



Akron Metropolitan Housing Authority
100 West Cedar Street
Akron, Ohio 44307
(330) 762-9631
www.akronhousing.org

Moving to Work (MTW) Program Public Hearing

December 1, 2020



What is the MTW Program?

- Ability to modify our housing programs to better benefit our local community and use funds flexibly
- Three objectives:
 - Reduce cost
 - Encourage self-sufficiency through job training, education programs, etc.
 - Increase housing choices



Timeframe

- Application due to HUD: January 8, 2021

- Selections made in 2021-2022

- Additional opportunities if not chosen in this round

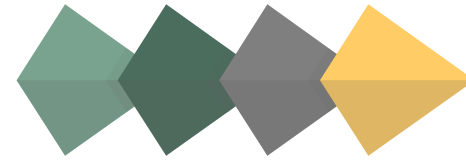
- 6 years of rent study

Timeframe continued

- Once the Housing Authorities are selected:
 - 6-12 months to prepare
 - 1 year enrollment period



Our MTW Vision



- AMHA envisions an MTW Program that meaningfully increases local affordable housing choices, reduces administrative burdens and ultimately enhances the quality of housing and services that empower all to reach their full potential.
 - Cost effectiveness - We envision rent reform as a way to achieve greater efficiency and remove administrative barriers, thereby producing cost savings to implement innovative quality of life and mobility programs.
 - Self-sufficiency - We envision programs and partnerships that increase access to health, education and employment opportunities so our participants can position themselves out of poverty.
 - Housing choice - We envision a community where our investments in Summit County preserve and improve affordable housing units, increase housing opportunities and choices for our participants, and stabilize families and neighborhoods.

Plan for Future Engagement

- MTW advisory committee
- Surveys, mailings
- Resident councils
- Participant focus groups
- Regular appointments
- Community events
- Community committees
- Informational videos
- Strengthening partnerships



MTW Plan

• Cost effectiveness



- Rent reform – income tiers
- Verifications valid for 180 days
- Self-certification of assets up to \$50,000
- UPCS-V inspections
- No 3rd party required for properties that AMHA has an interest in
 - Rent reasonableness
 - Inspections

MTW Plan continued



• Self-sufficiency



- Reach Opportunity Center at Summit Lake
- Building for Tomorrow
- Early Childhood Initiative
- ConnectHome Initiative
- Housing coach model at recertifications
- Expand FSS to all adult household members
- Stability fund

MTW Plan continued

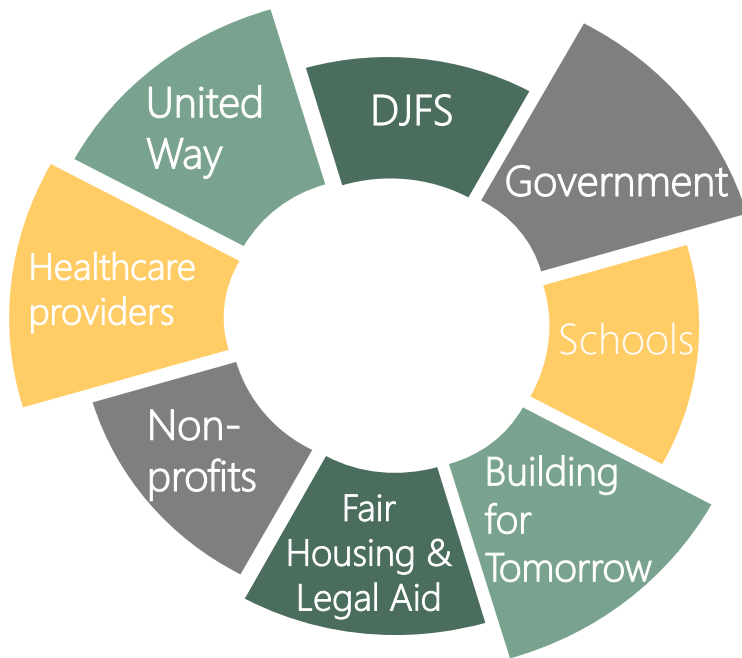


- Housing choice



- Housing coach model at recertifications
- Educational workshops
- Project-based vouchers
 - Offer for alternative unit types
 - Increase limits on project size
 - Increase contract length
- Increase HCV payment standards in higher opportunity areas
- Incentives to landlords in higher opportunity areas

Partnerships



- AMHA's role will be to educate partners
- Partners can help participants navigate
 - Program processes
 - Income tier system
 - Housing options
- Partner programs as participant resources

Eligible Households for Tenant Rent Portion Calculation Changes

- Public Housing and HCV Programs
- Current and new participants
- Randomly assigned by lottery to one of two groups:
 - Control group (calculated by current method)
 - Treatment group (calculated by income tiers)



Eligible Households Continued...

- Excluded from the new tenant rent portion calculation:
 - Elderly/disabled households
 - “Elderly” will include aged 56 or older at the time of enrollment
 - Special Purpose Vouchers
 - Such as FUP, Homeownership, Mainstream, MOD, VASH, etc.
 - Households paying public housing flat rent
 - Current FSS participants



Income Tiers for Rent Calculation

- Groups households by income into “tiers”
- Within each tier, all households will pay the same tenant rent portion
- Income recertifications will happen every three years





Tiered Rent Table

Tier	Tier Income Minimum	Tier Income Maximum	Tiered Rent
1	\$0	\$2,499	\$50
2	\$2,500	\$4,999	\$94
3	\$5,000	\$7,499	\$156
4	\$7,500	\$9,999	\$219
5	\$10,000	\$12,499	\$281
6	\$12,500	\$14,999	\$344
7	\$15,000	\$17,499	\$406
8	\$17,500	\$19,999	\$469
9	\$20,000	\$22,499	\$531
10	\$22,500	\$24,999	\$594
11	\$25,000	\$27,499	\$656
12	\$27,500	\$29,999	\$719

Tier	Tier Income Minimum	Tier Income Maximum	Tiered Rent
13	\$30,000	\$32,499	\$781
14	\$32,500	\$34,999	\$844
15	\$35,000	\$37,499	\$906
16	\$37,500	\$39,999	\$969
17	\$40,000	\$42,499	\$1,031
18	\$42,500	\$44,999	\$1,094
19	\$45,000	\$47,499	\$1,156
20	\$47,500	\$49,999	\$1,219
21	\$50,000	\$52,499	\$1,281
22	\$52,500	\$54,999	\$1,344
23	\$55,000	\$57,499	\$1,406

The "Tiered Rent" will be reduced by the cost of any utilities you are responsible for (your utility allowance)

Benefits to Income Tiers

If your income increases within the tier, your family's share of rent will not increase

Income recertifications will happen every three years rather than every year

If your income increases into a higher income tier, your family's share of rent will not change until the triennial recertification

During the three year cycle:

- Stable rent
- Pay off debt, build savings, etc.
- Connect with services

What if my Income Decreases?

- Hardships
 - 1-12 months
 - Can be renewed
 - Income drops into a lower tier
 - Other unexpected circumstances: major increase in costs from a medical bill, a death in the family, etc.
 - Similar process to minimum rent hardships
- Example
 - My income is \$24,000
 - Tier 10, my portion is \$524
 - My hours get cut at work and my income is now \$18,500
 - Tier 8, my portion is \$469
 - I will stay at Tier 8 (\$469) until my hardship is over, then I will return to Tier 10 (\$524)





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Questions?

Thank You!

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The Akron Metropolitan Housing Authority operates in accordance with Federal Fair Housing laws.



The Akron Metropolitan Housing Authority is accredited by the Affordable Housing Accreditation Board.