of Zoom Chats
  - d. Transcription of 6pm Meeting (*Note: presentations at both meetings were the same and no significant comments were made at the 11:00am meeting to warrant separate transcription*)



Resident/Participant Meeting:  
Discussion of Moving To Work (MTW) Demonstration  
*September 1, 2021 – 11AM and 6PM*  
*More info at: [bostonhousing.org/mtw](https://bostonhousing.org/mtw)*

1



## Meeting Objectives

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1. Provide background on the Moving to Work (MTW) program
2. Provide program benefits and requirements – we'll give examples of programs and activities that are possible under MTW, and discuss the benefits for Public Housing residents, HCV participants, and BHA.
3. Review Boston Housing Authority's (BHA) options for participation in the program – review landlord incentives.
4. Hear your voice – tell us some of your ideas for the program, give us your priorities, and we'll respond to your questions about MTW participation.
5. Plan and next steps – timeline for the application process, and opportunities to provide input.

## What is MTW? Why Does BHA Want to Apply for it?



## What is the MTW Demonstration Program?

- Established in 1996 by HUD
- EXEMPTIONS from some existing public housing and voucher rules
- FLEXIBILITY with how federal funds may be used
- BHA will NOT receive *more* money from HUD

## Why is BHA seeking MTW designation?

- Streamline administrative procedures
- Reduce burdensome processes for residents/participants
- Use funds flexibly
- Develop local solutions for local needs
- Improve customer service and responsiveness

## BHA is NOT considering...

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- work requirements
- term limits
- rent increases

BHA's application to HUD will state that under no circumstances will BHA participate the activities listed above or any similar activities.

## 3 Statutory Program Objectives

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1. **ECONOMIC SELF-SUFFICIENCY:** Provide incentives to families with children where the head of household is working; is seeking work; or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
2. **HOUSING CHOICE:** Increase housing choices for eligible low-income families.
3. **EFFICIENT OPERATIONS:** Reduce cost and achieve greater cost effectiveness in federal expenditures.

## 5 Statutory Requirements

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1. Very Low-Income: 75% of families assisted must be very low-income, 50% of the AMI
2. Reasonable Rent Policy: Reasonable rent policy to encourage employment and self-sufficiency
3. Substantially the Same: Assist substantially the same total number of eligible low-income families as would have been served absent participating in the demonstration.
4. Comparable Mix: Maintain a comparable mix of families (by family size) as would have been provided had the amounts not been used under the demonstration.
5. Housing Quality Standards (HQS): Housing must meet Housing Quality Standards.

# How will BHA use MTW to Address Identified Need?

## BHA Exploring 3 Core Goals

MTW Program Goals	BHA's Challenges and Opportunities
<b>Economic Self-Sufficiency:</b> Provide incentives to families with children where the head of household is working; is seeking work; or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.	<ul style="list-style-type: none"> <li>➤ Varied job training and job-readiness needs/opportunities</li> <li>➤ Need wraparound supportive services for our residents/participants</li> <li>➤ Focus on FSS Program expansion</li> <li>➤ Cultivation of innovative partnerships, i.e., EMPATH Mobility Mentoring program</li> </ul>
<b>Housing Choice:</b> Increase housing choices for eligible low-income families.	<ul style="list-style-type: none"> <li>➤ Extreme Housing Affordability/Availability Pressures (limited affordable housing inventory)</li> <li>➤ Preserve BHA's affordable housing</li> <li>➤ Increase housing options</li> </ul>
<b>Effective Operations:</b> Reduce cost and achieve greater cost effectiveness in federal expenditures.	<ul style="list-style-type: none"> <li>➤ Streamline administrative processes, reduce burden on residents/participants</li> </ul>

## Examples: Economic Self-Sufficiency

- Job/vocational training programs for high-demand industries
- Work-readiness training
- Wrap-around case management and service referrals
- Youth development programs— educational and vocational training, homework help, tutoring, clubs and activities, recreation, mentoring, early childhood education
- Incentive accounts to encourage work, savings, and wealth development
- Financial incentives for achieving training and educational goals
- *These programs can be made possible through MTW funding flexibility!*

## Examples: Housing Choice

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- Mobility counseling for HCV participants
- Increased payment standards for “Expanded Choice Communities”
- Landlord recruitment and retention incentives
- Increased use of Project Based Vouchers (PBVs)
- Rehab and modernize existing housing portfolio
- Preserve and develop mixed-income housing units

## Examples: Effective Operations

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- Simplified income and rent calculations
- Alternative re-examination schedule
- Increased PBV flexibility related to selection process, number of PBVs, and PBV contract lengths
- Streamlined HQS inspection process: Pre-qualifying unit inspections, self-certifying minor violations to HQS, reducing frequency of HQS inspections

# What is Required by HUD to Participate?

BOSTON HOUSING AUTHORITY

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## Cohort #4: Landlord Incentives

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- BHA would implement selected landlord incentives designed to increase the number of landlords in the HCV program, which would provide **more housing options for voucher holders**.
- Eligible PHAs that apply for Cohort #4 will be put into a highly-competitive lottery. If selected in the lottery, BHA would implement the landlord incentives – and HUD would evaluate their impact - for 4 years.
- If BHA applies and is not selected for the MTW program under Cohort #4, BHA must agree to participate in HUD's evaluation of landlord incentives for 4 years as part of the control group but will not receive the MTW designation and accompanying flexibility.

BOSTON HOUSING AUTHORITY

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## BHA is Proposing 4 Landlord Incentives

1. **Damage Claims:** BHA could provide a landlord with compensation for tenant damages not to exceed the lesser of the cost of repairs or two months contract rent minus the participant's security deposit.
2. **Signing Bonus:** BHA could provide an incentive payment, or "signing bonus", of up to one-month of contract rent to incentivize landlords to join the HCV program in areas where vouchers are difficult to use.
3. **Pre-qualifying Unit Inspections:** BHA may allow a pre-inspection up to 90 days before the participant occupies the unit. The participant must be able to request an interim inspection.
4. **Front-end Vacancy Loss Payment:** BHA could pay a landlord up to one-month of contract rent as reimbursement for time the unit spent vacant when the previous tenant was not an HCV participant.

We want to  
hear from you!

- Public Housing Resident and HCV Participant Meetings on Wednesday, September 1, 2021 – 11am and 6pm via Zoom and teleconference
- Draft MTW Plan posted for a 30-day public comment period on Friday, September 10, 2021
- Public Hearing to receive comments on the Draft MTW Plan on Wednesday, September 22, 2021 – 11am and 6pm via Zoom and teleconference
- 30-day public comment period ends on Sunday, October 10, 2021
- BHA submits the MTW Plan to HUD by Friday, October 15, 2021

# Thank you for participating!

If you want to send additional comments or questions after the meeting or would like to request a mailed copy of this PowerPoint:

**First Class Mail:**                      ATTN: MTW Plan  
Boston Housing Authority  
52 Chauncy Street, Boston, MA 02111

**E-mail:**                                      [mtw@bostonhousing.org](mailto:mtw@bostonhousing.org)  
Subject: MTW WRITTEN COMMENT

All written comments must be received by **October 10, 2021** for consideration.

More info at: [bostonhousing.org/mtw](https://bostonhousing.org/mtw) | <https://www.hud.gov/mtw>



## Registrants for 'BHA MTW Plan Resident/Participant Meeting (11am)'

Registrants	Email Address	Registration Date	
Moussa Ndam	<a href="mailto:ndanjomo66@gmail.com">ndanjomo66@gmail.com</a>	Aug 17, 2021 09:34 PM	<a href="#">Copy</a>
Chavina Mclester	<a href="mailto:mclesterchavina@gmail.com">mclesterchavina@gmail.com</a>	Aug 17, 2021 07:37 PM	<a href="#">Copy</a>
Xu Chen	<a href="mailto:xuchen3296@gmail.com">xuchen3296@gmail.com</a>	Aug 17, 2021 05:15 PM	<a href="#">Copy</a>
Theodore M Bell	<a href="mailto:TheoMBell@gmail.com">TheoMBell@gmail.com</a>	Aug 17, 2021 04:40 PM	<a href="#">Copy</a>
Celenia Tineo	<a href="mailto:celenia59@gmail.com">celenia59@gmail.com</a>	Aug 17, 2021 03:40 PM	<a href="#">Copy</a>
Paula Nelson	<a href="mailto:paulace.nelson@gmail.com">paulace.nelson@gmail.com</a>	Aug 17, 2021 03:36 PM	<a href="#">Copy</a>
Bruce Glover	<a href="mailto:bruce.glv@gmail.com">bruce.glv@gmail.com</a>	Aug 17, 2021 11:14 AM	<a href="#">Copy</a>
Michael McGann	<a href="mailto:j.alicea@commonwealthlandtrust.org">j.alicea@commonwealthlandtrust.org</a>	Aug 17, 2021 10:59 AM	<a href="#">Copy</a>
HUA ZHUANG MEI	<a href="mailto:huazhuang.mei@yahoo.com">huazhuang.mei@yahoo.com</a>	Aug 17, 2021 09:06 AM	<a href="#">Copy</a>
Latasha Brimage	<a href="mailto:latashabrimage28@gmail.com">latashabrimage28@gmail.com</a>	Aug 17, 2021 08:57 AM	<a href="#">Copy</a>
Ysaura Gonzalez	<a href="mailto:austriaarias11@gmail.com">austriaarias11@gmail.com</a>	Aug 17, 2021 12:13 AM	<a href="#">Copy</a>
Ivis Sanchez	<a href="mailto:lvislianne@hotmail.com">lvislianne@hotmail.com</a>	Aug 16, 2021 07:28 PM	<a href="#">Copy</a>
Maggie Merrill	<a href="mailto:merrill@ejpconsultinggroup.com">merrill@ejpconsultinggroup.com</a>	Aug 12, 2021 11:49 AM	<a href="#">Copy</a>
alicia acosta	<a href="mailto:aliciabinca@gmail.com">aliciabinca@gmail.com</a>	Sep 1, 2021 10:27 AM	<a href="#">Copy</a>
Mac McCreight	<a href="mailto:mmccreight@gbls.org">mmccreight@gbls.org</a>	Sep 1, 2021 09:35 AM	<a href="#">Copy</a>
Rhae Parkes	<a href="mailto:parkes@ejpconsultinggroup.com">parkes@ejpconsultinggroup.com</a>	Aug 30, 2021 08:07 PM	<a href="#">Copy</a>

Registrants	Email Address	Registration Date	
Rita Callaghan	<a href="mailto:atir2591@comcast.net">atir2591@comcast.net</a>	Aug 30, 2021 06:22 PM	<a href="#">Copy</a>
KATHERINE CARTON	<a href="mailto:carton@ejpconsultinggroup.com">carton@ejpconsultinggroup.com</a>	Aug 30, 2021 03:07 PM	<a href="#">Copy</a>
Joyce McAfee	<a href="mailto:FluffyFluffy49@Comcast.Net">FluffyFluffy49@Comcast.Net</a>	Aug 29, 2021 12:32 PM	<a href="#">Copy</a>
Conway Brown	<a href="mailto:Conway.brown.59@gmail.com">Conway.brown.59@gmail.com</a>	Aug 26, 2021 03:37 PM	<a href="#">Copy</a>
Lisa Murphy	<a href="mailto:murphylisa460@gmail.com">murphylisa460@gmail.com</a>	Aug 24, 2021 02:51 PM	<a href="#">Copy</a>
Elenitza Hunte	<a href="mailto:elenitzadelvalle173@gmail.com">elenitzadelvalle173@gmail.com</a>	Aug 24, 2021 02:51 PM	<a href="#">Copy</a>
John Kane	<a href="mailto:johnbkane1@gmail.com">johnbkane1@gmail.com</a>	Aug 23, 2021 03:32 PM	<a href="#">Copy</a>
Corey Crayton	<a href="mailto:mikah2244@gmail.com">mikah2244@gmail.com</a>	Aug 23, 2021 12:55 PM	<a href="#">Copy</a>
Viatcheslav "Steve" Abramian	<a href="mailto:viatabra@yahoo.com">viatabra@yahoo.com</a>	Aug 21, 2021 10:14 AM	<a href="#">Copy</a>
anny Castillo	<a href="mailto:annycastillo8@icloud.com">annycastillo8@icloud.com</a>	Aug 21, 2021 01:04 AM	<a href="#">Copy</a>
Cathy mande	<a href="mailto:mandec76@gmail.com">mandec76@gmail.com</a>	Aug 20, 2021 03:09 PM	<a href="#">Copy</a>
Wanda Chadwick	<a href="mailto:wchadwick66@gmail.com">wchadwick66@gmail.com</a>	Aug 18, 2021 05:44 PM	<a href="#">Copy</a>

## Registrants for 'BHA MTW Plan Resident/Participant Meeting (6pm)'

Registrants	Email Address	Registration Date	
Nima R	<a href="mailto:nimarayaleh25@gmail.com">nimarayaleh25@gmail.com</a>	Sep 1, 2021 06:09 PM	<a href="#">Copy</a>
Betul Aziz	<a href="mailto:betul.s.aziz@gmail.com">betul.s.aziz@gmail.com</a>	Sep 1, 2021 06:04 PM	<a href="#">Copy</a>
Nicholas Kelly	<a href="mailto:nicholas.kelly@bostonhousing.org">nicholas.kelly@bostonhousing.org</a>	Sep 1, 2021 06:01 PM	<a href="#">Copy</a>
Lauren Song	<a href="mailto:lsong@gbls.org">lsong@gbls.org</a>	Sep 1, 2021 06:00 PM	<a href="#">Copy</a>
David Gleich	<a href="mailto:david.gleich@bostonhousing.org">david.gleich@bostonhousing.org</a>	Sep 1, 2021 05:59 PM	<a href="#">Copy</a>
Caiyun Mai	<a href="mailto:Cmai162@yahoo.com">Cmai162@yahoo.com</a>	Sep 1, 2021 05:58 PM	<a href="#">Copy</a>
wagner rios	<a href="mailto:wrcommunica@gmail.com">wrcommunica@gmail.com</a>	Sep 1, 2021 05:54 PM	<a href="#">Copy</a>
Juslaine Brice	<a href="mailto:juslainebrice@gmail.com">juslainebrice@gmail.com</a>	Sep 1, 2021 05:53 PM	<a href="#">Copy</a>
YANHANG KUANG	<a href="mailto:YANHANG.KUANG@BOSTONHOUSING.ORG">YANHANG.KUANG@BOSTONHOUSING.ORG</a>	Sep 1, 2021 05:44 PM	<a href="#">Copy</a>
Genya Vaynbrum	<a href="mailto:zrzakhan@gmail.com">zrzakhan@gmail.com</a>	Sep 1, 2021 05:39 PM	<a href="#">Copy</a>
Galaxy A21	<a href="mailto:jauplant555@gmail.com">jauplant555@gmail.com</a>	Sep 1, 2021 05:38 PM	<a href="#">Copy</a>
zulma Galdamez	<a href="mailto:languageaccessteam@bostonhousing.org">languageaccessteam@bostonhousing.org</a>	Sep 1, 2021 05:20 PM	<a href="#">Copy</a>
Edward Dominique	<a href="mailto:edominique823@yahoo.com">edominique823@yahoo.com</a>	Sep 1, 2021 05:18 PM	<a href="#">Copy</a>
Howard Mapp	<a href="mailto:hjmapp@gmail.com">hjmapp@gmail.com</a>	Sep 1, 2021 02:32 PM	<a href="#">Copy</a>
Samuel Fitzpatrick	<a href="mailto:daslayerjenkins@gmail.com">daslayerjenkins@gmail.com</a>	Sep 1, 2021 01:54 PM	<a href="#">Copy</a>
Maria Matos	<a href="mailto:matosmaria73@verizon.net">matosmaria73@verizon.net</a>	Sep 1, 2021 01:19 PM	<a href="#">Copy</a>
phyllis corbitt	<a href="mailto:pmc1pmc@gmail.com">pmc1pmc@gmail.com</a>	Sep 1, 2021 11:56 AM	<a href="#">Copy</a>

Registrants	Email Address	Registration Date	
Latonia Anderson	<a href="mailto:latonianderson@gmail.com">latonianderson@gmail.com</a>	Sep 1, 2021 11:30 AM	<a href="#">Copy</a>
John Kane	<a href="mailto:john.kane@bostonhousing.org">john.kane@bostonhousing.org</a>	Sep 1, 2021 10:59 AM	<a href="#">Copy</a>
Angela Cain	<a href="mailto:avass316@hotmail.com">avass316@hotmail.com</a>	Sep 1, 2021 10:07 AM	<a href="#">Copy</a>
mac mmccreight	<a href="mailto:mmccreight@gbls.org">mmccreight@gbls.org</a>	Sep 1, 2021 09:37 AM	<a href="#">Copy</a>
Shavinah Petion	<a href="mailto:shavinah67@gmail.com">shavinah67@gmail.com</a>	Aug 31, 2021 09:51 PM	<a href="#">Copy</a>
Maria Ramos	<a href="mailto:lvanelis.hernandez@gmail.com">lvanelis.hernandez@gmail.com</a>	Aug 31, 2021 08:29 PM	<a href="#">Copy</a>
Monique Nolberto	<a href="mailto:m.nolberto@gmail.com">m.nolberto@gmail.com</a>	Aug 31, 2021 07:20 PM	<a href="#">Copy</a>
Rhae Parkes	<a href="mailto:parkes@ejpconsultinggroup.com">parkes@ejpconsultinggroup.com</a>	Aug 30, 2021 08:07 PM	<a href="#">Copy</a>
Katherine Carton	<a href="mailto:carton@ejpconsultinggroup.com">carton@ejpconsultinggroup.com</a>	Aug 30, 2021 03:44 PM	<a href="#">Copy</a>
Cynthia Landry	<a href="mailto:Cynthialandry17@yahoo.com">Cynthialandry17@yahoo.com</a>	Aug 28, 2021 11:40 PM	<a href="#">Copy</a>
YUEQING MEI	<a href="mailto:meiyueqing168@gmail.com">meiyueqing168@gmail.com</a>	Aug 24, 2021 07:52 PM	<a href="#">Copy</a>
Annamaria Mueller	<a href="mailto:amueller817@gmail.com">amueller817@gmail.com</a>	Aug 23, 2021 11:01 AM	<a href="#">Copy</a>
Arnold Kaplowitz	<a href="mailto:arnoldkaplowitz@yahoo.com">arnoldkaplowitz@yahoo.com</a>	Aug 21, 2021 11:14 PM	<a href="#">Copy</a>

## Chat from MTW Resident/Participant Meeting 9/1 at 11am

00:19:12 Language Access Division: please stop interpreter feature so everyone can hear us  
00:20:09 Language Access Division: yes, I am speaking  
00:20:15 Language Access Division: no one can hear me  
00:20:41 Language Access Division: if I call I cannot be the interpreter  
00:20:54 Language Access Division: ok  
00:21:14 Mac McCreight: I could hear the Chinese interpretation when I logged into English, and then I took it to off.  
00:25:08 Boston Housing Authority: Hello All,  
00:25:54 Elenitza Hunte: I will appreciate if you do the speech talking a little bit slow. I can not reach out the button to get my spanish translation. thanks  
00:27:24 Boston Housing Authority: Hello All, If you do not require any interpretation, can you please switch to the English channel to hear the presentation from all speakers. The English channel can be found at the bottom of the screen with the Interpretation button (the button looks like a globe).  
00:28:55 Boston Housing Authority: For more information and updates on MTW, please visit our website - [www.bostonhousing.org/mtw](http://www.bostonhousing.org/mtw)  
00:33:49 Boston Housing Authority: Comments can be sent via email at [mtw@bostonhousing.org](mailto:mtw@bostonhousing.org) or to 52 Chauncy Street, Attn: David Gleich, Boston, MA 02111  
00:35:58 Boston Housing Authority: Upcoming Public Hearing Dates- September 22, 2021 at 11am (register at - <https://bit.ly/3fnvX30>) and September 22, 2021 at 6pm (register at - <https://bit.ly/3lpFN8a>)  
00:36:17 Xu Chen: Hi. This is Xu CHen. I have only one question: This year, my rent share was increased. I am wondering why that is. Is that something I can do to keep my rent share low?  
00:47:48 Lueteshia/BHA: All, please know that this presentation will be posted on the website at [bostonhousing.org/mtw](http://bostonhousing.org/mtw).  
00:48:07 Mac McCreight: assume someone from BHA staff should get back with you about your specifics  
00:57:41 Lauren Song: Can you provide more detail on the Landlord Incentive that was described as allowing "2 month contract rent for damages (beyond security deposit)?  
01:01:18 Lauren Song: so this would/could be paid by BHA WITHOUT a determination of damages by a court - in short not incentivizing landlords to bring tenants to court  
01:09:05 Lauren Song: with regard to the "Holding Cost" incentive or front end vacancy loss, what would happen if the existing conditions don't meet HQS requirements and LL doesn't remedy in time or otherwise the tenancy doesn't go forward, does the LL still get the incentive for engaging in the z section 8 process?  
01:10:49 David Gleich: Here's a link to the 17 MTW Waivers: <https://www.hudexchange.info/programs/mtw/mtw-expansion-training/all-available-mtw-waivers/list-of-available-waivers/>  
01:15:34 Mac McCreight: could you send out the power point and chat  
01:16:22 Lueteshia/BHA: The presentation will be made available on the website [www.bostonhousing.org/mtw](http://www.bostonhousing.org/mtw)

## Chat from MTW Resident/Participant Meeting 9/1 at 6pm

00:35:09 John Kane: The PowerPoint has been posted on the BHA website.

00:36:53 Lauren

Song: <https://www.bostonhousing.org/BHA/media/Documents/Departments/Planning/Moving%20To%20Work/BHA-MTW-Resident-Participant-Meeting-09-01-2021-Final.pdf>

00:37:02 Lauren Song: link to the PowerPoint

00:47:02 Lauren Song: FYI: Greater Boston Legal Services (Attorney Mac McCreight) is able to provide the RAB and other BHA residents with assistance with submission of comments to the MTW proposal David Gleich is presenting on today and the draft MTW application once made available.

00:48:12 Lueteshia / BHA: Upcoming Public Hearing Dates: Sept. 22 at 11am (register at <https://bit.ly/3fnnX30>) and Sept. 22 at 6pm (register at <https://bit.ly/3lpFN8a>)

00:52:27 Arnold Kaplowitz: How affirmative is BHA on your success of application process going forward?

00:53:13 Sabrina Blanc: if the person is not working at the moment will they still pay the same amount?

00:54:13 Patrice Legette: If your working Full Time do you qualify for the program

01:00:11 Lauren Song: David - you had stated in the earlier presentation at 11 AM that BHA is NOT considering changes to its program to impose (1) Work Requirements (2) Term Limits and (3) Increasing Rent. I may have missed you covering that these 3 issues are NOT under BHA consideration under MTW.

01:03:34 Lauren Song: Great! Thank you!

01:07:55 Angela Cain: Thank You, stay dry & be safe !

01:08:09 Howard Mapp: Thank you

## **Transcript from Resident/Participant Meeting held on 9/1/2021 at 6:00pm**

David:

Voices for voucher holders. And the other piece is that, we also want to create more opportunities just for low income families in general. So we want to have more hard units in the city of Boston that are affordable to low income families, that we don't have enough subsidy to serve right now. So the last tenant being efficient operations and that really goes to reducing costs and achieving greater cost effectiveness in our expenditure of federal dollars.

David:

We're going to talk about the ways we could potentially do that in the coming slides. In addition to those objectives, there are also five requirements written into law with respect to this program. One of them has to do with income targeting and it just says that 75% of the families we assist must be very low income or 50% of the area median income. That's something that the BHA follows already that there must be a reasonable rent policy. Any kind of changes to the rent calculations must be put in place to encourage employment and self-sufficiency.

David:

Number three, that the program is substantially the same in terms of the number of families that are being assisted. You can't create a program that provides so much services that it takes away from the number of people that can ultimately be served under the current program. That's always something that MTW Agencies are looking at. There must be a comparable mix so we still want to serve the same ratios of families and individuals, the same kind of number of bedroom sizes across the portfolio that we do in the current program. And then again, any units must meet the housing quality standards or the inspection standards that we follow here at the BHA.

David:

How will BHA use MTW to address identified needs? That's a great question. So let's look at the three goals again, the three statutory objectives. Economic self-sufficiency, which we talked about, well with BHA there's some challenges and opportunities. So there's varied job training programs and readiness needs opportunities. There's a need for wraparound services for our residents and participants and a kind of amping up of those available services. There's a focus on FSS program expansion. And for those of you who don't know. FSS is the Family Self-Sufficiency program that allows both voucher participants and public housing residents to build an escrow account that they have increases in earned income. There's also just a continued cultivation of innovative partnerships that we could look at and we're doing some of this stuff now. There's an empath mobility mentoring program that is coming out shortly so these are the types of economic self-sufficiency activities that we can see more of as we engage in MTW with respect to housing choice.

David:

There are, in Boston with a ever increasing rents it seems over the past 10 plus years at this point, there have just been an extreme crunch in terms of housing availability and affordability. There really does need to be an effort on the BHA part to make sure that the housing that is out there is available for our housing choice voucher program participants but also that there's more units available for all low income families. We also want to make an effort to preserve BHA's affordable, existing affordable housing and increase housing options across the city and the greater Boston area.

David:

And then lastly, effective operations. There's a lot of streamlining of administrative processes that can be done with some regulatory flexibility and I'll touch on those in the next slides. And I kind of touched on this slide really already in the last chart but this kind of just reemphasizes the examples of economic self-sufficiency programs.

David:

The one that's included here that I did not mention is the youth development programs, educational and vocational training, programs with school aged children, tutoring, clubs and activities. And so all those are types of activities that we'd look to engage in on the economic self-sufficiency end of thing if we were to be awarded MTW status.

David:

Then the incentive accounts, similar to the FSS program that I spoke about in the previous slide. And then lastly, financial incentives for achieving training and educational goals with that funding flexibility, we could potentially be able to do some type of financial incentives for meeting certain self-sufficiency goals.

David:

And so these are all programs that could be made possible through MTW funding flexibility. And on the housing choice voucher program, again there's quite a housing crunch in the region, not enough affordable units and what we know is that mobility counseling for our housing choice voucher program participants is something that we'd like to expand on. We'd like to offer increased payment standards and in areas that are considered expanded choice areas or areas that are just more difficult for voucher holders to rent in because they're too expensive or just not typically serving voucher holders, we want to increase our landlord recruitment and retention incentives and activities.

David:

We want to increase our ability to use project-based vouchers and create more hard units in the city. And additionally, we want to rehab and modernize our existing portfolio and preserve those housing units that we already have. With respect to streamlining, there are certain things we can do to simplify income and rent calculations, for example, having standard deductions or having rent bands, so it would be very clear to any program participant exactly what their rent share would be and it'd be much easier and more transparent for folks to figure out what their share would be.

David:

We would also potentially look at alternative reexamination schedules. So instead of doing re-exams on an annual basis, we could do them on a biennial, every other year or even every third year, depending on whether or not the client is fixed income or not. We can look at certainly increased PBB's flexibilities related to selection, the number of PBB's and PBB contract lengths, and then a lot of things around streamlining the existing inspection process. Looking at pre-qualifying unit for inspections in advance of a client moving, even being interested in the unit, and then doing self-certification around minor violations and also reducing the frequency of inspections, which are annual now, which are biennial now every other year, but we can look at more of a risk-based system and have obviously the opportunity for a family to request an inspection at any time.

David:



So what is required by HUD to participate? So in the past, I believe right now there are 50, there are 80 MTW agencies across the nation and HUD looking to add, I believe 59 more. And the application process used to be that you would apply for the status, but there were no really strings attached, but now HUD is saying, you can apply but if you apply you have to do these certain MTW activities in order to participate. So we can study the effects of using those particular MTW flexibilities. At this particular time, when we are applying, we must, if we are awarded, implement certain landlord incentives. The BHA would implement selected landlord incentives designed to increase the number of landlords, which in theory would provide more housing options for voucher holders and eligible PHA's that are applying for this cohort, the cohort that's available at this time, cohort number four, will be put into a highly competitive lottery process that we know that we're probably, based on the numbers of potential applicants, and if it is a lottery, we probably have a 10% chance or maybe even less, of actually being awarded this status.

David:

If the BHA applies and is not selected, HUD is still going to collect some information from us to help them measure the effects of these landlord incentives. They'll do that data collection for four years, whether or not we have selected will be part of what's called a control group for HUD. We are proposing, of the bunch that were offered, we are proposing to engage in four landlord incentives. If we are awarded status, number one we would look at providing monetary damage claims to landlords that would essentially make them whole if the unit was damaged beyond a normal wear and tear. We essentially would pay for the cost of repairs so long as they did not exceed two months of contract rent minus whatever the security deposit would be. That's one landlord incentive that we would propose.

David:

Another would be a signing bonus. The BHA would provide an incentive payment to landlords, new landlords who are maybe they're new to the HCV program, but they are also offering a unit in the area where we don't have a lot of units or they're offering a unit of a specific size that we don't have a lot of. For example, any of those larger bedroom sizes, so we're looking at providing a signing bonus to encourage landlord participation. And then another thing is pre-qualifying unit inspections and that's just going out to an interested landlord apartment and doing an inspection well in advance so that when the tenant comes, the unit is already inspected and ready to go and really the lease could happen potentially this the following day.

David:

That just makes it a much more seamless process, similar to what's in the private market. And then lastly, we're looking at potentially providing a front end vacancy loss payment, where the BHA could pay a landlord up to one month of contract rent as a reimbursement for the time when the unit spent vacant when the previous tenant was not an HGV participant. So the transition from a non housing choice voucher tenant to housing somebody that is a voucher program participant, we would be able to pay kind of a front end vacancy payment to deal with some of the administrative processes that a landlord has to deal with when they come to the BHA. Those are the four landlord incentives that we would potentially engage in and so, like I said at the start here, we want to hear from the public and in fact, this process is required as part of the application, but we also really value the feedback of our residents and the participants and all the stakeholders that we work with on a day-to-day basis to help house low-income families.

David:

There are going to be a series of meetings and opportunities to provide public comment. The meeting that you are at today is one of them. Then following this meeting, the next thing that's going to happen is we are going to post a MTW draft plan on September 10th, and people are going to have an opportunity to review that draft plan and provide comments. You can provide comments either at a public hearing that's going to be held on Wednesday, September 22nd at 11:00 AM, and another one at 6:00 PM via zoom, or you can provide comments by email, which I will provide to you, give you an email address to use on the next slide. There's going to be a 30 day public comment period, which closes on October 10th.

David:

Finally the BHA will submit its application and the MTW plan, the revised plan, to HUD by Friday, October 15th, 2021. Just to note that if we are fact selected for and granted MTW status, the BHA will have to do this process all over again. We will not have to implement the plan that we submitted, we have another opportunity to draft the plan as we really want it and go through this public process again. We can craft the MTW plan in a way that is responsive to the families and individuals that we serve.

David:

Thank you for participating. This is a good time if there are any particular questions, this would be a good time to let me know, but again you can provide comments also through the manner on this slide right here by snail mail or by sending an email to [mtw@bostonhousing.org](mailto:mtw@bostonhousing.org). As a reminder, you can go to our website, [bostonhousing.org/mtw](http://bostonhousing.org/mtw), and then if you want to learn just more than I've told you about MTW, you can always go to [hud.gov/mtw](http://hud.gov/mtw), and there's a wealth of resources there as well.

David:

So I see that there is a hand up on the phone, so I'll just defer to that. That's 5, 9, 6, 62. I can't really read that because my eyes are bad [inaudible 00:16:36].

Mia:

Hi, my name is Mia. Thank you for this presentation. I just couldn't understand what you were saying when you gave your email address.

David:

Oh, the email address that will provide public comments is [mtw@bostonhousing.org](mailto:mtw@bostonhousing.org).

Mia:

Oh, M-T-W. Okay.

David:

M-T-W, yes, like [movingtowork@bostonhousing.org](mailto:movingtowork@bostonhousing.org).

Mia:

Oh well, dot org. Okay. And then you said your address?

David:

My personal email address is David.Gleich, it's G-L-E-I-C-H, @ bostonhousing.org

Mia:

Perfect. Thank you so much.

David:

You're very welcome. Thank you for attending.

Mia:

Thank you.

David:

Yes. Miss [inaudible 00:17:43]

Speaker 3:

I have a question. Is the voucher for everybody or is it selective?

David:

So this particular program is really not, not necessarily giving the BHA more vouchers. It's really just allowing us to operate our existing voucher program in a different way and have some flexibility around the rules that we have. It doesn't mean that public housing goes away and everything becomes a voucher, it's just kind of allows us to have some flexibilities around funding and rules. Is that helpful?

Speaker 3:

Yeah.

David:

And then there's some questions in the chat that I'll just read out loud and do my best to try to answer. I'm not sure Arnold [inaudible 00:18:50] that I understand this question, but the question is how affirmative is BHA on your success of application process going forward? I'm not sure if I kind of answered that, but we think it's a very competitive application process, but I'm not sure if that's the gist of your question, Arnold. So if you want to speak you can go ahead and do that. I don't know if anybody else on the team wants to take a stab at trying to answer that?

Speaker 4:

What's the chances of your success of this application being accepted?

David:

Accepted, sure. we don't know for certain, but we know what we do know is that the BHA is a large housing authority and HUD has told us that only one large housing authority is going to receive MTW status through this application process. We kind of did some checking and saw of the housing authorities that don't already have it that are also large, who could potentially apply. We think there's about a 10% chance, maybe a little bit less, of us actually being awarded the application. Again, if we

check all the boxes on the application and we fill it out and we submit appropriately it's a lottery process. The chances are just being the lucky housing authority that gets picked out of a hat.

Speaker 4:

If you're not awarded the apple, the grant, the application goes forward, does the process of revitalization go forward as well? Or can you move forward?

David:

Right. In terms of revitalization and the things that the BHA is doing to attempt to preserve the number of affordable units and the quality of units and actually build more affordable units within Boston, a lot of those plans will not have any change regardless as to whether or not the BHA's application for MTW status is granted. If it is granted, I think the BHA will be able to be a little bit more innovative and flexible around actually how it goes through some of those revitalization and conversion processes.

Speaker 4:

I see. Thank you.

David:

You're welcome. I see, I got a couple more questions in the chat, which I can get to, and then one on the phone. If the person is not working at the moment, will they still pay the same amount? Again, the BHA is adamant about not making families or individuals pay more than they are paying right now. So there's no, we're not proposing any kind of minimum rent or anything like that, and actually we'd be looking to be more progressive and provide more opportunities for self-sufficiency. There's no requirement for families who have zero income to necessarily contribute to the rent. So nothing really changes there. That was Sabrina who asked that question, I hope I did a reasonable job of answering.

Maria:

I'd like to speak, I don't know if you can hear me.

David:

Yes. I can hear you. Hi, Maria.

Maria:

Hi. I have a question. The people with disability, I need a special unit, you guys have a special unit available in how many bedrooms?

David:

Yeah, so those types of things are not really related to this application process, that just has to do with our housing stock, but if somebody has an applicant that needs a specific type of unit, we have procedures in place that makes sure that, for example, a unit that is accessible to somebody in a wheelchair, that a person with a wheelchair actually gets that unit. We are very attentive to those types of issues, to making sure that persons with disabilities are appropriately housed and accommodated if necessary.

David:

And then Patrice has a question about, if you work full time do you qualify for the program. Yes, full-time persons do qualify for the programs. It's all about the income limits at which you apply, so there are income limits and you can Google those, you can say, "HUD income limits" and you can look at the income limits in Massachusetts in Boston to see if your current income and your family size would allow you to qualify for the BHA programs. And so with that, I'll go back to the phone from the five, nine, six number again, I see the hands raised.

Mia:

I'm sorry. I think I muted myself, I apologize. Just to piggyback off the other woman's comment about being disabled, I actually had a section eight, and I just found that they weren't very responsive to my needs as a disabled person. Will MTW implement something? And you just said that this is not that type of program, but you also said that people were going to be more attentive and focus more on customer service. How do you guys plan on doing that? I mean, the program is so big and I know that I'm not [crosstalk 00:25:07].

David:

It's a great question. It's a great question. Say your name again.

Mia:

Mia.

David:

Mia, yeah, that's right. Irrespective of this application, we are, believe it or not, we are working very hard here to continue to improve how responsive we are and also increase the level of customer service that we provide. We are looking at systems that would allow for, and they're not implemented yet, but I think very in the very near future you'll start to see systems at the BHA that if an issue is not responded to appropriately, that it will kind of automatically escalate so that it gets the appropriate attention. I think we're going to have systems in place that allow us to better monitor responsiveness to certain issues. Especially for families who, or individuals, who have a disability and require some type of accommodation, those issues are extremely important to us to make sure that we are responsive to them.

David:

I think we are also working very closely across a number of different processes at the BHA to ensure that people like yourself are being heard and their requests are not being ignored or that they don't fall through the cracks. I don't think, one thing that will help with MTW status is that we will have some funding flexibility to pay more attention or to integrate systems across the Housing Authority, but I think that's something that we can do now without MTW status and we are working to improve. So thanks for that question.

Mia:

I have another question. Is MTW status in addition of, or is it just a transition to the MTW status of your current section eight?

David:

Well, if we were awarded the MTW status, there would be a public process. There would be changes to our admissions policy and our housing choice voucher administrative plan. There would be public notice and then those things would become effective and you'd be given notice of them as the changes are incorporated. It's really just about changing policies and procedures if we were ultimately awarded.

Mia:

Thank you so much. I appreciate that.

David:

Sure.

David:

So let's see here. Oh, I think Lauren was asking me, she said that I stated at the earlier presentation that BHA is not considering changes. And we did, we hit that slide Lauren, I think maybe you blinked, but I did hit those slides and mentioned that we are not going to be doing anything related to work requirements, term limits or increasing rents beyond what they are under existing requirements.

David:

I'm sorry, I just moved the screen there. So it seems like the questions are somewhat kind of dying out. Maria, do you have a question?

Maria:

Yes.

David:

I saw you kind of raise your hand. Yeah.

Maria:

Yes. Thank you. When people disability, I don't want to mention the name, have emergency right now in have [inaudible 00:29:33] was leaking right now, they fixed the leaking but apartment to have some problem with the electricity and also is not smoke detectors in apartment because...

David:

Maria let's talk about, what were you going to say?

Maria:

Because the person has special needs, how urgent you guys can help that person?

David:

Let's have a conversation offline about that.

Maria:

Okay, perfect. Thank you.

David:

Yeah. If you want to email me, did you catch my email?

Maria:

I couldn't because you know, I'm disabled, so I couldn't do it because you emailed me and I gave you email.

David:

Of course.

Maria:

Because I got on this because I signed in through email. So can you email me?

David:

Yeah, of course.

Maria:

Okay, perfect. Thank you so much.

David:

I have your email from the, from the registration, I assume. Is that right?

Maria:

Yes.

David:

Okay, perfect. [inaudible 00:30:40] Thank you.

Maria:

Thank you.

David:

I don't know if there are any other questions, but certainly I encourage anybody that has any thoughts or feedback to again, M-T-W, M as in Mary, [mtw@bostonhousing.org](mailto:mtw@bostonhousing.org) is probably a good place to send them and to get a response, and then expect that we will be publishing the MTW plan on September 10th. You can review that as well as going to [bostonhousing.org/mtw](http://bostonhousing.org/mtw) to get more information about the program as well as the additional opportunities for public comments coming up. I just want to thank everybody.

Speaker 4:

Excuse me, [inaudible 00:31:30] I have one quick question for you. Is this going to improve the efficacy of work processes, work orders that are processed? I know that we've been having a lot of trouble with those. It takes an extended period of time for them to respond, if at all, constant repeat calls. It seems

to be very diminishing in the responsiveness and the frequency of any work orders that are being completed.

David:

I'm sorry to hear that, but again, that is also something that BHA is working to improve on. I don't know that MTW status is going to affect that one way or the other. The hope is that we would be able to improve that regardless as to whether we are awarded. I would just kind of keep voicing your opinion on that. We know that we can improve there. I know there's active work being done to improve in that area so thanks for bringing that to our attention.

Speaker 4:

Thank you David, I appreciate that. Thank you very much.

David:

Well, I can hear the rain pattering on my window. So again, I just want to thank everybody for attending. We really appreciate your participation in this process and we look forward to hearing more from you in the future on this and keep your fingers crossed for BHA's success in the application process. Thanks everybody. Thank you John, for crossing your fingers and everybody have a great rest of the night.



## **Appendix 2: Public Process Documentation**

- 3) Public Notice advertising BHA's MTW Public Hearing
  - a. Notice of BHA MTW Public Hearing Published in the Boston Globe
  - b. Screenshots of BHA Website Notice of MTW Plan Availability

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## LEGAL NOTICES

## LEGAL NOTICES

## LEGAL NOTICES

The Boston Housing Authority hereby announces a virtual **PUBLIC HEARING** to review and comment upon the draft **Moving to Work (MTW) Plan and application package.**

You are invited to attend at either time:  
**Wednesday, September 22, 2021 at 11:00 AM or 6:00 PM**

The Boston Housing Authority (BHA) is notifying the public of our intent to apply for the Moving to Work (MTW) Demonstration Program.

**Background:** Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies to use funding more efficiently, help residents find employment, increase economic mobility, and access increased housing choices. BHA will have a chance to determine which flexibilities to adopt, if our application is accepted. However, one requirement of the current application is that the BHA adopt some form of landlord incentives to increase the number of landlords that participate in the Housing Choice Voucher (HCV) program.

Pursuant to HUD Notice PIH 2021-03, BHA will hold a public hearing to discuss its draft MTW Plan and Landlord Incentives Activities Information and invite public comment.

**Public Review:** BHA's draft MTW Plan and Landlord Incentive Activities Information will be available for public review and comment for 30 days from September 10 to October 10, 2021. BHA's draft MTW Plan and Landlord Incentives Activities Information can be viewed on the BHA website at [www.bostonhousing.org/mtw](http://www.bostonhousing.org/mtw), and is available for public viewing in the Planning Dept. 11th floor, 52 Chauncy Street weekdays from 9:00 a.m. to 5:00 p.m.

**Public Hearing:** Please register in advance for either of the hearing times listed below by using the below links. After registering, you will receive a confirmation email containing information about how to join the meeting via Zoom at your preferred time. If you prefer to participate via telephone, please call 617-988-4414 to receive call-in information.

Date	Times	Zoom Link & Passcode
BHA MTW Plan Public Hearing #1	Sept 22, 2021 11:00AM	Registration Link: <a href="https://bit.ly/3fnvX30">https://bit.ly/3fnvX30</a>
BHA MTW Plan Public Hearing #2	Sept 22, 2021 6:00 PM	Registration link: <a href="https://bit.ly/3lpFN8a">https://bit.ly/3lpFN8a</a>

If you have a reasonable accommodation request relating to either reviewing the application or attending the Hearing, please call 617-988-4107 or TDD 800-545-1833 x420. Interpreters can be made available at the Hearing upon advance request.

All interested persons are invited to provide comments relating to the BHA's draft MTW Plan and Landlord Incentive Activities Information either orally or in writing. Oral comments should be presented at the public hearing. Written comments may be mailed to 52 Chauncy St. attn: David Gleich, Boston, MA 02111; or sent by e-mail to [mtw@bostonhousing.org](mailto:mtw@bostonhousing.org).

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## LEGAL NOTICES

**SALE OF REAL ESTATE UNDER G.L.C. 183A § 6**

By virtue of Judgments entered by the Norfolk Superior Court (Docket Nos. 1982-CV-00262 and 1682-CV-01594) in favor of The Longwood Condominium Trust by its Board of Trustees (the "Trustees") against Rene Perez, Maria Perez, and Jewish Family and Children's Services, Inc. (the "Defendant") establishing a lien pursuant to G.L.C. 183A § 6 on the real estate known and numbered as Unit 107 of the Longwood Condominium located at 45 Longwood Avenue, Unit 107, Brookline, MA, 02446, for the purpose of satisfying such lien the Unit will be sold at public auction on September 23, 2021 at 11:00 AM at the Norfolk County Deputy Sheriff's Office, 181 Parkway, Quincy, MA 02269.

The premises to be sold are more particularly described as follows: Unit 107 (the "Unit") of the Longwood Condominium (the "Condominium") created by Master Deed dated October 30, 1979 and recorded with the Norfolk County Registry of Deeds in Book 13582, Page 484, as amended, and located 45 Longwood Avenue, Brookline, MA. The Unit contains 1430 sq. ft +/- and is laid out as shown on a plan filed with the Master Deed. The Unit is conveyed together with a 1.0000% interest (a) in the common areas and facilities in the Condominium, as described in the Master Deed, and (b) in the Longwood Condominium Trust, recorded with said Registry in Book 5669, Page 648. The Unit is conveyed subject to such rights and easements in favor of other Units as set forth in the Master Deed. Conveyed with the Unit is an easement for the exclusive use of one parking space in the parking area shown on the Site Plan recorded with said Master Deed, which must be conveyed together with the Unit and shall terminate upon removal of the premises from Condominium status. The Unit is to be used only for residential purposes and for no other purposes and uses accessory thereto as permitted from time to time by the Zoning Code of the City of Brookline, and for no other purpose, except as may be expressly permitted by the Trustees of the Longwood Condominium in accordance with the provisions of the Master Deed, Declaration of Trust and Rules and Regulations of the Condominium. The property address for Unit 107 is 45 Longwood Avenue, Unit 107, Brookline, MA. The grantee will acquire the Unit subject to, and with the benefit of, the obligations, restrictions, rights and liabilities contained in the Longwood Condominium documents including the Master Deed, the Declaration of Trust and any By-laws and Rules and Regulations adopted from time to time thereunder and the provisions of G.L.C. 183A, and all matters of record stated or referred to in the Master Deed as completely as if it were fully set forth herein. The Unit is conveyed subject to all rights, easements, agreements, mortgages and other matters of record which affect said Unit in so far as the same are now in force and applicable. Being the same premises conveyed to the Defendant by Unit Deed recorded with said Registry in Book 13582, Page 484.

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# The Boston Globe

**Publication Date: 09/10/2021**

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For Applicants
Public Housing
For Section 8/Leased Housing
For Landlords
Housing Communities
Contact Us

Registration information for any of the meetings that have already happened is in the below table. People that registered received a confirmation email containing information about joining the meeting. *There was also an option for people who wanted to participate in the meetings on the telephone to call 617-988-4414 to receive call in information.*

Date	Times	Zoom Link and Passcode
BHA MTW Plan <a href="#">Resident/Participant Meeting #1</a>	Sept 1, 2021 11:00 AM	Registration Link: <a href="https://bit.ly/3xi8GWg">https://bit.ly/3xi8GWg</a>
BHA MTW Plan <a href="#">Resident/Participant Meeting #2</a>	Sept 1, 2021 6:00 PM	Registration link: <a href="https://bit.ly/3A2Lq0e">https://bit.ly/3A2Lq0e</a>
BHA MTW Plan <a href="#">Public Hearing #1</a>	Sept 22, 2021 11:00AM	Registration Link: <a href="https://bit.ly/3fnvX30">https://bit.ly/3fnvX30</a>

- Other Housing Resources
- Social Media Websites and the BHA
  - BHA Social Media Policy
  - BHA Comment Policy
  - BHA Privacy Policy
  - BHA Terms of Use Policy
- Community Services
- Fiscal
  - Financial Information
- Grievances and Appeals
  - For Public Housing and Section 8 Applicants
  - For Public Housing Residents
    - Tenant Grievance Procedures
  - For Section 8 Participants
- Human Resources
  - Internship Program

For Applicants
Public Housing
For Section 8/Leased Housing
For Landlords
Housing Communities
Contact Us

BHA MTW Plan  
[Public Hearing #2](#)

Sept 22, 2021  
6:00 PM

Registration link: <https://bit.ly/3lpFN8a>

To view a recording of the September 1 resident meeting from 11 AM:  
<https://us06web.zoom.us/rec/share/LeDGFvAxjxqaCzeWxqYAE57Cp6-PqtUcaY146PX97WLi09BBOFP3s0p4k6FPQuTr.Dmhg4YrAAWI3TUOS>  
Passcode: 911.uBtQ

To see the resident meeting from September 1 at 6 PM:  
BHA MTW Plan Resident/Participant Meeting (6pm):  
[https://us06web.zoom.us/rec/share/6T8JiV9ZUM0fowuiG2\\_erVsQWmyug7Gso5pXdWadzELpvEP9DBWyaAtAJG4hOstartTime=1630534762000](https://us06web.zoom.us/rec/share/6T8JiV9ZUM0fowuiG2_erVsQWmyug7Gso5pXdWadzELpvEP9DBWyaAtAJG4hOstartTime=1630534762000)  
Passcode: ns4FQ7\*d

If you have a reasonable accommodation request relative to either attending the Meeting/Hearing or reviewing the Application, please call 617-988-4107 or TDD 800-545-1833 x420. Interpreters can be made available upon advance request. Comments can be sent to 52 Chauncy St. attn: David Gleich, Boston, MA 02111; or e-mail

- Benefits
  - Benefits Directory
- Employee Assistance Program
- Employee Ethics Certification
- Forms
- Policies
  - Dress Code Policy
  - Drug and Alcohol Free Workplace Policy
  - Family Medical and Parental Leave Policy
  - Paid Sick Leave Policy
  - Small Necessities Leave Policy
  - Storm Policy For Staff Attendance
  - Substance Abuse Policy
- Leased Housing
  - Letters and Forms

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bostonhousing.org/en/Departments/Planning-and-Real-Estate-Development/Moving-To-Work.aspx
☆
Tp
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Update

For Applicants
Public Housing
For Section 8/Leased Housing
For Landlords
Housing Communities
Contact Us

> Substance Abuse Policy

> Leased Housing
> Letters and Forms
> Asset Verification
> Referral Agencies
> OnBase Resources

> Legal
> Executive Committee
> Excom Review Process
> Emergency Waiver Request
> Fraud Investigations
> Lease
> Lease Enforcement
> Public Records

> MIS
> MIS Help Desk
> Ordering Phone Lines
> The MIS Depot

If you have a reasonable accommodation request relative to either attending the Meeting/Hearing or reviewing the Application, please call 617-988-4107 or TDD 800-545-1833 x420. Interpreters can be made available upon advance request. Comments can be sent to 52 Chauncy St. attn: David Gleich, Boston, MA 02111; or e-mail at [mtw@bostonhousing.org](mailto:mtw@bostonhousing.org). All written comments must be received by **October 10, 2021** for consideration.

If you have questions about the BHA Moving To Work meetings, hearings, or application, please email [mtw@bostonhousing.org](mailto:mtw@bostonhousing.org).

## **Appendix 2: Public Process Documentation**

- 4) Evidence of Public Hearings held September 22, 2021, at 11am and 6pm
  - a. Slide Presentation
  - b. Copy of Participant Lists
  - c. Copy of Zoom Chats
  - d. Written and Oral Comments and Responses



Public Hearing: Moving To Work (MTW) Application  
*September 22, 2021 – 11AM and 6PM*  
*More info at: [bostonhousing.org/mtw](https://bostonhousing.org/mtw)*

1

A photograph of a calendar with a red cover, showing the month of September. The calendar is slightly tilted and has a white grid with numbers. The background is a blurred indoor setting with green plants and a white wall.

Welcome, Introduction & Logistics

BOSTON HOUSING AUTHORITY

2

## Meeting Objectives

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1. MTW Plan overview- Provide a brief summary of the Moving to Work (MTW) application, including landlord incentives BHA proposes to implement if awarded MTW designation
2. Hear your voice – Share your comments and questions about the MTW application
3. Next Steps – Review the application submission schedule and additional opportunities to provide input

## MTW Application Overview



## 3 Statutory Program Objectives

---

1. **ECONOMIC SELF-SUFFICIENCY:** Provide incentives to families with children where the head of household is working; is seeking work; or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
2. **HOUSING CHOICE:** Increase housing choices for eligible low-income families.
3. **EFFICIENT OPERATIONS:** Reduce cost and achieve greater cost effectiveness in federal expenditures.

## BHA is NOT considering...

---

- work requirements
- term limits
- rent increases

Under no circumstances will BHA participate the activities listed above or any similar activities.

## BHA is Proposing 4 Landlord Incentives

1. **Damage Claims:** BHA could provide a landlord with compensation for tenant damages not to exceed the lesser of the cost of repairs or two months contract rent minus the participant's security deposit.
2. **Signing Bonus:** BHA could provide an incentive payment, or "signing bonus", of up to one-month of contract rent to incentivize landlords to join the HCV program in areas where vouchers are difficult to use.
3. **Pre-qualifying Unit Inspections:** BHA may allow a pre-inspection up to 90 days before the participant occupies the unit. The participant must be able to request an interim inspection.
4. **Front-end Vacancy Loss Payment:** BHA could pay a landlord up to one-month of contract rent as reimbursement for time the unit spent vacant when the previous tenant was not an HCV participant.

BOSTON HOUSING AUTHORITY

7

We want to  
hear from you!

- Public Housing Resident and HCV Participant Meetings held on Wednesday, September 1, 2021 – 11am and 6pm via Zoom and teleconference
- Draft MTW Plan posted for a 30-day public comment period on Friday, September 10, 2021
- Public Hearing to receive comments on Wednesday, September 22, 2021 – 11am and 6pm via Zoom and teleconference
- 30-day public comment period ends on Sunday, October 10, 2021
- BHA submits the MTW Plan to HUD by Friday, October 15, 2021

BOSTON HOUSING AUTHORITY

8

# Public Testimony/Comments

BOSTON HOUSING AUTHORITY

9

## Thank you for participating!

If you want to send additional comments or questions after the meeting or would like to request a mailed copy of this PowerPoint:

**First Class Mail:** ATTN: MTW Plan  
Boston Housing Authority  
52 Chauncy Street, Boston, MA 02111

**E-mail:** [mtw@bostonhousing.org](mailto:mtw@bostonhousing.org)  
Subject: MTW WRITTEN COMMENT

All written comments must be received by **October 10, 2021** for consideration.

More info at: [bostonhousing.org/mtw](https://www.bostonhousing.org/mtw) | <https://www.hud.gov/mtw>

BOSTON HOUSING AUTHORITY

10

## Registrants for 'BHA MTW Plan Public Hearing (11am)'

Registrants	Email Address	Registration Date	
<a href="#">Emily Brown</a>	<a href="mailto:emily.brown2@boston.gov">emily.brown2@boston.gov</a>	Sep 22, 2021 11:01 AM	<a href="#">Copy</a>
<a href="#">Daissy Gomez</a>	<a href="mailto:daissyrg@gmail.com">daissyrg@gmail.com</a>	Sep 22, 2021 11:01 AM	<a href="#">Copy</a>
<a href="#">Chhaya Kotwani</a>	<a href="mailto:ckotwani@gbis.org">ckotwani@gbis.org</a>	Sep 22, 2021 10:57 AM	<a href="#">Copy</a>
<a href="#">Yanhang Kuang</a>	<a href="mailto:Kuangyahang@gmail.com">Kuangyahang@gmail.com</a>	Sep 22, 2021 10:48 AM	<a href="#">Copy</a>
<a href="#">Language Access Division</a>	<a href="mailto:languageaccessteam@bostonhousing.org">languageaccessteam@bostonhousing.org</a>	Sep 22, 2021 10:47 AM	<a href="#">Copy</a>
<a href="#">Zulma Galdamez</a>	<a href="mailto:zulma.galdamez@bostonhousing.org">zulma.galdamez@bostonhousing.org</a>	Sep 22, 2021 10:47 AM	<a href="#">Copy</a>
<a href="#">Katherine Carton</a>	<a href="mailto:carton@ejpconsultinggroup.com">carton@ejpconsultinggroup.com</a>	Sep 22, 2021 10:39 AM	<a href="#">Copy</a>
<a href="#">John Kane</a>	<a href="mailto:john.kane@bostonhousing.org">john.kane@bostonhousing.org</a>	Sep 22, 2021 10:17 AM	<a href="#">Copy</a>
<a href="#">David Gleich</a>	<a href="mailto:david.gleich@bostonhousing.org">david.gleich@bostonhousing.org</a>	Sep 22, 2021 10:16 AM	<a href="#">Copy</a>
<a href="#">Nicholas Kelly</a>	<a href="mailto:nicholas.kelly@bostonhousing.org">nicholas.kelly@bostonhousing.org</a>	Sep 20, 2021 05:34 PM	<a href="#">Copy</a>
<a href="#">Denise Roy</a>	<a href="mailto:deniselroy12@gmail.com">deniselroy12@gmail.com</a>	Sep 19, 2021 07:08 PM	<a href="#">Copy</a>
<a href="#">Kyle Miller</a>	<a href="mailto:kmiller@madison-park.org">kmiller@madison-park.org</a>	Sep 16, 2021 12:38 PM	<a href="#">Copy</a>
<a href="#">Pearse Martin</a>	<a href="mailto:pearse.martin@masenate.gov">pearse.martin@masenate.gov</a>	Sep 15, 2021 10:38 AM	<a href="#">Copy</a>

Registrants	Email Address	Registration Date	
<a href="#">Steve Meacham</a>	<a href="mailto:smeacham@clvu.org">smeacham@clvu.org</a>	Sep 9, 2021 06:20 PM	<a href="#">Copy</a>
<a href="#">Pierre Boursiquot</a>	<a href="mailto:coralie_casimir@yahoo.com">coralie_casimir@yahoo.com</a>	Sep 8, 2021 09:55 AM	<a href="#">Copy</a>
<a href="#">Lorna John</a>	<a href="mailto:lornajohn305@gmail.com">lornajohn305@gmail.com</a>	Sep 2, 2021 07:06 AM	<a href="#">Copy</a>
<a href="#">Lauren Song</a>	<a href="mailto:lsong@gbls.org">lsong@gbls.org</a>	Sep 1, 2021 06:36 PM	<a href="#">Copy</a>
<a href="#">Enide Florestal Galaxy S20 Ultra 5G</a>	<a href="mailto:nidameme5@gmail.com">nidameme5@gmail.com</a>	Sep 1, 2021 01:09 PM	<a href="#">Copy</a>
<a href="#">Mac McCreight</a>	<a href="mailto:mmccreight@gbls.org">mmccreight@gbls.org</a>	Sep 1, 2021 09:41 AM	<a href="#">Copy</a>
<a href="#">Marie Desprez</a>	<a href="mailto:belandaa@yahoo.com">belandaa@yahoo.com</a>	Aug 18, 2021 10:47 AM	<a href="#">Copy</a>
<a href="#">Paula Nelson</a>	<a href="mailto:paulace.nelson@gmail.com">paulace.nelson@gmail.com</a>	Aug 17, 2021 03:38 PM	<a href="#">Copy</a>
<a href="#">HUA ZHUANG MEI</a>	<a href="mailto:huazhuang.mei@yahoo.com">huazhuang.mei@yahoo.com</a>	Aug 17, 2021 09:11 AM	<a href="#">Copy</a>
<a href="#">Ysaura Gonzalez</a>	<a href="mailto:austriaarias11@gmail.com">austriaarias11@gmail.com</a>	Aug 17, 2021 12:15 AM	<a href="#">Copy</a>
<a href="#">Vilcania Sanchez</a>	<a href="mailto:Viscleiry-23@hotmail.com">Viscleiry-23@hotmail.com</a>	Aug 16, 2021 02:00 PM	<a href="#">Copy</a>
<a href="#">Maggie Merrill</a>	<a href="mailto:merrill@ejpconsultinggroup.com">merrill@ejpconsultinggroup.com</a>	Aug 12, 2021 11:50 AM	<a href="#">Copy</a>

## Registrants for 'BHA MTW Plan Public Hearing (6pm)'

Registrants	Email Address	Registration Date	
<a href="#">Edna Willrich</a>	<a href="mailto:Edna.Willrich2911@g.mall.com">Edna.Willrich2911@g.mall.com</a>	Sep 23, 2021 02:38 PM	<a href="#">Copy</a>
<a href="#">samira barbosa</a>	<a href="mailto:samirabarbosa482@gmail.com">samirabarbosa482@gmail.com</a>	Sep 22, 2021 06:12 PM	<a href="#">Copy</a>
<a href="#">Daissy (Spanish Interpreter)</a>	<a href="mailto:daissyrg@gmail.com">daissyrg@gmail.com</a>	Sep 22, 2021 05:53 PM	<a href="#">Copy</a>
<a href="#">Pierre Boursiquot</a>	<a href="mailto:Pierre528@gmail.com">Pierre528@gmail.com</a>	Sep 22, 2021 05:51 PM	<a href="#">Copy</a>
<a href="#">Dennis McCormack</a>	<a href="mailto:Dmccormack@bpl.org">Dmccormack@bpl.org</a>	Sep 22, 2021 05:49 PM	<a href="#">Copy</a>
<a href="#">Ludmila Gomes</a>	<a href="mailto:gomesludy34@gmail.com">gomesludy34@gmail.com</a>	Sep 22, 2021 05:47 PM	<a href="#">Copy</a>
<a href="#">Yanhang Kuang</a>	<a href="mailto:yanhang.kuang@bostonhousing.org">yanhang.kuang@bostonhousing.org</a>	Sep 22, 2021 05:43 PM	<a href="#">Copy</a>
<a href="#">Ronald Johnson</a>	<a href="mailto:Taylormadetech2016@gmail.com">Taylormadetech2016@gmail.com</a>	Sep 22, 2021 05:10 PM	<a href="#">Copy</a>
<a href="#">Katherine Carton</a>	<a href="mailto:carton@ejpconsultinggroup.com">carton@ejpconsultinggroup.com</a>	Sep 22, 2021 04:26 PM	<a href="#">Copy</a>
<a href="#">STEPHEN TRACEY</a>	<a href="mailto:traceystephen76@gmail.com">traceystephen76@gmail.com</a>	Sep 22, 2021 02:34 PM	<a href="#">Copy</a>
<a href="#">Betty Raye</a>	<a href="mailto:bettymraye@gmail.com">bettymraye@gmail.com</a>	Sep 22, 2021 02:31 PM	<a href="#">Copy</a>
<a href="#">John Kane</a>	<a href="mailto:john.kane@bostonhousing.org">john.kane@bostonhousing.org</a>	Sep 22, 2021 10:19 AM	<a href="#">Copy</a>
<a href="#">Nicholas Kelly</a>	<a href="mailto:nicholas.kelly@bostonhousing.org">nicholas.kelly@bostonhousing.org</a>	Sep 20, 2021 05:34 PM	<a href="#">Copy</a>

Registrants	Email Address	Registration Date
<a href="#">Michael Ateek</a>	<a href="mailto:michael@predictedprophet.org">michael@predictedprophet.org</a>	Sep 20, 2021 12:00 AM <a href="#">Copy</a>
<a href="#">Steve Meacham</a>	<a href="mailto:smeacham@clvu.org">smeacham@clvu.org</a>	Sep 9, 2021 06:23 PM <a href="#">Copy</a>
<a href="#">Natacha Paul</a>	<a href="mailto:Paulnatcha83@gmail.com">Paulnatcha83@gmail.com</a>	Sep 6, 2021 03:36 PM <a href="#">Copy</a>
<a href="#">Marjorie Merisier</a>	<a href="mailto:marjoriemerisier@gmail.com">marjoriemerisier@gmail.com</a>	Sep 6, 2021 02:49 PM <a href="#">Copy</a>
<a href="#">Lauren Song</a>	<a href="mailto:lsong@gbls.org">lsong@gbls.org</a>	Sep 1, 2021 06:36 PM <a href="#">Copy</a>
<a href="#">Monique Nolberto</a>	<a href="mailto:m.nolberto@gmail.com">m.nolberto@gmail.com</a>	Sep 1, 2021 06:33 PM <a href="#">Copy</a>
<a href="#">Mac McCreight</a>	<a href="mailto:mmccreight@gbls.org">mmccreight@gbls.org</a>	Sep 1, 2021 09:43 AM <a href="#">Copy</a>
<a href="#">Cynthia Landry</a>	<a href="mailto:Cynthialandry17@yahoo.com">Cynthialandry17@yahoo.com</a>	Aug 28, 2021 11:43 PM <a href="#">Copy</a>
<a href="#">Corey Crayton</a>	<a href="mailto:mikah2244@gmail.com">mikah2244@gmail.com</a>	Aug 23, 2021 12:56 PM <a href="#">Copy</a>
<a href="#">Annamaria Mueller</a>	<a href="mailto:amueller817@gmail.com">amueller817@gmail.com</a>	Aug 23, 2021 11:03 AM <a href="#">Copy</a>
<a href="#">Juslaine Brice</a>	<a href="mailto:bricejyslaine@gmail.com">bricejyslaine@gmail.com</a>	Aug 17, 2021 04:58 PM <a href="#">Copy</a>
<a href="#">Michael McGann</a>	<a href="mailto:j.alicea@commonwealthlandtrust.org">j.alicea@commonwealthlandtrust.org</a>	Aug 17, 2021 10:57 AM <a href="#">Copy</a>
<a href="#">Maggie Merrill</a>	<a href="mailto:merrill@ejpconsultinggroup.com">merrill@ejpconsultinggroup.com</a>	Aug 12, 2021 11:50 AM <a href="#">Copy</a>

### Chat from MTW Public Hearing 9/22/2021 at 11am

11:00:49 From Nick Kelly : Welcome! Please select a language at the bottom - English, Spanish, or Chinese

11:00:55 From Nick Kelly : ¡Bienvenido! Seleccione un idioma en la parte inferior: inglés, español o chino

11:01:02 From Nick Kelly : 欢迎大家参加本次会议！请在屏幕底部选择语言-英语，西班牙语  
过中文

11:03:23 From Nick Kelly : Welcome! Please select a language at the bottom - English, Spanish, or Chinese

11:03:28 From Nick Kelly : ¡Bienvenido! Seleccione un idioma en la parte inferior: inglés, español o chino

11:03:32 From Nick Kelly : 欢迎大家参加本次会议！请在屏幕底部选择语言-英语，西班牙语  
过中文

11:22:07 From Emily Brown (Councilor Bok) (she/her) : Thank you!

11:24:41 From Daissy Gomez : Thank you! Will see you at the 6pm meeting

11:25:22 From Lueteshia Raymond To Nick Kelly(private) : Thanks Nick! You definitely got it!

11:25:29 From Nick Kelly To Lueteshia Raymond(private) : Thanks!

11:25:32 From Nick Kelly To Lueteshia Raymond(private) : thanks for your help!

11:28:45 From Nick Kelly : Welcome! Please select a language at the bottom - English, Spanish, or Chinese

11:30:31 From Nick Kelly : [bostonhousing.org/mtw](https://bostonhousing.org/mtw)

11:34:08 From Mac McCreight : may be helpful to send Enide the power point

11:41:14 From Nick Kelly : Will do!



## Chat from MTW Public Hearing 9/22/2021 at 6pm

17:49:08 From Ludmila Gomes to Everyone : hello  
17:49:55 From Katherine Carton to Everyone : Hello. We are currently getting set up with our interpreters and will get started at 6:00pm  
17:56:01 From Boston Housing Authority to Everyone : Passcode: 971133  
17:57:35 From Pierre Boursiquot to Boston Housing Authority(Direct Message) : [pierre528@gmail.com](mailto:pierre528@gmail.com)  
18:04:40 From Daissy (Spanish Interpreter) to Everyone : Si alguien necesita intérprete en español por favor seleccione el canal en español  
18:05:13 From Yanhang Kuang to Everyone : 欢迎大家参加今晚的会议。需要中文翻译的与会者请点击屏幕底部的地球仪图标，选择中文  
18:05:26 From Daissy (Spanish Interpreter) to Everyone : En la parte abajo de su pantalla por favor seleccione “más” o “more” y seleccione el español  
18:05:41 From Daissy (Spanish Interpreter) to Everyone : Alguien necesita un intérprete?  
18:06:15 From Yanhang Kuang to Everyone : 有需要中文翻译的与会者吗？  
18:18:43 From Michael Ateek to Everyone : Why did the Section vouchers become unavailable to applicants a few years ago?  
18:21:05 From Steve Meacham City Life to Everyone : The incentives for LLs to accept Sec. 8 are good, but there are also many examples of LL behavior that need tenants to be empowered so they can fight it. For instance, LLs who raise the rent in line with market but above the payment standard. Or LLs who don't fix conditions. In either case tenants need empowerment. Most important, if they want to fight a no fault eviction or against bad conditions, the BHA doesn't want to issue the voucher with a clock until it is requested.  
18:21:20 From Michael Ateek to Everyone : Even if I never got a voucher, I could have been talking to landlords from my suburban roots and possibly developed potential landlord interest.  
18:22:08 From samira barbosa to Everyone : [samirabarbosa482@gmail.com](mailto:samirabarbosa482@gmail.com)  
18:24:43 From Michael Ateek to Everyone : [m.ateek@yahoo.com](mailto:m.ateek@yahoo.com) in regards to voucher availability.  
18:26:22 From Ludmila Gomes to Everyone : how do you get on the landlord list?  
18:28:48 From Michael Ateek to Everyone : Maybe a class of vouchers could be created out of a side cache where if the applicant develops a new landlord then they can still receive one despite unavailability to general slots.  
18:29:10 From Juslaine Brice to Everyone : May i have a section 8 please?  
18:30:21 From Ludmila Gomes to Everyone : In general  
18:30:57 From Ludmila Gomes to Everyone : both  
18:31:32 From Ludmila Gomes to Everyone : ok thank you  
18:33:13 From Mac McCreight to Everyone : one more thought  
18:34:47 From Juslaine Brice to Everyone : What is the website so i can apply for section 8?  
18:35:05 From John Kane to Everyone : [www.bostonhousing.org](http://www.bostonhousing.org)  
18:36:04 From Juslaine Brice to Everyone : Okay thank you  
18:41:05 From Ludmila Gomes to Everyone : goodnite

## **Comments and Responses to the Boston Housing Authority (BHA) Moving to Work (MTW) Demonstration Program draft application.**

The following document contains the comments and responses received on the BHA's draft MTW Demonstration Program application. BHA staff met with the Resident Advisory Board in August and September discussing the application process and documents and sent copies of the application to the RAB, had hard copies of the MTW application available for review at 52 Chauncy Street and posted on the BHA website. The Plan was put out for public comment on September 10, 2021 and the comment period closed on October 10, 2021. People could submit comments via mail, email, and orally at the public hearings.

The BHA took several steps to notify the public of the MTW Demonstration Program application and the opportunity to comment. The BHA placed an advertisement in the Boston Globe, included a notice in a mailing to public housing residents and Leased Housing participants notifying them of the two resident/participant meetings on September 1 at 11 AM and another at 6 PM as well as two virtual Public Hearings held on zoom September 22, 2021 at 11 am and another at 6 pm. The BHA also sent letters to many local officials and advocacy groups.

### **Written Comments**

Comment: Thank you for the opportunity to submit comments/questions to you as part of the public process on the Boston Housing Authority (BHA) draft Moving to Work (MTW) submission. I understand that there have been the two prior resident meetings (on September 1, 2021), as well as discussions at the August and September RAB meetings, and that BHA will give public housing residents and Section 8 participants and interested advocates/community members an opportunity to provide comment during the two public hearings on September 22, as well as during the comment period expiring October 10, 2021. I also appreciate BHA Administrator Kate Bennett's commitment to including this on the agenda for the RAB's October 14 meeting (right before the HUD submission deadline of October 15). These inquiries/comments are just from GBLs staff in our role as frequently reviewing and commenting on BHA policies and are not meant to cover any/all possible issues that may arise from the resident community.

We appreciate that BHA has, for a long period, been interested in the financial and administrative flexibility conferred by MTW status and has repeatedly pledged that it would not use such authority in a manner that might be harmful to low-income families—that it will not seek to increase tenant rent burdens, impose term limits on assistance, or impose work requirements. We also agree that BHA has taken steps already to try to improve housing choice and landlord utilization of the Section 8 Housing Choice Voucher (HCV) program. We look forward to exploring further with BHA steps that can be taken to lessen burdens on participants, landlords, and BHA staff and to help residents obtain and retain economic opportunities that will be beneficial to them and their families. We acknowledge that if BHA is successful in obtaining MTW status under this Cohort, this is just the first step and BHA is committed to working with residents and advocates on a robust and inclusive process for policy revisions and implementation.

**Response: Thank you for your comment. We look forward to continuing to work with GBLs to expand housing choice and economic opportunities for BHA residents.**

Comment: Here are specific comments/inquires, linked to the specific pages, sub-sections of your draft: In Part I(a)(1) (p.1), you discuss BHA’s focus on “converting cost savings to increase in housing choice for applicants and existing families and expansion of self-sufficiency programs related asset-building and family economic growth”. There is likely a “to” missing before “asset-building”.

Response: **Thank you for this comment – we have fixed that typo in the final version.**

Comment: On p. 1, you further focus on how the Boston’s areas tech innovation economy is attracting new employers and residents, and this demand means lower income families either are increasingly cost burdened or are squeezed out of their neighborhoods. You mention how Boston is the 3<sup>rd</sup> most gentrified metropolitan area in the country. You reference that the percentage of cost-burdened households has gone from 40% in 2000 to 48% in 2019. It would be helpful to know what the definition is for cost burdened households—i.e., what income grouping, what geographic area, and what constitutes rent burdened? You also mention that 27% of Black or Hispanic households are spending over 50% of their income for rent, and 21% of White households—here again, not sure what the income & geographic group is and why the percentages are different than what’s in the prior sentence. While we agree with identifying the pressure placed on a limited housing stock, limiting this to the tech economy may push toward job/training enhancement for public housing & Section 8 households in the same sectors, but there are many other sectors, and there are also questions of creating/supporting ladders of opportunity in a variety of professions (such as in health care, construction, etc.)

Response: **Thank you for this comment. We will clarify these statistics/definitions in our revised version. If BHA is awarded MTW status, we would pursue job training and other economic self-sufficiency activities in diverse sectors and professions to address the needs and interests of public housing and HCV households, which may change over time.**

Comment: On pp. 1-2, you discuss BHA’s role in providing permanently affordable public housing and Housing Choice Vouchers, as well as considering bold new strategies to reposition BHA’s portfolio, and you also mention the Suffolk Law School study about discrimination against voucher holders. You note that, along with stepped up enforcement of fair housing laws, landlord incentives and new strategies are likely to lead to more lease ups, particularly in opportunity areas. It should be noted, however, that an additional challenge, after HCV families lease up, is increased rents that go beyond payment standards (even factoring in Small Area FMRs). There are advantages to the Section 8 Project Based Voucher (PBV) program with locking in rents at affordable levels longer term (with regular increases within FMR limits). In addition, MTW status has also been used by other Mass. PHAs (like DHCD and Cambridge HA) as part of a preservation strategy, where owners who are considering “opting out” of long-term project-based contracts may be willing to partner with PHAs to lock-in continued affordability with PBV rather than Enhanced Voucher assistance, where the PHA takes on the burden of doing recertifications/inspections. This is another reason for BHA, in collaboration with the City of Boston, to pursue MTW status. If, in fact, BHA does offer incentives to landlords to join or expand the unit sizes/types in the program (such as the signing bonus discussed in the body of the MTW Plan, or the incentives for solar or energy/efficiency work discussed later), they should be longer term commitments and should be tracked so that if commitments are not being honored, BHA and the City have effective tools for enforcement. For example, the City has provided deleading funding to try to encourage healthy housing, and landlords who get that funding agree to continue to accept voucher holders who need deleaded units for a 5-year period—but it is not clear that the City has an effective way of monitoring that or sharing that data base with BHA and other subsidy providers (like Metro Housing Boston).

**Response: Thank you for your comment. If BHA is awarded MTW status, we certainly would look to undertake more flexibility in our PBVs. We want to explore all options for increasing housing affordability and we will look to other MTW PHAs in Massachusetts and follow best practices. Regarding landlord incentives, we will track landlord enrollment and retention as well as look to longer term commitments in exchange for offered incentives.**

Comment: On p. 2, you discuss the persistent racial inequality in economic opportunity, with youth having vastly different odds of success based on their zip codes. You note that BHA's mission is more than providing housing, and includes helping to provide pathways out of poverty. For the 52,000 residents relying on federal programs, BHA wants to provide opportunities for them to thrive, and work is underway to dramatically expand programs like the Family Self-Sufficiency (FSS) program. MTW will permit the BHA to pivot more quickly to offer more families innovative programs. We agree with this, but want to caution that BHA serves many different populations. For example, as noted on pp. 6-8, over 53% of BHA federal households are headed by an elderly/disabled person, and while 32% indicate wage income, this means that 68% do not have wages. While it is likely BHA can increase these numbers both for heads of household and for adult children living in housing with robust self-sufficiency programs and incentives, BHA must continue to also ensure a good quality of life for those residents who due to age or disability may not be able to use FSS programs but could benefit from other programming.

**Response: Thank you for your comment. The BHA is absolutely committed to ensure a good quality of life and additional services for residents who are not working. As we noted above, we will not impose work requirements or any other punitive measures that would negatively affect residents. BHA will plan carefully to ensure that formed partnerships and initiatives are a fiscally responsible and efficient use of BHA resources, but also that offered services are of interest and useful to the broad spectrum of households served.**

Comment: On pp. 2-3, under Cost-Effectiveness, BHA discusses how it can simplify, streamline, and automate a number of functions, so as to reduce family reporting burdens, improve customer satisfaction, and ultimately increase cost-efficiency. This includes on-line eligibility questions to facilitate remote recertification (critical during the pandemic, but also very valuable for many households who may have limited mobility or whose work schedules make it difficult to arrange appointments during the day), self-certification of assets under \$5,000, and biennial inspections. BHA's MTW plan includes allowing for recertification every 2-3 years, simplifying rent calculation, and streamlining aspects of HCV inspections. We agree with many of the tech innovations BHA has made or proposes as part of the MTW Plan (including the ability to pay rent on-line or to set up electronic fund transfer arrangements from bank accounts). At the same time, though, again it must be recognized that not everyone is in the same place, and that many residents may have limited digital access (either appropriate devices or wifi) or may have disabilities or limited English proficiency, so that hands-on personal assistance may still be needed (including case-by-case in-home visits or authorizing 3<sup>rd</sup> party involvement); tech solutions should help but will not be a panacea for all problems.

**Response: Thank you for your comment. While we agree technological improvements will be critical to improving BHA customer service, we also know technology, on its own, will not solve all problems, and that many residents will continue to rely on more traditional methods of communication. BHA will continue to provide those methods even as we modernize.**

Comment: On pp. 3-4, there is a discussion of staff skills and experience for those who will primarily be responsible for the MTW Plan. We are very familiar with the skills and expertise of David Gleich and John Kane who have long worked with BHA residents. Nicholas Kelly's experience is intriguing, and would like to see his dissertation and hear more about the ECHO search tool and the randomized trial. It may be important to supplement this team with others, particularly to retain the confidence of public housing residents who will also be affected by the MTW Plan.

**Response: Thank you for your comment. BHA is happy to share information on the ECHO search tool and randomized controlled trial. The staff mentioned above are those that would be responsible for day-to-day work on this project, but our entire senior team – including our public housing leadership – will be significantly involved in implementation of MTW.**

Comment: In part I(a)(2), pp. 4-6, there is a discussion of the plan for future community/resident engagement, including multiple forums, how Limited English Proficiency (LEP) and reasonable accommodation needs will be addressed, as well as use of virtual communication due to the inability to hold large public gatherings during the pandemic. BHA also mentions new communications platforms which will enable BHA to send messages by phone, email and text to all residents or targeted groups. We're very glad to hear this, as this will help—and BHA should also ensure to receive & forward such communications it gets back from residents, landlords, and advocates actively engaged in its programs—but would note, as you have as well, that there continue to be “digital divide” issues and tech innovations will need to be supplemented by “old school” methods that have worked as well.

BHA may also want to include reference to Section 8 Tenants, Inc., which operates as a resident council for Section 8 HCV participants where there is not project-based Section 8 assistance at a site. The draft Plan refers to the Monitoring Committee's quarterly meetings. Recently there were some vacancies on the Monitoring Committee. Moreover, since these are Mayoral appointees, and there is currently a contested Mayoral election, it is not clear if these vacancies will be filled in during the balance of 2021, or if there is a sufficient quorum for the Monitoring Committee to continue to meet in the interim.

BHA notes that it has established a landlord portal. BHA may want to consider whether additional landlord recognition/participation steps (such as what MHB has done regarding recognition of landlords who've helped with the program at its annual meeting) may be helpful. In the past, BHA Leased Housing participated in a number of forums with other city agencies, such as ISD and the Office of Fair Housing, where landlords were encouraged to attend and get background information on different programs and to get questions/concerns addressed. There may be value to re-establishing something like this.

**Response: As noted in a previous comment, BHA is acutely aware of the digital divide and will continue to use more traditional methods of communication to ensure all residents are served. The BHA will continue to outreach to Section 8 Tenants, Inc. as part of our MTW work and have noted this in the final MTW Plan. We will also continue to explore ways to expand our outreach and engagement. The BHA will also consider non-monetary incentives for landlords and participation including the one mentioned above, and our Director of Housing Search and Landlord Recruitment will engage with relevant City agencies to do work with landlords.**

Comment: In Part 1(a)(3), pp. 6-8, BHA has supplied information about its operations and inventory. It notes a total of 24,736 federal units (9,148 of which are federal public housing at 64 sites, including mixed finance developments), and 15,538 HCVs including 13,189 tenant-based subsidies and 2,348 PBVs; a number of the BHA units are special purpose such as VASH, Family Unification, and Mainstream/NED. BHA also has 2,273 state public housing units and 894 state rental assistance units. BHA has a rate of 96% occupancy for public housing, and is considered a high performing PHA under SEMAP, with a lease up rate of 90% of its HCVs within 60 days. It notes that while HCV performance is generally good, there are challenges both to place families who require larger unit sizes and those with special needs such as the homeless. It describes 23,655 families, or an estimated 52,000 individuals, who are helped by the federal programs. It may be that the discrepancy between the 23,655 figure and the 24,736 figure is explained by vacancies in public housing or the difference between the number of authorized HCV units and those under HAP contract—it would be helpful to get an explanation for the difference in the figures.

BHA notes that average family size is 2.2, and 40% of those assisted are under age 18, and 53% are households headed by an elder or disabled person. Of the total households, 4% are Asian, 49% are Black, 45% are White, and 36% are Hispanic. Past PHA Plan comments have noted some discrepancy between the number of applicants assisted in different demographic groups for public housing and Section 8, and this is markedly so for Asian applicants and may relate to the need to review how the Priority 1 ranking, which is a basis for Section 8 admission, may not adequately address critical housing needs in that community. BHA has agreed to review its priority system on this issue.

Average household income is less than \$20,000/year, and 35% of households report some wage income. BHA notes how it is repositioning its portfolio and references use of RAD, HOPE VI, and Choice Neighborhoods mixed financing, but it should also note how it is aggressively pursuing Section 18 demolition/disposition applications to replace public housing with Section 8 project-based units, as well as the creation of new affordable, middle income, and market housing in conjunction with redevelopment.

BHA should also, later in the application, refer to its collaboration with GBS and City Life/Vida Urbana to establish model policies and a tenant empowerment toolkit to carry over key tenant participation and lease/grievance protections to all of its affordable housing program, moving beyond HUD guidance for RAD to cover other areas. It would help if BHA were to explain (beyond the increase in the PBV cap permitted by MTW waivers), how MTW status will help it with repositioning. It would also be helpful for BHA to discuss its MTW application with its development partners so that they understand that this will enhance, and not undercut, existing repositioning partnerships/understandings.

**Response: Thank you for the comment. The discrepancy comes from the difference you outline, and we have clarified this in the MTW Plan. Our partnership with these groups is now also mentioned in the appendices, and we will, if awarded MTW status, ensure we work with our development partners about how our MTW status can enhance rather than detract from our partnerships.**

Comment: In the same section, BHA discusses how it has tripled the size of the FSS program and could build on this if it obtains MTW status. This says “since 2020”—is that accurate, or was it supposed to be an earlier date? It would be amazing if BHA did this during the pandemic.

**Response: That date is correct – BHA has made significant progress on this front with our hard-working partners at Compass Working Capital.**

Comment: In Part 1(a)(4), pp. 8-10, there is the plan for the local MTW program, under the HUD headings of Cost-Effectiveness, Self-Sufficiency, and Housing Choice. Under Cost Effectiveness, there is discussion about waivers to simplify rent/income calculation through standard/expanded deductions such as expanding the student deduction to cover part-time students and creating escrow accounts for increased earnings, as well as biennial or triennial recertifications, as well as prequalifying HQS inspections so that units could be leased up more quickly. There's a good discussion of building on the successes of FSS partnerships to increase the numbers served and help people get into job training programs and jobs in high demands fields. We would suggest some additional incentives, such as BHA has done for federal public housing, and which would also encompass health insurance costs that might not otherwise be factored in as a barrier for those obtaining or retaining employment.

BHA has, since 2000, as is required in state public housing, allowed federal public housing tenants to deduct extraordinary medical expenses (including health insurance) for all federal public housing households, and not merely elderly/disabled families. There should be similar treatment of Section 8 families, particularly as BHA is transitioning more families from federal public housing to Section 8. BHA has also, as required by federal law, provided a one-time, phased over two years, earned income disregard for any adult family member who acquires employment after prolonged unemployment or being on public assistance. HUD's program for this for Section 8 is only extended to persons with disabilities. It would make sense to keep this program but BHA can replace it with a savings account approach, similar to that which is used for formal FSS participation, and could have the time period for participation be more flexible (as it is with FSS and Jobs Plus). As noted above, a number of job training areas should be considered. BHA may want to expand exclusions of those getting stipends during training periods (current HUD regs only provide for this if the program is HUD funded or for specific expenses such as uniforms, transportation, books, or equipment).

Partnerships for wrap-around services for families who may have difficulties otherwise obtaining or keeping a job (such as child care or getting medical assistance for other family members) are also important. BHA may also want to build on collaborations with the new Emergency Housing Voucher (EHV) program and Continuum of Care (COC), which may have lowered barriers on criminal history screening, etc., to help homeless families, and particularly those displaced during the pandemic, to access affordable housing under a Housing First model. Many of these families also want to pursue economic opportunities once they have become stably housed.

**Response: Thank you for this comment. We will explore this idea further if awarded MTW status, looking to available information from other MTW agencies locally and across the country.**

Comment: In the same section, under Housing Choice, BHA mentions increasing the number of PBV units (beyond what's permitted to non-MTW PHAs) and payment standards (beyond the flexibility under Small Area FMRs) to be able to successfully lease up and to support redevelopment of the affordable housing portfolio. Waivers would also foster landlord recruitment such as front-end vacancy loss payments, signing bonuses, damage claim assistance, and prequalifying inspections, as well as expansion of the ECHO program in neighborhoods with high performing schools, low violent crime rates, and low poverty rates. These all would be helpful. It should be noted that some families, despite their best efforts, may end up not being successful in moving to area of opportunity (just like some families will not be successful in utilizing self-sufficiency incentives). The program should continue to work in ways so that these families are not penalized and BHA helps to support them to achieve success in their housing. In PIH Notice 2021-3, HUD notes that applicants must be reporting reliably on PIC, VMS, and FASS data (see p. 12). It also notes the need to report data so HUD can track success rates (see n. 5, pp. 7-8). GBLs and the RAB have noted in the past the need to track both success rate and rent burden for HCV participants to figure out where there are problems and what steps should be taken.

**Response: Thank you for your comment. We recognize many families will either not successfully make moves to new neighborhoods or may choose not to make such moves, and may choose not to take advantage of FSS programs. We support BHA individuals and families making the decisions that are right for them, and support free housing choice and freedom to enroll in FSS should a family choose to do so. We will also continue to build on the reporting tools that we already have in place.**

Comment: In Part 1(a)(5), p. 10, Proposed Use of MTW funds, BHA proposes to use funds to increase landlord incentives for participation in the HCV program, to help with supportive service programs, and to have financial incentives for participants to encourage & sustain employment and wealth creation, as well as to increase the number of PBV units and payment caps. Beyond this, BHA just says that it will use the funds across the Section 8 and 9 programs flexibility. It may be helpful to give examples in public housing, as residents may fear that there will be reduced funding for their sites and that maintenance, security, or other functions may suffer. Since MTW is a “zero sum” game, and BHA does not get additional funding from MTW, it may be helpful to give examples where there would be a reduced cost due to flexibility but there would be no loss in what residents could expect.

**Response: Thank you for this comment. BHA could, for example, use authority under MTW to examine how to streamline certifications, conducting them on a less frequent interval and simplifying verification requirements, to free up funding to serve more residents in public or leased housing or enhance existing services.**

Comment: In Part 1(a)(6), pp. 10-12, there is a good discussion here about BHA’s relationship to DHCD, Mayor/City cabinet, and various partnerships with services providers. As noted above, BHA may also want to mention its ISHI collaboration, and its relationship with MHB (where the two agencies can share insights as they collaborate with the City on how best to serve low-income and special needs populations, particularly during the pandemic. There is reference here to resident services coordinators—generally speaking, these have been limited to elderly/disabled public housing, except where there have been special grants (such as under the ROSS program), but it may be that BHA would want to expand that to all sites, and help insure that this is a key element addressed by mixed finance redevelopment either by BHA or by its development partners. The Homestart, Boston Public Schools, and Boston Public Health Commission partnerships are all long-standing and each very innovative in tackling certain challenges and in showing the benefits of collaboration.

**Response: Thank you for the comment. We have now mentioned these partnerships in our appendix.**

Comment: In Part 1(b)(1), pp. 12-13, it would be very helpful to get this background information—I did not previously know that 67% of BHA’s voucher participants were in Boston, that there were 6,000 landlords participating, but most voucher holders (8,900) were with a group of 584 owners, and that 46% of BHA’s units are in the highest poverty rate zip codes. On the survey, it would appear that the response rate was pretty modest if this went to all owners (165 responses). It would be good to see what the survey asked, since the two primary responses about why owners were involved (to help someone in need, 53%, or to expand housing choice, 45%) seem unusual. The responses about problems—29% identifying a problem with a participant, 22% a problem with customer service, and 18% with overly rigid inspection standards—are helpful, and it may be: (a) helpful to get more fine-tuned responses so as to address concerns; and (b) helpful to set up a regular loop for landlord feedback.

**Response: Thank you for this comment. We agree a more formal landlord feedback loop would be helpful, and will have our new Director of Housing Search and Landlord Recruitment work on this. We will post the survey on the MTW page.**



Comment: In Part 1(b)(2), pp. 13-15, BHA discusses the specific Cohort 4 activities. These include: Activity 1, Front End Vacancy Loss Payment of up to one month prior to move-in due to delays in the inspection/lease-up process not within the owner's control as well as repairs/upgrades); As I mentioned on the Sept. 1 call, I think there are good reasons to offer this not only to new landlords (for recruitment) but for existing landlords (for retention). BHA may also want to consider revising its practice, when tenants/owners have indicated intent to terminate the lease, that lease ups must be on the 1<sup>st</sup> of the month, as opposed to being flexible and sending pro-rated payments for the portion of the month the tenant is actually in occupancy after the move-out has occurred. It may be useful to survey landlords on any preferences they may have. This should be listed as both 4.a (cross-referencing PIH Notice 2021-3) and Waiver 4.2, since just listing 4.2 here may be confusing, as the other items are listed as 4.b and 4.c.

Activity 2, Damage Claims not to exceed 2 months rent after security deposit applied (both for existing landlords and as an incentive to recruit new landlords); An additional question here is what occurs if the landlord did not demand a security deposit, or was willing to accept less than the maximum security deposit of the full contract rent allowed by the regulations. In many cases, requiring the tenant to pay one month's full contract rent can be an access barrier since the tenant may not have that much money available, or it may be that the tenant is waiting for their existing landlord to return a deposit before they pay the new landlord. This should be designed not to penalize landlords who did not require a security deposit, or were willing to accept less than the maximum (or where they accepted installment payments from the tenant, but the tenant did not pay over all installments.) It should be noted that sometimes where a landlord has taken a security deposit, he/she/they may have not met statutory requirements on the deposit, and this might mean that the owner does not have the right to return the deposit and accrued interest, or the tenant may have a counterclaim against the owner for multiple damages. HUD has also noted that this is only available for damage claims where the tenant has vacated or been evicted. It may be helpful to also have a policy where a tenant remains in place but damage needs to be paid, where the PHA could pay a lump sum and then require the tenant to reimburse the PHA over time, similar to EIV repayment agreements, for what it paid the landlord. This might make sense, for example, if a child inadvertently caused a fire where there was significant damage, and the owner was willing to let the tenant remain under appropriate future safeguards, but the tenant did not have the ability to make a lump sum payment in the amount required.

On Activity 3, Signing Bonus, this would provide for up to one months' rent where this provides for expansion of supply, either by adding a new landlord or by adding locations/unit sizes/types (such as wheelchair accessible units) that were not previously available; While HUD mentions limiting this to new owners, it makes sense to also offer this for new locations/unit sizes/types that weren't previously available, given the challenges that BHA has had with units with particular bedroom sizes or features. It also may be that while a particular landlord was already participating in the BHA program in a different community/neighborhood, adding new locations required having more flexibility on payment standards, etc.

On Activity 4, Prequalifying Inspections, this could be used for existing or new landlords, and would allow this to be done up to 90 days in advance—and the tenant could still request an interim inspection if, upon move-in, s/he believed the unit was not in proper condition.

**Response: Thank you for these comments. These are innovative ideas that we would certainly explore if granted MTW status.**

**For clarification, BHA is not proposing activity 4.a. Vacancy Loss as payments to landlords between HCV participants as part of this application. We are concerned about the cost of 4.a Vacancy Loss incentives, and believe that we have good landlord retention rates. BHA inspections are scheduled within 48 hours or less when required to meet a move in date. We now permit self-**

**certification of repairs for non life-threatening violations and allow mid-month leasing reducing the need for a vacancy payment between tenancies. Front-end vacancy loss payments are focused on increasing the number of landlords that participate in our HCV program, and increasing the housing opportunities for HCV households. During the implementation period of these incentives, we will get a sense of the cost and benefit of each incentive with the help of HUD's evaluators, and will use that data to shape our MTW program moving forward.**

Comment: On Part 1.(b)(3), p. 15, this discusses other landlord incentives and initiatives that the BHA already has, or that it may be considering even without MTW status. I am not sure if BHA previously put language in its Admin Plan that it would do inspections every other year—this flexibility is allowed by federal law, but I don't think it was in BHA's last Admin Plan that was approved by HUD. I was not aware of the partnering with the City to waive fees and inspection requirements for HCV units under the City's registration ordinance, but of course that makes sense. Similarly, I was not aware of the pilot for solar and other energy efficiency improvements for landlords who agree to take Section 8 voucher holders—as with the prior initiatives that the City has had for deleasing funds, BHA & the City should collaborate to make sure these units and owner commitments are monitored/enforced. Is Nicholas Kelly the new Director of Housing Search and Landlord Recruitment, and if not, who is? As noted above, interested in both the insights from Mr. Kelly's dissertation and what's in the housing search tool and what the randomized test showed. In addition to the criteria listed here which may affect success in moving into opportunity areas, families may also need to access child care, health coverage for family members, and this can influence exercise of housing choice.

**Response: Thank you for your comment. This language is in the Section 8 Administrative Plan. The BHA is in the very early stages of a proposal for a pilot for solar and energy improvements to recruit landlords. We agree we should collaborate with the City on this pilot – while we had initial meetings with staff in City Hall, we will reach back out. Nicholas Kelly is a Senior Policy Advisor who works on housing choice issues, but Joanea Spencer ([Joanea.Spencer@bostonhousing.org](mailto:Joanea.Spencer@bostonhousing.org)) is the new Director of Housing Search and Landlord Recruitment. Nicholas is happy to share results from the dissertation, and the BHA absolutely recognizes that other considerations about neighborhoods – including childcare and healthcare access – are critical, and those neighborhood preferences are built into the housing search tool and new versions currently being developed.**

Comment: Steve Meacham of City Life/Vida Urbana had shared some thoughts with David Gleich about particular barriers that BHA Section 8 participants face when units don't meet Housing Quality Standards and HAP payments are suspended and/or the HAP contract is terminated, and then time limits in securing alternative housing if they might be battling out issues with the owner. I had raised an additional concern with David about the problem that participants with pending evictions may face in obtaining relocation vouchers. These are below, and David responded and I anticipate we'll be having further discussions on these topics. I thought this also had bearing on the Moving to Work application, since striking an appropriate balance between owner incentives but also insuring that tenants who are exercising rights aren't left in difficult positions is important for a balanced approach. Again, my apologies for not putting these under the MTW address or with the right heading, but hopefully that won't be an issue.

**Thank you for the comments.**

### **Oral Comments from BHA MTW Public Hearing, September 22, 2021 at 11 AM:**

Comment: One participant raised individual concerns about issues with her specific landlord; concern that certain landlords are abusing their residents. Another participant from GBLs noted that intent is not to reward landlords that are not doing what they are supposed to but rather to incentivize more landlords to participate who might not know about the program so can increase the housing options for families.

**Response: BHA staff offered to help the individual resident with housing search to find another unit, if interested, and offered to connect off-line via email to follow-up.**

### **Oral Comments from BHA MTW Public Hearing, September 22, 2021 at 6 PM**

Comment: A participant asked for additional explanation of what this meeting is about and wanted assurance that her housing status would not be affected. In addition, the participant asked if BHA could follow up with her with a Cape Verde Creole interpreter.

**Response: BHA staff reassured the participant that the MTW application would not change the housing status of the participant. BHA staff collected the individual's email address to refer to Language Access to arrange a Cape Verde Creole interpreter and to follow-up.**

Comment: the next participant noted the incentives for Landlords (LLs) to accept Section 8 are good, but there are also many examples of LL behavior that need tenants to be empowered so they can fight it. For instance, LLs who raise the rent in line with market but above the payment standard. Or LLs who don't fix conditions. In either case tenants need empowerment. Most important, if they want to fight a no-fault eviction or against bad conditions, the BHA doesn't want to issue the voucher with a clock until it is requested. The commenter hopes to continue to work together to make improvements in the future.

**Response: BHA staff noted that there is proposed state legislation in the works to better enforce fair housing laws.**

Comment: Why did the Section vouchers become unavailable to applicants a few years ago? Even if I never got a voucher, I could have been talking to landlords from my suburban roots and possibly developed potential landlord interest.

**Response: The availability of vouchers is dependent upon funding and fluctuates over time. BHA will connect with the commenter, we are always interested in ways to recruit new landlords to the program.**

Comment: Maybe a class of vouchers could be created out of a side cache where if the applicant develops a new landlord, then they can still receive a voucher despite unavailability to general slots.

**Response: Thank you for the innovative suggestion. BHA staff will take the comment under consideration.**

Comment: Is there a waiting list?

Response: **Yes, BHA maintains waiting lists for applicants. Staff collected the commenter's email for additional follow-up.**

Comment: How do you get on the landlord list?

Response: **BHA adds a landlord to the Landlord list when they rent a unit to an HCV participant. BHA has an apartment listing on its website where existing landlords can notify voucher holders of available units.**

Comment: BHA is currently proposing to target the "Vacancy Loss" incentive on new landlords, but commenter noted that there may be reason to make the incentive available to existing landlords too so that they stay in the program.

Response: **BHA staff will take the comment under advisement but need to balance the cost of the incentive with primary program objectives. Even if the initial MTW Plan does not include a vacancy loss incentive for existing landlords, BHA can reconsider this in the future and amend the plan/policy if deemed to be necessary.**

Comment: May I have a section 8 please?

Response: **The questioner can apply on BHA website directly at [www.bostonhousing.org](http://www.bostonhousing.org)**

Comment: Commenter noted that the City-funded voucher program has been focusing on how to develop a pipeline of landlords for its program, and other organizations like BPDA and the City's Affirmative Fair Housing team have also been exploring how to coordinate those efforts with the new inclusionary zoning requirements to get developers to include affordable units in their developments. BHA should consider coordinating its MTW activities with these efforts. Has there been active discussion with BPDA and City's Affirmative Fair Housing team about the intersection?

Response: **BHA staff appreciate the good suggestion and will pass along to the Director who is working on the development of this new program.**

## **Appendix 2: Public Process Documentation**

- 5) Signed Resolution from BHA Administrator approving the BHA MTW Plan and Application Package

*(Note: Per documentation in Appendix 1, BHA does not have a Board of Commissioners but rather the BHA Administrator is empowered to manage and control the Boston Housing Authority.)*

## **RESOLUTION APPROVING THE SUBMISSION OF THE MOVING TO WORK PLAN AND APPLICATION PACKAGE UNDER THE LANDLORD INCENTIVES COHORT**

**WHEREAS**, HUD issued Notice PIH 2021-03 on January 7, 2021 Requesting Applications under the Moving to Work Demonstration Program for Fiscal Year 2021: COHORT #4 – Landlord Incentives; and

**WHEREAS**, the Boston Housing Authority (BHA) desires to obtain the MTW designation under the Landlord Incentives Cohort of the MTW Expansion, in accordance with PIH Notice 2021-03; and

**WHEREAS**, on June 17, 2021, HUD issued PIH Notice 2021-19 extending the deadline to apply for admission to the Landlord Incentives Cohort of the MTW Expansion from the previous due date of August 8, 2021, to the new due date of October 15, 2021. PIH Notice 2021-19 also extended the eligibility determination date to October 15, 2021; and

**WHEREAS**, the BHA notified its Public Housing (“PH”) residents and Housing Choice Voucher (“HCV”) participants of its intent to apply to the MTW Demonstration Expansion under the Landlord Incentives Cohort pursuant to PIH Notice 2021-03; and

**WHEREAS**, BHA held two public meetings on September 1, 2021 (2 sessions) for PH residents and HCV participants to discuss its draft MTW Plan, receive feedback, and answer questions; and

**WHEREAS**, based on an assessment of the local rental housing market conditions and feedback from landlord surveys, BHA proposed four landlord incentive activities to implement if selected for the Landlord Incentives Cohort of the MTW Demonstration Program: Damage Claims, Pre-qualifying Unit Inspections, Front-end Vacancy Loss Payments, and Other Landlord Incentives – Signing Bonuses.

**WHEREAS**, on September 10, 2021, BHA posted its Draft MTW Plan and Landlord Incentive Activities Information on its website for a 30-day public comment period, and published a notice in the Boston Globe that BHA’s Draft MTW Plan and Landlord Incentive Activities Information was available for review, and that a public hearing would be held to invite public comment on BHA’s Draft MTW Plan; and

**WHEREAS**, BHA held a Public Hearing on September 22, 2021 to receive and consider feedback from the community, and took into consideration comments and responded to questions from the public, PH residents, and HCV participants while drafting its MTW Plan; and

**WHEREAS**, the BHA met the public process requirements described in Section 5(C)(i)(c) of PIH Notice 2021-03;

**NOW, THEREFORE, BE IT RESOLVED** that the Administrator of the Boston Housing Authority finds as follows:

1. That the Boston Housing Authority's MTW Plan and Application Package to the MTW Demonstration Program Expansion - Landlord Incentives Cohort is approved for submission to HUD.
2. That if awarded an MTW designation under the Landlord Incentives Cohort, the Boston Authority will comply with the MTW objectives, the MTW statutory requirements, and the MTW Operations Notice.
3. That if awarded an MTW designation under the Landlord Incentives Cohort, the Boston Housing Authority commits to implementing the landlord incentive activities proposed in the MTW Plan and Application Package.

Done this 12<sup>th</sup> day of October 2021.



---

Kathryn Bennett  
Administrator

**Appendix 3: Required Standard Forms (2 pages)**

- 1) Certification of Consistency with the Consolidated Plan (form HUD-2991)
- 2) Certification of Payments (form HUD-50071)

*Disclosure of Lobbying Activities (SF-LLL) is Not Applicable and not included.*



# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: Boston Housing Authority

Project Name: Moving to Work Demonstration Program - Landlord Incentives Cohort

Location of the Project: Boston and greater Boston area

\_\_\_\_\_

\_\_\_\_\_

Name of the Federal  
Program to which the  
applicant is applying: Moving to Work Demonstration Program

Name of  
Certifying Jurisdiction: City of Boston

Certifying Official  
of the Jurisdiction  
Name: Kim Janey

Title: Mayor

Signature: 

Date: 09/16/2021

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Boston Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing and Leased Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Kate Bennett

Title

Administrator/CEO

Signature



Date (mm/dd/yyyy)

09/16/2021

**Appendix 4: Other Supporting Documentation (10 pages)**

- 1) Letter of Support – Boston Medical Center
- 2) Letter of Support – Citizens' Housing and Planning Association (CHAPA)
- 3) Letter of Support – Compass Working Capital
- 4) Letter of Support – FamilyAid Boston
- 5) Summary of responses to BHA's Landlord survey
- 6) Summary of BHA's Expanding Choice in Housing Opportunities (ECHO) Program
- 7) BHA Grants/Partnerships



**Megan Sandel MD, MPH, FAAP**  
**Associate Professor of Pediatrics and Public Health**  
Boston University School of Medicine  
Boston Medical Center  
Boston University School of Public Health

Co-Director, GROW Clinic for Children  
Co-Lead Principal Investigator, Children's HealthWatch  
Boston Medical Center

September 20, 2021

Marianne Nazzaro, Director  
Moving to Work Demonstration (MTW) Program  
Office of Public Housing Investments  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, D.C. 20410

Dear Ms. Nazzaro,

I write in full support of the Boston Housing Authority's (BHA) application for admission to the Moving to Work (MTW) Demonstration Program – Landlord Incentives Cohort. The MTW designation would allow BHA to create innovative local solutions to address unique needs in Boston and the Greater Boston area, and BHA's participation in the Landlord Incentives Cohort would increase housing choices for low-income families in Boston and the Greater Boston area.

For more than 100 years, Boston Medical Center has been driven by a commitment to care for all people, regardless of their ability to pay, providing not only traditional medical care, but also programs and services that wrap around that care to enhance overall health. All of this supports our mission to provide exceptional care, without exception. BMC and BHA have partnered in many ways over the past twenty plus years connecting individuals and families in need of medical care with an affordable roof over their heads. As anchor institutions we are each mission driven to serve the neediest in Boston.

We enjoy a strong partnership with the BHA under an umbrella we refer to as Housing Prescriptions or Housing Rx that provides complex medical care to individuals and families before and after they are housed with BHA; provides case management for chronically homeless elders; and supports reasonable accommodation improvements that keep people safe and allow them to age in place. By receiving the MTW designation, BHA will have the flexibility to shape their programs to increase the economic self-sufficiency and prosperity of their families, as well as increase affordable housing choices for families in Boston and the Greater Boston area. We look forward to supporting these efforts and continuing our partnership with BHA. We strongly urge you to consider BHA's application for admission to the MTW Demonstration Program – Landlord Incentives Cohort.

Sincerely,

Megan Sandel, MD, MPH  
Associate Professor of Pediatrics and Public Health  
Boston University Schools of Medicine and Public Health



October 1, 2021

Director Marianne Nazzaro  
Moving to Work Demonstration Program  
Office of Public Housing Investments  
U.S. Department of Housing and Urban Development

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*Chris Norris*  
*Leslie Reid*  
*Olivia Richard*  
*Dr. Megan Sandel*

**Chief Executive Officer**  
*Rachel Heller*

Dear Ms. Nazzaro,

On behalf of Citizens' Housing and Planning Association (CHAPA), I write in full support of the Boston Housing Authority's (BHA) application for admission to the Moving to Work (MTW) Demonstration Program – Landlord Incentives Cohort. The MTW designation would allow BHA to create innovative local solutions to address unique needs in Boston and the Greater Boston area, and BHA's participation in the Landlord Incentives Cohort would increase housing choices for families with low incomes in Boston and the Greater Boston area.

CHAPA's mission is to encourage the production and preservation of housing that is affordable to low and moderate income families and individuals and to foster diverse and sustainable communities through planning and community development.

We have a long history of working with the BHA and its residents on developing and implementing innovative affordable housing policies and resources. We have worked together in the past to pass state legislation authorizing hundreds of millions of dollars for preserving public housing in Massachusetts. We have hosted educational forums with the BHA highlighting the need, and suggested policy interventions, for more homes for our lowest income residents. We also worked with the BHA in developing a new affordable housing listing site, the Housing Navigator, to increase housing choice to help residents find and apply for homes they can afford.

CHAPA's ongoing work with BHA includes advancing policies that will leverage new and additional resources for housing authorities to rehabilitate their public housing to better serve residents. The BHA regularly participates in CHAPA's policy discussions – informing our work on matters such as improvements to voucher programs and other effective improvements for public housing.

By receiving the MTW designation, BHA will have the flexibility to shape their programs to increase the economic self-sufficiency and prosperity of their families, as well as increase affordable housing choices for families in Boston and the Greater Boston area. We look forward to supporting these efforts and continuing our partnership with BHA. We strongly urge you to consider BHA's application for admission to the MTW Demonstration Program – Landlord Incentives Cohort.

Sincerely,

Rachel Heller  
Chief Executive Officer

One Beacon Street, 5<sup>th</sup> Floor, Boston, MA 02108 | T (617) 742-0820 | F (617) 742-3953 | [www.chapa.org](http://www.chapa.org)



September 28, 2021

Marianne Nazzaro, Director  
Moving to Work Demonstration (MTW) Program  
Office of Public Housing Investments  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, D.C. 20410

Dear Ms. Nazzaro,

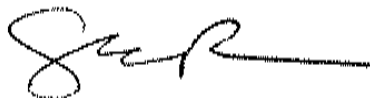
I write in full support of the Boston Housing Authority's (BHA) application for admission to the Moving to Work (MTW) Demonstration Program – Landlord Incentives Cohort. The MTW designation would allow BHA to create innovative local solutions to address unique needs in Boston and the Greater Boston area, and BHA's participation in the Landlord Incentives Cohort would increase housing choices for families with low incomes in Boston and the Greater Boston area.

Compass Working Capital is a nationally recognized nonprofit financial services organization that supports families with low incomes to build assets and financial capabilities. Compass has partnered with BHA since 2019 to provide our model for the federal Family Self-Sufficiency (FSS) program to BHA residents. The program supports residents to build savings and work toward their financial goals with the support of a financial coach.

We are grateful to enjoy a strong and consistent partnership with BHA. Over the past two years, our partnership has led to a nearly four-fold increase in the number of BHA households that participate in the FSS program and positioned BHA's FSS program as one of the ten largest in the country. We also are pursuing projects with BHA to develop and test innovations to how the FSS program is delivered, with a shared commitment to making it easier for more eligible families to enroll in and find success in the FSS program, and to explore how the FSS program can complement and align with other key BHA initiatives. The MTW designation will enable BHA and Compass to push this work even further, to the greater benefit of residents, as BHA will have the flexibility to shape their programs to increase the economic self-sufficiency and prosperity of their families as well as increase affordable housing choices for families in Boston and the Greater Boston area.

We look forward to supporting these efforts and continuing our partnership with BHA. We strongly urge you to consider BHA's application for admission to the MTW Demonstration Program – Landlord Incentives Cohort.

Sincerely,



Sherry Riva  
Founder & Chief Executive Officer  
Compass Working Capital



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Larry Seamans

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October 1, 2021

Marianne Nazzaro, Director  
Moving to Work Demonstration (MTW) Program  
Office of Public Housing Investments  
U.S. Department of Housing and Urban Development  
451 Seventh Street, S.W.  
Washington, D.C. 20410

Dear Ms. Nazzaro,

I write in full support of the Boston Housing Authority's (BHA) application for admission to the Moving to Work (MTW) Demonstration Program – Landlord Incentives Cohort. The MTW designation would allow BHA to create innovative local solutions to address unique needs in Boston and the Greater Boston area, and BHA's participation in the Landlord Incentives Cohort would increase housing choices for low-income families in Boston and the Greater Boston area.

FamilyAid is Boston's oldest and largest provider of housing solutions and services targeted solely to homeless children and their parents, serving more than 3,000 residents daily. We have partnered with the BHA over 6 decades. In the last year, during the pandemic, we worked with the BHA to house and support more than 1,600 residents (500+ families) through Section 8 and Emerging Housing Vouchers.

We enjoy a strong partnership with the BHA, working weekly to streamline complex housing pathways and accelerate placement and housing stabilization. Our partnership has produced a 199% housing retention rate, among the best in the nation.

By receiving the MTW designation, BHA will have the flexibility to shape their programs to increase the economic self-sufficiency and prosperity of their families, as well as increase affordable housing choices for families in Boston and the Greater Boston area. We look forward to supporting these efforts and continuing our partnership with BHA. I strongly urge you to consider BHA's application for admission to the MTW Demonstration Program – Landlord Incentives Cohort.

Sincerely,

Larry Seamans  
President

## Landlord Survey

As part of the BHA's landlord needs assessment, BHA issued the landlord survey below. Utilizing its existing networks and as well as outreach via the Greater Boston Real Estate Board's newsletter, BHA received responses from 188 landlords who fell into 3 categories: 156 landlords currently active in the HCV program, 23 landlords who previously participated in the HCV program, and 9 landlords who have never participated in the HCV program.



### Housing Choice Voucher Program Flexibilities

BHA is applying to participate in HUD's Moving To Work program. As part of that application we are considering different incentives to recruit new landlords and retain existing ones. Please complete the survey below to help us understand what is important to landlords.

#### Current Participation

Do you currently participate in the Housing Choice Voucher program?

☒ Yes ☐ No

What is your primary motivation for partnering with the BHA? \*

- ☐ Guaranteed market rate rents that I cannot get from private market tenants.
- ☐ Gratification in knowing that I have the ability to provide an affordable housing option to a lesser fortunate family in need.
- ☐ Supporting agencies such as the BHA in their goal to expand neighborhood choices and opportunities to families seeking communities that are often out of reach to low-income renters
- ☐ Other

Would you be willing to accept vouchers in more units?

☒ Yes ☐ No

If you previously participated, what is the main reason you no longer participate (or accept vouchers)?

- ☐ My properties are too expensive for voucher holders ☐ I had a bad experience with a voucher client
- ☐ Poor customer service at BHA ☐ Paperwork/regulations were too onerous
- ☐ Payments were not made in a timely manner ☐ Inspections were not completed in a timely manner
- ☐ Inspections standards were too rigorous ☐ Other

#### Potential Policy Changes

Please rank the policy changes below that would make you most likely to continue participation in the HCV program - 1 being the least and 5 being the most.

	1	2	3	4	5
Up to one month of contract rent as vacancy loss in between HCV tenants.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reimbursement of up to two months of rent for tenant-caused damages after accounting for security deposit.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Signing bonus of up to one month of rent for joining the HCV program	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pre-inspection of units to accelerate the lease-up process.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Elimination of the initial HOS inspection before a tenant moves into a unit as if: a) the unit is less than 5 years old; OR b) the unit passed an HOS or equivalent inspection in the previous three years; OR c) the unit is in a census tract with a low poverty rate.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Holding fee of up to one month's contract rent for a landlord to reserve a unit for an HCV tenant that was recently vacated by a non-voucher holder.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small Area Fair Market Rents (SAFMR): The PHA may establish payment standards between 80% and 150% of the SAFMR giving the BHA greater ability to provide market rents in most areas.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

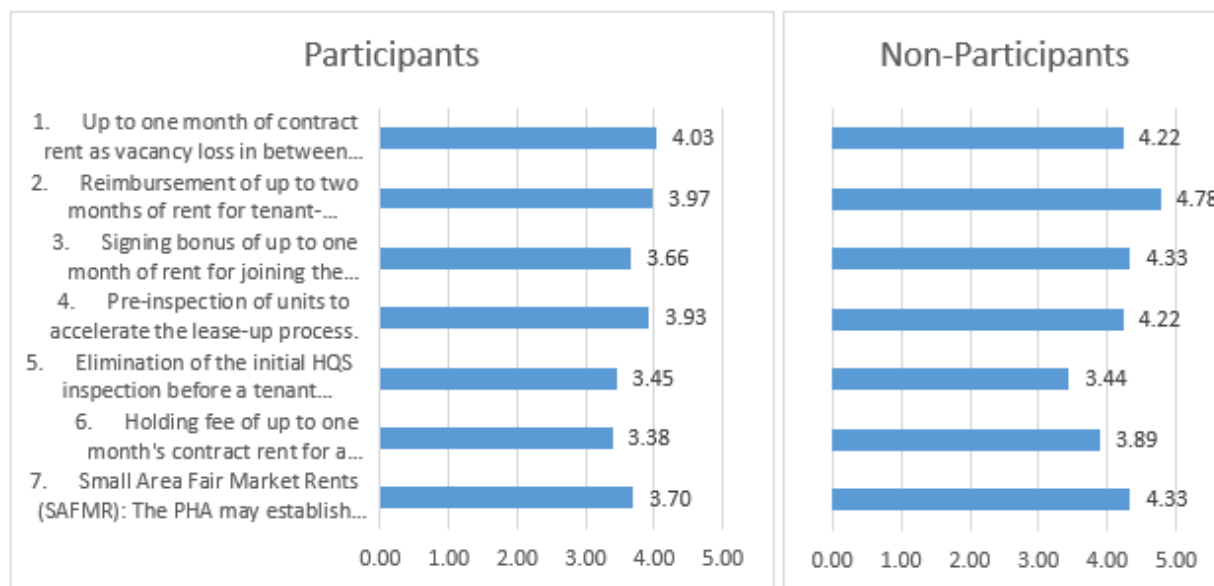
Submit



The BHA asked the 156 active landlords to select their primary motivation for participation from the selections above. Respondents were permitted to select more than one choice. Choice (c) was selected 96 times (62%), choice (b) was selected 84 times (54%), and choice (a) was selected 75 times (48%).

There were 23 surveys completed by landlords who previously participated in the HCV program but are no longer active. Sixteen of those respondents (70%) cited issues with a tenant as a reason they no longer participate; 11 (48%) cited poor customer service and/or inspection requirements as a reason they no longer participate. One respondent noted that the apartments they offered were too expensive, but they also mentioned not receiving timely or proactive notification of BHA payment standards to establish if updates would make their apartment affordable to a BHA tenant. Another respondent noted that requiring a unit to be vacant prior to an initial inspection is not helpful to reduce vacancies.

Survey respondents who identified as current HCV landlords were asked to rate the policy changes below that would make them most likely to continue to participate in the HCV program - 1 being the least and 5 being the most. Those who are not currently participating in the HCV program were asked how they would rate the same policy changes in terms of if the policy would convince them to participate. The non-HCV landlords valued the potential reimbursement for tenant damages most, while the current HCV landlords valued vacancy loss payments the most, closely followed by potential reimbursement for tenant damages. Both groups valued getting rid of the initial apartment inspection the least. A summary of the findings from this survey is in the below figure:



## **Expanding Choice in Housing Opportunities Program (ECHO)**

Under fair housing laws and regulations, the BHA has a responsibility as a public housing authority to ‘affirmatively further fair housing,’ which means it must monitor patterns of voucher use and make an effort to address any indication that federal housing funds may be contributing to patterns of residential segregation. Based on its assessment of voucher use patterns, BHA found that its families in the Housing Choice Voucher (HCV) program were disproportionately unsuccessful at leasing up outside of Boston due to discrimination, price, administrative burdens, and a lack of access to information about available units.

With that in mind, the BHA launched its Expanding Choice in Housing Opportunities (ECHO) pilot program in the fall of 2019. ECHO is a voluntary program aimed at affirmatively furthering fair housing by helping families move to “Expanded Choice Communities”, or those areas in Boston and Greater Boston with high quality schools and low rates of violent crime. The ECHO program is targeted to families with children 12 years and younger, based on evidence of the benefits of moving to lower poverty neighborhoods for young children. The ECHO program is staffed by the Director of Housing Search and Landlord Recruitment and two ECHO coordinators who provide counseling and landlord assistance, and consists of the following elements:

- A group briefing session for interested participants, including highlighting all the below elements of the program, as well as the BHA’s recent adoption of Small Area Fair Market Rents (SAFMRs) that set housing voucher subsidies by ZIP Code and therefore make nearly every community in Greater Boston affordable for BHA voucher holders.
- Pre-search counseling, helping voucher holders set goals that make sense for their family, including learning preferences for neighborhoods, the importance of school quality and public safety, and other individual needs such as access to hospitals and childcare.
- Credit score assistance, helping enroll families in Family Self Sufficiency (FSS) through our partnership with Compass Working Capital.
- Search counseling, helping families find new housing, including in Expanded Choice Communities, through one-on-one counseling.
- Landlord engagement and recruitment, working to recruit landlords in Expanded Choice Communities and help families throughout the process, including facilitating connections with landlords, negotiating rent and leases, and providing one on one search counseling.
- Access to the ECHO housing search tool, echosearch.org which provides customized neighborhood recommendations based on preferences for school quality, public safety, and individual public transportation needs based on important addresses for each family. echosearch.org, that provides information on neighborhoods and public transit to facilitate the housing search process. That tool was funded with support from the Boston Foundation, Boston Indicators, the Sasaki Foundation, and MIT’s DesignX.
- Streamlined processing of unit inspections and flexibility with move-in dates.

The growing ECHO team has been working with clients as of October 2019. Despite the COVID-19 pandemic that discouraged many families from moving, over 20 families in the ECHO program have moved to Expanded Choice Communities as of October 2021.

**Grants and Partnerships:** BHA has many innovative grants and partnerships leveraging significant resources to improve the health, quality of life, self-sufficiency, and housing stability of public housing residents and HCV participants. BHA will build upon these partnerships in implementing its MTW Plan.

Grant/Partnership	Partner(s)	Amount	Activities
Living Safely in Jackson Square	Hyde Square Task Force, Tree of Life, Jamaica Plain Neighborhood Development Corporation	\$333,000/annually for 3 years	The LSJS Coalition is a group of community stakeholders committed to improving the lives of Jackson Square's children and their families focusing on early education, economic mobility, youth development, racial equity, and leadership development. The grant serves 804 public housing families and the larger Jackson Square area.
Housing Prescriptions as Healthcare: includes Housing Rx and ELAHP	Boston Medical Center, Elders Living at Home Program (ELAHP) which is a distinct program within BMC	\$172,762/annually for 3 years	BMC Housing Rx refers high utilizers of medical care (individuals, families) and Elders Living at Home Program refers chronically homeless elders and both referring programs provide stabilization services while BHA provides up to 115 units of housing. BMC, ELAHP, and BHA have established graduation criteria so once people have stabilized, they can graduate and open up a new spot.
Resident Opportunity and Self-Sufficiency	U.S. Department of Housing and Urban Development	\$158,400/annually for 3 years	The ROSS grant provides a Service Coordinator at four sites: Alice Taylor, Franklin Field, Mildred Hailey, and Ruth Barkley who assesses the needs of public housing residents and coordinates available resources in the community to meet those needs. These services enable participating individuals/families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency. Services Coordinators assist residents with job searches, educational opportunities, job readiness, youth work programs, and wellness resources. Program goals include virtual distribution of Newsletter with opportunities and resources, Computer Literacy classes, 2 job fairs/year, and participation of 50 resident participants/site.
Early Intervention Housing Stabilization	HomeStart, Boston University School of Public Health	\$150,000/annually for 3 years	HomeStart works with BHA to identify and stabilize families with children 0-5 that fall behind on rent 1-2 months with rent arrears assistance and case management services to address barriers to paying rent and facilitate access to benefits for which the family is eligible.
Innovative Supportive Housing Initiative	Greater Boston Legal Services, City Life / Vida Urbana	\$75,000/annually for 2 years	Via ISHI, BHA works with advocates and resident leaders to develop tools, educational materials, and trainings, for public housing residents going through mixed finance redevelopment so they remain stably housed following the redevelopment.
Elder Services Planning	The Boston Foundation	\$100,000/1 year	This funding supports BHA to hire a consultant to advise on developing a service program that is based on best practices and responsive to the needs of the elderly residents aging in place and persons with disabilities living in elderly/disabled housing as it undergoes repositioning of its portfolio through RAD/Section 8.
BHA Scholars	Northeastern University	\$55,000 per scholarship (current year has 5 scholars)	Since the 1990s, NU has offered 10 tuition scholarships per year for BHA public housing/mixed finance residents that apply and are accepted. In addition, BHA and NU collaborate to offer support to scholarship recipients so they persist and succeed in their academic program.

Grant/Partnership	Partner(s)	Amount	Activities
Climate Resiliency	City of Boston: Environment Department	\$55,600/1 year	City Environment Department identified hot spots around the city and overlaid census tracts with high poverty to prioritize distribution of free cooling resources such as air conditioners and fans to low-income elderly and/or disabled residents. BHA worked with the City to facilitate distribution to eligible residents/participants.
Public Housing Innovations: Faneuil Gardens	Massachusetts Department of Housing and Community Development	\$50,000/1 year	Planning grant looking at redevelopment options for Faneuil Gardens. BHA will procure a consultant and will conduct a resident engagement process to gain input. BHA will submit an application for a larger redevelopment implementation grant following the planning process.
Resident Service Coordination: Franklin Field	Massachusetts Department of Housing and Community Development	\$40,000/1 year (renewable)	State funding supports a Resident Service Coordinator (RSC) at the Franklin Field state public housing site. Much like ROSS, the RSC supports the stability of residents in public housing developments to enable seniors to age in place and families to maintain their residency. In addition to individual service coordination, the RSC brings programs to the community such as health screening or computer literacy. This grant also features flexible funds to be used for program costs or 'barrier busting' (small costs that need to be paid to remove barriers for residents to obtain the services they need.)
Digital Health Supported Weight Management Intervention	Boston Medical Center, Boston University via NIH	\$145,430/annually for 5 years	The project aim is to evaluate the effects of an intervention package focused on the environment level to produce changes in moderate physical activity among public housing residents. This study will use health information technologies (mHealth or Mobile Health) and Community Health Workers to target weight management strategies among obese multicultural residents of Boston family public housing. The primary aim is weight loss and secondary aims are to positively impact diet and physical activity behaviors.
Healthy Baby Healthy Child	Boston Public Health Commission	Estimated \$100,000/year including nurses, social workers, and advocates	Beginning in 2011 with a grant and now part of BHA and BPHC operating costs, this program identifies housing instable/homeless pregnant women and parents of young children with health issues and helps them gain and retain housing as well as stabilization services. BHA has set aside 75 housing units with a graduation component and BPHC provides individual service plans that help families to improve health and become self-sufficient.
Housing Opportunities for People with AIDS	AIDS Action Committee	Estimated \$50,000/year including case manager	Since 2003, this program helps people with AIDS and AIDS-related conditions who are housing instable to gain and retain housing as well as stabilization services. BHA has set aside 15 units with a graduation component and AAC provides individual service plans that help households to improve health and become self-sufficient.
Court Intervention Project	HomeStart	\$65,000/year for 2 years	This program helps families who are in a court proceeding for eviction for nonpayment of rent to access case management and assistance with rent arrears to remain stably housed. Originally grant funded and now part of BHA and HomeStart operations budgets, the CIP has shown to have a positive return on investment and has preserved hundreds of tenancies over the years.

Grant/Partnership	Partner(s)	Amount	Activities
Family Led Stability Initiative	Higher Ground, Boston Public Schools, Project Hope	\$112,000/year for 3 years	This program helps families with children in Boston Public Schools who are housing instable/homeless to access housing and case management services to improve family health, academic outcomes, and self-sufficiency. Approximately 300 students were served in the first three years of the partnership and the grant was extended for another three years (2021-2024) with a goal of serving an additional 500 homeless students and expanding from seven schools to twenty schools.
Financial Counseling Services for Family Self Sufficiency Participants	Compass Working Capital	\$200,000 /year for 5 years	Compass Working Capital provides financial counseling services to FSS participants with a focus on employment and asset building through escrow. The program has dramatically increased participation in an underutilized program from 214 participants in May 2020 to 714 in May 2021. Outcomes include: (1) 69% increased their credit score, with an average increase of 31 points after 6 months; (2) 63% decreased or maintained zero debt; and (3) \$139,818 has been saved to use toward individual financial goals.
AMP Up Boston	EMPath (Economic Mobility Pathways)	\$5.5 million total / 5 years	AMP Up Boston is a free mentoring program for BHA residents who want to improve their economic situation. EMPath Mentors provide Mobility Mentoring coaching to 200 participants between ages 18-55, living in BHA-Leased or Public Housing, and can legally work. Mentors support participants to get a good-paying job, manage their money and set and achieve goals that are meaningful to them such as taking care of their health or helping their kids succeed in school. AMP Up participants will meet regularly with an assigned Mobility Mentor, in person or online, for three years. Participants can earn up to \$700 per year for making progress on their goals.
COVID Rental Relief	City of Boston	At least \$3 million	The BHA is partnering with the City of Boston to deliver at least \$3,000,000 in Emergency Rental Assistance Program funds to public housing residents, and to inform other BHA program participants about services available to them through the City or State.
Whittier Choice Neighborhood Initiative	City of Boston, Whittier Street Tenant Task Force, Madison Park Development Corporation, Preservation of Affordable Housing, EMPath, Housing Opportunities Unlimited, numerous other supportive service partners	\$30 million grant, \$260 million in private and public funds	In December 2016, HUD awarded BHA and the City of Boston a \$30 million Choice Neighborhoods implementation grant. The grant follows a three-year community engagement process involving resident meetings, neighborhood workshops, surveys, youth focus groups, and public hearings. The \$30 million grant will leverage an additional \$260 million in private and public funds to transform the Whittier Street public housing site and the surrounding Whittier neighborhood by redeveloping the site as a mixed-income community, providing educational and economic supports and opportunities for Whittier residents, and investing in community amenities and infrastructure that will improve the quality of life for all residents in the lower Roxbury neighborhood.