

MAKING THINGS WORK

A Monthly Newsletter from Everett Housing Authority



A LOOK INSIDE THIS ISSUE:

All About MTW!

Learn more about "Making Things Work" and what changes you may see in 2023.

Tiered Rent Study

Do you qualify? And learn more about triennial recertifications.

Chance for a FREE Computer!

Register to win a FREE computer for you or your family from Compudopt.

Find us on  @HousingEverett

A MESSAGE FROM EHA'S EXECUTIVE DIRECTOR

I want the Everett Housing Authority to be more than just an opportunity for 4,000 or more households to have quality affordable housing. Our housing should be more than just a means of surviving and coping with poverty. It should open the pathway for our families to thrive.



Ashley Lommers-Johnson

- Did you know that three of EHA's directors, including me, grew up in Public Housing or benefited from a Housing Choice Voucher?
- Did you know that last year, two Housing Choice Voucher families graduated from the Family Self-Sufficiency Program (FSS) each receiving a check of over \$30,000?
- Did you know that under our MTW Plan we want a self-sufficiency program to be available to any and all households whose earned incomes increase while enrolled in such a program?

Set your goals high so that you and your children and your children's children will thrive and not merely survive.

View all links from this newsletter:

이 뉴스레터의 모든 링크 보기

Ver todos los enlaces de este boletín:

Xem tất cả các liên kết từ bản tin này:

Посмотреть все ссылки из этого информационного бюллетеня

Переглянути всі посилання з цієї розсилки

عرض جميع الروابط من هذه النشرة الإخبارية

CLICK HERE

REGISTER FOR A CHANCE TO WIN A FREE COMPUTER FROM COMPUDOPT



Empowering
youth
through
technology.

Power.
Learn.
Thrive.

Compudopt provides reconditioned computers to families who do not own a computer in their home. The computer is free. It is yours to keep forever. Compudopt will provide “how to” tech support for up to 2 years.

TO QUALIFY

Families must not OWN a working computer at home. (Devices provided by the school should not be counted as they are not owned by the family). You only need to register one time for the giveaway.

SIGN UP ONLINE

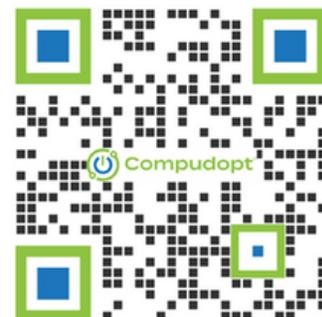
Visit compudopt.org/washington click on “Computer Giveaway” and complete the registration form. Compudopt will send a text message to the phone number you entered if you are selected to receive a computer. Please note recipients will be randomly selected; not everyone who registers will receive a computer.

COMPUTER DISTRIBUTION

Families who are randomly selected will receive an access code to pick up your computer. Please look for a text message with the date and time to pick up your computer.

Questions? Please email to info@compudopt.org.

Don't have a working computer at home? Compudopt is here to help!
Register: compudopt.org/washington



MAKING THINGS WORK: MORE THAN JUST OUR NEWSLETTER

What is MTW? While here at EHA we're using "Making Things Work," both for the title of this monthly newsletter and our MTW program, the government acronym is actually "Moving to Work." This can get a little confusing, especially for older adults and people with disabilities, who may be on a fixed income rather than working or looking for a job.



ALL ABOUT: TIERED RENT STUDY

NOTE: You do not need to do anything now regarding this rent study. EHA will contact you if you are eligible for the study.

Why is EHA doing this?

EHA is implementing the study to see if the new rent policy helps households increase their income and creates less paperwork for households and EHA. Half of eligible households will pay rent under the new Tiered Rent policy and half will pay rent under the existing rent policy so we can compare the results for both groups.

Who qualifies?

Only **non-elderly, non-disabled** households (what we call "employment focused" households) will be eligible for the rent study. In addition, certain other households, including households who are currently participating in the Family Self-Sufficiency (FSS) program, are also excluded. Eligible households will be randomly selected to either pay the new tiered rent or the current rent. Half of eligible households will be part of the new rent policy and half will pay based on their current policy.

If either the head or co-head of household is elderly and/or disabled, the participants will not be selected for the study.

How will my rent be different?

Half of eligible households will pay rent under the new Tiered Rent policy and half will pay rent under the existing rent policy so we can compare the outcomes for both groups. Here are some examples of how the Tiered Rent policy might help EHA participants and residents:

CURRENT RENT POLICY	TIERED RENT POLICY
You need to recertify your income every year.	You only have to recertify your income every 3 years . If you have an increase, you do not have to report it. If you have a decrease in income, you can report if you would like to receive a hardship exemption to temporarily reduce your rent.
The amount you pay for rent changes every year.	The amount you pay for rent may stay the same for up to 3 years.

Most households will see no change in their rent, or a small rent decrease. A handful of households may experience a modest rent increase. Households facing larger rent increases will be able to request a hardship to lessen the impact of the new rent policy on their rent.

The rent table continues for additional increments of \$2,500. We will begin the process of enrolling families starting January 2023, with their first month of annuals falling in May 2023.

Triennial Recertifications

One major change you will see if you are part of this study is that you recertify your income every 3 years, instead of every year. If you have an increase, you do not have to report it and it will not impact your rent. If you have a decrease in income, you can report it if you would like to apply for a temporary hardship reduction in your rent.

REMINDER: EHA will contact you if you qualify for this study.

TIERED RENT PAYMENTS

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

This rent table continues for additional increments of \$2,500.



HOW DO I CONTACT MY HOUSING SPECIALIST?

If you live at a property owned by EHA, please contact your property management staff with questions related to your PBV assistance. If you have a tenant-based voucher, or live in a PBV unit owned by someone other than EHA, the best way to reach your assigned Housing Specialist is by contacting cs@evha.org.

As part of implementing our new MTW changes, we will be modifying how we assign Certification Specialists for tenant-based voucher participants and households living in project-based voucher units that are not managed by EHA very soon. We will provide more details on our website and in next month's newsletter.



OTHER MTW CHANGES

As we've mentioned before, MTW gives housing authorities waivers from many of the regular rules and lets them use funding in new ways. EHA will remain an MTW agency for at least 20 years, which is the length of the HUD contract.

Here are some other MTW changes you may see with us over time (and if you qualify for the changes):



Asset Verification Over \$50,000 (Reexaminations)

Who this affects: *All EHA households*

The current program requires you to provide documents to verify your assets (bank accounts, investments, etc.) over \$5,000, but through this waiver, at your reexamination you will only be required to verify assets that exceed \$50,000.

Priority for Tenant Based Voucher Assistance

Who this affects: *PBV households and households on the voucher waiting list*

EHA will implement a policy of providing one voucher to assist someone from the tenant-based waiting list for each moving voucher given to a tenant moving out of a PBV unit.

Reexaminations for Elderly and Disabled Participants

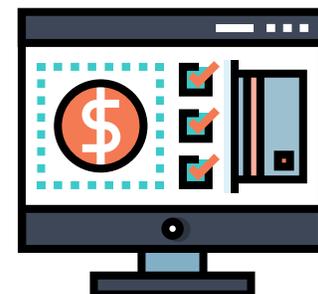
Who this affects: *Elderly and disabled households*

EHA is exploring ways to streamline the reexamination process for elderly and disabled households, which would be rolled out no earlier than July 2023. Stay tuned for more information in the next several months.

Reexamination Income Verifications

Who this affects: *EHA staff, as this is an internal process change*

The hierarchy of documents used to verify income for reexaminations will be modified, which will reduce burden on staff and participants.



How can I give feedback?

Join the Resident Advisory Board

Please email Chris Neblett, our Hearing Officer and Admin Coordinator, if interested in joining this board: chrisn@evha.org

Next meeting will be in December or January.

Submit a Comment

Submit comments and/or questions:



MTW@evha.org



425-339-1006

Visit our Website

Visit our MTW landing page on our website to keep up to date on changes, events, FAQs, and more: evha.org/mtw

EMAIL TIPS: CREATING AN ACCOUNT

Many services and EHA programs require an email to sign up and create an account. This also allows you to receive important information and updates regarding these programs and services. The following email providers are free to use and we have included how long the account will stay active if you don't log on or use it before it automatically gets deleted.



Free Email Providers

EMAIL PROVIDER	ACCOUNT	NOTES
GMAIL abc123@gmail.com	Account deleted after 24 months of inactivity.	Overall the best choice for a free email account, especially if you're not checking your email daily, weekly, or monthly.
OUTLOOK abc123@outlook.com abc123@hotmail.com	Account deleted after 12 months of inactivity.	Good choice for casual use, but must login at least once a year.
YAHOO abc123@yahoo.com	Account deleted after 12 months of inactivity.	Good choice for casual use, but must login at least once a year.
ICLOUD abc123@icloud.com	Account deleted after 12 months of inactivity.	Great for Apple (iPhone) users, but must login at least once a year.
MAIL abc123@mail.com	Account deleted after 6 months of inactivity.	Better suited for regular users of e-mail, since you must login in multiple times per year to keep account active.

Username: Think "Professional"

When creating your email username, think about what it will be used for - job applications, reaching out about an apartment, etc. Best practice is to use your first name and last name as one word, your first initial and last name, last name and first initial, or any combination of your name. Use "." or "-" to separate words.

Whatever you decide, make sure it is something you can easily remember as most email providers require you to login at least once every 6-12 months.

Come back next month for more email tips!



Affordable Connectivity Program Helping Households Connect

The Affordable Connectivity Program (ACP) was created by the Federal Communication Commission (FCC) to help connect families and household struggling to afford internet service. HUD-assisted families **automatically** qualify for ACP and the subsidy is **not considered income for the purpose of determining program eligibility or household rent.**

The benefit provides:

- Up to \$30/month discount for internet service
- Up to \$75/month discount for household on qualifying Tribal lands
- A one-time discount of up to \$100 for a laptop, desktop computer, or tablet purchased through a participating provider



HOW TO ENROLL:

1. Go to [AffordableConnectivity.gov](https://affordableconnectivity.gov) to submit an application or print a mail-in application
2. Contact your preferred participating provider to select an eligible plan and have the discount applied to your bill. Some providers may have an alternative application that they will ask you to complete.

Eligible household must **both** apply for the program **and** contact a participating provider to select a service plan.

LEARN MORE:



877-384-2575



fcc.gov/acp

NATIONAL DISABILITY EMPLOYMENT AWARENESS MONTH: TICKET TO WORK PROGRAM

Social Security's **Ticket to Work Program** supports career development for Social Security disability beneficiaries ages 18 through 64 who want to work. The Ticket Program is free and voluntary. The Ticket Program helps people with disabilities progress toward financial independence. Individuals who receive Social Security benefits because of a disability and are ages 18 through 64 probably already qualify for the program.

Interested in getting started? Meet Ben! Ben will guide you through the Social Security's Ticket to Work Program and give you more information about their free employment support services. Start your journey here:

<https://choosework.ssa.gov/about/get-started-today/>



CITY OF EVERETT & YMCA PARTNERSHIP: SWIM LESSONS

The Everett Parks Department will be allocating previously donated scholarship funds for income-eligible Everett residents towards swim lessons at the Everett YMCA beginning this October. The new partnership will provide a discount on the non-member rate. 30-minute group lessons will be \$48 off and 45-minute group lessons will be \$72 off. If eligible residents prefer private lessons, they will receive \$18 off a single lesson or \$72 off a four-lesson package. Income eligible individuals and families will also benefit from the YMCA's "Access For All" program, which offers up to an additional 35% off (depending on household income level).



Currently, all Everett residents have the opportunity to use the Everett YMCA pool for open swim at a reduced rate. This new partnership will provide more pool access to Everett residents while providing opportunities for both youth and adults to learn how to swim. The Everett YMCA currently offers non-members the opportunity to sign up for swim lessons but at a non-member rate.

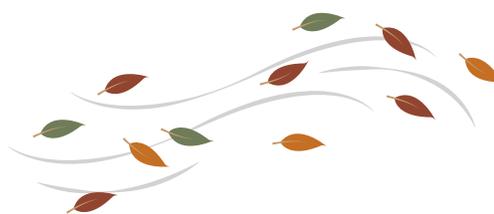
The next two sessions for swim lessons are as follows:

Session 11 Nov. 1-23 registration opens for community on Oct. 15

Session 12 Nov. 28-Dec. 15 registration opens for community Nov. 12

To sign up for swim lessons or learn more visit <https://ymca-snoco.org/programs/swimming/>

Hello
Autumn



Across

4. A tasty yellow vegetable with kernels.
5. Another word for gathering crops before winter.
6. Something people wear during autumn.
8. Another word for autumn.
9. Many animals do this in the autumn.
10. The way trees look during autumn.
11. One of the colors leaves turn in autumn.

Down

1. A large orange squash that people carve faces into.
2. A sport that starts in autumn.
3. The middle month of autumn.
6. Used to scare birds away from the corn.
7. A crisp, red fruit.



THE LIST OF
SNOHOMISH COUNTY

PUMPKIN
PATCHES



Most of these farms require advance ticket purchases, especially for the weekends. Please click their name to visit their website.

[The Farm at Swan's Trail](#) | 7301 Rivershore Rd., Snohomish | Oct. 1-31

Pumpkin Patch, Corn Maze, Hay Ride, Petting Farm, Food & Beverage, Kids Activities

[Stocker Farm/Stalker Farm](#) | 8705 Marsh Rd. Snohomish | Oct. 1-31

Pumpkin Patch, Corn Maze, Haunted House, Food & Beverage, Kids Activities

[Bob's Corn Maze & Pumpkin Patch](#) | 10917 Elliott Rd., Snohomish | Oct. 1-31

Pumpkin Patch, Corn Maze, Hay Ride, Food & Beverage, Kids Activities

[Craven Farm](#) | 13817 Shorts School Rd., Snohomish | Oct. 1-31

Pumpkin Patch, Corn Maze, Hay Ride, Petting Farm, Food and Beverage, Kids Activities

[Bailey Vegetable Farm](#) | 12711 Springhetti Rd., Snohomish | Oct. 1-31

Pumpkin Patch, Hay Ride, Food & Beverage, Kids Activities

[Thomas Family Farm](#) | 9010 Marsh Rd., Snohomish | Oct. 1-31

Pumpkin Patch, Corn Maze, Hay Ride, Food and Beverage, Kids Activities

[Carleton Farms](#) | 630 Sunnyside Blvd. SE, Lake Stevens | Oct. 1-31

Pumpkin Patch, Corn Maze, Hay Ride, Haunted House, Petting Farm, Food & Beverage, Kids Activities

[Novelty Hill Farm](#) | 26617 Northeast 124th St., Duvall | Fridays-Sundays | Oct 1-31

Pumpkin Patch, Corn Maze, Petting Farm, Food & Beverage, Kids Activities

[Fairbank Farm](#) | 15308 52nd Ave W, Edmonds | Weekends | Oct. 1-31

Pumpkin Patch, Petting Farm, Kids Activities

[Nile Nightmares Haunted House](#) | 6601 244th St. SW, Mountlake Terrace | Fridays-Sundays | Oct. 1-31

Haunted House, Food & Beverage

More information on this list of pumpkin patches and haunted houses can be found [here](#).



OCTOBER

Events around
Everett this
month!

Find us on 

[@HousingEverett](#)

WSU Repair Café

Saturday, October 1 | Willis D. Tucker Community Park | 10AM-2PM | FREE

[More information here.](#)

Sustainable Community Steward Volunteers are offering their next Repair Café!

Accepted items include: Clocks, jewelry, vacuums, small appliances, home décor, lamps, and some electronics. Limited textile, leather and clothing repairs are available as well. If you can carry it, we'll try to repair it! If you do bring large items to repair we will be providing a few wagons to help move items from the parking lot to the amphitheater. There is a cement path part way to the amphitheater and the rest of the walk is across a grass lawn.

Everett Farmers Market

Sundays (ends October 30) |
2930 Wetmore Ave. Everett | 10:30AM for
Seniors & High Risk Customers
11AM-3PM



Here's how it works:



Go to the farmers market information tent.



Swipe your EBT card for the amount you want to spend at the market.



Match your EBT dollars with SNAP Market Match.



Shop for fresh produce, seeds, and plant starts.

Diversity Everett Job Fair

Friday, October 7 | Online | 11AM-2PM | FREE
Register by [clicking here.](#)

This is a free virtual job fair in Everett, WA on Oct 7, 2022 including hiring managers from local and national organizations on the hunt for top talent like you. As a job seeker, all you have to do is sign up, show up, chat with key decision makers, and get hired.

Everett Art Walk

Thursday, October 20 | Downtown Everett | 5PM-9PM | FREE

Everett's monthly showcase for artists, in the downtown core in the City of Everett, WA. on the 3rd Thursday of the month.

Puget Sound Festival of Bands

Saturday, October 22 | Everett Memorial Stadium | 9AM-9PM |
\$40 Family Pack (2 adult, 3 youth)

Come support your local high school at the 29th Annual Puget Sound Festival of Bands! It is also a fund raiser for the Cascade High School Band, Percussion, and Color Guard programs. Over 21 high school marching band programs from all over the state of Washington and one band from Oregon are signed up to perform in Puget Sound's largest marching band competition.