



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

MTW Public Meeting

February 2022

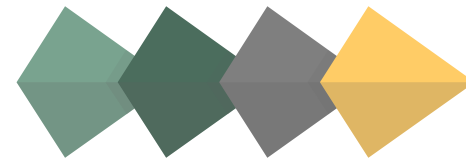


What is the MTW Program?

- 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



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.

Timeframe

- AMHA joined MTW: September 2021

- Submit MTW Plan to HUD: April 2022

- MTW waivers effective:
July 1, 2022

- 20 year MTW contract

General Streamlining Waivers

- ➡ Self-certification of assets up to \$50,000
- ➡ Vacancy loss payments
 - Zip codes of opportunity
 - Re-lease within 3 months of move-out
- ➡ Pre-qualifying unit inspections
 - Zip codes of opportunity
 - Valid for 90 days
- ➡ No longer require 3rd party inspections & rent reasoners for PBV units AMHA has an interest in

Tiered Rent - Required

- Public Housing and HCV Programs
- Current and new participants
 - Enrolling for 1 year
- Randomly assigned by lottery to one of two groups:
 - Standard Rent (calculated by current method)
 - Tiered Rent (calculated by income tiers)



Eligible Households Continued...

- Excluded from the Tiered Rent Reform Demonstration:
 - 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.
 - Mixed eligibility families
 - Households living in a Jobs Plus development
 - Households paying public housing flat rent
 - Households currently on EID at time of enrollment
 - 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
 - No deductions from income
 - Calculate rent portion based on last 12 months of income
- Income recertifications every three years
- Can have a “hardship” to lower rent if income decreases or another qualifying reason



Tiered Rent Waivers - Required

- 3 waivers needed to participate in the tiered rent study:



Tiered Rent

Elimination of Deductions

Alternative reexamination schedule (Triennial)

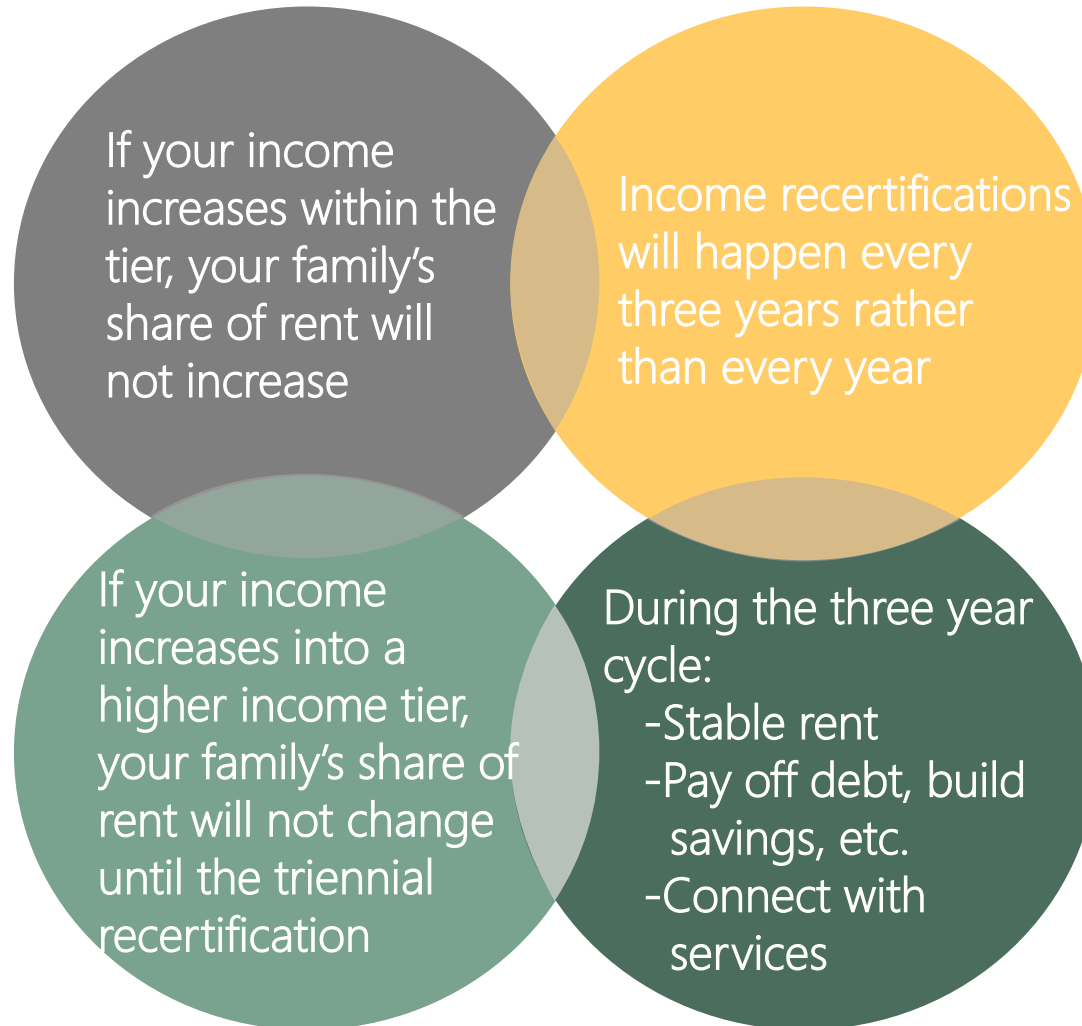
Tiered Rent Table

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 utilities the household is responsible for (utility allowance)

Benefits to Income Tiers



What if My Income Decreases?



- Hardships
 - Automatic Hardships (6 months)
 - At time of recertification if current income is less
 - Apply for additional hardships as needed (12 months)
 - Income decreases to a lower tier
 - Childcare expenses totaling \$2,500 or more*
 - Large family (6 or more dependents)*
 - Newly full-time student with income
 - Can be renewed
- 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)

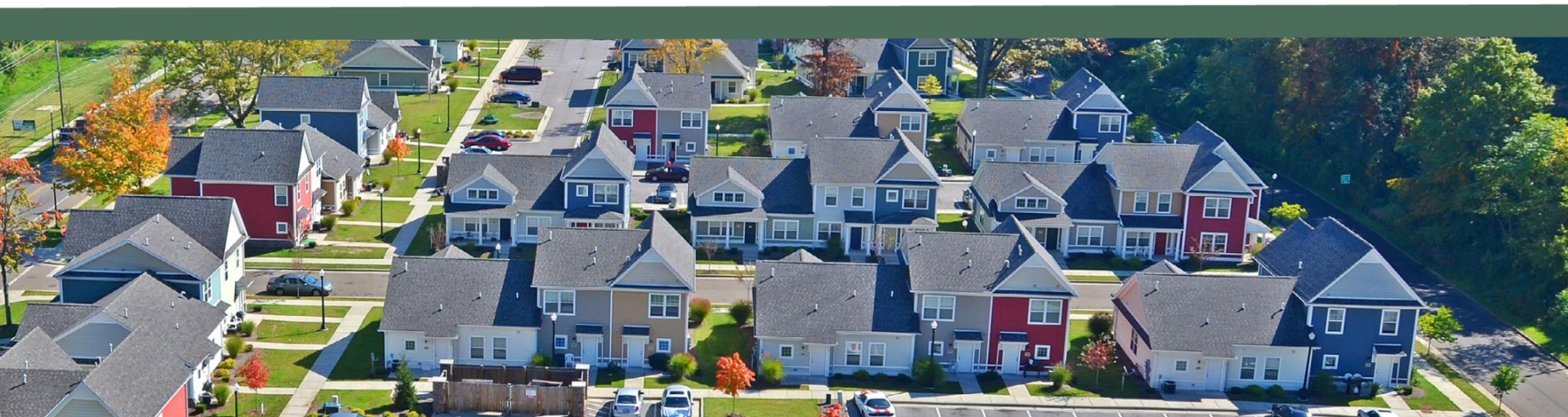


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Safe Harbor & Agency Specific Waivers

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Safe Harbor Waivers

HUD has certain requirements for any pre-approved MTW waivers

Sometimes an established requirement may not fit with our local needs or priorities

To meet local needs, can request safe harbor waivers

AMHA has requested 3 safe harbor waivers

Safe Harbor Waivers



Tiered Rent

- Rents are set to be affordable at the mid-point of each tier



Alternative reexamination schedule

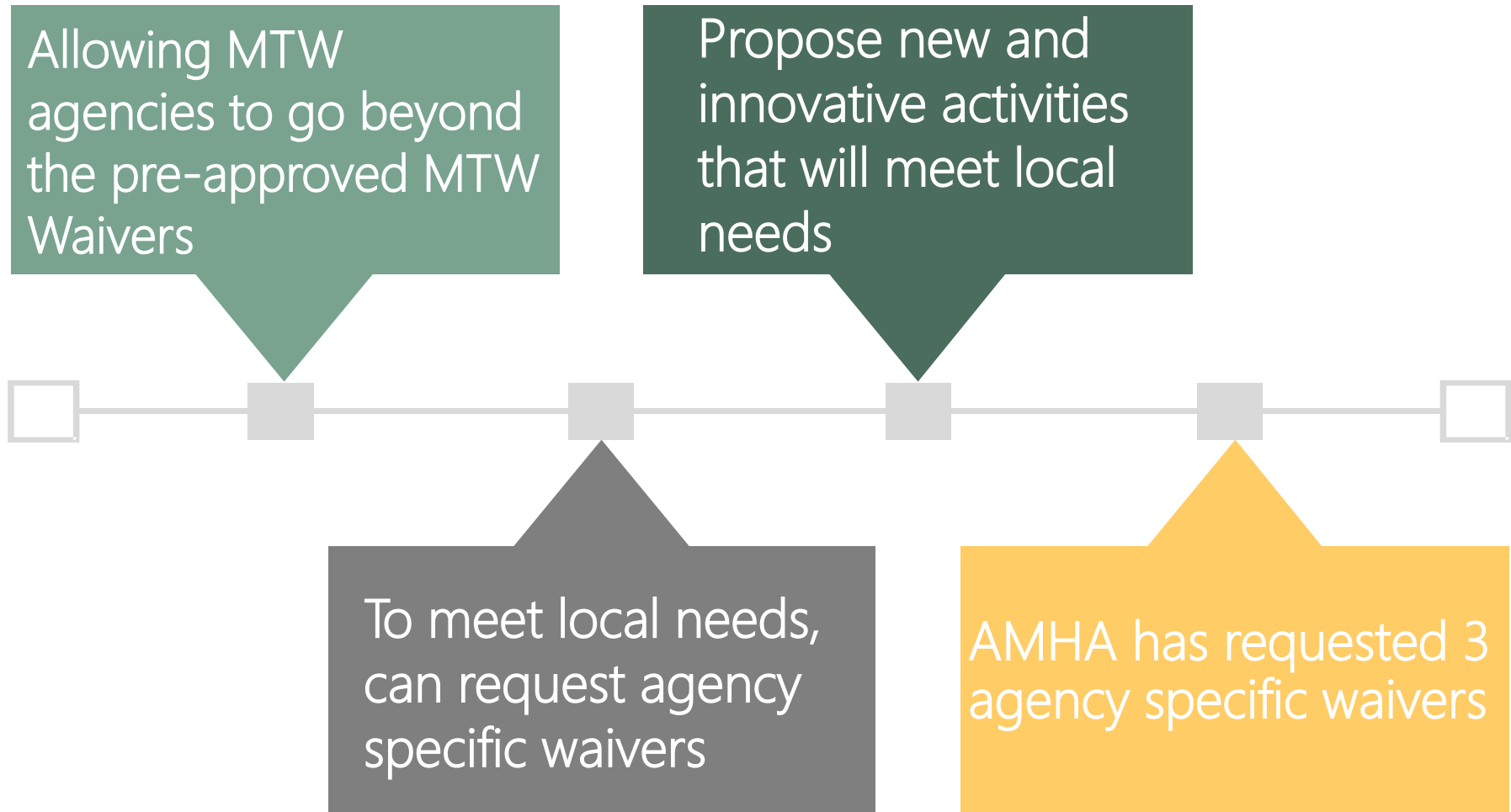
- Offering hardships for household income decreases



Self-certification of assets

- Allowing applicants to self-certify their assets

Agency Specific Waivers



Agency Specific Waivers Continued



Local EIV Method

- Reduce the use of the EIV and Income Validation Tool (IVT) where it does not assist in rent calculation



Local Verification Method

- Verifications valid for 180 days
- Fixed income verifications valid for calendar year
- Updated verification hierarchy



12 months at 0 HAP



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Questions?

More information on our website:
www.akronhousing.org and
www.akronhousing.org/pages/Moving-to-Work-MTW.html

MTW information line: 330-825-6987

MTW email: MTW@AkronHousing.org

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.