

Strategic Goals of GMHA RISE

Motto- For Geauga, By Geauga

GMHA Application for the Moving to Work Demonstration Program, for consideration to be accepted into the MTE Flexibility II Cohort

Framework:



Resident Outcomes

- Increase workforce participation among work-capable households.
- Establish employment and career pathways tied to Geauga County labor market needs.
- Expand participation in the Family Self-Sufficiency (FSS) Program.
- Create structured move-on opportunities that transition households toward independence.
- Build youth workforce pipelines and career readiness programs.

Community Outcomes

- Strengthen partnerships with:
 - OhioMeansJobs
 - NOC-COG
 - Habitat for Humanity
 - Geauga County Job and Family Services
 - Geauga Growth Partnership

- Healthcare employers
- Manufacturing employers
- Skilled trades
- Financial institutions
- Improve landlord participation and voucher utilization.
- Promote community engagement through a Good Neighbor Initiative.

Agency Outcomes

- Increase administrative efficiency.
- Reduce duplicative processes.
- Reinvest savings into resident services and self-sufficiency efforts.
- Create operational flexibility within all programs.

Proposed MTW Activities

Family Self-Sufficiency (FSS)

Adjustment to opt-out enrollment option for eligible residents

Individualized goal planning

Workforce coaching and career pathway development for all work capable adults in GMHA housing

Term Limit Structure

Household Type	Term Limit
Work-capable households not participating in FSS	4 Years
Active FSS Participants	Up to 6 Years
Post-FSS Graduation Transition	Up to 12 Months

Economic Mobility Requirements

Activity	Requirement
Workforce / Education / Training	20 hours per week
Elderly / Disabled Community Engagement	20 hours per month

Administrative Efficiencies Requested Through MTW Waivers

A primary objective of GMHA's MTW participation is to streamline administrative requirements while maintaining program integrity and resident success.

1. Tenant Rent Policy Flexibilities

GMHA intends to pursue MTW flexibility to:

- Simplify rent calculations.
- Streamline deduction policies.
- Reduce administrative burden associated with income verification.
- Provide clearer rent structures for participants.
- Improve resident understanding of rent obligations.

Expected Results

- Faster rent determinations.
- Reduced staff processing time.
- Greater consistency in rent calculations.
- Improved resident compliance, reducing and eliminating fraud.

2. Reexamination Flexibilities

GMHA intends to seek authorization to:

- Extend reexamination periods for fixed-income households.
- Utilize streamlined interim review processes.
- Reduce unnecessary reporting requirements.

- Allow self-certification when permissible.

Expected Results

- Fewer administrative transactions.
- Lower paperwork burden.

3. Housing Quality Standards (HQS) Inspection Flexibilities

GMHA intends to pursue:

- Alternative inspection schedules.
- Risk-based inspection models.
- Reliance on other qualified inspections when eligible.
- Streamlined inspection processes.

Expected Results

- Reduced inspection delays.
- Faster unit turnover.
- Increased landlord participation.
- More efficient use of agency resources.

4. Project-Based Voucher (PBV) Expansion Flexibilities

GMHA intends to seek MTW waivers that support:

- Increased PBV utilization.
- Greater flexibility in project selection.
- Expedited development opportunities.
- Strategic partnerships with housing developers.
- Housing production aligned with local workforce needs.

Expected Results

- Greater flexibility in addressing local housing shortages.
- Enhanced ability to leverage RAD and redevelopment efforts.

5. Housing Choice Voucher Enhancement

GMHA intends to seek MTW waivers and leverage the funding flexibility offered through this cohort by:

- Increased Housing Choice Voucher landlord incentives
- HCV and maintenance workshops for landlords and solidified partnerships
- Using MTW waivers to limit portability
- Creating homeownership pathways from HCV

Expected Results

- Increased landlord / PHA relationships
- Establishing Geauga as an opportunity destination and not a move-through spot
- Creating pathways for citizens to continue to work and live in Geauga past graduating for one of GMHA's housing programs