



Akron Metropolitan Housing Authority
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Akron Metropolitan Housing Authority (AMHA)

MTW Expansion Cohort #2 MTW Plan and Application

Respectfully submitted to Ms. Marianne Nazzaro, Director, Moving to Work Demonstration Program

DRAFT



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Vision for AMHA's Local MTW Program. AMHA envisions an MTW Program that meaningfully increases local affordable housing choices, reduces administrative burdens and ultimately enhances the quality of housing and services, empowering all to reach their full potential. Cost effectiveness: We envision rent reform as a way to achieve greater efficiency and remove administrative barriers, thereby producing cost savings to implement innovative quality of life and mobility programs. Housing choice: We envision a community where our investments in Summit County preserve and improve affordable housing units, increase housing opportunities and choices for our participants, and stabilize families and neighborhoods. Self-sufficiency: We envision programs and partnerships that increase access to health, education and employment opportunities so our participants can position themselves out of poverty.

Participation in the MTW Program would bring unique challenges and opportunities. AMHA would utilize MTW authority to address the de-concentration of assisted housing in areas of poverty, expand partnerships, and offer additional services. Currently, 82% of HCVP participants live within the City of Akron while only 6% live in lower poverty areas despite higher payment standards in fifteen zip codes to make units in areas of greater opportunity more accessible. Participation in MTW would allow us to increase payment standards and offer incentives to attract and retain landlords. We would also use the MTW Program to amplify the many successful partnerships and services already in existence (see Evidence of Significant partnerships & Appendix 4). AMHA desires to participate in the MTW Program to address these challenges and opportunities by testing new, efficient strategies in achieving self-sufficiency while making the best use of our funding and strong partnerships. AMHA was the first Public Housing Agency (PHA) to be accredited by the Affordable Housing Accreditation Board (AHAB) and continually seeks to be an innovator, leader, and teacher in public housing policy

and an exceptional provider of services. Regulatory relief would allow us to reframe the housing experience with housing coaches that not only conduct rent calculations but can also provide mobility and self-sufficiency services. With the flexibility in funding, we can provide participants needed services not covered by current programs, such as job training, childcare supports, financial management, etc. We want the freedom to develop programs that meet our community's needs and be able to offer more than highly regulated programs. Participation in MTW will allow us to continue to be on the forefront of programmatic changes that enhance the quality and affordability of our services and the lives of our residents.

AMHA has been a high performer in both the HCV and Public Housing programs for nearly twenty years. Our staff have continually proven themselves to be innovative, resourceful, and adaptive in times of budget decline, policy change, and new programming. The staff involved in the administration of the MTW Program have over 170 combined years of experience in affordable housing as well as experience in urban planning, finance, and private real estate. The administrative staff are a part of more than twenty local/state/national committees and have presented at the national and international level, showing our commitment to learn, serve, and grow with the housing community. AMHA's executive director, Brian Gage, is actively involved in all agency plans, working diligently to generate support from staff and community partners. Mr. Gage previously worked at HUD with responsibilities including compliance assurance for HCVP and Public Housing, program performance analysis, and training of PHAs on HUD developments. As a HUD Public Housing Revitalization Specialist, he coordinated all MTW special initiatives including rent reform, business improvements, collaborative partnerships and self-sufficiency efforts for two PHAs, giving him a solid foundation in MTW policies to lead AMHA.

AMHA affirms it will carry out its MTW plan in conformity with all applicable civil rights and fair housing regulations. One of AMHA's previous five-year goals was to ensure equal opportunity and affirmatively further fair housing, which will be expanded into our 2021 goal of promoting diversity, equity, and inclusion. We partner with the United Way and the City of Akron to provide housing search assistance, including accessible features, public transportation, and amenities. We work with the City of Akron's Welcoming Community initiative and with local non-profit organizations to ensure fair access to our services for new Americans and to all with limited English proficiency (LEP). Finally, multiple staff members are members of the City of Akron's Racial Equity and Social Justice Task Force, where our executive director chairs the Housing subcommittee. Through this platform, we can align our fair housing goals and significantly contribute to the plan for the larger community.

Plan for Future Community/Resident Engagement. AMHA plans to create an MTW advisory committee, which would include staff members, community stakeholders, and AMHA participants to evaluate current MTW initiatives and suggest future reforms. We intend to engage participants in the development and regular evaluation of our plan through surveys, mailings, resident councils, and sharing information at recertifications, inspections, and AMHA-sponsored community events. We will host participant focus groups with incentives. We can reach participants as well as the broader community through satisfaction surveys, and information sharing at our on-site preschools, the Reach Opportunity Center, farmer's markets, and community pop up events. AMHA staff can also outreach during Reimagining the Civic Commons sponsored events, which foster socio-economic mixing and development in partnership with public and nonprofit entities. We will utilize our staff as MTW ambassadors to community partners, including AMHA's executive director who is a Continuum of Care board

member. We plan to create informational videos to be shared on AMHA's website on topics including MTW reforms, how to search for a unit, rent calculation, etc. for our applicants, participants, and partners. Recently, a local nonprofit received a grant to translate informational videos, so we anticipate collaborating to create videos with increased accessibility to persons with LEP. We also plan to conduct in-person training workshops on AMHA processes to deepen our stakeholder's understanding of our housing programs and to review MTW.

AMHA will specifically engage racial and ethnic minorities by strengthening our partnerships with the NAACP and the Akron Urban League by providing them with educational opportunities so they can in turn educate their clients and serve as a conduit for feedback. We will also utilize AMHA's participation in the City of Akron's Racial Equity and Social Justice Taskforce to educate community leaders on MTW and employ MTW flexibilities to assist in meeting equity goals. AMHA will engage participants with LEP by sending mailings, posting flyers, and conducting phone calls in participants' primary languages. AMHA staff interact regularly with organizations and the Summit County Welcoming Community initiative to determine this population's unmet needs and discuss AMHA procedures. To engage persons with disabilities, we will utilize our partnerships established through our permanent supportive housing and Mainstream voucher programs. These groups meet consistently to assist our shared clients, discuss housing processes, and plan solutions for barriers. Finally, to outreach and engage families with children, we will draw on our significant relationship with Job and Family Services and AMHA's Early Childhood Initiative (ECI), which has regular contact with more than 10% of children and families living in subsidized housing. These individual and small group contacts could easily incorporate MTW policy changes and time for participants' suggestions.

AMHA Operating and Inventory Information. AMHA has 2,400 family public housing units, 1,817 senior/disabled public housing units, 106 HOPE VI public housing units, 5,224 vouchers, and 826 mixed finance units. The HCV program includes tenant-based, project-based, Family Unification Program, homeownership, Mainstream, MOD-Rehab, Shelter Plus Care, and Veterans Affairs Supportive Housing vouchers. In public housing, 75% of our properties received a REAC score of 90 or better, with all properties scoring above 80. In the HCV program, 70% of the units have high performing landlords who have met specific criteria and are eligible for biennial inspections. AMHA received the SEMAP de-concentration bonus for 2017 and 2018, however more than three-fourths of our HCV participants still live within the City of Akron. With MTW flexibilities, we plan to offer additional project-based vouchers and increase payment standards in high opportunity zip codes to meet the needs of the market, which may alter our HCV housing stock by increasing the number of units in high opportunity neighborhoods. We do not plan for changes to our public housing stock. Between the public housing and HCV programs, AMHA houses over 22,000 individuals that live in predominantly female-headed and extremely low-income households with an average income of \$11,824. Just over 60% of AMHA's participants are Black/African American and another 1.5% identify as other racial minorities. One and a half percent of all participants identify as Hispanic. AMHA may experience changes to the population it serves due to increased employment through the Jobs Plus program, creating workforce housing, and by expanding our re-entry pilot program.

Both the public housing and HCV programs are very successful in leasing applicants, but still face challenges including the burden on applicants to produce documentation, desired unit size, and the cost of security deposits, rent, and utilities. The location of public housing units can be a deterrent due to high poverty areas, lack of transportation, or proximity to services and

employment opportunities. Transportation issues, accessibility needs, and lack of familiarity with parts of our jurisdiction can inhibit our voucher holders. Property owners may not want to participate due to payment standard limitations and the burdensome amount of time to submit paperwork and pass an inspection. Serving the needs of new Americans can be challenging because they would prefer to live in certain areas where they are knowledgeable of the services and they may require a larger unit than what is available based on their family size. It can also be challenging to meet the needs of our applicants/participants with health needs who face transportation barriers and have fewer accessible unit choices. Unmet physical and/or mental health needs make it difficult for them to view a unit and conduct the follow up needed to complete their application, move in, and sustain their housing.

AMHA continually seeks to innovate and adapt to meet the needs of our participants and to be a beacon of leadership in the affordable housing industry. We were the first PHA to receive AHAB accreditation, where we were able to be a contributor in the evaluation process to pave the way for other PHAs. AMHA previously participated in HUD's ABT administrative fee time study and is currently a part of HUD's UPCS-V and remote video inspection pilots, working with our local and national field offices to assess technology and quality of inspection protocols. AMHA was recently selected for the Jobs Plus program, joining with 13 partners to provide over 13 million dollars in leveraged services. The Jobs Plus model of building job skills, improving job quality, and reducing barriers folds into the economic development effort of Elevate Greater Akron (EGA) to ensure the Black population is equipped to join in economic prosperity, enhance residents' digital skills, and build entrepreneurial potential. AMHA's Summit Lake property is part of a community health worker pilot where partnerships with health providers hire and train residents to support their peers in providing direct service, navigating the healthcare system,

advocating for their needs, and bridging the gap between residents and the health, education, and social service systems. Residents with this experience will then be able to seek employment opportunities in the healthcare sector.

We have worked to offer many on-site services including preschools, wellness programs, and providing a location for our local community action organization to operate their Head Start, energy assistance, and tax assistance programs. The Reach Opportunity Center is a collaboration between AMHA, the City of Akron, Akron Public Schools, and several community agencies. It helps families move out of poverty by providing educational outreach, workforce development, and service coordination through a variety of community partnerships and in-house programming. AMHA provides 245 units of permanent supportive housing between the public housing and HCV programs with on-site case management from behavioral healthcare partners. Our ConnectHome Initiative offers free Wi-Fi at several public housing properties. We are ensuring residents have access to low-cost devices through our partnership with PCs for People, and have distributed over 100 devices in 2020. AMHA has also adjusted our wait list preferences to quickly house specific populations in need including emancipated youth, a moving on preference for persons leaving permanent supportive housing through the Continuum of Care and AMHA programs, and for Full Term First Birthday participants, a collaborative that addresses our community's infant mortality rate. Our ECI program supports families with children age zero to five through home visits, support groups, and partnering with more than 20 organizations. These programs have increased parental engagement with their children and improved family's conflict resolution skills.

Plan for Local MTW Program. Cost Effectiveness -The foundation for AMHA's MTW goals will be cost effectiveness as we implement efficiency strategies that maintain the integrity

of serving low-income households, while also reducing regulatory administrative burdens. The rent reform required as part of Cohort #2 provides rent simplification for both staff and participants, encourages participant asset growth, and reduces administrative time by conducting triennial recertifications and decreasing interim certifications. To build on the rent reform efficiencies, we would institute a local verification method, allowing verifications to be valid for 180 days and self-certification of assets up to \$50,000. These changes will require less document provision by applicants/participants, while having minimal impact on their rent. The second approach to reducing cost would be property focused. AMHA would continue our successful UPCS-V inspection protocol, which in addition to biennial inspections, has allowed us to decrease our inspections staff by two inspectors while still maintaining a quality housing stock. AMHA has excelled in the UPCS-V pilot program, receiving a Region 5 Excellence Award from HUD for accuracy and volume. For properties that AMHA has an interest in, we would no longer require a third party to conduct rent reasonableness tests and inspections. This change would eliminate administrative time spent acquiring and maintaining a contract, accelerate the review process, and reduce confusion for participants.

Self-sufficiency - With anticipated MTW savings, AMHA can invest in self-sufficiency goals. The Reach Opportunity Center provides space and already defined partnerships with local education and career readiness organizations to support growth in these areas while AMHA's non-profit subsidiary, Building for Tomorrow, focuses on education, digital literacy, health and wellness, and self-sufficiency. AMHA currently provides early childhood education services, which could be expanded to ensure older students are college and career ready. Building on our success with the ConnectHome Initiative in providing discounted internet service/computers and digital literacy training, we would also like to provide free Wi-Fi access at all public housing

properties and explore accessibility for our voucher holders. We have pursued and received multiple Community Development Block Grants to provide access at some of our properties; however, we will need to expand our offerings to close the digital divide significantly and may need the flexible funds for local, non-traditional activities to do so.

AMHA plans to implement a housing coach model, offering mobility and supportive services during the recertification process to encourage self-sufficiency and housing choice goals. AMHA is well situated for this approach with an in-house resident services staff who currently collaborate with recertification staff on special purpose vouchers and public housing resident needs. The housing coach would provide connections for further self-sufficiency efforts including an expanded version of FSS aimed at removing the barriers to gaining and maintaining employment for both heads of household and other adult family members. Our 2019 FSS graduates saw, on average, a 73% increase in their earnings from enrollment to graduation. This successful programming could be available to more participants with additional funding. AMHA would seek to create a self-funded policy that would serve as a “stability fund.” It would be used as a form of insurance, to break down short-term barriers to self-sufficiency, and helping families to maintain stability, such as when a resident’s car breaks down and they can no longer drive to work or cannot afford a professional certification for advanced employment opportunities. We have had 73 service referrals for these types of requests in the last 18 months. AMHA would administer this fund through our current stipends and incentives program, which addresses gaps in services that impede families in achieving stability and self-sufficiency.

Housing Choice – In addition to the housing coach model, AMHA would provide educational workshops to explain more about our programs, being a good renter, legal rights and

responsibilities, and mobility options. This program would assist our participants to become successful renters with stable housing and could open opportunities for participants with negative rental history. Additionally, we would offer project-based vouchers for alternative unit types, increase caps on projects, and increase contract lengths. An affiliate of our partners at the Summit County Developmental Disabilities Board provides shared housing for their vulnerable population in areas of low poverty. MTW will allow us to approve a previously denied project-based voucher request for these units to provide new housing options. To support our participants wishing to move to high opportunity areas, we would examine raising payment standards to 120% of FMR. We would also seek to market to, educate, and engage landlords as well as offer a one-time leasing incentive in these areas to bring additional units to our program.

Proposed Use of MTW Funds. AMHA requests authority to use public housing and HCV funds flexibly in the MTW program. AMHA plans to use funding fungibility as needed to further our goals, cost objectives, and local housing needs. For instance, we plan to offer resources for HCVP residents to move to opportunity areas using landlord leasing incentives, security deposit assistance, and increased payment standards, which may require a flexible use of funds. We also plan to use allowable funding on local, non-traditional activities such as offering a housing coach recertification model, education and career readiness training, and expanding self-sufficiency services. Finally, the ability to leverage funds as capital will provide AMHA better access to private investment by addressing lender risk concerns and an enhanced credit review.

Evidence of Significant Partnerships. AMHA partners with school districts and libraries to increase educational outcomes by providing space at our properties and at the Reach Opportunity Center for programming and integrated preschool classrooms, assisting in school enrollment and digital learning, and providing educational videos for students and families. With MTW, we

could broaden our connection to our local public schools by expanding our tutoring program, middle school leadership development, and connecting with their college and career academies, that ensure students are enrolled in higher education, enlisted in the military, or employed fulltime upon graduation. We could utilize their already existing connections to supplement our expanded FSS program and triennial recertification rent stability to increase self-sufficiency.

AMHA's partnership with our health providers to train community health workers will produce improved health outcomes, making participants more able to seek work, and will provide increased job skills. These community health workers will also be well placed to share the MTW vision and rent policy with their neighbors. We collaborate with the Department of Job and Family Services (DJFS) and United Way's Financial Empowerment Center on many programs to provide job-search assistance, job training, and to lay the foundation of self-sufficiency through financial coaching. AMHA also has many partners through the Reach Opportunity Center described in Appendix 4, all to prepare our participants and remove barriers in their path to self-sufficiency. Finally, the City of Akron and Summit County are consistent supporters and collaborators in AMHA's endeavors including the ConnectHome Initiative to increase digital access, the effort to provide a Welcoming Community to new Americans, and investing in the Akron Civic Commons and Elevate Greater Akron by fostering socio-economic mixing, economic and workforce development, and improved public life, among other projects. These initiatives work to ensure all community members can contribute to our region's economic success and bring stability to their families and neighborhoods.

All partners will be able to contribute to our MTW vision and rent reform by working with our participants to better navigate the housing system. AMHA's role will be to educate the partners through workshops and informational materials so they in turn can guide participants

through the benefits of the income tier system and look for new housing opportunities. We will also pursue a data sharing partnership with DJFS to review combining verification cycles or sharing documentation to reduce participant burden and increase efficiency. AMHA has many partners in Summit County ready to contribute in-kind resources to participant programs. For the Jobs Plus Program, partners leveraged more than 13 million dollars in services. AMHA plans to leverage in-kind resources for job training, childcare supports, financial literacy, health services, digital access, and tenant education for MTW. AMHA already collaborates with partners for these services through the Jobs Plus Program, our Choice Neighborhoods application, and other regular programming. We could also leverage funds raised through ECI to expand our education offerings to additional age groups.

Alternative Rent Policy Selection and Rationale. AMHA would implement MTW Test Rent #1, Tiered Rent, to simplify rent calculations for staff, which reduces administrative burden, and for participants. See page 16 for AMHA's tiered rent table. Triennial recertifications and income tiers will reduce staff time in calculating participants' rent amounts as will the reduced number of interim certifications required. Participants would only need to submit changes when their income falls below their current tier, which will decrease changes by approximately 49%. Staff members could utilize their extra time to become housing coaches. We will build on this efficiency foundation by also simplifying verification and HCV inspection requirements to maximize savings across our programs.

Stable rents within income tiers and over a three-year period will allow participants to plan their finances, work to increase their income during the three year certification cycle, grow their assets, and utilize their increased earnings to pay off debt, improve their credit scores, etc. before their rent increases. To capitalize on the time between recertifications, AMHA will

connect participants with financial, education/career focused, and health-related opportunities for themselves and their families. When participants can know their future rent based on the tiered rent table, they can more accurately budget, review appropriate units, and feel secure in their housing subsidy. The income tier system will be understandable because it is still tied to the participant's income, but will achieve greater efficiency without costing more staff time in explanations and hardships that would stem from a stepped rent policy.

Describe Alternative Rent Policy to the Public. AMHA plans to inform, educate, and assess our progress to achieve success in a tiered rent policy. AMHA will begin the enrollment period into the new rent policy approximately six to twelve months after selection, once we have completed staff training, software updates, and begun the process of informing/teaching participants about rent reform. Upon selection, we will contact our software provider to make the necessary modifications and allow our staff opportunities to test the software changes. We would notify our participants, staff, and stakeholders of our selection and provide information on the new rent policy and our timeline, supplemented with the AMHA website, trainings, community events, and public meetings. In addition, we would inform participants and applicants of the new rent policy during their appointments, lease ups, and voucher briefings. This targeted approach will allow for individualized explanations and for staff to address any questions and concerns. Next, we would develop two staff trainings: an overview training for staff that do not calculate rent and an in-depth training for rent calculation staff. During the training, staff would learn the rationale for the rent reform, how the income tier method works and its benefits, household eligibility and selection process, and hardship policies. We would then create a training for community partners because they have continued contact with our participants and can assist them in understanding the new rent policy and maximizing the benefits available to them. We

would also provide regular opportunities for participants, staff, and stakeholders to provide feedback to evaluate our progress and the general understanding of the new rent policy.

After the startup period is complete, AMHA staff will begin implementing the new rent policy for the treatment group of eligible households. If the timeline permits, we would implement the rent change on January 1st to coincide with payment standard and utility allowance changes. Eligible households would include all public housing and HCV participants that are not elderly/disabled households, special purpose or homeownership voucher holders, households paying public housing flat rent, or households already participating in the FSS program. AMHA will randomly assign by lottery all eligible current households and new admissions during the enrollment period to the control group (existing rent policy) or the treatment group (income tier rent policy). AMHA will expand the cost effectiveness of the income tier policy by enrolling non-elderly/non-disabled new admissions to the public housing and HCV programs after the initial enrollment period.

The income tier rent policy benefits AMHA participants because it offers a concrete rent determination that is easily explained. Participants will know what their rent will be over time as their income changes based on the rent table and will have a stable rent for three years in between recertifications. Participants can increase their income during those three years and choose how to budget and utilize the extra funds rather than immediately paying a higher rent. The delay in increased rent will allow them time to decrease their debt, build their savings, and prepare for their future higher rent. The tiered rent policy would lessen confusion for participants and HCV landlords because there would be less rent fluctuation. Participants' burdens will also be lessened with fewer appointments, providing less documentation, and fewer lease terminations due to missed appointments or not submitting required documents.

While the income tier rent policy offers many benefits to those who increase their income, some participants may experience a decrease in their income. If their income drops to a lower income tier, then they would be eligible for a hardship. Households would also be eligible if they experience other unexpected circumstances that make it difficult for them to pay rent including a large medical bill, death in the family, etc. Tiered rent policy hardships would parallel AMHA's minimum rent hardship policy by instituting a request form to indicate the reason for the hardship and provide proof. A supervisor would review the request and the new rent tier would last between one and twelve months, depending on the circumstances. Prior to the end of the hardship, AMHA staff would contact the participant to determine if their hardship was ongoing and to notify them that we would be reinstating their previous rent.

Information Technology Plan. AMHA uses Tenmast software, which has an income tier system, triennials, and random assignment in place for MTW clients, so minimal changes are needed. We have had discussions with Tenmast to determine other modifications and timeframes. AMHA's IT project manager leads, manages, and is the subject matter expert for newly implemented technologies. This manager will be able to provide support during any transitions to establish project goals, metrics, and baselines and ensure timely project success. AMHA has successfully implemented a number of new systems over the years, such as UPCS-V, Tenmast, and is currently implementing a new case management and a paperless system that will provide valuable feedback on training and troubleshooting processes.

MTW Test Rent #1: Tiered Rent

AMHA's tiered rent table presented below is exempt from the page count of the MTW Plan and Application submission. The area median income is \$55,448.

Table 1: Tiered Rent			
Tier	Tier Income Minimum	Tier Income Maximum	Tiered Rent
1	\$0	\$2,499	\$50
2	\$2,500	\$4,999	\$94
3	\$5,000	\$7,499	\$156
4	\$7,500	\$9,999	\$219
5	\$10,000	\$12,499	\$281
6	\$12,500	\$14,999	\$344
7	\$15,000	\$17,499	\$406
8	\$17,500	\$19,999	\$469
9	\$20,000	\$22,499	\$531
10	\$22,500	\$24,999	\$594
11	\$25,000	\$27,499	\$656
12	\$27,500	\$29,999	\$719
13	\$30,000	\$32,499	\$781
14	\$32,500	\$34,999	\$844
15	\$35,000	\$37,499	\$906
16	\$37,500	\$39,999	\$969
17	\$40,000	\$42,499	\$1,031
18	\$42,500	\$44,999	\$1,094
19	\$45,000	\$47,499	\$1,156
20	\$47,500	\$49,999	\$1,219
21	\$50,000	\$52,499	\$1,281
22	\$52,500	\$54,999	\$1,344
23	\$55,000	\$57,499	\$1,406

Appendix 1: Moving to Work Certifications of Compliance

See attached certifications

Certifications of Compliance will be signed by the AMHA Board chair at the December 17, 2020 board meeting.

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Appendix 2: Public Process Documentation

Documentation of the public hearing (December 1st) and a resolution signed by the AMHA Board adopting AMHA's MTW application will be added after the public comment period.

AMHA notified all participants with the attached letter on September 22, 2020. The letter informed them that AMHA was applying for the MTW Program, explained the program, and gave instructions to attend the virtual participant meetings and public hearing. All residents with limited English proficiency received either the letter or a phone call in their primary language so that they understood the program and had the opportunity to ask questions as well. We provided flyers with the virtual meeting and hearing information at all public housing properties, at our main office, in residents' October and November rent statements, in the November "Housing and More" Resident Newsletter, and at all of our community Trunk or Treat events. Finally, we advertised the meetings and provided links for MTW information on AMHA's Facebook page.

During the two participant meetings, we had over 60 participants call in to learn about MTW and ask questions. We conducted three separate participant presentations with an interpreter for persons with limited English proficiency. AMHA staff also spoke directly with participants during the November AMHA Community Action Network meeting. In addition, the AMHA website provided the original notification letter sent to all participants, frequently asked questions, how to join the virtual meetings, a copy of the participant meeting presentation, and AMHA's draft MTW plan and application.

AMHA set up a special call line and email address for any MTW questions or concerns. Over 160 participants were assisted through the call line. Most callers wanted to learn more about the MTW Program. They expressed concerns in relation to being "required to move" or "to

work,” which allowed us the opportunity to explain the program, rent reform, and AMHA’s plans for innovative, locally designed housing and self-sufficiency strategies. We also worked individually with residents who did not understand the virtual meeting instructions to either present the information to them separately or guide them through the virtual meeting process.

Participants expressed interest in programs to help them achieve and retain employment and further their education. Some participants expressed that they wanted the choice to opt out of the rent reform study, while an elderly resident stated she wished she could participate in the rent reform. The other feedback we received from participants was that they would like to see fewer inspections and income reviews and would like the medical expense process revised. We do plan to incorporate employment and educational programs in our self-sufficiency initiatives, which will include participant of all ages. AMHA could not incorporate several of the comments into our MTW plan due to Cohort #2 restrictions, so we explained those limitations to the commenters.

AMHA also reached out to our community stakeholders and staff. We sent an explanation of the MTW program to 34 partners and hosted a meeting for them to explain the program and ask for their feedback. We also included information on MTW in our monthly Mainstream partner communications and during various virtual community committee meetings AMHA staff participated in. If our partners are able to understand the MTW changes, then they will be able to better guide our participants through them. We invited AMHA staff members to join any of the virtual meetings to learn about MTW and published an article in our staff newsletter to explain the program and invite them to ask questions and/or submit suggestions to the MTW specialized email address.

AMHA conducted outreach to our participants, staff, and stakeholders earlier in 2020 as part of our strategic plan process. We incorporated feedback from their responses into our MTW plan. Only 30 to 40 percent of participant respondents were aware of the current services AMHA offers. We will be instituting the multiple methods of outreach discussed in the MTW plan and application for future community/resident engagement section to ensure everyone has an opportunity to make suggestions for an MTW plan and learn about the benefits.

In the AMHA staff survey, staff members stated that the top three actions AMHA could take to positively affect the lives of our residents were: help with finding employment, youth education, and providing quality housing. We addressed all three areas in our MTW plan through self-sufficiency initiatives, expanding our educational partnerships, and expanding housing opportunities for our participants. When asked which partnerships AMHA should increase, the top staff answers were: mental health/stability, workforce development/financial literacy, and youth educational services. AMHA has already expanded our partnerships with mental health organizations through permanent supportive housing and the Mainstream voucher program. We plan to broaden these partnerships with MTW project-based voucher flexibility on unit types.

Stakeholders responded that they see a need for AMHA to expand outside of the City of Akron to more areas of opportunity in the county, which is reflected in our housing opportunity goals. Community partners also suggested more self-sufficiency services including financial empowerment, homeownership counseling, educational services, entrepreneurship, early childhood education and parent education, tenant rights education, and internet services. AMHA has included these suggestions throughout our MTW plan including our self-sufficiency goals, expansion of our Early Childhood Initiative, tenant education workshops and videos, and ConnectHome Initiative. Finally, several partners responded that we should provide participant

coaching and use our appointments and inspections with participants to provide education. We incorporated this concept into our housing coach model that will utilize recertification and other appointments as a time to also discuss mobility and self-sufficiency goals and options with participants.

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Akron Metropolitan Housing Authority
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September 22, 2020

Dear AMHA Participant,

I am writing to inform you that the Akron Metropolitan Housing Authority (AMHA) is applying to participate in the second cohort of the Moving to Work (MTW) Program Expansion with the U.S. Department of Housing and Urban Development (HUD). The second cohort is designed to evaluate different ways of calculating participants' rent portions. If AMHA is chosen, the MTW Program will allow us to design and test new housing and self-sufficiency strategies to better serve our community. Applications are due to HUD on January 8, 2021, with selections being made in 2021-2022.

On the back of this letter are answers to some of the questions you may have about the Moving to Work Program and how the MTW program will impact you.

Also, due to the ongoing pandemic and the limited ability to have in-person meetings, I invite you to participate in any or all of the virtual meetings listed below to hear more about the MTW Program and AMHA's plans. During the meeting, you will have the opportunity to provide comments and/or ask any questions that you have. The meetings will be held on Zoom. To access the meetings, please call 312-626-6799 and enter the meeting ID and passcode OR download the Zoom application on your smart phone and enter the meeting ID and passcode.

Virtual AMHA Resident/Participant Meetings:

1. Thursday, October 15th at 5:30 p.m.
Meeting ID 929 2425 2041 and passcode 10152020
2. Wednesday, October 28th at 10:00 a.m.
Meeting ID 988 2896 6639 and passcode 10282020

Virtual Public Hearing:

3. Tuesday, December 1st at 3:00 p.m.
Meeting ID 996 1137 9157 and passcode 12012020

Please continue to check AMHA's website at www.akronhousing.org for additional opportunities to learn more about MTW. Persons with disabilities needing assistance, please contact the Reasonable Accommodations Coordinator at (330) 762-9631 as soon as possible, or for persons needing an interpreter, please contact Lindsay Mellor at (330) 376-9860 as soon as possible.

Alternatively, if you are unable or do not want to participate in the virtual meeting, you may also ask your questions or provide your comments by calling our MTW information line at (330) 825-6987 or email MTW@AkronHousing.Org.

Sincerely,

Brian M. Gage, Executive Director

TURN OVER FOR MORE INFORMATION ABOUT THE MOVING TO WORK PROGRAM

What are housing agencies permitted to do under MTW?

Public Housing Agencies (PHAs) that are chosen to participate in MTW are allowed to structure their housing programs to better benefit their local community. These PHAs have flexibility in combining their funding across multiple housing programs and in how they deliver services to their participants. The MTW program has three objectives:

- Reduce cost and achieve greater cost effectiveness;
- Encourage self-sufficiency through job training, education programs, or other activities that encourage economic self-sufficiency; and
- Increase housing choices for low-income families.

MTW agencies must still follow all other federal rules and regulations, including the Fair Housing Act, the Civil Rights Act, labor standards, environmental rules, procurement guidelines, demolition and disposition procedures and relocation regulations. PHAs must also develop hardship policies and safeguards for unforeseen circumstances to support households in the MTW program.

What kinds of activities have MTW Agencies implemented?

MTW Agencies can only use MTW flexibility in pursuit of the three MTW objectives listed above. Some of the activities include streamlining HUD processes, redesigning HUD forms, inspection and rent reform, supportive services, developing mixed-income and tax credit properties, foreclosure prevention, mortgage assistance, and increasing the percentage of project-based vouchers.

If AMHA is selected, how will it affect my rent?

All eligible households will be randomly assigned to either a control group, with rent continuing to be calculated the way it is now (approximately 30% of gross household income), or a treatment group, to which the new rent policy will apply. The new rent policy groups households by income into tiers. Within each tier, all households will pay the same rent portion. Income reexaminations will occur every three years rather than every year. If a household's income increases into a higher income tier, its rent will not change until the triennial income reexamination. Certain households, such as elderly and disabled households, will be excluded from participating in the new rent policy in accordance with HUD guidelines.

Will I have to move?

No, you will not have to move from your current unit due to AMHA joining the MTW program.

How long will AMHA be an MTW agency?

MTW agencies complete a twenty-year contract. Once the MTW PHAs are selected, it will take approximately six to twelve months to prepare for the transition to MTW. Then, there will be a one-year enrollment period for eligible households and new admissions to be randomly assigned to the control group or treatment group.

How can I learn more about MTW and AMHA's plans?

You can attend any of the virtual meetings on the previous page and/or visit AMHA's website, www.akronhousing.org, to learn more about MTW as the plan is being developed. AMHA's plan will be available to the public at least 30 days before the public hearing. You can also visit HUD's MTW website for additional information at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw.



Akron Metropolitan Housing Authority
100 West Cedar Street
Akron, Ohio 44307
(330) 762-9631
www.akronhousing.org

LEARN MORE ABOUT THE MTW PROGRAM

Virtual ZOOM Public Meetings

We invite you to participate in any or all of the virtual meetings listed below to hear more about the MTW Program and AMHA's plans. During the meeting, you will have the opportunity to provide comments and/or ask any questions that you have. The meetings will be held on Zoom. To access the meetings, please dial **312-626-6799** on any phone and enter the meeting ID and passcode OR download the Zoom application on your smart phone and enter the meeting ID and passcode. Please continue to check AMHA's website at www.akronhousing.org for additional opportunities to learn more about MTW.

When: Thursday, October 15th, 2020

Time: 5:30 PM

Where: Virtual ZOOM

Phone #: 312-626-6799

Meeting ID: 929 2425 2041

Passcode: 10152020

When: Wednesday, October 28th, 2020

Time: 10:00 AM

Where: Virtual ZOOM

Phone #: 312-626-6799

Meeting ID: 988 2896 6639

Passcode: 10282020

Quick Facts on the MTW Program!

- Ability to modify our housing programs to better benefit our local community
- Rent changes for eligible households on the Public Housing or HCV Program
 - Elderly and disabled households are excluded from the rent change
 - New rent plan groups households by income into "tiers"
 - Income reexaminations will happen every three years

If you are unable or do not want to participate in the virtual meeting, you may also ask your questions or provide your comments by calling our MTW information line at (330) 825-6987 or email MTW@AkronHousing.Org.

Persons with disabilities needing information in an accessible format, please contact the Reasonable Accommodations Coordinator at (330) 762-9631, or for persons needing an interpreter, please contact (330) 376-9860 as soon as possible.





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LEARN MORE ABOUT THE MOVING TO WORK (MTW) PROGRAM

AMHA is in the process of applying for the MTW Program. If selected, we will be able to modify our housing programs to better benefit our local community.

Quick Facts on the MTW Program!

- Goals of MTW
 - Reduce cost
 - Encourage self-sufficiency through job training, education programs, etc.
 - Increase housing choices
- Rent calculation changes for eligible households on the Public Housing or HCV Program
 - Elderly and disabled households are excluded from the rent calculation change
 - New rent plan groups households by income into “tiers”
 - Income reexaminations will happen every three years

Virtual ZOOM Public Meeting

We invite you to participate in the virtual public meeting listed below to hear more about the MTW Program and AMHA’s plans. During the meeting, you will have the opportunity to provide comments and/or ask any questions that you have. The meeting will be held on Zoom. To access the meeting, please dial **312-626-6799** on any phone and enter the meeting ID and passcode OR download the Zoom application on your smart phone and enter the meeting ID and passcode. Please continue to check AMHA’s website at www.akronhousing.org for additional opportunities to learn about MTW.

When: Tuesday, December 1st, 2020

Time: 3:00 PM

Where: Virtual ZOOM

Phone #: 312-626-6799

Meeting ID: 996 1137 9157

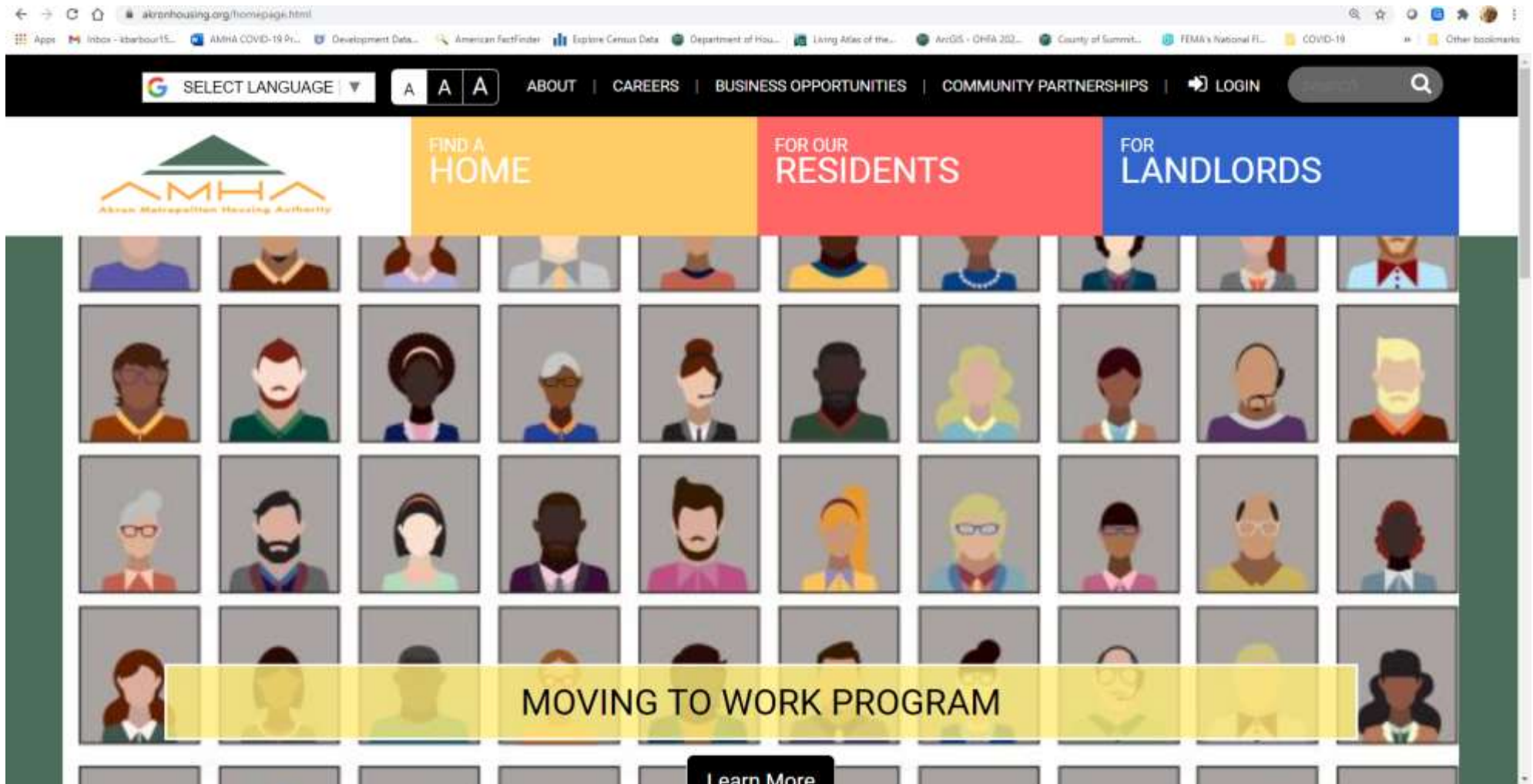
Passcode: 12012020

If you are unable or do not want to participate in the virtual meeting, you may also ask your questions or provide your comments by calling our MTW information line at (330) 825-6987 or email MTW@AkronHousing.Org.

Persons with disabilities needing information in an accessible format, please contact the Reasonable Accommodations Coordinator at (330) 762-9631, or for persons needing an interpreter, please contact (330) 376-9860 as soon as possible.



Akron Metropolitan Housing Authority Webpage for MTW Program
www.akronhousing.org/pages/Moving-to-Work-MTW.html





FIND A
HOME

FOR OUR
RESIDENTS

FOR
LANDLORDS



Moving to Work (MTW)

Moving to Work (MTW)

AMHA is applying to participate in the second cohort of the Moving to Work (MTW) Program Expansion. The second cohort is designed to evaluate different ways of calculating participants' rent portions. If AMHA is chosen, the MTW Program will allow us to design and test new housing and self-sufficiency strategies to better serve our community. Applications are due to HUD on January 8, 2021, with selections being made in 2021-2022.

How can I hear more about MTW and AMHA's plans?

Virtual AMHA Resident/Participant Meetings:

1. Thursday, October 15th at 5:30 p.m.
2. Wednesday, October 28th at 10:00 a.m.

Virtual Public Hearing:

3. Tuesday, December 1st at 3:00 p.m.

Please see the [Letter to Participants](#) for call in/zoom information.

You can review the resident/participant meeting presentation [here](#).

You can also visit HUD's MTW website for additional information at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw.

- 📎 9-22-2020 Letter to Participants with signature
- 📎 Participant Meeting October 2020

What is the MTW Program?

The MTW Program gives housing authorities the ability to modify their housing programs to better benefit their local community.

MTW has three objectives:

1. Reduce cost
2. Encourage self-sufficiency through job training, education programs, etc.
3. Increase housing choices

What are housing agencies permitted to do under MTW?

Public Housing Agencies (PHAs) that are chosen to participate in MTW are allowed to structure their housing programs to better benefit their local community. These PHAs have flexibility in combining their funding across multiple housing programs and in how they deliver services to their participants.

MTW agencies must still follow all other federal rules and regulations, including the Fair Housing Act, the Civil Rights Act, labor standards, environmental rules, procurement guidelines, demolition and disposition procedures and relocation regulations. PHAs must also develop hardship policies and safeguards for unforeseen circumstances to support households in the MTW program.

demolition and disposition procedures and relocation regulations. PHAs must also develop hardship policies and safeguards for unforeseen circumstances to support households in the MTW program.

What kinds of activities have MTW Agencies implemented?

MTW Agencies can only use MTW flexibility in pursuit of the three MTW objectives listed above. Some of the activities include streamlining HUD processes, redesigning HUD forms, inspection and rent reform, supportive services, developing mixed-income and tax credit properties, foreclosure prevention, mortgage assistance, and increasing the percentage of project-based vouchers.

If AMHA is selected, how will it affect my rent?

All eligible households will be randomly assigned to either a control group, with rent continuing to be calculated the way it is now (approximately 30% of gross household income), or a treatment group, to which the new rent policy will apply. The new rent policy groups households by income into tiers. Within each tier, all households will pay the same rent portion. Income reexaminations will occur every three years rather than every year. If a household's income increases into a higher income tier, its rent will not change until the triennial income reexamination. Certain households, such as elderly and disabled households, will be excluded from participating in the new rent policy in accordance with HUD guidelines.

Will I have to work if AMHA joins the MTW Program?

There is not a work requirement in this cohort of the MTW Program. AMHA will work to encourage self-sufficiency for our households through job training, education programs, etc., but employment will not be required as part of MTW.

Will I have to move?

No, you will not have to move from your current unit due to AMHA joining the MTW program.

How long will AMHA be an MTW agency?

MTW agencies complete a twenty-year contract. Once the MTW PHAs are selected, it will take approximately six to twelve months to prepare for the transition to MTW. Then, there will be a one-year enrollment period for eligible households and new admissions to be randomly assigned to the control group or treatment group.

Where can I view AMHA's draft MTW plan and application?

Draft plan and application.

AMHA's full draft plan and application will be posted by November 16, 2020.

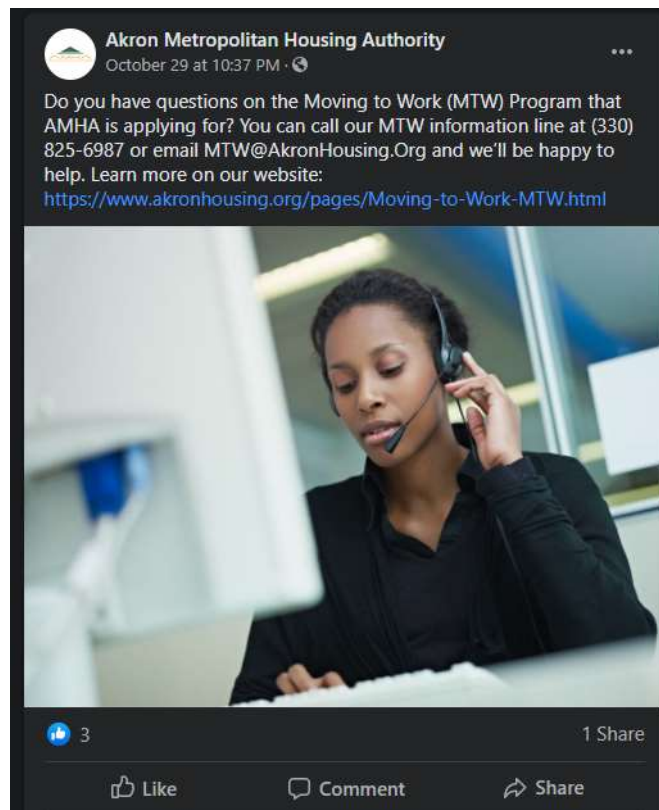


A developer of people, property and community

The Akron Metropolitan Housing Authority provides quality, affordable housing as a platform to develop people, property and community.

[LEARN MORE...](#)

AKRON METROPOLITAN HOUSING AUTHORITY FACEBOOK POSTS FOR MTW PROGRAM





HOMEpape

What's News Inside Akron Metropolitan Housing

Greetings colleagues,

I want to wish you all a pleasant and safe Halloween. Leaves have been changing and it has been getting colder outside; with hopeful optimism, I truly believe that positive change is in our near future. Here are some new updates and changes that I see coming in AMHA's future.

Finance Award Of Distinction

The State of Ohio Auditor's office visited AMHA to present the Award of Distinction to Cathy Watson and the Finance Department for the 2019 Comprehensive Annual Financial Report. Congrats Team!!!

Connect Home

We have been working hard to connect residents to the internet. The most recent success was the award of \$60,000 from the City of Akron and County of Summit to install wireless internet in all the units at Keys, Belcher, and Pinewood. The install at Keys is complete, and the other two should be completed by the end of the year. Thanks to the Connect Home Team!!!

Eviction Prevention work

It has been a challenging time for many of our residents during the pandemic. One bright side to note is that we have been able to utilize CARES Act funding to help 61 households that we serve with monetary assistance in the amount of \$41,276. I appreciate the hard work and commitment to serving families that staff has shown during this health emergency.

Atrium/Lobby Renovation

There has been a lot of banging going on. I'm sure it's been a distraction to a lot of you, so thank you for bearing with us. In fact, my office is directly above the construction zone. There has been more than one occasion I have had to apologize on a conference call for background noise. I do believe that the demo is nearly complete and we may be past the worst of it. Although it may be frustrating at times, I choose to look forward to the positives and how much this will improve safety, security and operating efficiency in the building when the work is complete in just a few months.

Strategic Plan

We have published the high level goals and objectives for the plan with our HUD 5-year plan. These goals and objectives were established based on the progress made on the old strategic plan and all of the feedback received in the planning meetings and surveys that were sent out. Over the next few months focus groups will dig deeper into the details of each one of the objectives using information that we have collected to develop specific action items. The draft goals and objectives are on our website and included on Page 4 of the HOMEpape; feel free to let me know if you have any thoughts.

Moving to Work Expansion

We are holding some public meetings to discuss the submission of a plan to participate in an expansion of the national Moving to Work Demonstration Program. This portion of the expansion will allow us some flexibility among HUD programs and streamline some of our processes, e.g., test alternate methods of rent calculation and study its impact on families we serve. The deadline for submission of our plan to HUD is January 8, 2021.

Wilbeth Arlington

Progress continues toward the sale of Wilbeth-Arlington Homes. We are working our way through all of the approvals that are necessary for a transaction of this scale and complexity. At this time there is still not a firm date for closing, but I will keep you informed as we progress through the process.

Voting

Remember November 3rd or sooner for voting in the general election. I authorized supervisors to grant an hour of leave to allow staff to vote. Please reach out and ask away if you have any questions or would like updates on other topics in the next edition of the HOMEpape.

Stay healthy and safe,
Brian

Overview of the Moving to Work (MTW) Program

In June 2019, AMHA submitted a letter of interest for the second cohort of the MTW Program. We are currently working on submitting a full application, which is due on January 8, 2021.

The MTW Program was designed to provide statutory and regulatory flexibility to participating housing authorities. The program has three objectives:

- reduce cost and achieve greater cost effectiveness in federal expenditures;
- give incentives to families with children where the head of household is working; is seeking work; or is preparing to work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for eligible low-income families.

Housing authorities selected under this cohort will implement rent reform to increase efficiency and make the rent calculation process easier to understand for participants. A randomly selected portion of eligible households will utilize the new rent calculation process where households will be grouped by their income into “tiers.” Each household in the tier will pay the same rent portion and will only have to undergo an income reexamination every three years rather than annually. Elderly and disabled households will not be part of the rent reform changes and hardship policies will be in place for households that experience a decrease in their income. Housing authorities will also have flexibility in combining their funding across multiple housing programs, so that they can use the savings produced by efficiency measures to support services and other reforms for participants.

If you have any questions or comments on the MTW program or changes you would like to see implemented in our programs, please call the MTW information line at 330-825-6987 or email MTW@akronhousing.org so we can include your thoughts in our plan.

For more information, you can visit our website (click on the MTW link from the scrolling updates on the home page) and HUD’s MTW website: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw.

HOMEpage Deadlines

We hope you enjoy reading the HOMEpage. If you have a story to share, please send articles to Mary Lutz at mlutz@akronhousing.org

Article Due Dates (2 nd Friday of Month)	Publication Date (No later than 4 th Thursday of the Month)
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November 13	November 25 (Due to Thanksgiving)
December 11	December 23 (Due to Christmas)
January 8	January 28





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LEARN MORE ABOUT THE MOVING TO WORK (MTW) PROGRAM

AMHA is in the process of applying for the MTW Program. If selected, we will be able to modify our housing programs to better benefit our local community.

Quick Facts on the MTW Program!

- Goals of MTW
 - Reduce cost
 - Encourage self-sufficiency through job training, education programs, etc.
 - Increase housing choices
- Rent changes for eligible households on the Public Housing or HCV Program
 - Elderly and disabled households are excluded from the rent change
 - New rent plan groups households by income into "tiers"
 - Income reexaminations will happen every three years

Virtual ZOOM Public Meetings

We invite you to participate in any or all of the virtual meetings listed below to hear more about the MTW Program and AMHA's plans. During the meeting, you will have the opportunity to provide comments and/or ask any questions that you have. The meetings will be held on Zoom. To access the meetings, please dial **312-626-6799** on any phone and enter the meeting ID and passcode OR download the Zoom application on your smart phone and enter the meeting ID and passcode. Please continue to check AMHA's website at www.akronhousing.org for additional opportunities to learn more about MTW.

When: Wednesday, October 28th, 2020

Time: 10:00 AM

Where: Virtual ZOOM

Phone #: 312-626-6799

Meeting ID: 988 2896 6639

Passcode: 10282020

When: Tuesday, December 1st, 2020

Time: 3:00 PM

Where: Virtual ZOOM

Phone #: 312-626-6799

Meeting ID: 996 1137 9157

Passcode: 12012020

If you are unable or do not want to participate in the virtual meeting, you may also ask your questions or provide your comments by calling our MTW information line at (330) 825-6987 or email MTW@AkronHousing.Org.

Persons with disabilities needing information in an accessible format, please contact the Reasonable Accommodations Coordinator at (330) 762-9631, or for persons needing an interpreter, please contact (330) 376-9860 as soon as possible.



From:
To: FW: AMHA MTW Stakeholder Meeting
Subject: Friday, November 13, 2020 9:17:52 AM
Date: [Executive Summary - MTW.docx](#)
Attachments: [Sample Letter Support MTW.DOCX](#)

From:
Sent: Tuesday, October 20, 2020 9:34 AM
To: H
Cc: L
Subject: AMHA MTW Stakeholder Meeting

Good morning,

AMHA is applying to participate in the second cohort of the Moving to Work (MTW) Program Expansion with the U.S. Department of Housing and Urban Development (HUD). This cohort is designed to evaluate different ways of calculating participants' rent portions. If AMHA is chosen, the MTW Program will allow us to design and test new housing and self-sufficiency strategies to better serve our community. We are currently developing our application and would like to share with you about the MTW Program as well as hear from you regarding what flexibilities could be helpful in our housing programs if we are selected.

Please join us for a virtual meeting on **Zoom on Tuesday, October 27th at 1:30PM**. To access the meeting, please call the number listed and enter the meeting ID and passcode OR download the Zoom application and enter the meeting ID and passcode.

Virtual Stakeholders Meeting (held on Zoom):

Tuesday, October 27th at 1:30 p.m.
Meeting ID: 931 7608 8638
Passcode: 10272020

There will also be a virtual public hearing on Tuesday, December 1st, and AMHA's application and draft plan will be available to the public prior to the public hearing. —

Virtual Public Hearing (held on Zoom):

Tuesday, December 1st at 3:00 p.m.
Call in number: 312-626-6799
Meeting ID 996 1137 9157 and passcode 12012020

You may also ask questions or provide comments by calling our MTW information line at (330) 825-6987 or email MTW@AkronHousing.Org. As the MTW application develops, we will continue to post information on our website at www.akronhousing.org.

We are excited for this opportunity to join the MTW Program. We ask that you join us in our efforts to achieve flexibility and more local input in our housing programs. If you are willing, please review the attached MTW summary and provide a letter of support, including how your agency might contribute in achieving the MTW vision.

Web: www.akronhousing.org

AMHA Facebook: [@akronhousing](https://www.facebook.com/akronhousing)

Resident Services Facebook: [@akronhousingrs](https://www.facebook.com/akronhousingrs)

Reach Opportunity Center Facebook: [@ReachAkron](https://www.facebook.com/ReachAkron)

Reach Opportunity Center Instagram: [@ReachOppCenter](https://www.instagram.com/ReachOppCenter)



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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) MOVING TO WORK (MTW) PROGRAM

Overview of the MTW Program

In June 2019, AMHA submitted a letter of interest for the second cohort of the MTW Program. In August 2020, we were determined to be eligible to submit an application, which is due on January 8, 2021.

The MTW Program was designed to provide statutory and regulatory flexibility to participating housing authorities. The program has three objectives:

- reduce cost and achieve greater cost effectiveness in federal expenditures;
- give incentives to families with children where the head of household is working; is seeking work; or is preparing to work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for eligible low-income families.

Housing authorities selected under this cohort will implement rent reform to increase efficiency and make the rent calculation process easier to understand for participants. A randomly selected portion of eligible households will utilize the new rent calculation process where households will be grouped by their income into “tiers.” Each household in the tier will pay the same rent portion and will only have to undergo an income reexamination every three years rather than annually. Elderly and disabled households will not be part of the rent reform changes and hardship policies will be in place for households that experience a decrease in their income. Housing authorities will also have flexibility in combining their funding across multiple housing programs, so that they can use the savings produced by efficiency measures to support services and other reforms for participants.

AMHA’s Vision for an MTW Plan

If AMHA is selected, the MTW Program will allow us to design and test new housing and self-sufficiency strategies to better serve our community. AMHA envisions an MTW Program that meaningfully increases local affordable housing choices, reduces administrative burdens and costs, and ultimately enhances the quality of housing and services that empower everyone to reach their full potential.

Housing choice - We envision a community where our investments in Summit County preserve and improve affordable housing units, increase housing opportunities and choices for our participants, and stabilize families and neighborhoods.

Cost effectiveness - We envision rent reform as a way to achieve greater efficiency and remove barriers, thereby producing cost savings to implement innovative quality of life and mobility programs.



Self-sufficiency - We envision programs and partnerships that increase access to health, education and employment opportunities so our participants can position themselves out of poverty.

MTW in Our Community

The relief from regulations and flexibility in spending allows MTW agencies to do their jobs more efficiently, creating a surplus of unused funds. These funds can then be used to address the needs we see here in Summit County and to partner with organizations to provide programs or services most needed by our participants. Current MTW housing authorities have conducted many different activities including streamlining HUD processes, redesigning HUD forms, reforming inspections and rent calculations, offering additional supportive services, developing mixed-income and tax credit properties, assisting with mortgages and foreclosure prevention, and increasing the percentage of project-based vouchers.



From:
To:
Subject: FW: Mainstream Update October 2020
Date: Friday, November 13, 2020 9:09:12 AM
Attachments: [Quarterly Mainstream Report July-September 2020.docx](#) [Partner Quarterly Evaluation Checklist - July-September 2020.xlsx](#) [TeleSPARC Flyers.pdf](#)

From:
Sent: Tuesday, October 20, 2020 10:33 AM
To:
Subject: Mainstream Update October 2020

Good morning,

We've had some great progress since last month! We now have 25 participants housed and another 46 with vouchers issued to look for a unit. Earlier this month we submitted a request for additional Mainstream vouchers. We will keep you informed if we are awarded additional vouchers. Attached you'll find the quarterly report and evaluations for July-September 2020. Please review and contact us with any questions. Remember to update the One Drive spreadsheet below with the services you're providing – this information is used for our evaluations of the program and how our partnerships are benefitting the participants.

Please review the One Drive tracking sheet to see the status of your clients and what may be needed from you. If your client has had their application appointment, but hasn't yet received a voucher, please make sure you know what information they're missing so we can continue to move them along through the process. Anything highlighted in yellow is something that needs your attention. Please also add any services you're providing to your clients during the application, moving, etc. process to the tracking sheet:

AMHA is currently in the process of applying for the Moving to Work (MTW) Program Expansion with the U.S. Department of Housing and Urban Development (HUD). If AMHA is chosen, the MTW Program will allow us to design and test new housing and self-sufficiency strategies to better serve our community. We will be able to flexibly combine our funding across programs and waive some of the regulatory requirements in the HCVP and Public Housing programs. If we are selected, you'll hear much more about this program, but we wanted to keep you informed of possible changes coming in the future. We will be updating our website at www.akronhousing.org as we move through the application process.

Also attached please find a flyer regarding a research project at the University of Notre Dame, in case you wish to share it with any of your agency's clients.

Thank you,
The AMHA Team



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Moving to Work (MTW) Program Participant Meeting

October 2020



What is the MTW Program?

- Ability to modify our housing programs to better benefit our local community
- Three objectives:
 - Reduce cost
 - Encourage self-sufficiency through job training, education programs, etc.
 - Increase housing choices



Timeframe

- Application due to HUD: January 8, 2021
- Housing Authorities selected: 2021-2022
- Once the Housing Authorities are selected:
 - 6-12 months to prepare
 - 1 year enrollment period
 - 6 years for the study on rent calculations

Eligible Households for Tenant Rent Portion Calculation Changes

- Public Housing and HCV Programs
- Current and new participants
- Randomly assigned by lottery to one of two groups:
 - Control group (calculated by current method)
 - Treatment group (calculated by income tiers)



Eligible Households Continued...

- Excluded from the new tenant rent portion calculation:
 - Elderly/disabled households
 - “Elderly” will include aged 56 or older at the time of enrollment
 - Special Purpose Vouchers
 - Such as FUP, Homeownership, Mainstream, MOD, VASH, etc.
 - Households paying public housing flat rent
 - Current FSS participants

Income Tiers for Rent Calculation

- Groups households by income into "tiers"
- Within each tier, all households will pay the same tenant rent portion
- Income recertifications will happen every three years



Tiered Rent Table

Tier	Tier Income Minimum	Tier Income Maximum	Tiered Rent
1	\$0	\$2,499	\$50
2	\$2,500	\$4,999	\$94
3	\$5,000	\$7,499	\$156
4	\$7,500	\$9,999	\$219
5	\$10,000	\$12,499	\$281
6	\$12,500	\$14,999	\$344
7	\$15,000	\$17,499	\$406
8	\$17,500	\$19,999	\$469
9	\$20,000	\$22,499	\$531
10	\$22,500	\$24,999	\$594
11	\$25,000	\$27,499	\$656
12	\$27,500	\$29,999	\$719

Tier	Tier Income Minimum	Tier Income Maximum	Tiered Rent
13	\$30,000	\$32,499	\$781
14	\$32,500	\$34,999	\$844
15	\$35,000	\$37,499	\$906
16	\$37,500	\$39,999	\$969
17	\$40,000	\$42,499	\$1,031
18	\$42,500	\$44,999	\$1,094
19	\$45,000	\$47,499	\$1,156
20	\$47,500	\$49,999	\$1,219
21	\$50,000	\$52,499	\$1,281
22	\$52,500	\$54,999	\$1,344
23	\$55,000	\$57,499	\$1,406

The "Tiered Rent" will be reduced by the cost of any utilities you are responsible for (your utility allowance)

Benefits to Income Tiers

- If your income increases within the tier:
 - Your family's share of rent will not increase
- If your income increases into a higher income tier:
 - Your family's share of rent will not change until the triennial income recertification
- Income recertifications will happen every three years rather than every year



What if my Income Decreases?

- Hardships
 - 1-12 months
 - Can be renewed
 - Income drops into a lower tier
 - Other unexpected circumstances: major increase in costs from a medical bill, a death in the family, etc.
- Example
 - My income is \$24,000
 - Tier 10, my portion is \$524
 - My hours get cut at work and my income is now \$18,500
 - Tier 8, my portion is \$469
 - I will stay at Tier 8 (\$469) until my hardship is over, then I will return to Tier 10 (\$524)



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Questions?

Thank You!

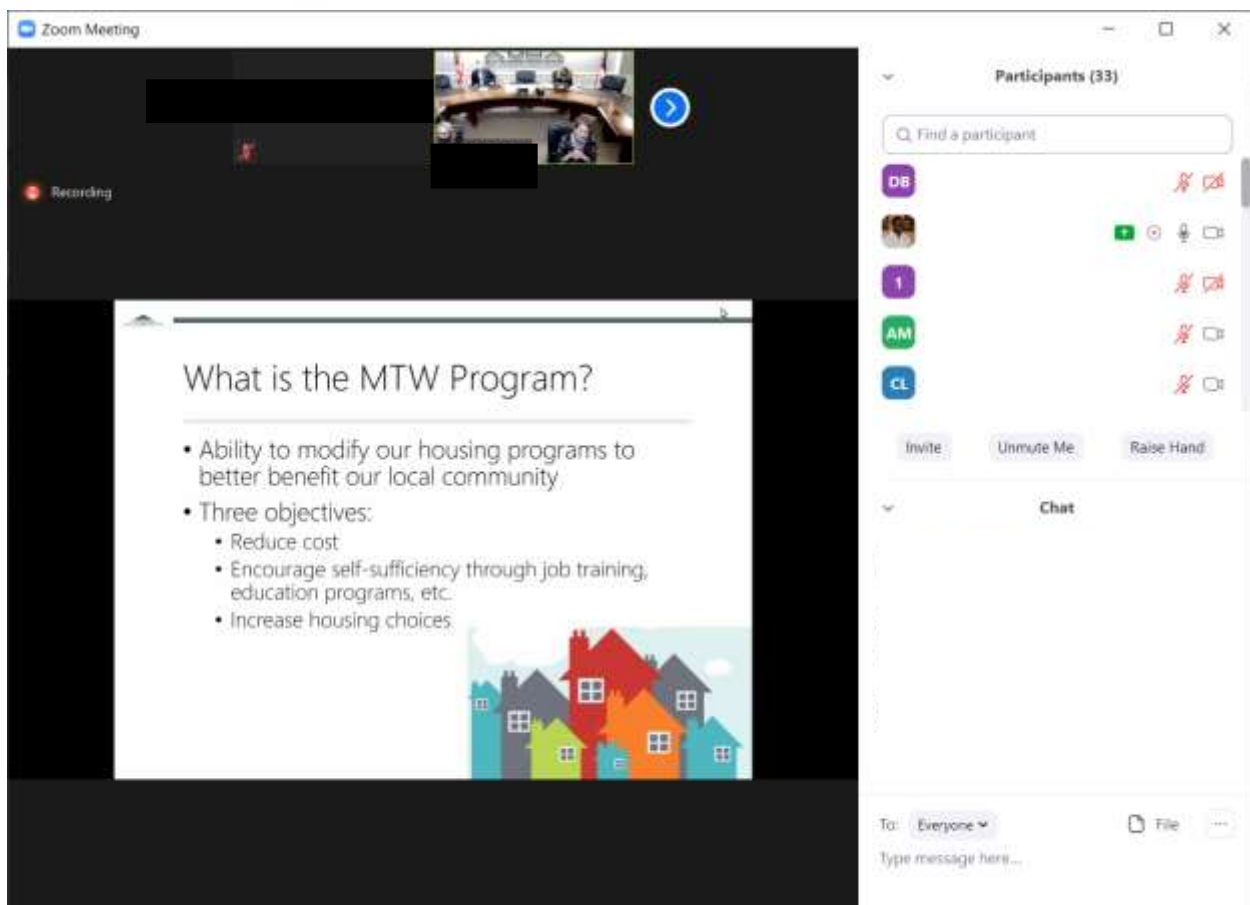
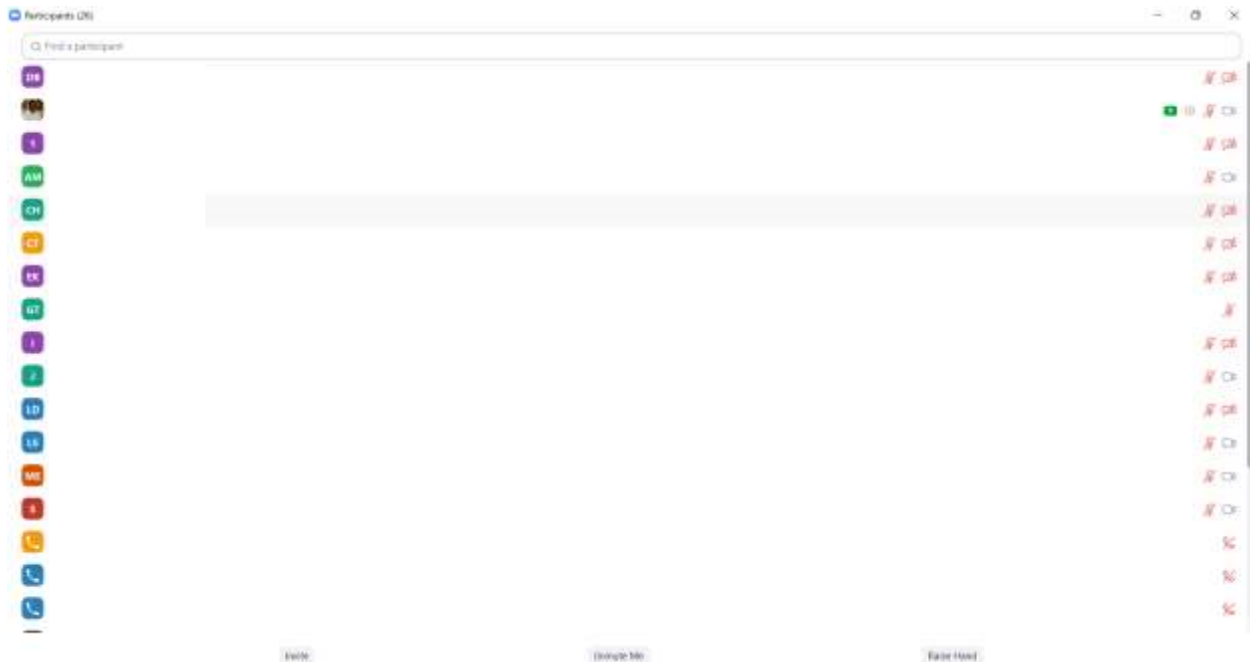
MTW Information Line: 330-825-6987

MTW Email: MTW@akronhousing.org

The Akron Metropolitan Housing Authority operates in
accordance with Federal Fair Housing laws.



The Akron Metropolitan Housing Authority is accredited
by the Affordable Housing Accreditation Board.



Zoom Meeting

Recording

Christine T

Timeframe

- Application due to HUD: January 8, 2021
- Housing Authorities selected: 2021-2022
- Once the Housing Authorities are selected:
 - 6-12 months to prepare
 - 1 year enrollment period
 - 6 years for the study on rent calculations

Participants (34)

Q find participant

Participants list (34):

- DA
- I
- AM
- CL
- CH
- OP
- OC
- ER
- GT
- I
- I
- IR
- I
- KJ
- LD

Join

Unmute Me

Open chat

Zoom Meeting

You are viewing Martin Toney's screen

View Options

Benefits to Income Tiers

- If your income increases within the tier:
 - Your family's share of rent will not increase
- If your income increases into a higher income tier:
 - Your family's share of rent will not change until the triennial income recertification
- Income recertifications will happen every three years rather than every year

Participants (37)

Q find participant

Participants list (37):

- DA
- I
- AM
- CL
- CH
- OP
- OC
- ER
- GT
- I
- I
- IR
- I
- KJ
- LD

Join

Unmute Me

Open chat

To: Everyone

Type message here...

Leave

Recording

View Options

Unmute Microphone

Start Full Screen



Greater Metropolitan Housing Authority

100 West 10th Street
Akron, OH 44315
(330) 525-6987
www.gmha.org

Questions?

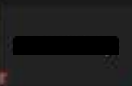
Thank You!

MTW Information Line: 330-825-6987
MTW Email: MTW@akronhousing.org



Equal Housing Opportunity Logo
Fair Housing Logo



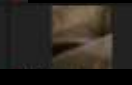


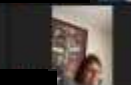








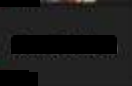




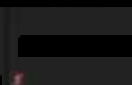




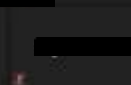
Amy

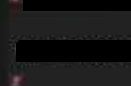


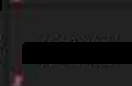




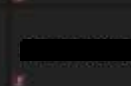


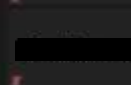




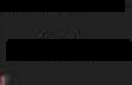


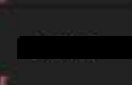






Galaxy A20





Unmute Microphone

Start Video

Participants

Chat

Share Screen

Screen

Reactions

Leave



Akron Metropolitan Housing Authority
100 West Cedar Street
Akron, Ohio 44307
(330) 762-9631
www.akronhousing.org

Moving to Work (MTW) Program Stakeholder Meeting

October 2020



What is the MTW Program?

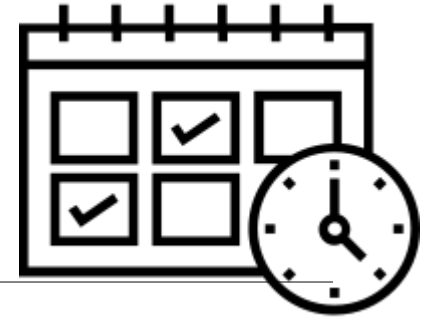
- Ability to modify our housing programs to better benefit our local community
- Three objectives:
 - Reduce cost
 - Encourage self-sufficiency through job training, education programs, etc.
 - Increase housing choices



Current MTW Program

- 39 Housing Authorities are currently part of MTW
- Currently undergoing expansion program for 5 new cohorts of PHAs between now and 2022
 - We are currently applying for cohort #2, rent reform
 - Approximately 10 PHAs will be chosen for this cohort

Timeframe



- Application due to HUD: January 8, 2021
- Housing Authorities selected: 2021-2022
- Once the Housing Authorities are selected:
 - 6-12 months to prepare
 - 1 year enrollment period
 - 6 years for the study on rent calculations

Our MTW Vision

- AMHA envisions an MTW Program that meaningfully increases local affordable housing choices, reduces administrative burdens and costs and ultimately enhances the quality of housing and services that empower all to reach their full potential.
 - Housing choice - We envision a community where our investments in Summit County preserve and improve affordable housing units, increase housing opportunities and choices for our participants, and stabilize families and neighborhoods.
 - Cost effectiveness - We envision rent reform as a way to achieve greater efficiency and remove barriers, thereby producing cost savings to implement innovative quality of life and mobility programs.
 - Self-sufficiency - We envision programs and partnerships that increase access to health, education and employment opportunities so our participants can position themselves out of poverty.

Eligible Households for Tenant Rent Portion Calculation Changes

- Public Housing and HCV Programs
- Current and new participants
- Randomly assigned by lottery to one of two groups:
 - Control group (calculated by current method)
 - Treatment group (calculated by income tiers)



Eligible Households Continued...

- Excluded from the new tenant rent portion calculation:
 - Elderly/disabled households
 - “Elderly” will include aged 56 or older at the time of enrollment
 - Special Purpose Vouchers
 - Such as FUP, Homeownership, Mainstream, MOD, VASH, etc.
 - Households paying public housing flat rent
 - Current FSS participants

Income Tiers for Rent Calculation

- Groups households by income into “tiers”
- Within each tier, all households will pay the same tenant rent portion
- Income recertifications will happen every three years



Tiered Rent Table

Tier	Tier Income Minimum	Tier Income Maximum	Tiered Rent
1	\$0	\$2,499	\$50
2	\$2,500	\$4,999	\$94
3	\$5,000	\$7,499	\$156
4	\$7,500	\$9,999	\$219
5	\$10,000	\$12,499	\$281
6	\$12,500	\$14,999	\$344
7	\$15,000	\$17,499	\$406
8	\$17,500	\$19,999	\$469
9	\$20,000	\$22,499	\$531
10	\$22,500	\$24,999	\$594
11	\$25,000	\$27,499	\$656
12	\$27,500	\$29,999	\$719

Tier	Tier Income Minimum	Tier Income Maximum	Tiered Rent
13	\$30,000	\$32,499	\$781
14	\$32,500	\$34,999	\$844
15	\$35,000	\$37,499	\$906
16	\$37,500	\$39,999	\$969
17	\$40,000	\$42,499	\$1,031
18	\$42,500	\$44,999	\$1,094
19	\$45,000	\$47,499	\$1,156
20	\$47,500	\$49,999	\$1,219
21	\$50,000	\$52,499	\$1,281
22	\$52,500	\$54,999	\$1,344
23	\$55,000	\$57,499	\$1,406

The "Tiered Rent" will be reduced by the cost of any utilities participants are responsible for (utility allowance)

Benefits to Income Tiers

- If the family's income increases within the tier:
 - The family's share of rent will not increase
- If the family's income increases into a higher income tier:
 - The family's share of rent will not change until the triennial income recertification
- Income recertifications will happen every three years rather than every year



What if my Income Decreases?

- Hardships
 - 1-12 months
 - Can be renewed
 - Income drops into a lower tier
 - Other unexpected circumstances: major increase in costs from a medical bill, a death in the family, etc.
- Example
 - My income is \$24,000
 - Tier 10, my portion is \$524
 - My hours get cut at work and my income is now \$18,500
 - Tier 8, my portion is \$469
 - I will stay at Tier 8 (\$469) until my hardship is over, then I will return to Tier 10 (\$524)

Feedback

- Engaging participants, stakeholders, and the broader community
 - 2 virtual participant meetings, phone line, MTW email
- How can partnerships contribute to the vision and the success of this new rent calculation method?
- Suggestions for initiatives or changes
- Other questions?





Akron Metropolitan Housing Authority

100 West Cedar Street

Akron, Ohio 44307

(330) 762-9631

www.akronhousing.org

Thank You!

MTW Information Line: 330-825-6987

MTW Email: MTW@akronhousing.org

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by the Affordable Housing Accreditation Board.

Zoom Meeting

What if my Income Decreases?

- **Handicaps**
 - 1-12 months
 - Can be renewed
 - Income drops into a lower tier
 - Other unexpected circumstances: major increase in costs from a medical bill, accident in the family, etc.
- **Example**
 - My income is \$26,000
 - Tax 10 is around \$100
 - My husband got cut at work and my income is now \$20,000
 - Tax 6 is around \$400
 - I will stay on Tax 10 (\$400) until my hardship is over then I will request to Tax 10 (\$24)

Chat

From Dawn Tracy to Everyone

Feel free to answer the questions below at any time. We will have a questions and comment period at the end.

1. What are the best ways to engage participants, stakeholders and broader community for a future MTR plan?
2. How can partnerships contribute to the vision (cost effectiveness, self-sufficiency, housing opportunities) and the success of this new rent calculation method?
3. What suggestions do you have for initiatives or changes for our housing programs?

To: Everyone

Type message here...

NOVEMBER RENT STATEMENT MTW REMINDER

Reminder: AMHA is currently in the process of applying for the MTW Program, which will allow us to design and test new housing and self-sufficiency strategies to better serve our community. Please visit www.akronhousing.org to learn more and if you have MTW related questions, call the MTW line at 330- 825-6987 or email MTW@AkronHousing.Org. A virtual public hearing on the MTW application will be held on December 1, 2020 at 3:00 p.m. on Zoom. You can join from your regular phone by calling 312-626-6799 or by using the Zoom app. Then enter the meeting ID: 996 1137 9157 and passcode: 12012020.

LEARN MORE ABOUT THE MOVING TO WORK (MTW) PROGRAM

AMHA is in the process of applying for the MTW Program. If selected, we will be able to modify our housing programs to better benefit our local community.

Quick Facts on the MTW Program

- Goals of MTW
 - Reduce cost
 - Encourage self-sufficiency through job training, education programs, etc.
 - Increase housing choices
- Rent calculation changes for eligible households on the Public Housing and HCV Program
 - Elderly and disabled households are excluded from the rent calculation change
 - New rent plan groups households by income into “tiers”
 - Income reexaminations will happen every three years

Virtual ZOOM Public Meeting

We invite you to participate in the virtual public meeting listed below to hear more about the MTW Program and AMHA’s plans. During the meeting, you will have the opportunity to provide comments and/or ask any questions that you have. The meeting will be held on Zoom. To access the meeting, please dial **312-626-6799** on any phone and enter the meeting ID and passcode OR download the Zoom application on your smart phone and enter the meeting ID and passcode. Please continue to check AMHA’s website at www.akronhousing.org for additional opportunities to learn about MTW.

When: Tuesday, December 1st, 2020

Time: 3:00 PM

Where: Virtual ZOOM

Phone #: 312-626-6799

Meeting ID: 996 1137 9157

Passcode: 12012020

If you are unable or do not want to participate in the virtual meeting, you may also ask your questions or provide your comments by calling our MTW information line at (330) 825-6987 or email MTW@AkronHousing.Org.

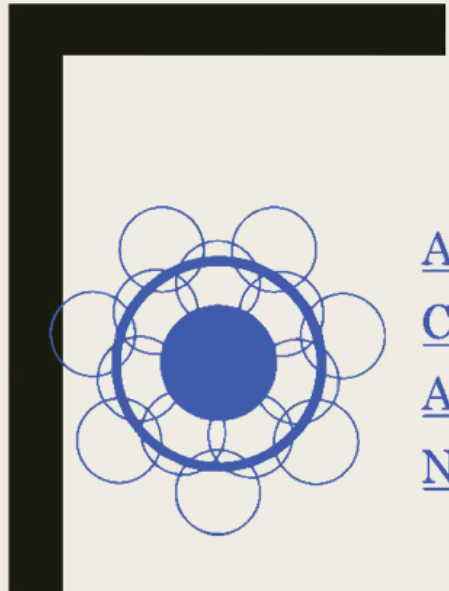
Persons with disabilities needing information in an accessible format, please contact the Reasonable Accommodations Coordinator at (330) 762-9631, or for persons needing an interpreter, please contact (330) 376-9860 as soon as possible.

**NOTICE OF PUBLIC
HEARING AND
COMMENT PERIOD
Akron Metropolitan
Housing Authority
Moving to Work
(MTW) Plan &**

**Application Package
The Akron Metropolitan
Housing Authority
(AMHA) intends to
submit an application
to the Department of
Housing and Urban De-
velopment (HUD) by
January 8, 2021 to par-
ticipate in the Moving
to Work (MTW) Dem-
onstration Program.**

**The draft MTW Plan
and application pack-
age will be available
for review on our web-
site at [www.
akronhousing.org](http://www.akronhousing.org) by
November 16, 2020. The
plan will also be availa-
ble at the AMHA's Cen-
tral Administrative Of-
fice Building located at
100 W. Cedar Street,
Akron, Ohio 44307. The
hours of operation are
8:00 a.m. to 4:30 p.m.
Monday - Friday ex-
cluding published holi-
days. The AMHA in-
vites written com-
ments on the draft
MTW Plan and appli-
cation package. Please
address your com-
ments to the Office of
the Executive Direc-
tor, Draft MTW Plan
Comments, ATTN:
Robin McNichol at the
location noted above.
Comments can also be
submitted via email at
[mtw@akronhousing.
org](mailto:mtw@akronhousing.org). Deadline for com-
ments is 4:00 p.m. De-
cember 16, 2020. A pub-
lic hearing will be held
on December 1, 2020 at
3:00 p.m. via Zoom. To
access the meeting,
please call 312-626-6799
and enter the meeting
ID: 996 1137 9157 and
passcode: 12012020 OR
download the Zoom ap-
plication on your smart
phone and enter the
meeting ID: 996 1137
9157 and passcode:
12012020.**

**Akron Metropolitan
Housing Authority
Brian Gage
Executive Director**



AMHA
Community
Action
Network

A-CAN MEETING

11/13/2020, 10:30 AM

Participant video thumbnails:

- Top left: Two people in a meeting room.
- Top right: A person in a meeting room.
- Middle left: A person with glasses.
- Middle right: A person with glasses.
- Bottom left: A building image.
- Bottom right: A person's face.

Appendix 3: Required Standard Forms

Certification of Consistency with the Consolidated Plan (form HUD-2991) will be provided by the City of Akron and Summit County upon review of AMHA's draft MTW plan and application.

Certification of Payments (form HUD-50071) is attached.

Disclosure of Lobbying Activities (SF-LLL) is not applicable.

Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Akron Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work (MTW) Expansion - Cohort #2

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

Brian Gage

Title

Executive Director

Signature



Date (mm/dd/yyyy)

11/12/2020

BRIAN M. GAGE
521 Lake of the Woods Akron, Ohio 44333
(216) 470-2363 bgageus@yahoo.com

EXPERIENCE:

Akron Metropolitan Housing Authority, August 2018 – Present

Executive Director

- Oversees the programs and activities of all Agency staff; ensures that Agency objectives are met through the coordinated efforts of personnel.
- Establishes organizational goals, plans and strategies in order to achieve the Agency's mission; ensures that activities, initiatives and expenditures support the mission of the Agency; prioritizes agency activities in consideration and involvement of Board, staff and resident input; ensures program, administrative and customer service goals and expectations are clearly and consistently communicated to staff members, the Board of Trustees and residents.
- Provides leadership and direction to the development and implementation of the agency strategic plan and other related planning initiatives often involving outside organizations.
- Ensures compliance with applicable laws and regulations; Maintains current knowledge of new programs, best practices and available resources with regard to housing programs and real estate development.
- Communicates and coordinates with the Department of Housing and Urban Development about program compliance, budgets and programs and services for AMHA and its clients.
- Provides public relations and conducts community relations activities in order to promote AMHA's mission and goals; ensures that AMHA maintains a positive reputation in the community, and that the community is aware of AMHA's services;
- Establishes cooperative working relationship with local government leadership, resident groups, the education and health sectors and area non-profits that may be helpful in accomplishing the public mission of the agency and addressing quality of life issues of residents/participants.

Houston Housing Authority, December 2012 – August 2018

Senior Policy Advisor

- Responsible for the oversight of all Houston Housing Authority's policy, compliance, information technology, and governmental affairs.
- Manage staff, develop assignments and manage the workload of the policy, Real Estate Investments and Information Technology divisions to ensure that overall goals and objectives are met.
- Managed the implementation of a portfolio wide initiative to reduce energy use by 20 percent, including \$25 million of capital improvements, purchase of energy, and on-site generation of electricity saving the agency nearly \$2 million per year in operating costs.
- Managed the portfolio wide RAD conversion and long term asset repositioning strategy for the HHA public housing inventory.
- Manage and oversee policy and compliance for the Housing Choice Voucher Program (HCV) and Public Housing programs including, Rental Assistance Demonstration, Capital Fund, Choice Neighborhoods, Operating Subsidy, and Self-sufficiency programs.
- Direct the agency evaluation of risk and provide technical assistance to executive, professional, and operations staff for the public housing and HCV programs.
- Advise the President and CEO, Board of Commissioners, and the Executive staff of federal policy changes and provide solutions for complex issues that arise in agency operations in the public housing, HCV, and multifamily programs.
- Draft and submit applications to HUD for acquisition, fair housing site and neighborhood standards, mixed finance acquisition and development, Rental Assistance Demonstration, and Choice Neighborhood Initiative.
- Draft and submit development proposals to the City of Houston for award of CDBG funding for renovation of public housing assets, and submit proposals for the use of CDBG-DR2 funds.
- Supervise employees by monitoring and evaluating job performance and morale, preparing employee improvement recommendations, identifying and providing developmental and training needs, giving advice, counsel and mentoring to subordinates.

Department of Housing and Urban Development, July 2002 – December 2012

Senior Housing Specialist

2009-2012

- Responsible for compliance assurance and technical assistance for Public Housing and HCV programs.
- Represent the Department professionally to legislators, local and national elected officials, industry stakeholders, advocates, national organizations, media, and the public.
- Train PHAs at industry and professional seminars as an expert on current HUD developments.
- Design techniques for program performance analysis including the use of current data systems and the Department's automated tools.

- Establish management action plans and provide staff training and instruction based on departmental priorities.
- Managed the Disaster Housing Assistance Program (DHAP) recovery team for Hurricane Ike in the State of Texas and represented the Department to local government officials.

Troubled Agency Recovery Specialist

2008-2009

- Conducted independent assessments of Public Housing and HCV programs that received a troubled designation through the Department's Public Housing or Section Eight Management Assessment Systems.
- Implemented corrective action plans and oversaw and monitored remedial actions to ensure that PHAs obtained standard performance levels within one year.

Public Housing Revitalization Specialist

2004-2008

- Managed mixed finance rental and homeownership development activities issues and developed innovative solutions for HOPE VI Grantees.
- Coordinated all Moving to Work special initiatives including rent reform, business improvements, collaborative partnerships and self-sufficiency efforts for Oakland, California and Washington, DC demonstration programs.
- Reviewed, approved and facilitated closing of over 30 mixed finance development totaling in excess of \$500 million of development transactions in Oakland, CA; Gary, IN; Indianapolis, IN; Akron, OH; Cincinnati, OH; High Point, NC; Pleasantville, NJ; and Memphis TN.
- Trained PHAs and HUD staff on complex mixed finance development transactions, including Operating Fund and Capital Fund Financing Transactions Homeownership development and the use of affiliates and instrumentalities.
- Managed staff of public housing revitalization specialists in HUD Headquarters responsible for the oversight of all development activities of over 40 PHAs Public Housing development programs.

Presidential Management Fellowship

2002-2004

- Developed policy guidance and procedures for the Housing Choice Voucher Homeownership initiative for the State of Ohio.
- Represented the Department as a liaison to Congressional colleagues, members of the media, local elected officials, constituents, and interest organizations.
- Congressional Fellow to U.S. Congresswoman Stephanie Tubbs Jones advising her and her legislative staff on issues concerning the Ways and Means Committee and Housing and Community Development subcommittee of the Financial Service Committee.
- Provided technical assistance and consulting for local community's efforts to develop homeownership opportunities for low-income individuals.

EDUCATION:

Juris Doctor

Cleveland-Marshall College of Law
Cleveland State University Cleveland, Ohio May 2002

Master of Public Administration

Levin College of Urban Affairs,
Cleveland State University Cleveland, Ohio May 2002

Bachelor of Arts in Political Science

Cleveland State University, Cleveland, Ohio August 1998

AFFILIATIONS AND MEMBERSHIPS:

President, Building for Tomorrow
Secretary, Ohio Housing Authorities Conference
Legislative Committee Vice-Chair, Ohio Housing Authorities Conference
Trustee, Public Housing Agency Directors Association, PHADA
Legislative Committee, PHADA
American Society for Public Administration, ASPA
Council of Large Public Housing Agencies, CLPHA
Leadership Akron Signature Class 36

Former

Board of Directors, Texas NAHRO
Housing Committee Vice Chair, Texas NAHRO
Community Development Advisory Council, City of Houston
National Association of Housing and Redevelopment Officials, NAHRO
Moving to Work Evaluation Expert Panel, U.S. Dept. of Housing and Urban Development
Creating Moves to Opportunity Working Group, Harvard and Stanford Universities
Legislative Committee Member, Texas and Southwest NAHRO
Housing Committee Member, Southwest NAHRO
Houston Affordable Workforce Housing Policy Working Group

AMHA has the following existing systems to support our MTW goals:

Building for Tomorrow: Building for Tomorrow (BFT) is a nonprofit subsidiary of AMHA. BFT's work provides AMHA participants with the tools they need to reach their potential and to move beyond assisted housing and other public assistance. With over 25,000 individuals in Summit County living in housing subsidized by AMHA, BFT is uniquely suited to serve the region's most vulnerable populations. BFT's priority areas are:

Education. Our Early Childhood Initiative provides two home visitation programs that prepare children for kindergarten. BFT also manages the Reach Opportunity Center at Summit Lake, a community learning center that hosts Headstart and Akron Public School classrooms, holds job training, and has a free computer lab.

Digital Inclusion. BFT's ConnectHome Akron Initiative connects residents with high-speed internet access, low-cost digital devices, and digital literacy training to close the digital divide.

Health and Wellness. BFT addresses health disparities and social determinants of health for people in poverty and encourages healthy lifestyles.

Self-Sufficiency. BFT is committed to empowering AMHA participants to manage, save, and optimize their finances responsibly in order to become self-sufficient.

Early Childhood Initiative: AMHA has found an efficient way to promote high quality early care and education to the 3,000 children under age five living in AMHA housing (17% of children under age five living in Summit County). AMHA launched its Early Childhood Initiative (ECI) in 2007 to build on its vision that a spirit of community and adequate resources will empower AMHA residents to become independent, educated, healthy and self-sufficient. The comprehensive content areas recommended by the State of Ohio for early childhood, also utilized by Summit County First Things First, are incorporated into the programming. ECI is designed to help parents learn to be their child's first and most important teacher, while promoting physical and behavioral health and providing supportive services to families. The ECI program includes three components: home visitation services to prepare children for kindergarten, early childhood family outreach events that encourage childhood development, and maternal depression support groups.

Reach Opportunity Center: The Reach Opportunity Center at Summit Lake provides a continuum of educational programs for residents from birth to adult. The center helps families move upwards and out of poverty by providing a comprehensive system of education, training, support, and resources that are key to improving personal opportunities. Reach is a collaborative between AMHA, the City of Akron, Akron Public Schools and several community agencies with a shared collective impact model. Today, the Center provides educational outreach, workforce development, and service coordination through a variety of community partnerships and in-house programming. Reach has GED programming, performing arts, mentorship and afterschool programming, a STEAM Lab, open use computer lab, Akron Public Schools early learning preschool program, HeadStart, Early Childhood development, Summit MetroParks, and many more on-site programs. The mission of The Reach Opportunity Center is to enhance the quality of life for residents of Summit Lake by increasing educational opportunities through the collaboration of community partners.



City of Akron, Ohio
DANIEL HARRIGAN, MAYOR

October 28, 2020

Mr. Brian M. Gage, Executive Director
Akron Metropolitan Housing Authority
100 West Cedar Street
Akron, OH 44307

Re: AMHA Moving to Work Plan and Application, Cohort #2

Dear Mr. Gage,

The City of Akron fully supports the Akron Metropolitan Housing Authority's (AMHA) application for Moving to Work (MTW) designation under cohort #2 to increase housing choices, reduce administrative burdens and costs, and encourage self-sufficiency activities in Summit County. City leadership fully understands that housing is the foundation of poverty alleviation. But housing alone cannot lift individuals out of poverty. Change happens when individuals have access to things such as housing opportunities, education, childcare, self-sufficiency resources, job training, and other catalytic services. And while AMHA is able to start the process by remaining committed to providing quality, affordable housing and services to Summit County residents, they will need more flexibility to test innovative strategies to better their programs and the lives of their participants.

Under my direction, the City has been working on various housing initiatives within Akron to address eviction rates, homelessness, landlord and property owner issues, housing affordability solutions to increase availability and affordability of rentals, transitional housing and sustainable homeownership. AMHA's Moving to Work (MTW) program will supplement this work being conducted in partnership with many other community partners, including Summit County and the United Way of Summit and Medina.

The City of Akron has a longstanding relationship with AMHA. From the opening of Akron's first public housing development in 1940, known as Elizabeth Park Homes, to our current partnership with them to help secure Federal HUD FY2020 'Choice Neighborhoods' funding, the City of Akron and AMHA have always worked to provide and improve housing options for Akron residents and offer them connections and resources needed to better their lives.

I am in full support of AMHA's Moving to Work (MTW) application and believe the program will help create stability for individuals, families and Akron neighborhoods. We look forward to working with AMHA and members of the Summit County community to find inventive, local strategies to best meet the needs of AMHA participants.

Sincerely,



Daniel Horrigan
Mayor



October 28, 2020

Mr. Brian M. Gage, Executive Director
Akron Metropolitan Housing Authority
100 West Cedar Street
Akron, OH 44307

Re: AMHA Moving to Work Plan and Application, Cohort #2

Dear Mr. Gage:

Summit County fully supports the Akron Metropolitan Housing Authority's (AMHA) application for Moving to Work (MTW) designation under cohort #2 to increase housing choices, reduce administrative burdens and costs, and encourage self-sufficiency activities in Summit County. We know that housing is the foundation of poverty alleviation. But housing alone cannot lift individuals out of poverty. Change happens when individuals have access to things such as housing opportunities, education, childcare, self-sufficiency resources, job training, and other catalytic services. And while AMHA is able to start the process by remaining committed to providing quality, affordable housing and services to Summit County residents, they will need more flexibility to test innovative strategies to better their programs and the lives of their participants.

My office is committed to supporting AMHA and its mission of providing affordable housing to the residents of Summit County. As County Executive, I am particularly passionate about the development of people and neighborhoods. By working with organizations like AMHA, Summit County seeks to not just ensure our residents have access to quality and affordable housing, but to also ensure residents have access to enrichment and opportunity.

Summit County has a long working relationship with AMHA. To that end we anticipate providing technical assistance and resources as applicable to help the organization meet the needs of its residents. Further, in my role as County Executive, I have the ability to convene influential community leaders when needed. I intend to make my support of this project known and will encourage others to consider how they too can support AMHA's endeavor.

We look forward to working with AMHA and members of the Summit County community to find inventive, local strategies to best meet the needs of AMHA participants.

Sincerely,

Ilene Shapiro, Executive
County of Summit



**ILENE
SHAPIRO**
COUNTY EXECUTIVE

Department of Job and Family Services

Terri D. Burns, Director

November 6, 2020

Brian Gage, Executive Director
Akron Metropolitan Housing Authority
100 West Cedar Street
Akron, Ohio 44307

Dear Mr. Gage:

On behalf of the Summit County Department of Job and Family Services (DJFS), I am pleased to offer my support of the Akron Metropolitan Housing Authority (AMHA) application for Moving to Work (MTW) designation under cohort #2 to increase housing choices, reduce administrative burdens and costs, and encourage self-sufficiency activities in Summit County.

As a multiservice governmental agency with a mission of ensuring that the residents of Summit County have access to the resources and services necessary to obtain and sustain quality of life, self-determination, and self-sufficiency, DJFS recognizes the importance of stable housing in furthering these goals. Our agency serves as the One Stop Operator of our county's OhioMeansJobs Center which includes providing job-search assistance, job training, employee recruitment, and other work-related services. Since 1938, AMHA has offered affordable housing options to thousands of households throughout Summit County, improving the health and wellbeing of individuals and families and strengthening our communities. Funding through the Moving to Work (MTW) program will enable AMHA to continue providing necessary and innovative ways to address housing needs in Summit County.

As one of their community partners, DJFS looks forward to its ongoing collaboration with AMHA to promote individual and family stability and improve the economic outcomes of Summit County's public housing residents. Please feel free to contact Ms. Burns at 330.643.7211 if you require further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Terri Burns".

Terri Burns, Director
Department of Job and Family Services



November 13, 2020

Mr. Brian M. Gage, Executive Director
Akron Metropolitan Housing Authority
100 West Cedar Street
Akron, OH 44307

Re: AMHA Moving to Work Plan and Application, Cohort #2

Dear Mr. Gage:

Fair Housing Contact Service fully supports the Akron Metropolitan Housing Authority's (AMHA) application for Moving to Work (MTW) designation under cohort #2 to increase housing choices, reduce administrative burdens and costs, and encourage self-sufficiency activities in Summit County. At Fair Housing Contact Service, we know that housing is the foundation of a healthy and prosperous life. But housing alone is not the sole response need to address poverty. Change happens when individuals have access to things such as housing opportunities, education, childcare, self-sufficiency resources, job training, and other catalytic services. And while AMHA is able to start the process by remaining committed to providing quality, affordable housing and services to Summit County residents, they will need more flexibility to test innovative strategies to better their programs and the lives of their participants.

Fair Housing Contact Service (FHCS) is the oldest continuously operating private fair housing organization in the country. For 55 years we have been working to eliminate housing discrimination and promote equal housing opportunity. Together with AMHA, we have built a foundational relationship where each organization can build up the housing rights of some of our community's most vulnerable members. We strive to work in partnership with AMHA to meet the evolving housing needs of our community.

At FHCS we will continue to do all that we can to support AMHA toward their mission of serving the housing needs of our community. We are dedicated to providing ongoing fair housing training to AMHA staff and program participants. We will continue to provide tenant/landlord counseling services to AMHA program participants and landlords working with those participants. We will collaborate on further trainings and education sessions for participants as needed to advance the goals of the MTW program. FHCS has a variety of tangible materials on housing rights that we can provide to program participants. These educational materials can support tenants as they navigate their role as renters moving toward self-sufficiency.

As an engaged community partner, FHCS is dedicated to advocacy for affordable housing development and expansion of housing rights. Through this partnership, FHCS and AMHA will make deliberate strides toward an enhanced housing environment for Summit County residents. We look forward to working with AMHA and members of the Summit County community to find inventive, local strategies to best meet the needs of AMHA participants.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lauren Green-Hull".

Lauren Green-Hull
Associate Director



November 6, 2020

Mr. Brian M. Gage, Executive Director
Akron Metropolitan Housing Authority
100 West Cedar Street
Akron, OH 44307

Re: AMHA Moving to Work Plan and Application, Cohort #2

Dear Mr. Gage:

The Summit County Developmental Disabilities Board (Summit DD) fully supports the Akron Metropolitan Housing Authority's (AMHA) application for Moving to Work (MTW) designation under cohort #2 to increase housing choices, reduce administrative burdens and costs, and encourage self-sufficiency activities in Summit County. At Summit DD, we know that housing is the foundation of poverty alleviation and full community inclusion. But housing alone cannot lift individuals out of poverty. Change happens when individuals have access to things such as housing opportunities, education, childcare, self-sufficiency resources, job training, and other catalytic services. And while AMHA is able to start the process by remaining committed to providing quality, affordable housing and services to Summit County residents, they will need more flexibility to test innovative strategies to better their programs and the lives of their participants.

Summit DD supports more than 5,000 individuals with developmental disabilities. It is our mission to assure that each person we support has equal opportunity to all resources in the community. This includes access to an appropriate education, employment, social and recreation activities and safe affordable housing. These quality of life opportunities can only be achieved through networking, collaborating and partnering with essential stakeholders throughout the community.

We at Summit DD have a long working relationship with AMHA and collaborating on this program would further enhance that partnership. To that end we would work closely with staff at AMHA to identify eligible individuals and providers, such as Summit Housing Development Corporation (SHDC), who would qualify for support due to project-based vouchers now being available. Long waiting lists in the past have discouraged individuals from applying. The new process would allow a long-term agreement to be established to fill and subsidize units. These and other administrative improvements increase the opportunities for some of the communities most vulnerable citizens to fully access a much-needed program.

We look forward to working with AMHA and members of the Summit County community to find inventive, local strategies to best meet the needs of AMHA participants.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Trunk".

John J. Trunk
Superintendent

cc: Lisa Kamlowsky, Summit DD Assistant Superintendent
Drew Williams, Summit DD Director of Community Supports & Development
Tom Jacobs, Summit Housing Development Corp. Executive Director

89 East Howe Road, Tallmadge, Ohio 44278-1099 | SummitDD.org | 330.634.8000



November 6, 2020

Mr. Brian Gage, Executive Director
Akron Metropolitan Housing Authority
100 West Cedar Street
Akron, OH 44307

Re: AMHA Moving to Work Plan and Application, Cohort #2

Dear Mr. Gage,

United Way of Summit & Medina (UWSM) is pleased to support the Akron Metropolitan Housing Authority's (AMHA) application for Moving to Work (MTW) designation under cohort #2 to increase housing choices, reduce administrative burdens and costs, and encourage self-sufficiency activities in Summit County. At United Way of Summit & Medina, we know that housing is the foundation of poverty alleviation. But housing alone cannot lift individuals out of poverty. Change happens when individuals have access to things such as housing opportunities, education, childcare, self-sufficiency resources, job training, and other catalytic services. And while AMHA is able to provide quality, affordable housing and services to Summit County residents, they will need more flexibility to test innovative strategies to better their programs and the lives of their participants.

In 2017, UWSM put forth our Bold Goals by 2025, which represent our community's most challenging problems. Our Bold Goals are focused on creating a future where everyone has the tools to be financially empowered, where every student has the skills to succeed in the classroom and beyond, and where no family is devastated by addiction.

UWSM and AMHA have a long history of collaboration. AMHA's Resident Services and Self Sufficiency programs are directly aligned with our third Bold Goal of financially empowering 11,000 people with the knowledge and resources to budget and save, manage debt, build credit and access safe banking services. Additionally, UWSC's 2-1-1 Information and Referral program, founded to help people in need of health and social services find and access the most appropriate providers of those services, services as the first point of contact for referrals that are making an impact towards all of our Bold Goals.

To that end, we anticipate continuing to work with AMHA to provide residents access to financial empowerment services including free one-on-one financial counseling, tax preparation, and banking access programs. Through this collaboration, we can continue to improve family self-sufficiency and ensure that we empower residents to reach their full potential.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Mullen".

James Mullen
President & CEO
United Way of Summit & Medina

WE ARE YOUR UNITED WAY



**Akron
Urban League**

*Empowering Communities
Changing Lives*

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Teresa R. LeGrair
President & CEO

November 11, 2020

Mr. Brian M. Gage, Executive Director
Akron Metropolitan Housing Authority
100 West Cedar Street
Akron, OH 44307

Re: AMHA Moving to Work Plan and Application, Cohort #2

Dear Mr. Gage:

The Akron Urban League fully supports the Akron Metropolitan Housing Authority's (AMHA) application for Moving to Work (MTW) designation under Cohort #2 to increase housing choices, reduce administrative burdens and costs, and encourage self-sufficiency activities in Summit County. At the Akron Urban League, we know that housing is the foundation of poverty alleviation. But housing alone cannot lift individuals out of poverty. Change happens when individuals have access to things such as housing opportunities, education, childcare, self-sufficiency resources, job training, and other catalytic services. And while AMHA is able to start the process by remaining committed to providing quality, affordable housing and services to Summit County residents, they will need more flexibility to test innovative strategies to better their programs and the lives of their participants.

The goal of the Akron Urban League is to become the premier customer-driven organization advocating to empower African Americans and other minorities and to deliver transformational services with integrity, innovation, and collaboration that move individuals and families to economic self-sufficiency.

At the Akron Urban League, we have a long-standing relationship with AMHA. To that end, we are excited about this project and look forward to being an impactful partner focused on improving the quality of life for residents of Summit County.

We look forward to working with AMHA and members of the Summit County community to find inventive, local strategies to best meet the needs of AMHA participants.

Sincerely,

Teresa R. LeGrair
President & CEO

