



Berkeley Housing Authority

1947 Center St., 5th Floor, Berkeley, CA 94704
Telephone: (510) 981 5470 Fax: (510) 981 5480

Item 7D
NEW BUSINESS
March 10, 2022

Office of the Executive Director

To: Honorable Chair and Members of the Berkeley Housing Authority Board

From: Rachel Gonzales-Levine, Acting Executive Director

Subject: Move To Work (MTW) Update

Background

As mentioned last month, HUD has scheduled MTW onboarding/training webinars about the steps and requirements needed in order to begin implementing our MTW flexibilities, between February and May 2022 which appropriate staff are attending, and Rachel attending them all.

Since the February Board meeting, the Evaluation session has occurred, with the following information rolled out by HUD:

- Goals of HUD’s evaluation in this cohort: understand how PHA’s implement the MTW flexibilities; evaluate the impact of the landlord incentives on the HCV program; and estimate the cost implications of the incentives.
- Domains to be assessed: landlord willingness to accept the voucher (number of units on the Available Unit Listing); landlord participation in the HCV program (number of new landlords per 100 vouchers; locale of units vis a vis poverty rates; and types of landlords); tenant success in leasing up (voucher usage success rates; length of time to lease).
- Evaluation Design:
 - Evaluation is 5 years, starting in Fall 2022, ending in 2026
 - 29 MTW PHAs; 116 Comparison PHA’s (4 comparison per each MTW)
 - Cost analyses; Resident participation for lived experience for data collection and interpretation; HUD and evaluator site visits (Fall 2022; Phone Interviews 2023; Site Visits Spring 2025)
- PHA Responsibility: provide data; prepare for site visits and interviews; confirm success rate data and available unit listings; recruit landlords for landlord interviews; provide data on landlord incentives costs.

Next Steps

As a reminder there are 7 steps BHA must take in order to be able to officially become an MTW agency—see screenshot below identifying those steps—this evening the Board will vote on item #1, complete and execute the MTW ACC Amendment. Staff will participate in the following upcoming webinars, and will continue to keep the Board apprised on what we learn as HUD rolls out the program requirements to our cohort: Financial Policies/Procedures/Reporting (two in March); MTW PHA Plan/Public Process (April and May); Office Hours (May).

Steps from Selection to Implementation

- 1 • Complete & Execute the MTW ACC Amendment
- 2 • Prepare your Agency's MTW Finances
- 3 • Conduct Public Process and Complete Development of The MTW Supplement
- 4 • Submit the MTW Supplement to the PHA Plan
- 5 • Transfer PIC 50058 data to IMS/PIC Modernization
- 6 • Coordinate with PD&R and Evaluation Team
- 7 • Receive Approval of MTW Supplement from HUD FO