

## Day One | Tuesday, April 2

**9:00 am-10:00 am**      **Registration**  
Regency Foyer

**10:00 am-12:00 pm**      **Concurrent Sessions**

### Regency A

#### **MTW FSS Innovators Learning Community (Closed, PHAs Only)**

This day-long gathering will feature FSS and local self-sufficiency program innovations from several MTW agencies and serve to advance of a new community of practice around FSS and self-sufficiency programming at MTW agencies.

Facilitators: Karmin Hallberg      Manager, New Initiatives & Strategic Partnerships, Seattle Housing Authority

Gionna Branch      Director, LevelUP, Chicago Housing Authority

### Regency B

#### **MTW Expansion Roundtable: Cohort 4 Asset Building**

Join agencies from the Asset Building cohort of MTW expansion in a roundtable discussion. While this session is focused on challenges, opportunities, and MTW program implementation pertaining to Cohort 4, all attendees are welcome to sit in.

Facilitators: Rayne Pérez      Principal Management Analyst, Housing Authority of the County of Santa Cruz

José Capeles      Policy and Program Planning and Implementation Manager, Grand Rapids Housing Commission

### Regency C

#### **MTW Expansion Roundtable: Cohort 1 MTW Flexibilities**

Join agencies from the MTW Flexibilities cohort of MTW expansion in a roundtable discussion. While this session is focused on challenges, opportunities, and MTW program implementation pertaining to Cohort 1, all attendees are welcome to sit in.

Facilitators: Michael Wong      Executive Director, Harrisonburg Redevelopment and Housing Authority

Khristian Allen      Director of Resident Services, Housing Authority of Newnan

**Regency D**

**MTW Expansion Roundtable: Cohort 2 Rent Reform**

Join agencies from the Rent Reform cohort of MTW expansion in a roundtable discussion. While this session is focused on challenges, opportunities, and MTW program implementation pertaining to Cohort 2, all attendees are welcome to sit in.

Facilitators: Liz Morris                      Rental Assistance Division Manager, Housing Authority of Washington County

Janinna Attick                      Director of Policy and Innovation, Everett Housing Authority

**12:00 pm-2:00 pm**      **Lunch (*on your own*)**  
**Regency A**

**2:00 pm-4:00 pm**      **Concurrent Sessions**

**Regency A**

**MTW FSS Innovators Learning Community (*Closed, PHAs Only*)**

This day-long gathering will feature FSS and local self-sufficiency program innovations from several MTW agencies and serve to advance of a new community of practice around FSS and self-sufficiency programming at MTW agencies.

Facilitators: Karmin Hallberg              Manager, New Initiatives & Strategic Partnerships, Seattle Housing Authority

Gionna Branch                      Director, LevelUP, Chicago Housing Authority

**Regency B**

**MTW Expansion Roundtable: Cohort 3 Landlord Incentives**

As housing authorities continue to focus on landlord recruitment and retention, MTW agencies are finding captivating ways to engage landlords to participate in the Housing Choice Voucher program. Join us for an interactive session highlighting landlord incentives, recruitment strategies, and other MTW initiatives. We will open with information sharing from a panel of our peers, followed by a cohort conversation about MTW program implementation, challenges, and opportunities. Walk into this session ready to listen, learn, and share!

Facilitators: Shaunté Evans              Chief Executive Officer, Spartanburg Housing

Meridith Vachon                      Strategic Initiatives Coordinator, Spartanburg Housing

Panelists: Ms. Anna Keegan              Director of Policy and MTW, Norwalk Housing



# 2024 MTW Conference

April 2-4, 2024

Hyatt Regency Capitol Hill

Ms. Andrea Fink      Housing Programs Supervisor, City of Santa Barbara Housing Authority

Dr. Michael Threatt      Chief Operating Officer, Dothan Housing

Mr. Travis Heynen      Deputy Executive Director, Lewiston Housing

## Regency C

### MTW Roundtable: Initial 39

Join agencies from the initial 39 MTW PHAs in a roundtable discussion. While this session is focused on issues pertaining to the MTW 39, all attendees are welcome to sit in.

Facilitators: Nicole Beydler      Director of Policy and Public Relations, Housing Authority of the County of San Bernardino

Christine Nguyen      Planning and Policy Analyst, Tacoma Housing Authority

## Regency D

### Executive Directors' Session (Closed, EDs Only)

Join the MTW Collaborative Board in a session for executive directors of MTW agencies.

Facilitators: Tracey Scott      MTW Collaborative President and CEO, Chicago Housing Authority

Joshua Meehan      MTW Collaborative Vice President and Executive Director, Keene Housing

4:00 pm-5:00 pm

## Concurrent Sessions

## Regency A

### MTW FSS Innovators Learning Community (Closed, PHAs Only)

This day-long gathering will feature FSS and local self-sufficiency program innovations from several MTW agencies and serve to advance of a new community of practice around FSS and self-sufficiency programming at MTW agencies.

Facilitators: Karmin Hallberg      Manager, New Initiatives & Strategic Partnerships, Seattle Housing Authority

Gionna Branch      Director, LevelUP, Chicago Housing Authority

## Regency D

### Executive Directors' Session (Closed, EDs Only)

Join the MTW Collaborative Board in a session for executive directors of MTW agencies.

Facilitators: Tracey Scott      MTW Collaborative President and CEO, Chicago Housing Authority



Joshua Meehan

MTW Collaborative Vice President and Executive Director, Keene Housing

## Day Two | Wednesday, April 3

8:00 am-9:00 am  
Regency A

**Registration & Breakfast**

8:45 am-9:15 am  
Regency A

**Welcome and Annual Membership Meeting**

9:15 am-9:30 am

**Morning Break**

9:30 am-10:30 am

**Concurrent Sessions**

### Regency A

#### **MTW Coordinator Roundtables**

Join us for this interactive roundtable session where MTW agency staff will be able to meet with their HUD MTW and Field Office Coordinators. Attendees will have the opportunity to engage directly with HUD staff who are deeply involved in policy, implementation, and compliance matters for the MTW program, so be sure to bring your questions and topics for discussion!

Panelists/Facilitators: MTW Office Staff

### Regency B

#### **Creative Solutions to Address the Unhoused Crisis**

From preservation to Permanent Supportive Housing and everything in between, solution-focused agencies across the country are using waivers, Local Non-Traditional activities, and single-fund flexibility to impact the unhoused crisis in their communities. Three agencies will discuss the lessons learned from their work. Through collaboration and innovation, MTW agencies are leading local efforts to decrease the flow into homelessness, providing emergency housing and services for those who are unhoused, and creating exits into permanent supportive housing.

Facilitator: Preston Prince

Executive Director, Housing Authority of the County of Santa Clara/San Jose

Panelists: Patricia Wells

Executive Director, Oakland Housing Authority

George Guy

CEO/Executive Director, Fort Wayne Housing Authority

Dan Nackerman

Executive Director, Housing Authority of Salt Lake City

**Regency C**

**With a Little Help from Friends: Partnership & Collaboration for Foster Youth Housing**

For over ten years, the national undergraduate college completion rate for foster care youth has remained at a dismal 3-4%, according to the National Foster Youth Institute (NFYI). Additionally, for foster youth, the financial resources, basic needs like housing, and other support services needed to complete post-secondary education can be inaccessible and difficult to attain.

While there are active and successful efforts to support this vulnerable population (education and training vouchers, housing vouchers, workforce development programs, etc.), widely accepted models and evidence-based practice to guide higher education-driven interventions, partnerships, and programs are lacking. We believe this could change through meaningful collaboration between public housing authorities and higher education institutions.

Join us for our panel, where we share demonstrated successful partnership examples with MTW programs across the country and highlight the benefits of partnering with higher education institutions to accomplish mutual goals and support student success.

Panelists: Dr. Reggie Blaylock    Campus Compact Foster Youth Care Housing Fellow

Cheryl Borgstrom    Program Analyst, HUD Office of Field Policy and Management

**Regency D**

**CFO Working Group Session: Initial 39 (Closed, CFOs and Financial Staff Only)**

Closed session for MTW agency CFOs/financial staff on topics related to finance and MTW. This specific session will focus on financial topics relevant to the initial 39 MTW agencies, but staff from the MTW expansion agencies are welcome to attend.

Facilitator: Suket Dayal    CFO, San Diego Housing Commission

**10:30 am-10:45 am    Morning Break**

**10:45 am-11:45 am    Concurrent Sessions**

**Regency A**

**Defining and Supporting Post-Move “Success” in Housing Mobility Programs**

What does “success” look like in a housing mobility program, and how should it be measured? Answering these questions involves examining the program’s core mission, design, and evaluation capabilities. In this session, panelists will discuss how to define and support post-move success by drawing on insights from

Massachusetts' SNO Mass and other housing mobility programs, with particular focus on participants' experiences. This session should be of interest to program staff and policymakers alike.

<u>Panelists/Facilitators:</u>	Kristin Haas	Assistant Director, Policy and Implementation, Massachusetts Executive Office of Housing & Livable Communities (EOHLC)
	Sofia Stavraki	Supporting Neighborhood Opportunity in Massachusetts (SNO Mass) Coordinator, Massachusetts EOHLC
	Valerie Rosenberg	Executive Director, Mobility Works

## Regency B

### MTW Development & LNT 101

Are you interested in better understanding the ins and outs of MTW development and the Local, Non-Traditional program? MTW agencies have unique flexibility in funding and regulations, offering opportunities for innovative approaches to affordable housing development. However, navigating this landscape comes with its own set of challenges. Join us for an informative session where panelists will walk through the key fundamentals of regulatory compliance and finance strategy, and provide case studies of successful MTW development projects.

<u>Panelists/Facilitators:</u>	Meghan Levine	Associate, Reno & Cavanaugh PLLC
	Christopher Golden	Senior Housing Innovations Specialist, MTW Office, HUD
	Tess Mullen	Team Leader, Office of Urban Revitalization, HUD

## Regency C

### Leveraging External Partnerships to Build and Grow Your Homeownership Program

Are you ready to take your homeownership program to the next level? Building and managing a successful homeownership program doesn't have to be a burdensome process. In fact, it can be quite rewarding. This panel breaks down the process of identifying and accessing local support to build a successful homeownership program. You will also learn ways to market your program through various approaches, including media coverage, key website features, preferred lender/realtor partnerships, and overall community engagement strategies, as well as the pros and cons of contracting homeownership counseling and down payment assistance services.

<u>Panelists/Facilitators:</u>	Jimmy Stewart	Manager, Homeownership Programs, Chicago Housing Authority
	Sarah Galloway	Special Assistant to the Executive Director, Louisville Metro Housing Authority



**Regency D**

**CFO Working Group Session: MTW Expansion (Closed, CFOs and Financial Staff Only)**

Closed session for MTW agency CFOs/Finance Directors on topics related to finance and MTW. This specific session will focus on financial topics relevant to the MTW expansion agencies, but staff from the initial 39 are welcome to attend.

Moderator: George Guy      CEO/Executive Director, Fort Wayne Housing Authority

**12:00 pm-1:30 pm  
Regency A**

**Lunch**

**12:30 pm-1:00 pm  
Regency A**

**Featured Speaker: Principal Deputy Assistant Secretary of the Office of Public and Indian Housing (PIH) Richard Monocchio**

PDAS Richard Monocchio will provide his featured address and hold a Q&A session.

**1:30 pm-2:15 pm  
Regency A**

**Plenary Session: HUD MTW Office Panel**

During this panel, leadership staff from HUD's MTW Office will provide updates on the latest MTW news and hold a Q&A session.

Panelists: John Concannon      Director, MTW Office, HUD  
Pravin Krishnan      Deputy Director, MTW Office, HUD  
Alison Christensen      Deputy Director, MTW Office, HUD

**2:15 pm-2:30 pm**

**Afternoon Break**

**2:30 pm-3:30 pm**

**Concurrent Sessions**

**Regency A**

**Drive Engagement and Impact Through Data**

This session will feature concepts, experiences, tools, and interactive exercises that will allow attendees to explore meaningful ways to prioritize stakeholder feedback and engagement that can lead to improving the lives of those we serve through our affordable housing programs. Speakers will draw on their collective experiences in strategic planning, evaluation, surveying, data analytics, and data management.

Facilitator: Sara Eaves      Assistant Director of Policy & Planning/Data Governance, Opportunity Home San Antonio

Panelists: Rosario Plascencia      Assistant Director of Policy & Planning/Planning & Evaluation, Opportunity Home San Antonio

Christopher Chavez      Director, Planning & Analytics, Chicago Housing Authority

Lindsay Mellor      MTW Coordinator, Akron Metropolitan Housing Authority

**Regency B**

**Faircloth to RAD: Strategies for Preservation and New Development**

In this session, you'll hear directly from two MTW agencies on their recent Faircloth to RAD journeys. Staff from HUD's RECAP Office will also share the latest on the RAD program and the opportunities the program provides for MTW agencies.

Facilitator: Rod Solomon      Partner, Hawkins Delafield & Wood LLP

Panelists: Margaret Donnelly      Deputy Executive Director of Development, Cambridge Housing  
Moran      Authority

Sepideh Kiumarsi      Management Analyst, Housing Authority of the City Alameda

Staff      HUD RECAP Office

**Regency C**

**Connecting Housing and Healthcare**

In providing affordable housing, industry professionals have identified a continual need to connect residents with affordable healthcare and health-related supportive services. Learn about the experiences of three MTW and non-MTW housing agencies that have implemented health-centric programs in partnership with local organizations, and their challenges and successes in improving the lives of their residents.

Panelists: Joel Tabar      Director of Resident Services, Opportunity Home San Antonio

Yvonda Bean      CEO, Columbia Housing Authority

Jeffrey Wade      Chief of Staff/Special Counsel to the CEO, Cuyahoga Metropolitan  
Housing Authority

Nadine Head      Commissioner, Cuyahoga Metropolitan Housing Authority

**Regency D**

**CFO Working Group Session: All MTW Agencies (Closed, CFOs and Financial Staff Only)**

Closed session for MTW agency CFOs/Finance Directors on topics related to finance and MTW. This specific session will focus on financial topics relevant to all MTW agencies.

Facilitators: Stephen Nolan      Chief Operating Officer, IFH Solutions

Steve Holmquist      General Counsel, Reno & Cavanaugh PLLC



**3:30 pm-4:00 pm Afternoon Break (refreshments provided)**

**4:00 pm-5:00 pm Regency A Plenary Session: Advocacy for MTW Agencies: Strategies for Impactful Change**

Join us for an engaging panel discussion on the vital role of local advocacy in supporting the MTW program. Our panelists will share insights, best practices, and success stories in advocating for MTW agencies, as well as offer practical strategies for building partnerships, engaging stakeholders, and influencing policy and decision-makers.

Facilitator: Patricia Wells Executive Director, Oakland Housing Authority

Panelists: Joshua Meehan Executive Director, Keene Housing

Terren Wing Director of Strategy and Federal Policy, Home Forward

**5:30 pm-7:30 pm Regency Foyer Reception**

## Day Three | Thursday, April 4

**8:00 am-9:00 am Regency A Breakfast**

**9:15 am-10:15 am Concurrent Sessions**

**Regency A Rethinking Rent: Implementing & Evaluating Triennial & Stepped Rents**

Rent reform has been a key tool of MTW agencies since the program's inception. Triennial and stepped rents offer alternative approaches to traditional rent structures, aiming to make agency operations more efficient and streamlined, as well as promote housing stability, financial empowerment, and tenant success. After decades of use, how can evaluation and the lessons learned during implementation help inform the next evolution of rent reform policy strategies? Join us for an informative panel that will dive deep on Keene Housing's rent reform initiatives, including early observations from their recent random control trial evaluation of their program.

Panelists: Kelly McElwain Manager, Research and Industry Intelligence, Public and Affordable Housing Research Corporation (PARHC)

Joshua Meehan Executive Director, Keene Housing



**Regency B**

**MTW Expansion Agency Roundtable**

Following the MTW expansion cohort sessions on day one of the conference, this roundtable panel will bring together all of the MTW expansion agencies in a discussion focused on the emerging and ongoing challenges and opportunities of MTW expansion. Attendees are encouraged to share their experiences, ask questions, and contribute to the discussion.

Facilitators: Nicole Barrett Program Director, MTW Collaborative

Rod Solomon Partner, Hawkins Delafield & Wood LLP

**Regency C**

**Yardi Sponsor Presentation: HOTMA/HIP/NSPIRE**

HUD is currently undergoing several large IT systems changes that will impact MTW agencies. Join our conference sponsor Yardi in a presentation and Q&A discussion on the intersection between HOTMA/NSPIRE/HIP and MTW and how your agency can be prepared for implementation.

Panelist: Jeff Bischoff Senior Director, Yardi Systems, Inc.

**Regency D**

**CFO Working Group Session: HUD Topics (Closed, CFOs and Financial Staff Only)**

Closed session for MTW CFOs/financial staff on topics related to finance and MTW. This specific session will focus on financial topics relevant to all MTW agencies and include staff from HUD MTW Office.

Panelist: John Concannon Director, MTW Office, HUD

**10:15 am-10:30 am Morning Break**

**10:30 am-11:30 am Concurrent Sessions**

**Regency A**

**MTW Development 201**

Building on the insights of MTW Development 101, the discussion for this panel is designed to delve deeper into the creation of unique development strategies that meet the needs of local communities. This session, aimed at attendees interested in advanced development strategies, will expand upon foundational knowledge from the earlier development session and also provide specific examples from the impactful work being done at three MTW PHAs.

Panelists: Margaret Donnelly Deputy Executive Director of Development, Cambridge Housing Authority  
Moran

Preston Prince Executive Director, Santa Clara County Housing Authority



Amy Ginger

Deputy Director of Operations, Fairfax County Housing Authority

## Regency B

### Using MTW to Explore Direct Cash Assistance

The concept of direct cash assistance has emerged as a hot topic in recent years. In the 50th anniversary year of the HCV program, join us in a panel discussion where we consider how MTW can be used to explore this type of assistance. With numerous philanthropies, research organizations, and HUD's Office of PD&R contemplating how direct cash assistance can be beneficial to both tenants and housing providers, MTW agencies would be well served to position themselves to be a part of foundational testing.

Panelist: Greg Russ

Principal, Pine Street Partners

## Regency C

### Embedding Equity into your MTW Planning and Reporting

This session will explore how MTW agencies can embed equity principles in their MTW work. It will feature concepts, experiences, tools, and discussions that will allow attendees to be curious and explore meaningful ways to prioritize and embed equity principles into their MTW planning and reporting, driven by larger, agency-wide equity goals and strategies. Speakers will draw on their collective experiences in implementing equity principles across multiple sectors, including housing, higher education, the justice system, and local government. Opportunity Home, an initial 39 MTW agency, will share lessons learned from their recent adoption of equity goals and implementation of equity reviews and MTW equity impact evaluation framework. Washington County, an MTW Cohort 2 agency, will explore how they leverage key equity principles and data as part of their recent implementation of a tiered rent study.

Facilitator: Christine Nguyen

Planning and Policy Analyst, Tacoma Housing Authority

Panelists: Dr. Jeneise Briggs

Director of Equity, Diversity, and Inclusion, Opportunity Home San Antonio

Liz Morris

Rental Assistance Division Manager, Housing Authority of Washington County, Oregon

## Regency D

### MTW Café

Want to connect further with a fellow conference attendee on an interesting policy you heard about during a session? Maybe you meant to chat with your counterpart at another agency during the reception, but got distracted by the crab dip? Or maybe you're already keen to tell your executive director about all of the new programs you're going to be implementing after being so inspired by what you learned at the conference! Well, grab some refreshments, grab a friend or



# 2024 MTW Conference

April 2-4, 2024

Hyatt Regency Capitol Hill

colleague, and join us at the “MTW Café”! Part informal networking and connection opportunity, part empty room to use at your leisure, the MTW Café is here for you!

Panelists: Anyone who wants to swing by!

**11:45 am-1:00 pm**  
**Regency A**      **Lunch**

**1:00 pm-2:00 pm**  
**Regency A**      **Plenary Session: HUD General Session**  
During this panel, senior HUD staff will provide updates on the latest HUD news and regulations and hold a Q&A session.

- Panelists:
- Dominique Blom      General Deputy Assistant Secretary, PIH
  - Marianne Nazzaro      Deputy Assistant Secretary, OPHI, PIH
  - Ashley Sheriff      Deputy Assistant Secretary, Office of REAC, HUD
  - Danielle Bastarache      Deputy Assistant Secretary, Office of Public Housing & Voucher Programs, HUD
  - Todd Richardson      Deputy Assistant Secretary, Office of Policy Development & Research, HUD

**2:00 pm**      **Adjourn**  
Thanks for coming and see you next year! 😊

**Thank you to our sponsors!**

