




Creating
Moves **TO**
Opportunity

A PARTNERSHIP OF



2018 Moving to Work Conference
1 May 2018

What is CMTO?

Creating Moves to Opportunity Project

Research study to test and understand strategies to support HCV families with young children in accessing opportunity areas.



What are the Goals of CMTO?

- To **support families** with children under age 15 in moving to opportunity neighborhoods.
- To **learn about** and ultimately **identify which strategies** most effectively support opportunity moves by families with young children using a Housing Choice Voucher.



CMTO Project Timeline



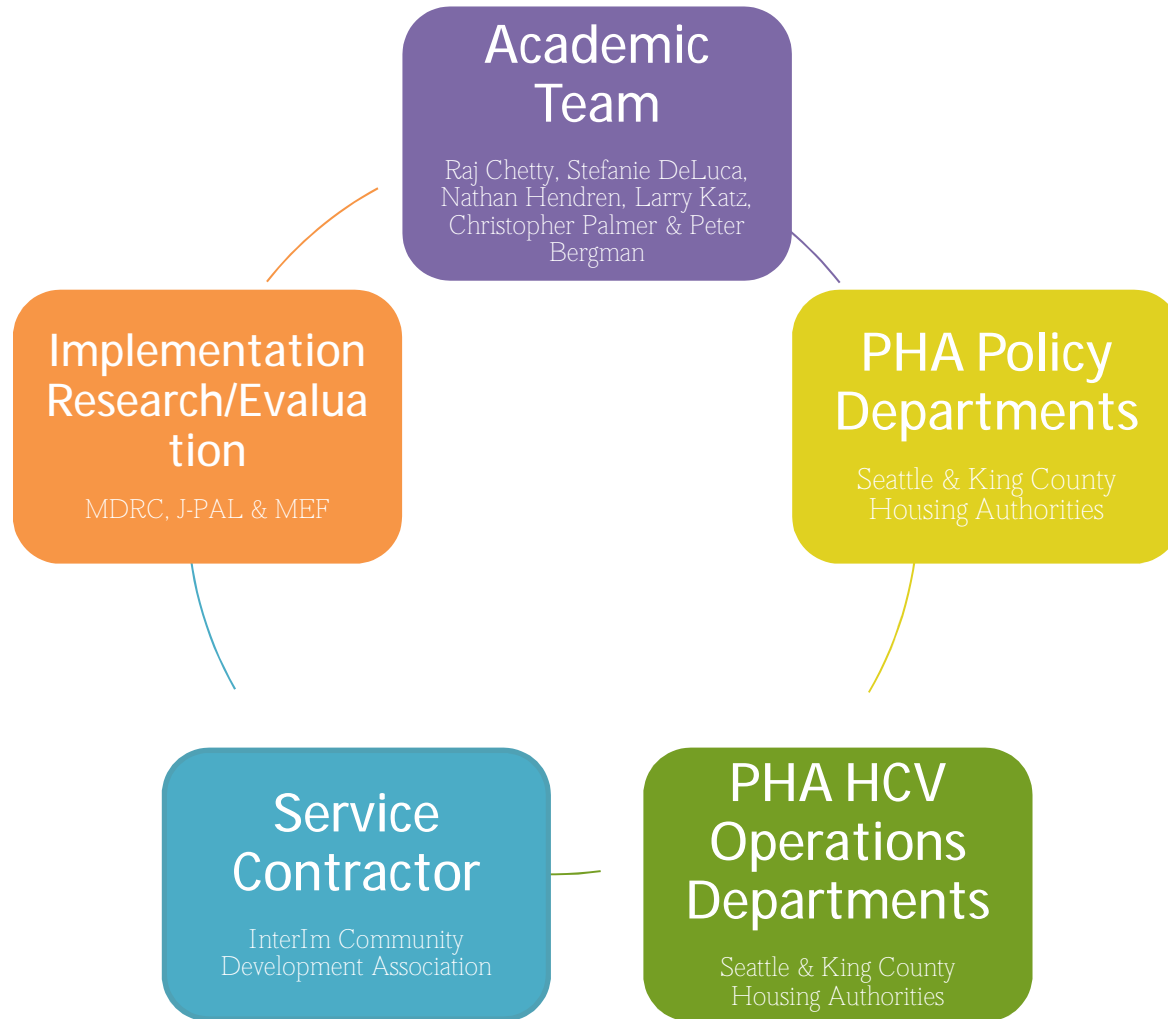
- Formative research with families, landlords, staff
- Staff and contractor hiring and onboarding
- Intervention development and iteration
- Opportunity map definition

- Refine enrollment and early service delivery processes
- Finalize written protocols and materials
- Training and technical support

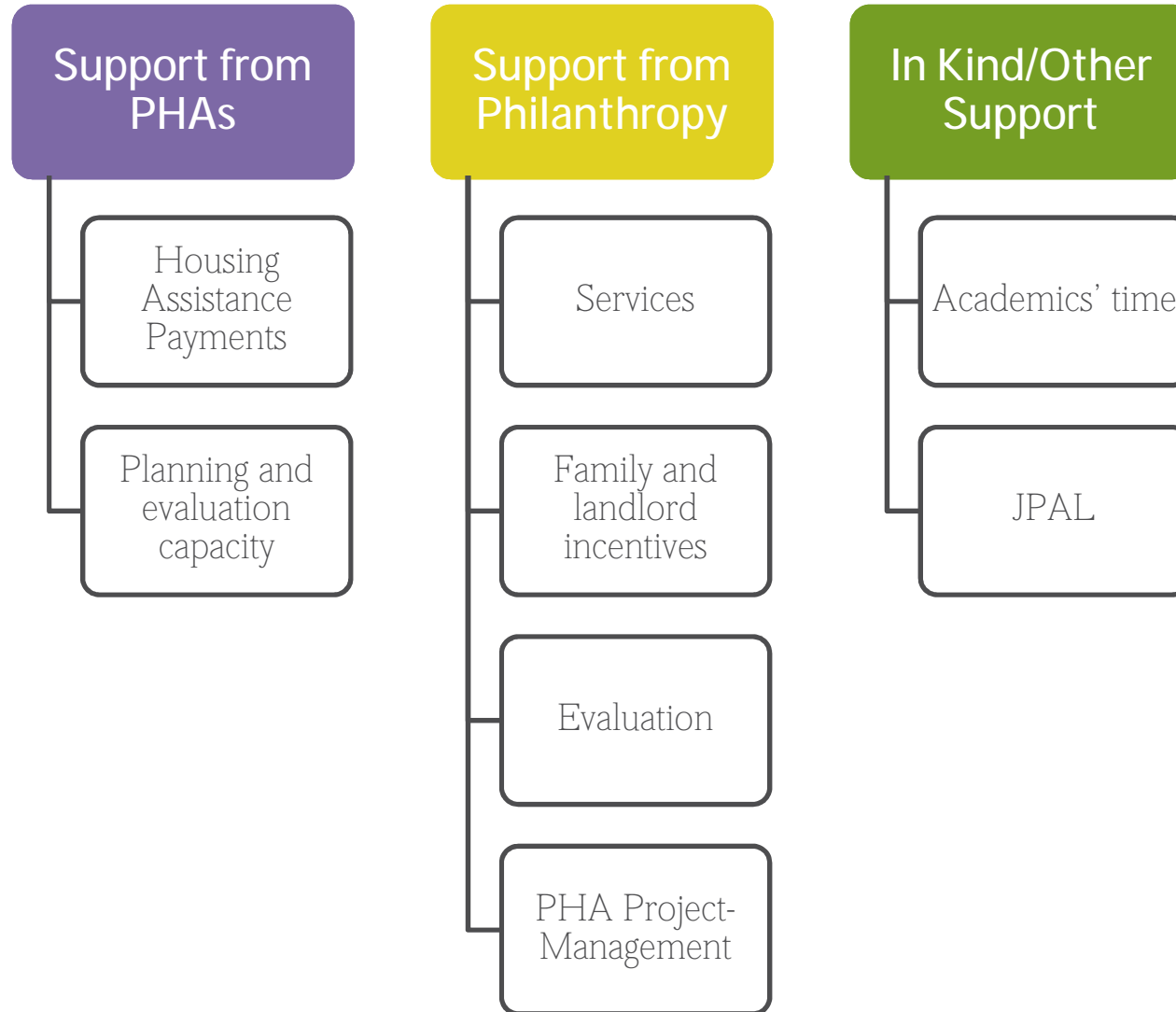
- Phase I:
- Test full package of services
 - Randomization into two groups
 - Continued learning and adjustments as needed
- Phase II:
- Randomization into multiple groups
 - Test services individually or in different combinations



Who is involved in Seattle-King County CMTO?



Major Funding Contributions



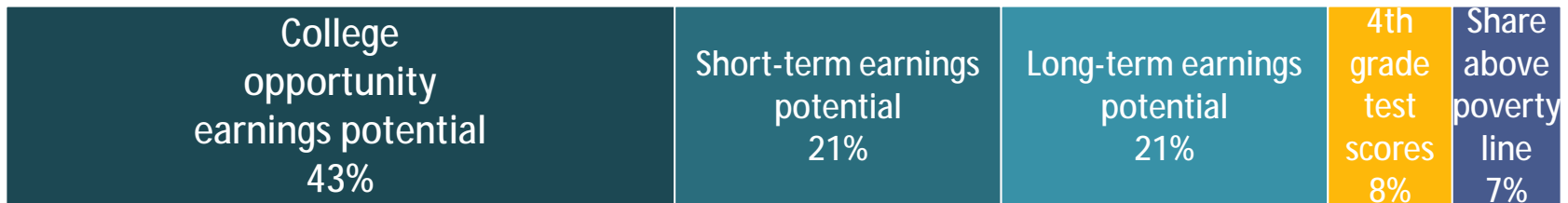


OPPORTUNITY AREA DEFINITIONS

How Were Opportunity Areas identified?

1. Data

More than 80% of the CMTO opportunity area ranking is based on **earnings potential**.

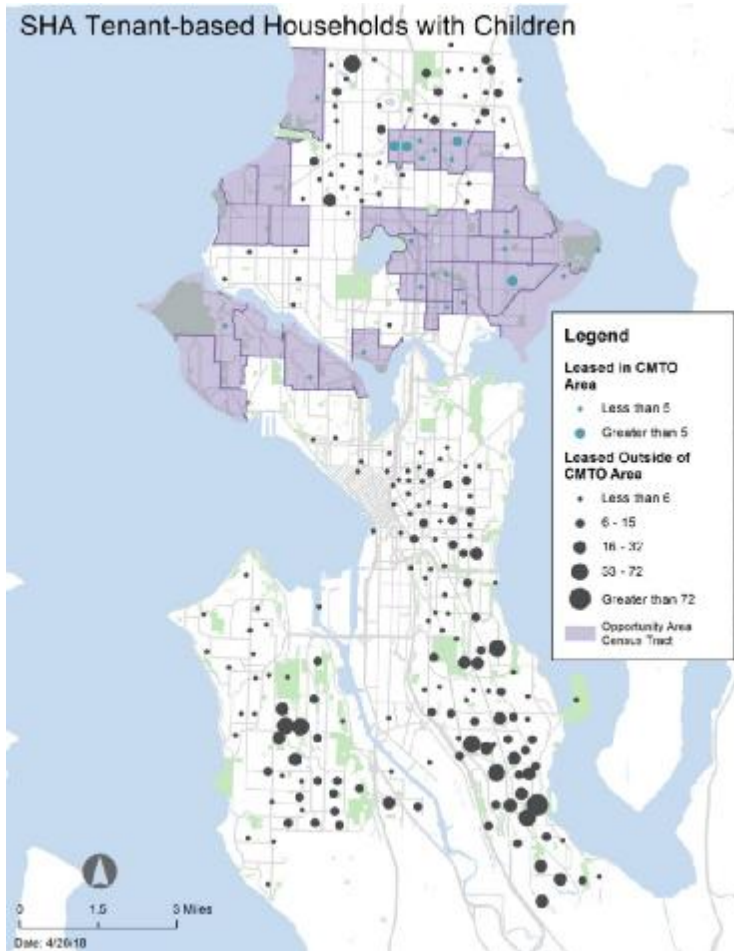


1. Reality Check

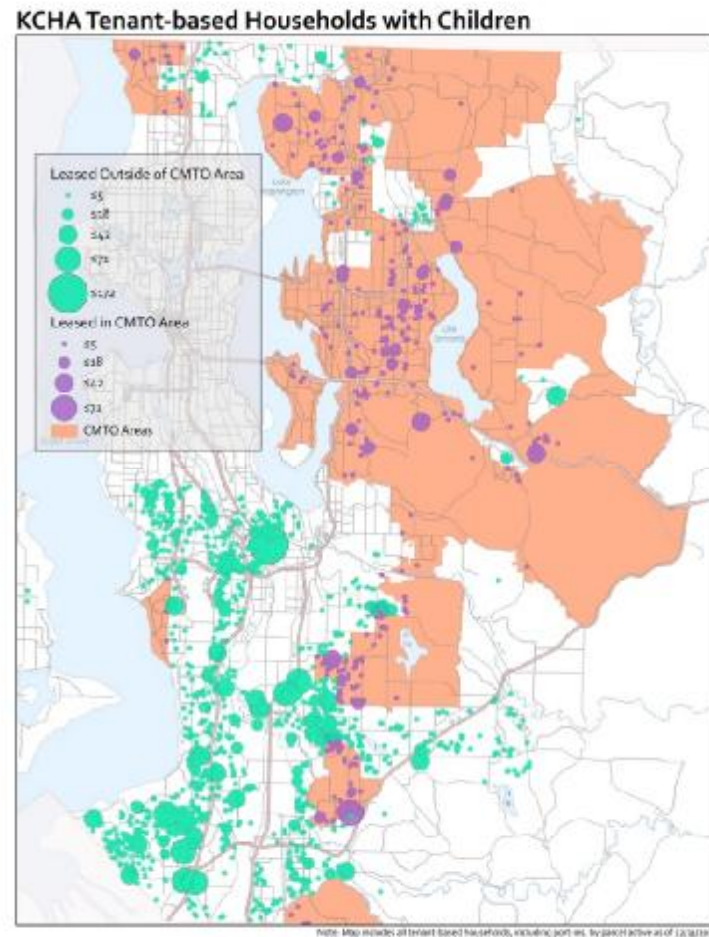
2. Smoothing



SHA Opportunity Areas | Current TBV HHs with Kids



KCHA Opportunity Areas | Current TBV HHs with Kids





PROGRAM DESIGN

CMTO Design Process

- Examine previous local pilot efforts and regional market challenges
- Review relevant literature and best practices
- Learn and borrow from our MTW colleagues
- Feedback from families, landlords, and staff



Key Program Elements

- § Families retain geographic choice
- § Practice-based learning
- § Random assignment

Voucher applicants with
at least one child under
age 15



~1200 families to enroll
across the
3-year grant period
from both SHA & KCHA



CMTO Service Interventions

Landlord Facing



Property Owner Engagement

Increase participation in the HCV program and **expedite leasing processes**



Opportunity Area Education

Increase families' **knowledge and interest** in opportunity neighborhoods



Marketability Coaching

Prepare families to build strong housing applications and meet potential landlords



Housing Search Assistance

Support families through the **housing search process** including unit identification and direct accompaniment



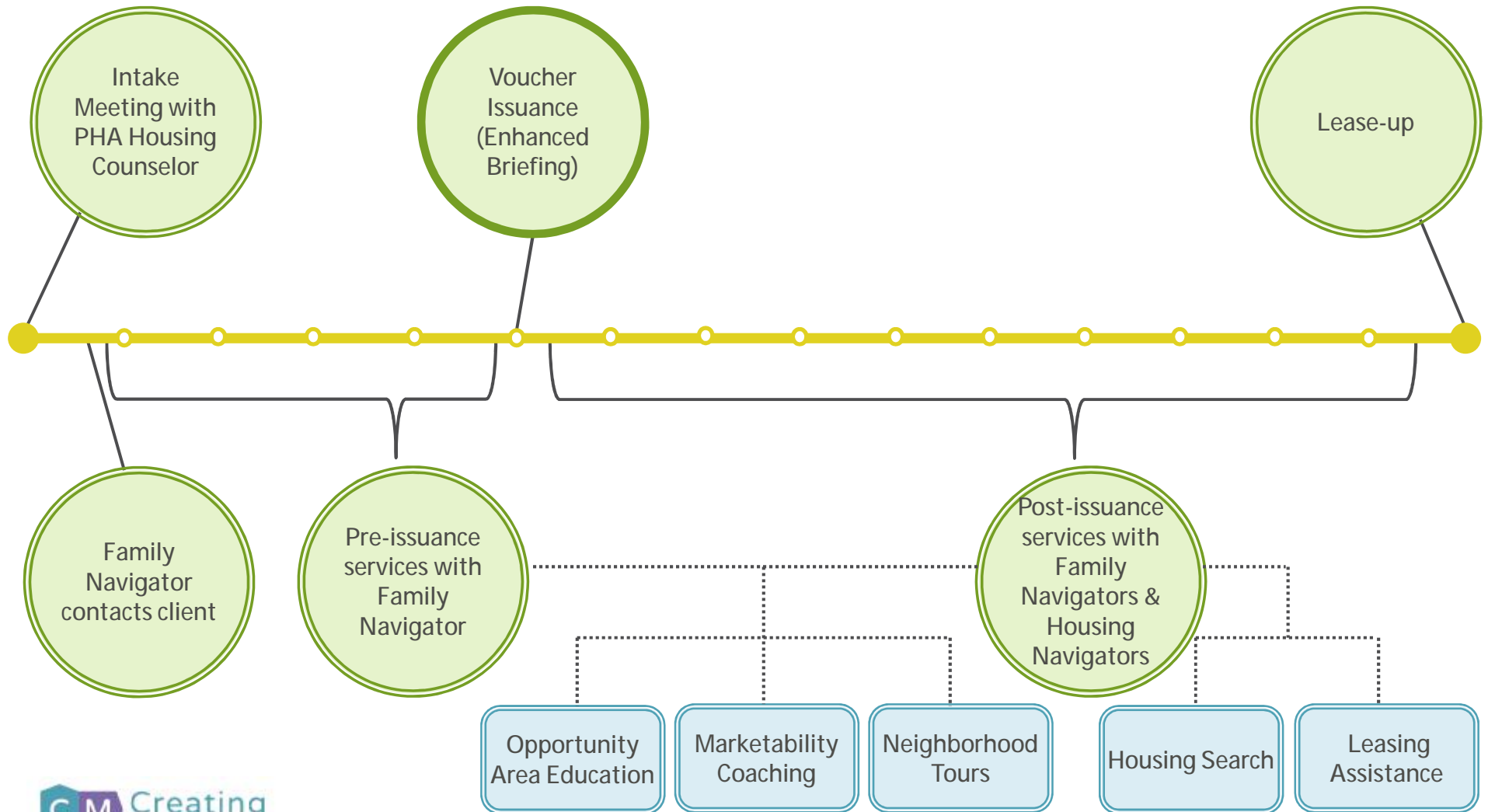
Financial Assistance

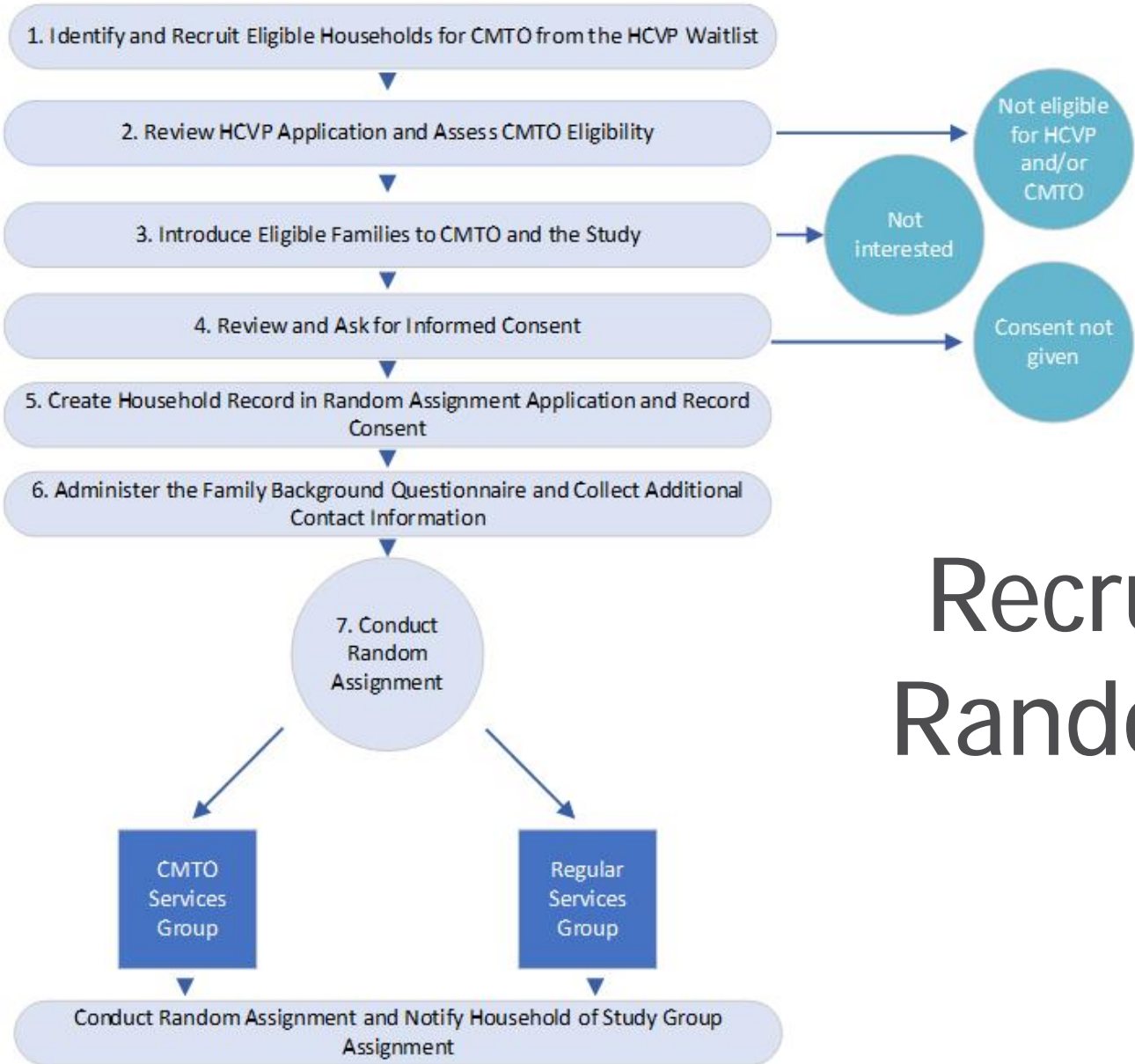
Reduce financial barriers to access private market rental units

Family Facing



CMTO Service Participation Flow





Recruitment & Randomization





MOVING FROM DESIGN TO IMPLEMENTATION

Design to Implementation

Examine model fidelity

- Identify and use of monitoring metrics
- Family interviews
- Service provider learning circles

Continuous Learning

- Iterative process refinement (with academic team input)
- Leverage Phase I insights to inform Phase II design
- Early outcomes tracking – services, move outcomes





Next Steps

Analysis of Phase I data

Qualitative | Baseline Survey | Service Metrics

Phase II Design and Training

Plans for Post-Lease Supports



For more information...



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MTW Mobility Voucher Program and Future Plans


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Current Mobility Voucher Program

In 2011, MPHA created a mobility voucher through an MTW initiative

Program Features

- Eligibility requirements:
 - Family with children
 - Head of household is employed, in school, or in job training
 - Currently living in an area of concentrated poverty
 - Benefits:
 - \$1,500 to use toward moving costs (bus cards, application fees, security deposit, moving truck rental)
 - Higher payment standard
 - Voluntary program, offered to both applicants and current voucher-holders
 - Three-year contract to stay in area of opportunity
 - Port-outs within region allowed, still receive quarterly post-move counselling
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Successful Mobility Persistence

Initial evaluation of the 30 families that have completed their 3-year mobility contract to date found that 23 families (77%) have continued to live in an area of opportunity

- Only 7 families moved back to an area of concentrated poverty after their 3-year contract ended
- 15 families did not complete the contract because they went off the program during the 3-year term






Proposed Mobility Randomized Controlled Trial

MPHA has proposed a research design featuring two treatment groups and a control group


- Treatment group 1: Tenant-Based Vouchers with mobility interventions
- Treatment group 2: Project-Based Vouchers with mobility interventions
- Control group: Tenant-Based Vouchers with no interventions

Program would be carried out in partnership with Metropolitan Council Housing and Redevelopment Authority (Metro HRA)

- Portability allowed
 - Many of the project-based vouchers will be in Metro HRA's jurisdiction
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Proposed Interventions

1. Education
 - About areas of opportunity (tours, resources)
 - About the benefits of moving to opportunity (Chetty research)
 2. Housing search and stability assistance
 - Pre-move counseling (rental listings for Tenant-Based Voucher group)
 - Post-move counseling (maintaining stability and comfort in new neighborhood)
 3. Marketability coaching
 - Credit repair and rental history repair (specific focus on Unlawful Detainer expungement)
 4. Moving assistance funds
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Regional Moving to Work Designation

We have drafted a letter to HUD to request the creation of a regional MTW agency

This letter is the culmination of our regional mobility work:

- We held a convening focused on mobility in our region in August 2017
- We have formed the Regional Cooperation Working Group and held a series of meetings of the 10 PHAs in our area

So far, Metro HRA has committed to signing the letter

Four other agencies are considering signing the letter

- They will discuss the letter with their Boards this month
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