

TIERED RENT PROGRAM

As part of our MTW agreement, HAWC will implement a tiered rent program to simplify the way rents are calculated for households. Households selected for the program will use a tiered rent table to determine rent and will have reviews every three years.



WHO IS ELIGIBLE?

Only households who are work-able are considered eligible for the Tiered Rent Program. Households where the head, co-head or spouse is age 56 or older or a person with disabilities are not eligible.

Of the households that are eligible, half will be selected for the Tiered Rent calculation and half will be selected as comparison households. Comparison households will continue to have their rents calculated using the standard calculation.

TIERED RENT CALCULATION

The tenant's portion of the rent is calculated using a table (see snapshot). Rent is based on the household's total prior year income without deductions – but there are hardship policies in place for large households and those with childcare expenses. If you pay utility expenses, the utility allowance will be deducted from your rent payment.

Tier	Income Minimum	Income Maximum	Monthly Rent
1	\$0	\$2,499	\$50
2	\$2,500	\$4,999	\$87
3	\$5,000	\$7,499	\$146
4	\$7,500	\$9,999	\$204
5	\$10,000	\$12,499	\$262
6	\$12,500	\$14,999	\$321
7	\$15,000	\$17,499	\$379
8	\$17,500	\$19,999	\$437
9	\$20,000	\$22,499	\$496
10	\$22,500	\$24,999	\$554
11	\$25,000	\$27,499	\$612
12	\$27,500	\$29,999	\$671

*Sample table only.
Tiers continue to higher amounts.

TRIENNIAL RECERTIFICATIONS

Households selected for the Tiered Rent Program will have full income reviews every three years (instead of every 12 months). Households will not have to report increases in income between reviews, and will be able to keep those extra earnings before seeing a rent increase. If a household has a loss in income, they can apply for a hardship consideration.

HOW WILL THIS IMPACT MY RENT?

The majority (70%) of eligible households will see their rent decrease or no change at all. The remaining households will see rent increases ranging from \$5 to \$62 per month, with most increases below \$30. Households may see an initial increase in rent, but will have the opportunity to increase earnings over the next three years without a corresponding increase in rent before their next review.

Implementation is expected for December 2022 or January 2023.

More information will be shared with households as details are available.

Questions or comments? [Email MTW_WashingtonCounty@co.washington.or.us](mailto:MTW_WashingtonCounty@co.washington.or.us).