

MTW Rent Reform Activities by Agency

Updated October 9, 2009

MTW Rent Reform Activity Categories	<i>Alternative Recertification Schedules</i> <i>Flat or Tiered Rent Structures</i> <i>Modifications to Current Exclusion/Deduction Requirements</i> <i>Alternate Income Verification Procedures</i> <i>Alternate Utility Allowance Policies</i> <i>Minimum/Maximum Rents</i>
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Occupancy Policies (can be included as part of an overall rent strategy)	<i>Economic Self Sufficiency Initiatives</i> <i>Time Limits</i> <i>Work Requirements</i>
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PHA	Rent Reform	Year	Contact Name	Contact Info
Alaska Housing Finance Corporation	Recertification: Biennial re-examination schedule.	Planned FY2010	Jim Gurke	907-330-8432, jgurke@ahfc.state.ak.us
	Exclusion/Deduction Requirements: Allow self-certification and exclude assets up to \$10,000 in rent calculation.	Planned FY2010		
	Minimum Rent: Minimum Rent increased from \$25 to \$50.00.	FY 2005		
Atlanta Housing Authority	Exclusion/Deduction Requirements: Eliminate earned income disallowance.	Planned FY2010	Mike Proctor	404-685-4880, mike.proctor@atlantahousing.org
	Exclusion/Deduction Requirements: Elderly Income Disregard for elderly on a fixed income who become employed on a temporary, part-time or limited basis	FY2005		
	Exclusion/Deduction Requirements: AHA Standard Deductions for determining adjusted annual income.	FY 2008		
	Maximum Rent: Total tenant payment of participants, unless subject to minimum rent, will be no more than 30% of monthly adjusted income for rent and utilities.	FY 2008		
	Minimum Rent: Raises minimum rent to \$125 (not applicable to households where all members are elderly and disabled)	FY 2005		
Housing Authority of the City of Baltimore	Recertification: Biennial recertification schedule for most HCV households.	FY 2007	Joyce Stewart	410-396-1810, joyce.stewart@habc.org
	Recertification: Biennial recertification schedule for public housing households.	Planned FY 2010		
	Maximum Rent: Gilmor pilot public housing rent policy (voluntary for existing and mandatory for new residents) features two rent caps (set at \$275 and \$425). Family pays the lower of the rent cap or 30% of income. If rent cap is payed, cap extends for 24 months, then jumps to the second rent cap for an additional 24 months. Employed households never pay more than 30% of income. After 48 months rent cap moves to unit flat rent amount.	Planned FY 2010		
Cambridge Housing Authority	Flat/Tiered Rent: Rent schedule based on income bands with streamlined deductions for Public Housing.	FY 2005	Josh Meehan	617-520-6408, jmeehan@cambridge-housing.org
	Maximum Rent: Rent based on 40% of adjusted income instead of a proration based on number of eligible household members for Public Housing.	FY 2009		
Charlotte Housing Authority	Flat/Tiered Rent: Income Based stepped rents with a incentive account deposit when household adjusted income includes earned wages and reaches \$12,500. Incentive account deposits increase as stepped rents increase until the household reaches 40% Area Median Income.	Planned FY 2009/FY 2010	Cheryl Campbell	704-336-5216
	Exclusion/Deduction Requirements: Eliminate earned income disallowance. Income from assets of less than \$5,000 is not counted. Expense deductions simplify in conjunction with stepped rents.	Planned FY 2009/FY 2010		
	Minimum Rent: Minimum rent will have a stepped increase to \$50 effective April 1, 2009, \$75 effective April 1, 2010 and \$100 effective April 1, 2011.	Planned FY 2009/FY 2010		
	Maximum Rent: Fair Market Rents	Planned FY 2009/FY 2010		
Chicago Housing Authority	Maximum Rent: Rents set at 35% of adjusted income for all MTW participants.	FY 1999	Melli Holley	312-913-7834, MHolley@thecha.org
	Minimum Rent: \$75 per month public housing minimum rent with a continuation of the hardship exemption.	Planned FY 2009		
	Recertification: HCV biennial re-examination schedule.	FY 2008		
	Recertification: HCV pilot study on a triennial re-examination schedule for Elderly/Disabled. Increasing contributions based on increases in SS & SSI should mitigate the impact of reducing the frequency of re-examinations.	Planned FY 2009		
Delaware State Housing Authority	Maximum Rent: Rents set at 35% of adjusted income for all MTW participants.	FY 1999	Chris Whaley	302-739-7416, ChrisW@destatehousing.com
	Exclusion/Deduction Requirements: Income from assets of less than \$1,000 are excluded from annual income determination; household assets of less than \$15,000 do not need to be reported; imputed assets income is not included in the calculation of income.	FY1999		
	Time Limits: Time Limit Safety Net. Families who have not been able to increase their incomes to the level where 40% of monthly adjusted income equals or exceeds the rent (HCV gross rent, HCV payment standard of fair market rent for PH unit), the family is transferred to "safety-net status"; rent reverts to 30% and money in MTW savings account is forfeited.	FY2005		

District of Columbia Housing Authority	Exclusion/Deduction Requirements: Income from assets of less than \$1,000 are excluded from annual income determination; household assets of less than \$15,000 do not need to be reported; imputed assets income is not included in the calculation of income.	FY 2008	Adrienne Todman	202-535-1000, atodman@dchousing.org
	Recertification: Multi-Year Recertification Policy: residents' income or rent not recalculated if the increase is less than \$10,000; if decrease in income, rent adjusted immediately.	FY 2008		
Keene Housing Authority	Flat/Tiered Rent: Public Housing Step Rent gradually increased over a 5 year period based on a % of the FMR and bedroom size.	FY 1999	Julie Davenson	603-352-6161 ext 302, jdavenson@kha.org
	Flat/Tiered Rent: This Section 8 Subsidy Reform increases tenant's portion of the rent over 5 years for families. Elderly/disabled have the option of choosing the step subsidy or income based method of subsidy calculation. Removal of rent reasonableness as a Section 8 Requirement.	FY 1999		
	Exclusion/Deduction Requirements: Standard Deduction of \$1500 for elderly and disabled households. Standard deduction adjusted annually based on adjustments in Medicare's deduction. As of 1/1/2009 KHA's standard medical/elderly household deduction is \$1718. 3% of gross income is subtracted from this deduction.	FY 2006		
	Recertification: Based on Step Level; of every three years for families not participating in the Step Level or Subsidy Program.	FY 2004		
King County Housing Authority	Recertification: Triennial Recertifications for Elderly/Disabled Households with 90% of income from a "Fixed" source (SS, SSI, GAU, Pension)	FY 2008	Judi Jones	206-574-1152, judij@kcha.org
	Recertification: Biennial recertifications for higher income families. (Though this is the direction we are likely heading, no change has been adopted yet.)	FY 2009		
Lawrence Douglas County Housing Authority	Recertification: Biennial recertifications for higher income families.	FY 2009	Barbara Huppee	785-842-8110 x 2250, bhuppee@ldcha.org
	Exclusion/Deduction Requirements: Exclude income of adult children (ages 18-21).	FY 2009		
	Exclusion/Deduction Requirements: No Earned Income Disallowance for Elderly/Disabled.	FY 2009		
	Recertification: In the mandatory MTW Rent System there are no interim rent adjustments but tenants are eligible for a biennial recertification schedule in FY 2009.	FY 2000 and FY 2009		
Lincoln Housing Authority	Min/Max Rent, Work Requirement: In the mandatory MTW Rent System tenants must work and pay either higher minimum rent (based on family income) or maximum rent/payment standard based on value of unit. Minimum and maximum rents/payment standards are reviewed/adjusted annually.	FY 2000 and FY 2010	Doug Marthaler	402-434-5530, Doug@l-housing.com
	Minimum Rent: Subsidized households have a minimum \$25 tenant rent.	FY 2008		
	Recertification: Calculation of annual income (minimum earned income and asset income) for HCV and Public Housing Programs. Biennial reviews for elderly/disabled households.	FY 2008		
	Maximum Rent: HCV Program: Maximum initial rent capped at 50% of monthly adjusted income.	FY 2008		
	Flat/Tiered Rents: Total Tenant Payment (TTP) based on 27% of gross income with no allowable deductions.	FY 2008		
	Minimum Rent/Work Requirement: A Minimum Earned Income (MEI) is included in all households unless exempt. The MEI is based on 25 hours at current minimum wage for 1 adult household and 40 hours at current minimum wage for 2 adult household. MEI sets an expectation that adult members will work. The MEI is reduced by any amount of actual earned income in the household.	FY 1999		
Louisville Metropolitan Housing Authority	Utility Allowance: HCV Program: Standard utility allowance per bedroom size	FY 1999	Tim Barry	502-569-3423, barry@lmha1.org
	Flat/Tiered Rent: All public housing households residing in scattered sites are subject to a flat rent structure, which varies depending on the square footage, location, age and amenities of the property. Scattered site rent structures are adjusted based on rent comparables.	FY 2010		
	Rent Recertification: Biennial Recertifications for Elderly Households in Public Housing and HCV Programs.	FY 2007/FY 2008		
	Time Limits, Work Requirements: Five-year time limit on residency in new scattered site units created off-site as a part of the Clarksdale HOPE VI. Heads of households must be employed and work at least 30 hours per week to be eligible for these units. Work requirements can be temporarily waived for single head of households enrolled as full-time students in accredited post-secondary educational institution. Elderly/disabled are exempt from employment/school requirement and time limits.	FY 2007		
	Exclusion/Deduction Requirements: \$7,500 earned income disregard for elderly families in HCV program whose only other source of income is their Social Security entitlement.	FY 2008		
	Occupancy Criteria: Revise occupancy criteria for Clarksdale HOPE VI Scattered Sites only to include the following: Families must participate in a case management program and demonstrate active movement towards self-sufficiency. Movement towards self-sufficiency is measured by the length of time households reside in the unit. Elderly/disabled households may be exempted from these criteria.	FY 2010		
	Exclusion/Deduction Requirements: Standard medical deduction for all families in Public Housing and HCV programs whose head of household or spouse is elderly and whose income includes Social Security entitlements.	FY 2008		
Massachusetts Department of Housing and Community Development	Flat/Tiered Rent: The voucher provides a shallow fixed subsidy for a limited 3-year time period. The term of participation will be increased from the current three-year maximum to an initial three-year term with up to two one-year extensions, for a total possible term of five years. If the contract rent for the unit is less than the shallow rent subsidy provided, the participant must pay 30% of their adjusted income toward rent. The participant can opt to pay an increased amount for rent and transfer the remaining subsidy amount to their escrow account.	FY 1999	Mary-Anne Morrison	617-573-1208, mary.anne.morrison@ma.state.us
Minneapolis Public Housing Authority	Recertification: Triennial Recertifications for Elderly/Disabled Households. Phase in over 3 years (1/3 of eligible residents every year).	FY 2009	Bob Boyd or Mary Abrahamson	612-342-1437, Bboyd@mplspha.org or 612-342-1401, mabrahamson@mplspha.org
	Income/Asset Disregard: Two-Year Earned Income Disregard. Federal regulations allow certain families a full income disregard for one year and a 50% disregard for the second year. MPHHA will create a full two year income disregard for eligible families.	FY 2009		

Housing Authority of the City of New Haven	Flat/Tiered Rent: Rent Schedule based on income tier using total annual income. All deductions are eliminated.	FY 2008	Karen Dubois-Walton	203-498-8800, kdwalton@newhavenhousing.org
	Flat/Tiered Rent: Flat rent option for those households where the flat rent is less than the income-based rent in the Rent Schedule. HANH will automatically provide families with a lower, flat rent amount when applicable.	FY 2008		
	Minimum Rent: \$50 for all families in public housing and Section 8.	Planned FY 2009		
Oakland Housing Authority	Exclusion/Deduction Requirements: Incremental earnings exclusion for families participating in FSS phased in over 5 years. The first year 100% of incremental earnings from wages or salaries is excluded from the determination of annual income. Amount decreases 25% per year thereafter until year five when there is no more exclusion.	FY 2008	Sean Herron	510-874-1674, sheron@Oakha.org
	Recertification: Triennial re-examination schedule for Elderly/Disabled with automatic adjustments made to housing payments based on cost of living adjustments.	Planned FY 2009/FY 2010		
Philadelphia Housing Authority	Exclusion/Deduction Requirements: Self certification of asset income and exclusion of the first \$500 in asset income per household. \$500 working family deduction for families with one or more members employed full time or part time, (at least twenty hours per week). Full time adult students (other than the HOH and spouse) and minors who work more than 20 hours per week are not eligible for the working family deduction; and full Medicare/Medicaid/health insurance payments for elderly and disabled households	FY 2004	Shelley James	215-684-4174 shelley.james@pha.phila.gov
	Time Limits: Housing Choice Voucher Program benefits available to participating households for a maximum term of up to seven years. Exemptions include: households with head, spouse or co-head over 55 or with a documented disability which prevents the individual from obtaining employment; homeownership participants	FY 2004		
	Flat/Tiered Rent: For PH and HCV, reduced percentage of family income for rent based on family size.	FY 2004		
	Recertification: For PH and HCV, households may request one interim recertification every six months.	FY 2004		
	Minimum Rent: \$50 minimum rent for all HCV households. Hardship may be requested. For PH, households headed by seniors or persons with disabilities are exempt from the minimum rent requirement.	FY 2004		
	Alternate Utility Allowance Policy: Application of pro-ratio factor to utility allowances. Annual updates of UA schedules based on current actual cost data. Subsequent to UA schedule update, apply the HUD established pro-ratio factor to determine the actual utility allowance schedules.	FY 2007		
	Alternate Utility Allowance Policy: For PH and HCV, applicable households will be required to participate in the PGW Customer Responsibility Program (CRP). Limited to PGW residential customers with gross household incomes at or below 150% of the Federal Poverty Level. Cap placed on the amount of money that eligible residents will be required to pay for their gas utility payments. Utilize the capped amount to calculate Utility Allowances due to residents. Payments by households under the CRP program are based on household income, not consumption.	FY 2008		
	Economic Self Sufficiency Initiative: Households who receive public assistance or who report zero income must meet with PHA staff and develop a Family Economic Development Action Plan (FEDAP). Completion of the goals specified in the FEDAP is required under the MTW Family Agreement Addendum. Failure to meet the specified goals may result in termination from the Housing Choice Voucher Program. PHA reviews the household's compliance on a periodic basis.	FY 2004		
Housing Authority of the City of Pittsburgh	Minimum Rent, Work Requirement: For public housing: \$25 Minimum Rent for non-Elderly/Disabled that increases by \$25 biennially - capped at \$250. Minimum Rent, Work Requirement: Any non-elderly, able-bodied head of household who is not working must pay a minimum rent of \$150 per month, unless they are actively participating in an approved self-sufficiency program. Head of household must work at least 15 hours per week to be considered "working". If working, rent will be calculated as usual, but in no case will the rent be less than \$25 per month.	FY 2008	David Weber	412-456-5012, weberd@hacp.org
	Recertification: Recertifications of families in the public housing program no less than once every 24 months. Currently only applies to those residents residing in properties owned and managed by HACP. Also applies to Housing Choice Voucher program participants.	FY 2009		
Portage Metropolitan Housing Authority	Flat/Tiered Rent: Fixed maximum rents by bedroom size - maximum rents go to 90% of FMR after 5-years.	FY 2002 - FY 2009	Pamela Nation	330-297-1489 x242, pnation@portagehousing.org
	Recertification: Biennial re-examination schedule for Elderly/Disabled.	FY 2002 - FY 2009		
	Recertification: Biennial re-examination schedule for all households.	FY 2008 - 2009		
	Exclusion/Deduction Requirements: Asset income not included in rent calculation, rents based on 25% of employment income plus 28% of other forms of income.	FY 2002 - FY 2009		
Housing Authority of Portland	Exclusion/Deduction Requirements: Eliminate income deduction of \$500 for employment and education activities, eliminate allowance for non-reimbursed childcare expense, non-reimbursed medical expenses raised to 10% of income, dependent deduction increased to \$500 with a maximum of \$1,000, senior or disabled adult deduction increased to \$500, and a household with two or more senior or disabled adults will be allowed up to \$1,000, absent children may be claimed if child support is paid.	FY 2002 - FY 2009	Michael Buonocore	503-802-8546; MichaelB@hapdx.org
	Exclusion/Deduction Requirements: For HCV program: Overtime, bonuses and income from bank assets excluded for employed residents, \$500 deduction from income if employed 33 hours or a full-time student and \$960 cap on dependent child deduction.	FY 2002 - FY 2009		
	Exclusion/Deduction Requirements: Disregard income from assets over \$25,000, eliminate interim reviews for most income increases and income decreases effective for less than 45 days, streamline (or eliminate for some households) the Earned Income Disallowance requirement.	FY2008		
San Antonio Housing Authority	Income Verification: Accept hand-carried third-party income verifications	FY2008	Isaac Carreon	210-477-6270, Isaac_Carreon@SAHA.org
	Recertification: Most voucher holders and senior/disabled public housing residents are on a biennial review schedule.	FY2008		
	Minimum Rent: MTW rent policy is limited to 3 public housing sites: Residents pay the greater of: the minimum rent, 10% of gross income or 30% of adjusted income - or flat rent. Minimum rents increase each year from \$50 in year 1 to \$135 in year 10. Rents adjusted annually.	FY 2000 through FY 2009		

Housing Authority of the County of San Bernardino	Minimum Rent: Raise the Public Housing and HCV minimum rent to \$125 per month.	Approved in FY 2009, Implemented in FY 2010	Maria Razo	909-890-0644, ext. 2217; mgrazo@hacsb.com
	Recertification: Biannual recertifications for persons on fixed incomes.	Approved in FY 2009, Implemented in FY 2010		
	Elimination of Assets: Elimination of assets from the rent calculation.	Approved in FY 2009, Implemented in FY 2010		
	Elimination of Earned Income Disallowance: HACSB will phase in the elimination over a two year period to allow current recipients to maintain their status.	Approved in FY 2009, Implemented in FY 2010		
San Diego Housing Commission	Income Verification: No longer require documentation when a client self-declares that the value of their combined assets is less than \$10,000	FY 2009/FY 2010	Jennifer Kelly	619-578-7125
	Alternate Recertification Schedule: Rent reductions are temporary, all income must be reported, income loss must be greater than 90 days, and rent reduction must be 10% or more.	FY 2009/FY 2010		
	Recertification: Triennial re-certification for elderly and/or disabled HCV households.	FY 2009/FY 2010		
	Utility Allowance: Simplified Utility Allowance system based on unit size.	FY 2009/FY 2010		
San Mateo County Housing Authority	Recertification: Biennial re-certification for elderly and/or disabled HCV households.	FY 2010	Jennifer Anderson	650-802-3358, janderson@smchousing.org
	Income Verification: Simplify the third-party income and expenses verification process.	FY 2010		
	Flat/Tiered Rent: Establish a tiered subsidy schedule for HCV participants based on voucher bedroom size and family income.	FY 2010		
	Exclusion/Deduction Requirements: Include certain income previously considered excluded in the rent calculation process; use the actual interest earned in rent calculation; dissolve the Earned Income Disallowance (EID).	FY 2010		
	Time Limits, Exclusion/Deduction Requirements: For 300 volunteering HCV MTW families: housing assistance is limited to a 6-year term, no limits on the percentage of household income which can be spent on housing costs. HACSM will award a flat escrow amount to families who have increased their earned income and/or met their FSS goals. Families will need to provide proof that they have: 1) increased their earned income, 2) fulfilled their educational goals that enhanced their ability to succeed or advance in the workplace, 3) participated in a HACSM-approved budget class, 4) achieved a minimum of \$1,500 increase in savings, and 5) improved their credit score.	FY 2000		
Housing Authority of the County of Santa Clara/ City of San Jose	Recertification: Triennial re-examination schedule for fixed-income HCV households, biennial recertifications for all other households, and use tax-credit income verification forms for project-based HCV units. When there is an increase or decrease in the family's unit size between regular recertifications, an interim re-examination reflecting the new payment standard will be required.	FY 2009	Alex Sanchez or Louise Hofmeister	408-993-2902; alexs@hacsc.org or 408-993-2999; louiseh@hacsc.org
	Income Verification: Streamline applicant/participant income verification process.	FY 2009		
	Exclusion/Deduction Requirements: Does not count or verify income that will then be excluded in rent calculation process, disregard income from assets over \$50,000 and immediately use increased payment standard at interim reviews.	FY 2010		
Seattle Housing Authority	Maximum Rent: Two-year Rent ceilings established when tenant rent equals market.	FY 2000; Revised FY 2005	Ann-Marie Lindboe	206-615-3553; alindboe@seattlehousing.org
	Minimum Rent: \$50 absolute minimum rent for LIPH and HCV.	FY 2000; Revised FY 2005		
	Escrow Accounts: A portion of working tenants' rent is deposited into a Tenant Trust Account for purposes similar to an FSS escrow account.	FY 2000		
	Recertification: Triennial rent certifications for residents on fixed-incomes. Impute TANF and Unemployment Insurance income if family appears eligible but has not applied.	FY 2000; Revised FY 2005		
Housing Authority of Tulare County	Flat/Tiered Rent/Time Limits: Flat rent with no utility allowance based on unit size for non-Elderly/Disabled public housing families, 5-year time limit (or sooner if 120% of area median income is reached).	FY 2000	Margaret Lowe	559-627-3700 x117, hatcmaggie@aol.com
	Utility Allowance: Flat subsidy amount with no utility allowance based on unit size for non-Elderly/Disabled HCV families.	FY 2000		
Vancouver Housing Authority	Exclusion/Deduction Requirements: Public housing earned income disallowance eliminated.	FY 1999	David Overbay	360-993-9533
	Exclusion/Deduction Requirements: Deduction for medical expenses eliminated, \$400 deduction for elderly/disabled families increased to \$700.	FY 2009		
	Utility Allowance: Utility Allowance Payments limited to 6 months duration for tenants in Public Housing and HCV programs.	FY 2009		
	Utility Allowance: A single simplified utility allowance in the HCV program.	FY 2009		
	Recertifications: Half of families receive a full review each year and the remaining 50% receive a simplified review.	FY 2007		
	Exclusion/Deduction Requirements: Public housing earned income disallowance eliminated	FY 1999		
	Exclusion/Deduction Requirements: Deduction for medical expenses eliminated, \$400 deduction for elderly/disabled families increased to \$700.	FY 2009		
	Exclusion/Deduction Requirements: In Section 8 and Public Housing, VHA will impute income when a family voluntarily closes a TANF grant while in sanction or while not in compliance with Work First.	FY 2009		
Income Verification: Assets valued at less than \$5,000 will not be verified.	FY 2009			
	Maximum Rent: 40% maximum family share in HCV program extended to include ongoing tenancy.	FY 2009		