



# MAKING THINGS WORK

## COMMUNITY PARTNER INFORMATION

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JUNE 28, 2022



**EVERETT**  
HOUSING AUTHORITY

# AGENDA



- Introductions
- What is MTW
- Tiered Rent Policy
- Tiered Rent Video
- Study Enrollment
- Additional Information
- Q & A



# INTRODUCTIONS



- Wendy Westby – Director of HCV Program
- Janinna Attick – Director of Policy
- Heather Smith – Strategic Engagement Manager
- Partner Introductions

# WHAT IS MTW?



- Making Things Work!
- U.S. Dept. of Housing and Urban Development (HUD) demonstration
- Housing authorities design and test innovative local strategies
  - Waivers from statutory requirements
  - Use HCV and public housing \$\$ flexibly
- Currently 109 MTW housing authorities
- Expansion adding 30 new slots in 2022



**Current MTW housing authorities**

# CURRENT RENT STUDY



- 10 MTW expansion agencies studying Stepped and Tiered Rents
  - 4 studying tiered rents (including EHA)
  - 1 studying locally designed tiered rent (Houston)
  - 5 studying stepped rents
- Random control trial study – 1/2 of eligible families within each PHA will be subject to new rent policy and 1/2 to existing policy to isolate effect of new policy on outcomes

# TIERED RENT POLICY



# WHO QUALIFIES



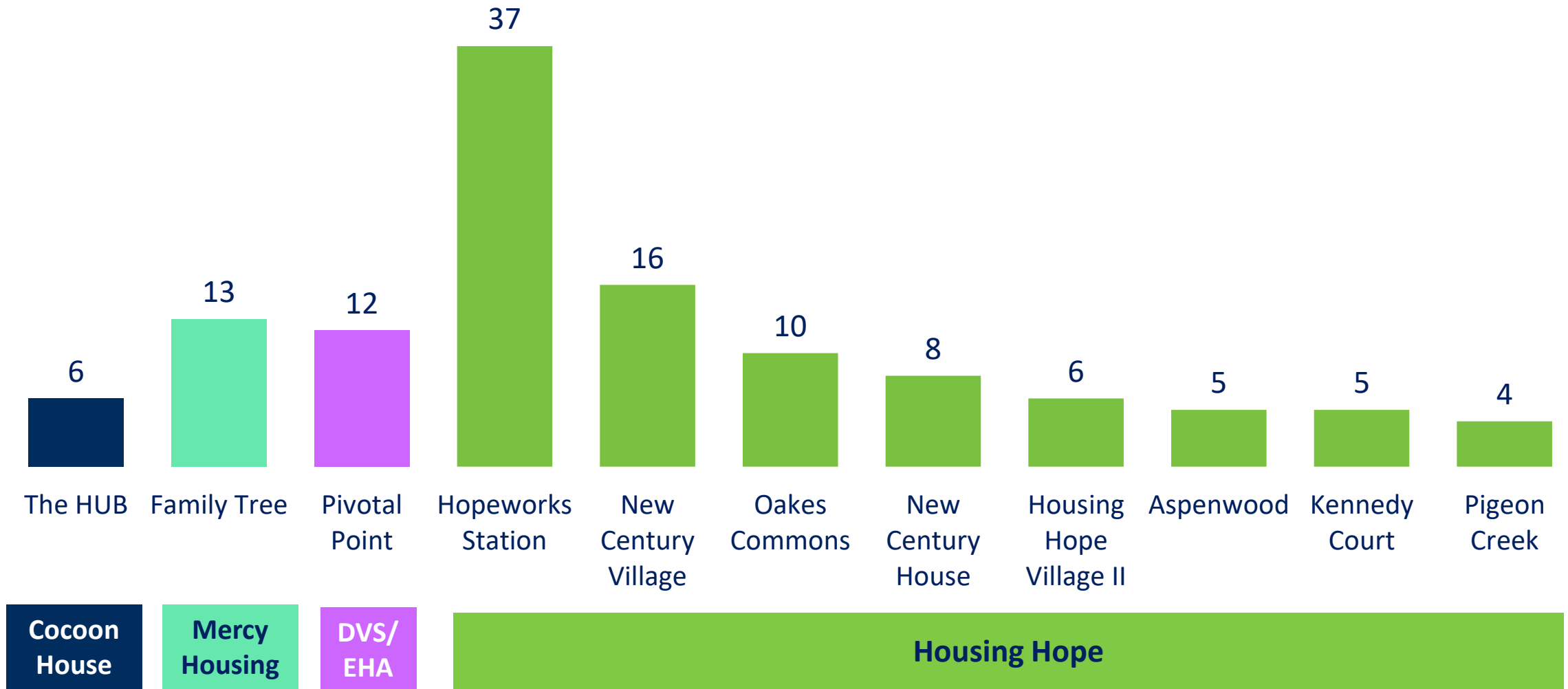
## Eligible Participants

- Non-elderly households
- Non-disabled households

## Exclusions

- Head, co-head, or spouse:
  - Elderly (62+)
  - Will become elderly during 6-year rent study (56 years of age)
  - Disabled, or in the process of getting approval
- Family is enrolled in FSS
- Homeownership vouchers
- Mixed citizenship status family
- Family is receiving \$0 HAP at study enrollment

# EST. ELIGIBILITY BY PROPERTY





# TIERED RENT VIDEO



# TIERED RENT STRUCTURE



If <i>gross</i> annual household income at reexamination is between...	...and:	Household's monthly rent will be:
\$0	\$2,499	<b>\$50</b>
\$2,500	\$4,999	<b>\$94</b>
\$5,000	\$7,499	<b>\$156</b>
\$7,500	\$9,999	<b>\$219</b>
\$10,000	\$12,499	<b>\$281</b>
\$12,500	\$14,999	<b>\$344</b>
\$15,000	\$17,499	<b>\$406</b>
\$17,500	\$19,999	<b>\$469</b>
\$20,000	\$22,499	<b>\$531</b>
Further tiers for each additional \$2,500 of income		

Rent for each tier (except first tier) =  
**28% of monthly income for midpoint of tier**

Rent fixed until next reexam in 3 years as incentive to ↑ income

# TIERED RENTS EXAMPLE



	Tier Minimum Income	Midpoint of Tier	Tier Maximum Income
Income Range for Tier 7	\$15,000	\$16,250	\$17,499
Rent for Tier 7	\$379		

Gross household income of \$15,500

Gross household income of \$17,400

All households with gross income between \$15,000 and \$17,499 will pay TTP of \$379

# HARDSHIP POLICY



Protects participants in cases of:

- Income loss (since no more interims)
- Significant impact from loss of deductions (since policy based on gross income)
- Other circumstances impacting ability to pay rent

# HARDSHIP POLICY



Different types of hardships:

- Automatic hardship
  - Current/anticipated income lower than retrospective income at time of reexam, enough to drop family into lower rent tier
  - Family has 4+ dependents and/or \$2,500+ in unreimbursed childcare expenses
- Family-requested hardship
  - Family decrease in income or other adverse circumstance, enough to drop family into lower tier

# HARDSHIP POLICY

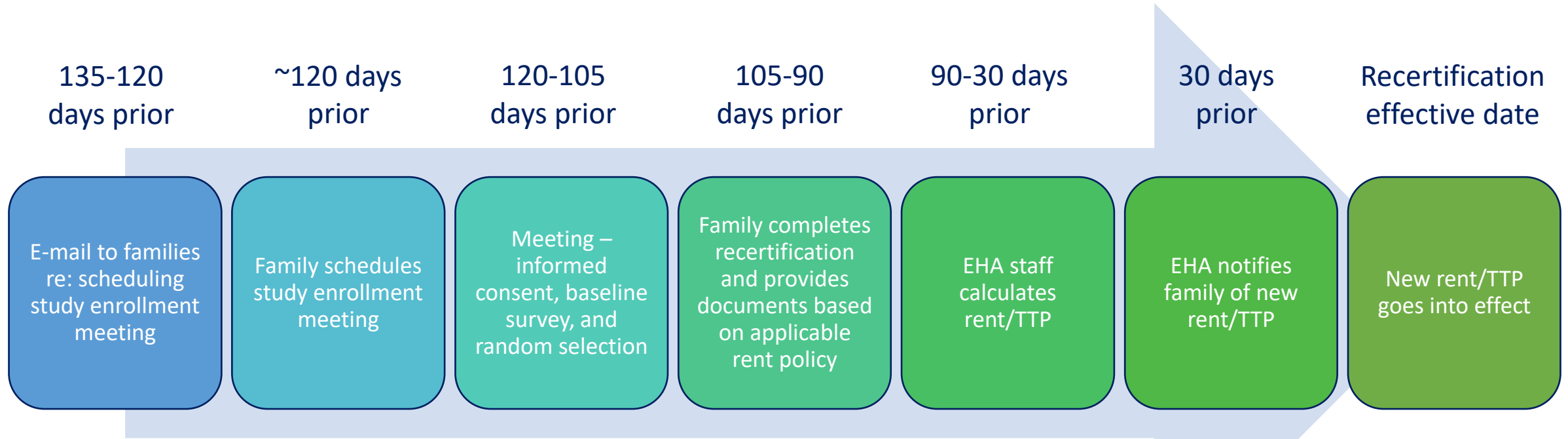


- Hardships can be offered for up to 12 months at a time
- When hardship or renewal is requested, requires collection of full recert package documentation (not just verifying the change)

# STUDY ENROLLMENT



# STUDY ENROLLMENT PROCESS



Starting mid-August 2022, for recerts effective January 1, 2023



# INFORMED CONSENT



- Goal: participants understand the research study and consent to collection and use of information for study purposes
- Must be done individually by PHA staff with time for Q&A
- Expected to take about 20 minutes per household
- Participants *cannot* opt out of being part of the rent study, just the additional data collection
  - In Rent Reform 1 study, only about 1% of households opted out

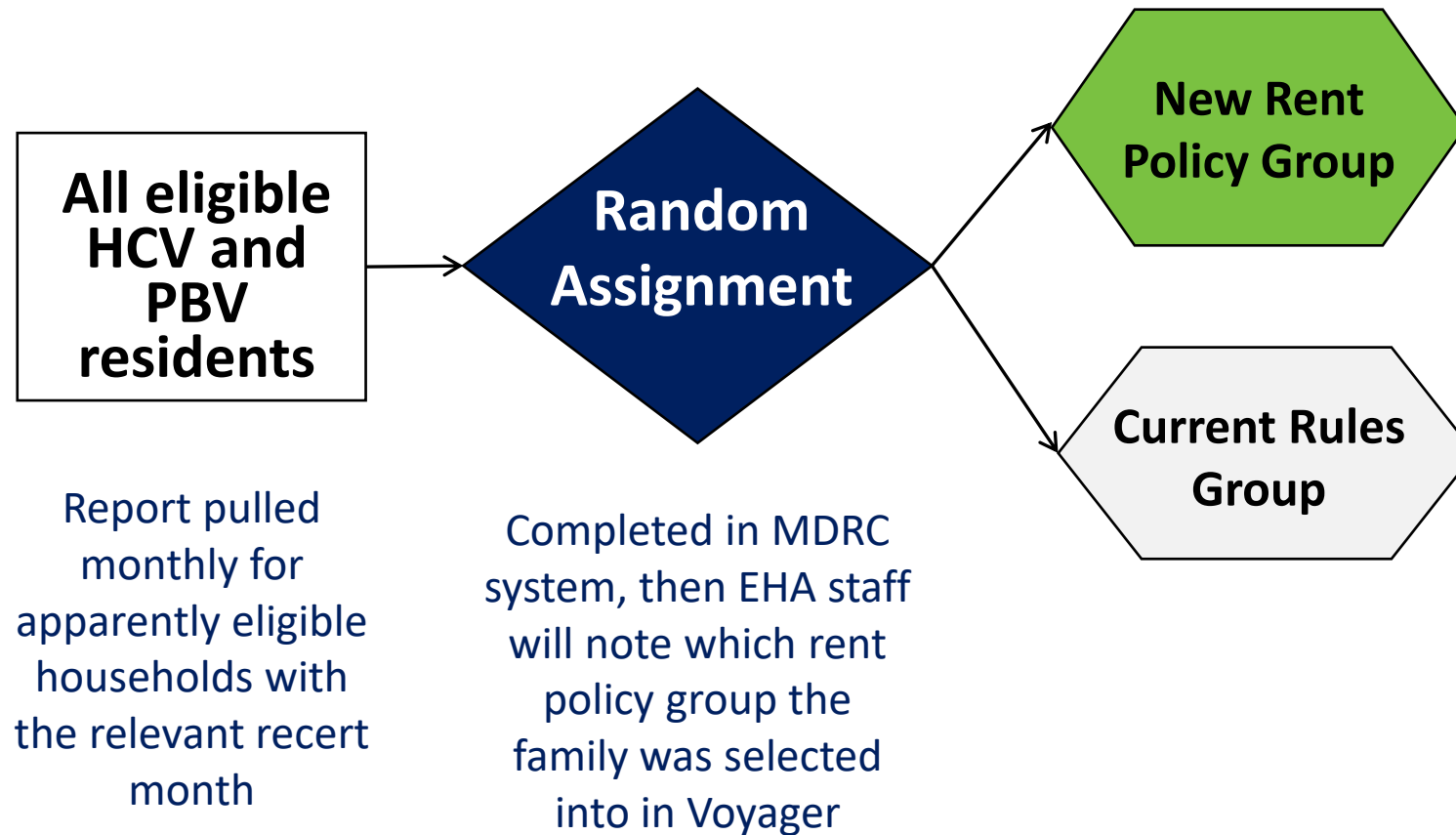
# BASELINE SURVEY



(Unless participant opts out during Informed Consent process)

- Head of HH info (name, etc.)
- Time on program
- Level of education
- Employment status and details (6 questions)
- Employment barriers (4 questions)
- Financial/hardship info (6 questions)
- Personal finances (3 questions)
- Health insurance
- Household composition
- Childcare info (if applicable) (3 questions)
- Contact info/preferred method (6 questions)

# RANDOM ASSIGNMENT



ADDITIONAL  
INFORMATION



# EHA PARTNERS



- Wendy Westby – Director of HCV Program  
[wendyw@evha.org](mailto:wendyw@evha.org)
- Janinna Attick – Director of Policy  
[janinnaa@evha.org](mailto:janinnaa@evha.org)
- Heather Smith – Strategic Engagement Manager  
[heathersm@evha.org](mailto:heathersm@evha.org)

# FOR MORE INFORMATION



- Community Partners page:  
<http://www.evha.org/pbv-community-partners>
- EHA MTW page:  
<http://www.evha.org/mtw>
- Quick Guides & FAQs
- Updated regularly



#### **Upcoming Meetings**

*Dates to be announced soon!*

#### **Frequently Asked Questions:**

[MTW FAQs](#)

[Tiered Rent Study FAQs](#)

#### **Quick Guides:**

[MTW Activities Guide](#)

[Tiered Rent Study Guide](#)

#### **Key Documents**

[EHA Draft Annual Plan and MTW Supplement](#)

[EHA MTW Waivers Meeting Recording January 2022](#)

[EHA Moving to Work Application January 2021](#)

[EHA Resident Presentation October 2020](#)

# QUESTIONS?



- Translations: If you could pick 1-2 languages to translate MTW information into, what would they be?
- Questions?

THANK YOU.

