

HOUSING INNOVATION

MTW is a HUD program that gives housing authorities flexibility around certain federal rules and regulations and allows the agency to implement local solutions. The Housing Authority of Washington County (HAWC) was selected for MTW status in May 2021. Our agreement is for participation for 20 years.



ONGOING MTW ACTIVITIES

TIERED RENT PROGRAM

A tiered rent program to simplify calculating rent costs. Households selected for the program use a tiered rent table to determine rent and will have reviews every three years. [Click here](#) for more information on this program.

Who will be impacted? Only work-able households will be eligible for selection. Senior and disabled households will not be eligible.

SIMPLIFIED RENT CALCULATION

Simplifies aspects of the rent calculation for our residents and participants, including: 1) income verification; 2) asset calculation; 3) medical expenses; and 4) Earned Income Disallowance (EID).

Who will be impacted? Households that currently include assets or medical expenses in their rent calculation, those participating in the EID program.

TRIENNIAL REVIEWS

Changes reviews for qualifying seniors and people with disabilities to once every three years.

Who will be impacted? Households where all adults in the household are a senior (age 62+) or a person with disabilities.

SIMPLIFIED UTILITY ALLOWANCE

Simplifies the calculation of utility expenses and assistance for households.

Who will be impacted? Households who are responsible for some or all of their utility payments.

HOMEOWNERSHIP PROGRAM

Proposes an alternative program to support low-income households who are interested in homeownership. (Approval pending)

Who will be impacted? This activity would create a new program and would not impact current residents or participants.

HQS INSPECTION PROCESSES

Simplifies the HQS inspection process.

Who will be impacted? These are internal process changes that will not have a significant impact on our residents and participants.

LOCAL PROJECT-BASED VOUCHER PROGRAM

Creates a local Project-Based Voucher (PBV) program, designed to be administratively efficient and increase the availability of Project-Based Vouchers.

Who will be impacted? These changes only apply to our Project-Based Voucher households. Most are internal process changes.

VOUCHER SET-ASIDE PROGRAM

Creates a program to set aside vouchers when partnering with a service provider to assist a vulnerable target population.

Who will be impacted? This activity is for new programs that will serve specific populations in our community.

STRATEGIC WAITLISTS

Creates deliberate waitlist strategies in the PBV and Voucher Set-Aside programs.

Who will be impacted? These are internal process changes that will not have a significant impact on our residents and participants.

ALTERNATE PAYMENT STANDARDS

Creates separate payment standards for Market Rate and Affordable Housing units, to recognize the local needs of the community and different regulations of the two types.

Who will be impacted? Because rents in affordable housing are regulated, we do not anticipate an impact on our residents and participants.

These activities only apply to households in our Public Housing and Housing Choice Voucher (Section 8) programs. Questions or comments? [Email HousingServices@WashingtonCountyOR.gov](mailto:HousingServices@WashingtonCountyOR.gov).