

NOTES FROM RESIDENT MEETINGS

MTW (Moving to Work)

Samuel Elliot Apartments: June 20, 2018
Hayes Court: June 20, 2018
Moore Court: June 28, 2018
Ledgewood Heights: June 28, 2018

ROUND ONE

This first set of meetings was intended to be a general introduction to this very important HUD program. There will be more meetings as we move forward. The attached questions and answers reflect the concerns that residents voiced at these first meetings. They are not meant to answer every concern. As we move forward there will be more information available which we will continue to share with you. And remember, as with all HUD programs, there are many requirements, rules and regulations that go with the programs. They must all be followed so while these answers may seem simple, each one has more behind it as we move forward.

GENERAL INFORMATION

What is MTW? MTW is a HUD program that gives local housing authorities the ability to use its HUD funds in a more flexible way in order to better meet the needs of the residents and the entire community. It would mean BHP could establish its own programs while still meeting the HUD objective of providing housing to low-income families; develop processes and procedures that better serve residents; allow BHP to work with other developers and finance entities to improve current housing and develop additional units; and truly partner with local agencies to serve community needs. There are only 39 such agencies in the country, Keene Housing is a very successful one, and HUD is now opening it up so other public housing authorities can apply.

What is the goal of MTW? It is intended to make it better for residents as public housing undergoes major changes over the next few years.

How can we help BHP with the application for this program? You are doing it! By attending meetings, asking questions, etc. Your input will help us and also make the applications and programs stronger

Does the name Moving to Work mean we all have to get jobs? No. The goal is to help people become more independent and in better situations but that doesn't mean forcing everyone to get a job. It was named 22 years ago and the name stuck.

What kind of things would be allowed? The programs and guidelines would be designed by us to meet our needs. For example, we could adjust the way we charge rent, we could allow funds for education, we could reduce paperwork and stress for residents.

What has Keene Housing done that is so helpful to residents? Just one example of a program that Keene Housing has developed is a dental program. They have put aside \$500 for every resident to be applied to dental care.

IMPACT ON RESIDENTS

How might it change for me as a resident? Perhaps having to do re-certifications every three years instead of every year; maybe not do inspections every year.

Will my rent change? It may. Many agencies have instituted rent reform. There are many ways to do rent reform. Under rent reform some rents have gone up and some have gone down.

Can we suggest programs we would like to have? Yes, as part of MTW we want input from residents regarding new and existing programs.

TIMING

When will all of this happen? HUD will put out a request for applications along with a date applications are due – that will most likely be 60 days from the date of the announcement. We want to be ready with our application. We do not know how long it will take HUD to act on the applications but if our application is successful we will be ready to implement.

What is the timing for making the changes in our programs? In the application we will present a 5 year vision with detail of what will happen in the first three years, and general concepts of what will happen in years 4 & 5. Each year BHP will have to submit its yearly plan and any changes that need to be made to the original application. Those yearly plans are very detailed. This is a brief outline of what we hope to put in our application at this point. As we meet with residents, staff and the community these may be modified:

- Year 1
 - Develop one application for all of our housing, including Section 8
 - Develop a common wait list
 - Make administrative changes to become more cost effective and efficient
 - Change the requirements for re-certifications from yearly to something less frequent
 - Make changes concerning assets
 - Conduct the Energy Capital Needs Assessment (ECNA) on all properties
 - Plan for changes in FSS and resident programs
 - Plan for other changes to take place in year 2
- Year 2
 - Changes to inspection
 - Implement changes to FSS
 - Review use of MEID
 - Review income change reporting
 - Develop time line to implement ECNA

- Plan for how to integrate all supportive services
- Year 3
 - Implement ECNA
 - Review all sites for rehab/modernization
 - Plan for rent reform
 - Implement integration and expansion of all supportive services
- Year 4
 - Implement rent reform
 - Address needs of special populations
 - New agency collaborations
 - Begin rehab/modernization at specified sites
- Year 5
 - Review, modify and continue changes

HELPFUL WEBSITES

www.keenehousing.org

<http://www.pahrc.org/studies/innovationsinTheMovingToWorkDemonstation>

www.hud.gov/mtw

ROUND TWO

Samuel Elliot Apartments: July 11 -10:00. Community Room

Hayes Court: July 11 – 11:30. Community Room

Moore Court: July 11 – 2:00. Community Room

Ledgewood Heights: July 11 – 3:30. Community Room (staff waited until 4:00, no on showed)

This second round of meetings was intended to provide additional information, make clarifications that arose as a result of the minutes of the first round of meetings, and to make sure that those who couldn't attend the first round had the opportunity to have their concerns addressed.

These minutes reflect questions that arose and updated information since the first round. Some may be duplicative of the first set of minutes but to accurately reflect the meetings they have been repeated here.

GENERAL INFORMATION

What is MTW? MTW is a HUD program that gives local housing authorities the ability to use its HUD funds in a more flexible way in order to better meet the needs of the residents and the entire community. It would mean BHP could establish its own programs while still meeting the HUD objective of providing housing to low-income families; develop processes and procedures that better serve residents; allow BHP to work with other developers and finance entities to improve current housing and develop additional units; and truly partner with local agencies to

serve community needs. There are only 39 such agencies in the country, Keene Housing is a very successful one, and HUD is now opening it up so other public housing authorities can apply.

Would the disabled and everyone have to get jobs? It is not just about putting people to work. It's about changing the way we develop programs to help you meet your needs. Under MTW we could develop programs to address gaps in our current program coverage.

Is this intended to help families to get out of public housing? It is designed to help residents reach their own goals. For some that is leaving public housing, for some it might mean more independence in terms of more income, schooling or other. It is beneficial for all residents by addressing what their needs are.

IMPACT ON RESIDENTS

How will it affect the programs we have? It will give us more flexibility to design programs with residents that will better serve them.

Will there be options for seniors to work 10 hours a week? Currently seniors can work 10 hours a week through Vermont Associates – that will not change. What will change is our ability to design programs that better fit with folks who would like to work part time.

How will it affect our rent? In year three we will be looking at rent reform. That doesn't mean it will automatically go up. Housing authorities that have implemented rent reform have seen the rents go up for some people, down for some and stay the same for some. But we won't even be looking at what type of rent reform we might want until year three of the program – at least four years from now.

Will there still be community service requirements? No, not as a HUD requirement.

How will it affect the FSS program? It will allow us to possibly combine FSS and ROSS into a program that would better serve our residents' needs. We can be more flexible and make them both better programs that address our residents and community rather than the one-size-fits-all current programs.

Transportation is a huge issue. Could MTW help address that? It could. We could work with others agencies, transportation companies, etc. We can enter partnerships and contracts. As we move forward many of the issues will be identified.

TIMING

Will it happen right away? HUD will put out a notice that they will begin accepting applications. There will usually be about 60 days to apply. Then we do not know how long it will take HUD to make their decisions. Our application will outline a five year plan. One of our first steps will be to create one application and one waiting list for all our housing services.