




**BOSTON
HOUSING
AUTHORITY**

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



Welcome, Introduction & Logistics

Meeting Objectives

1. Provide background on the Moving to Work (MTW) program
2. Review Boston Housing Authority's (BHA) options for participation in the program – review landlord incentives.
3. 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.
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...

- work requirements
- term limits
- rent increases

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.

5 Statutory Requirements

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
<p>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.</p>	<ul style="list-style-type: none"> ➤ Varied job training and job-readiness needs/opportunities ➤ Need wraparound supportive services for our residents/participants ➤ Focus on FSS Program expansion ➤ Cultivation of innovative partnerships, i.e., EMPATH Mobility Mentoring program
<p>Housing Choice: Increase housing choices for eligible low-income families.</p>	<ul style="list-style-type: none"> ➤ Extreme Housing Affordability/Availability Pressures (limited affordable housing inventory) ➤ Preserve BHA's affordable housing ➤ Increase housing options
<p>Effective Operations: Reduce cost and achieve greater cost effectiveness in federal expenditures.</p>	<ul style="list-style-type: none"> ➤ Streamline administrative processes, reduce burden on residents/participants

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

- 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

- 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?

Cohort #4: Landlord Incentives

- 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.

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

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>