

# Example MTW Activities and Evaluation Methodologies

## MTW Training Session

January 29, 2009

### *Evaluating MTW: Setting Baselines and Benchmarks and Developing Outcome Measures*

This document provides the example information from the PowerPoint presentation in an easier to read format. Please use this to follow along with the review of the examples during the training session.

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#### **Example 1: Elimination of Asset Income from Rent Calculations**

##### **A. MTW Initiative Description**

Utilizing MTW flexibilities authorized in Sections C.11 and D.2 of Attachment C of the Amended and Restated MTW Agreement, the income received from assets of less than \$15,000 will be eliminated from public housing and housing choice voucher household rent calculations.

##### **B. MTW Statutory Objective**

This addresses the MTW statutory objective to reduce costs and achieve greater cost effectiveness in Federal expenditures and to assist families achieve economic self-sufficiency.

##### **C. Anticipated Impacts**

This policy is projected to generate significant staff time reductions. Possible unanticipated reduction in rental revenue or increase in Housing Assistance Payments (HAP) to landlords.

##### **D. Baseline and Benchmarks**

A benchmark of reducing recertification staff time by 167 hours per year has been established. If revenue losses or HAP increases significantly exceed administrative savings, an analysis will be completed to determine if a lower asset threshold (\$5,000 or \$10,000) should be established.

##### **E. Data Collection Metrics and Protocols**

A new sampling will be taken by the Recertification Supervisor to determine the new average time used to complete a recertification, once the asset income task has been eliminated. A financial report will be established to evaluate rental revenue and HAP impacts.

##### **F. Authorization Cited**

Sections C.11 and D.2 of Attachment C of the Amended and Restated MTW Agreement.

##### **G. Hardship Policy**

Not Applicable

## **Example 2: Establish a Graduating Minimum Rent**

### **A. MTW Initiative Description**

Minimum rents for employable households will start at \$50/month and will increase by \$50/month every year until a cap of \$250/month is reached.

### **B. MTW Statutory Objective**

This initiative addresses the MTW statutory objectives to reduce costs and achieve greater cost effectiveness in Federal expenditures and to provide incentives to families to obtain employment and become economically self-sufficient.

### **C. Anticipated Impacts**

This activity should increase the number of employed households and increase the agency's rental revenue.

### **D. Baseline and Benchmarks**

Baselines will be the percentage of employable households receiving earned income and the level of rental income received monthly from minimum rents before this policy is implemented. Benchmarks of increasing the percentage of employed households by 10 percent each year and increasing the amount of rent revenue received by the agency from minimum rents by 15 percent each year has been established.

### **E. Data Collection Metrics and Protocols**

Information received through the household recertification process will be used to determine the percentage of employed households and a financial report will be developed to determine the revenue received from minimum rents.

### **F. Authorization Cited**

The MTW authorization provided in Section C.11 of Attachment C of the Amended and Restated MTW Agreement will be used to adopt a new minimum rent policy.

### **G. Hardship Policy**

A Hardship Policy will allow for a temporary waiver of the minimum rent for brief periods if an adequate justification is provided.