

MTW Expansion Rent Reform Cohort

This is the baseline survey for the MTW Expansion Rent Reform Cohort. This survey must be completed as part of the PHA's application to participate in cohort 2 of the MTW Expansion. After you complete the survey and submit your responses, the system will notify you by email and confirm to HUD that the survey was completed.

Responses to the baseline survey will be used in the evaluation of the MTW expansion. **The information gathered in this survey will not be used in the determination of whether or not a PHA is awarded MTW status.** This baseline survey will only be used for HUD's research on MTW. Your responses will be reviewed **only by the research team** and will not be used or shared in a way that would allow you or your PHA to be identified. Please answer the questions candidly.

The purpose of this survey is to help the research team understand each PHA's motivation for pursuing rent reform and to collect standardized information across sites.

Key Terms

Throughout this survey, the term **rent reform** means: Changing policies that determine the amount of rent paid by HUD-assisted households—specifically, moving away from the traditional 30% of adjusted income rent calculation.

In the MTW Rent Reform Cohort, HUD intends to test two types of rent reform: tiered rents and stepped rents.

Under a **tiered rent** structure, households are grouped by income into income tiers or income bands. Within each income tier, rents are fixed and all households pay the same amount.

Under a **stepped rent** structure, rents are gradually increased (or, in the voucher program, the HUD subsidy is gradually decreased) according to a fixed schedule. Rents are unrelated to a household's actual income.

In the MTW Rent Reform Cohort, the alternative rents will only apply to **non-elderly, non-disabled households**. When a question refers to the households served by your PHA, please think specifically about non-elderly, non-disabled households.

Many questions in this survey ask about the PHA's **attitudes, motivations, or priorities**. We recognize that there may be many different perspectives within a single PHA—for example, from the Executive Director, the PHA Board of Directors, and other PHA staff. In responding to these questions, please try to represent the perspective of the PHA's Executive Director and senior leadership.

1. Which of the following best characterizes your PHA's interest in applying for MTW status under cohort 2?
 - We are eager to implement rent reform, and that is the primary reason we are applying for MTW authority.
 - We are interested in implementing rent reform, but that is not the primary reason we are applying for MTW authority.
 - We have some concerns about rent reform but are willing to test it. We have other more important reasons for seeking MTW authority.

2. What are your PHA's motivations for wanting to test rent reform? For each prompt below, please select between "Very important", "Somewhat important", or "Not important".
 - Incentivizing resident self-sufficiency
 - Very important
 - Somewhat important
 - Not important
 - Increasing revenue to serve more households
 - Very important
 - Somewhat important
 - Not important
 - Increasing revenue to provide additional services
 - Very important
 - Somewhat important
 - Not important
 - Increasing revenue for other reasons
 - Very important
 - Somewhat important
 - Not important
 - Simplifying program administration
 - Very important
 - Somewhat important
 - Not important

3. If there are any other very important reasons your PHA wants to test rent reform (beyond the options in question 2), please share them here: _____.

4. HUD requires all cohort 2 applicants to submit a Letter of Interest stating which rent reform(s) the PHA would be willing to implement. Please rank the rent reform(s) that your PHA would be willing to implement, in order of preference. If your PHA is only willing to implement one rent reform, select only that option and mark it with a 1.
 - MTW Test Rent #1 – Tiered Rent (Income based)
 - MTW Test Rent #2 – Stepped Rent 5% Step (Decoupled from income)
 - MTW Test Rent #3 – Stepped Rent 3% Step (Decoupled from income)
 - MTW Test Rent #4 – PHA Proposed Alternative Tiered/Stepped Rent

For the following three questions, please think specifically about non-elderly, non-disabled households, and select the statement that best reflects the attitude of your PHA's Executive Director and senior leadership.

5.

- Housing assistance should be temporary, so that we can serve more needy households over time.
- The households we serve face many challenges, and we should provide them with housing assistance for as long as they need it.

6.

- Assisted households should receive a smaller subsidy, so that we can serve more households.
- Current subsidy levels, based on 30% of adjusted income, are necessary and appropriate.

7.

- If a household breaks the rules or doesn't pay the rent, they should be evicted.
- If a household breaks the rules or doesn't pay the rent, we should exhaust every option to help get them on the right track, and evict them only as a last resort.

The final 4 questions (questions 8 through 12) relate to self-sufficiency, which we define here to mean a household increasing its income to the point where it can *successfully* exit HUD assistance and affordably rent (or own) an unsubsidized home.

8. Under the current rent policy (30% of adjusted income) what do you believe are the most important barriers that make it difficult for assisted households to reach self-sufficiency? Please rank from most important (1) to least important (8)

1. Unsubsidized housing in the area is too expensive.
2. There are not enough jobs in the area.
3. Jobs in the area do not pay enough.
4. Income-based rents make residents reluctant to earn more money.
5. Residents have limited work experience and/or job skills.
6. Residents are not sufficiently motivated.
7. Residents have other obligations, such as caring for children or other dependents.
8. Residents face other challenges, such as limited transportation to jobs.

9. Do you intend to provide services to households participating in the rent reform study, such as job training, case management, or childcare? (Note that services must be available to **all** non-elderly, non-disabled households, including those randomly assigned to the group that will continue paying the current rent.)

- Yes/No

10. Please briefly summarize the services you intend to provide, including the type of services, whether they will be provided by the PHA or a partner agency, and which PHA-assisted households would be eligible: _____

11. Now consider what might happen if you implement your preferred alternative rent policy. Thinking specifically about the non-elderly, non-disabled households served by your PHA, what percentage of households do you believe will be able to become self-sufficient within 6 years? That is, what percentage will increase their income to the point where they no longer receive HUD assistance? Please consider your local job market, housing costs, and the employment prospects of the households you serve.

Note that this is only a rough estimate. It is not a goal and it will not be used in any way to measure or monitor your PHA's performance if you are selected for MTW.

- ___%

12. Please explain your answer to question 11: _____