



MOVING TO WORK

RESIDENT MEETINGS

OCTOBER 21, NOVEMBER 2,
NOVEMBER 10



EVERETT
HOUSING AUTHORITY

STAFF INTRODUCTIONS



- Ashley Lommers-Johnson, Executive Director
- Janinna Attick, Senior Policy Analyst
- Wendy Westby, Housing Choice Voucher Program Director
- Kristen Cane, Temporary Real Estate Advisor to Executive Dir.
- Chris Neblett, Hearing Officer/Administrative Coordinator

MEETING FORMAT



- Meeting is being recorded so we can review comments later
- All participants are automatically muted
- You can raise your hand if you have a question or comment
 - By phone: *9 on phone
 - Computer/app: “Participants” button on bottom of screen, then “Raise Hand”
- When you speak, please say your name, your property or program with EHA, and then your question or comment
- Staff presentation, then time for questions and comments

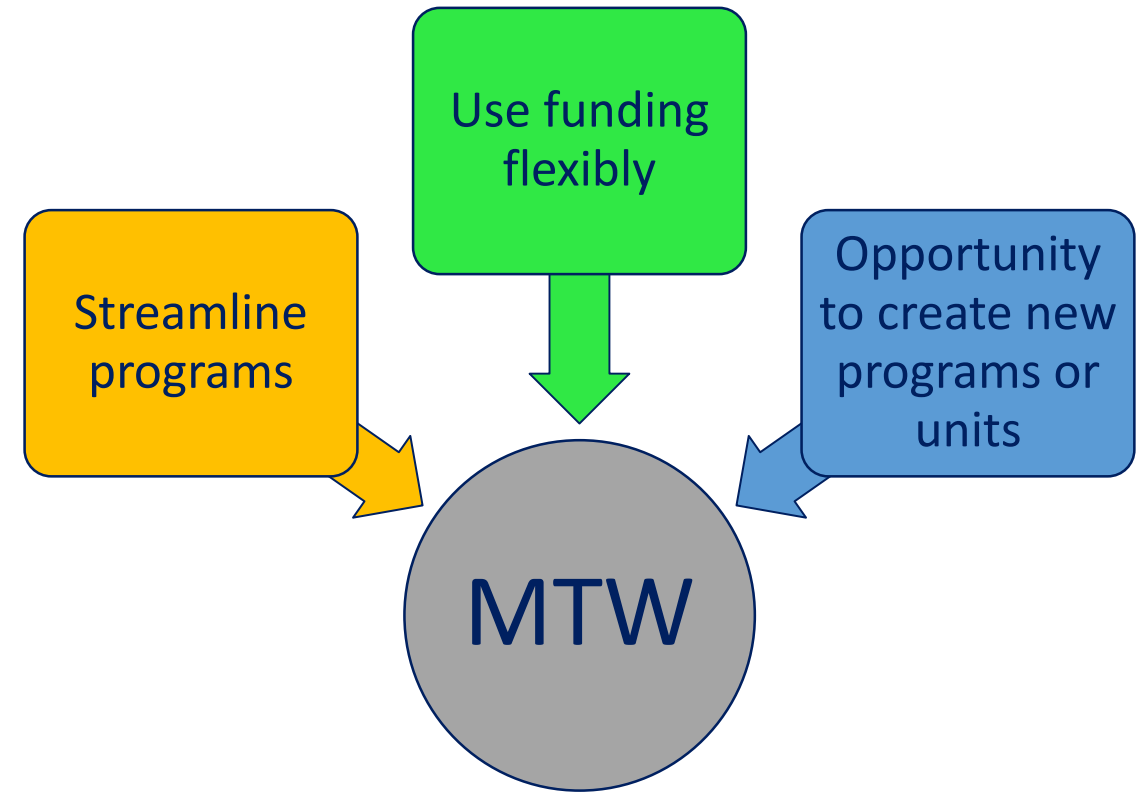
MOVING TO WORK (MTW) INFORMATION



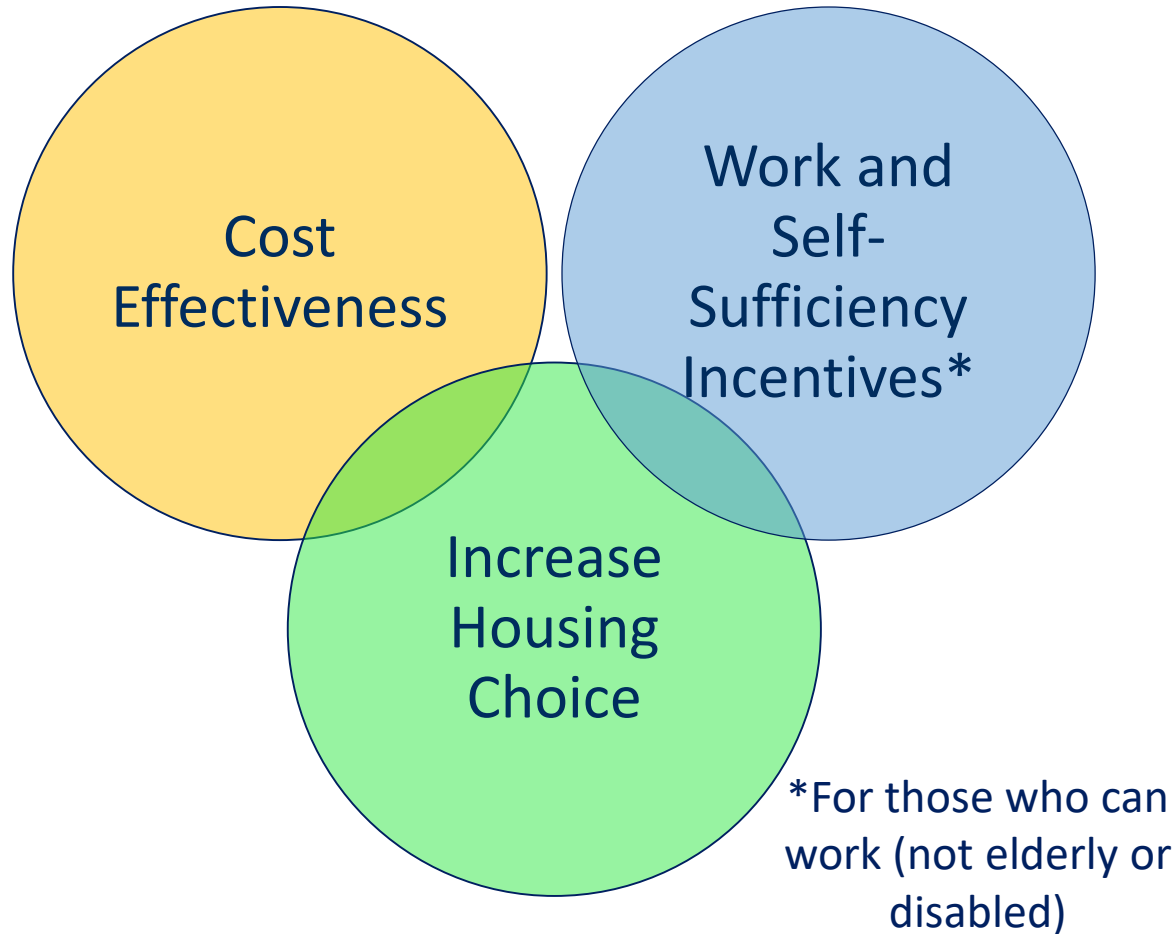
WHAT IS MTW?



- MTW = “Moving to Work”
- Federal government demonstration through U.S. Dept. of Housing and Urban Development (HUD)
- Housing authorities design and test innovative local strategies
 - Waivers from statutory requirements
 - Use voucher program funding \$\$ flexibly
- EHA is applying to be one of 100 new MTW housing authorities



MTW AND EHA STRATEGIC OBJECTIVES



MTW Statutory Objectives

Create 1,500 Units by 2030

Create Diverse, Healthy Communities of Opportunity

Employee Pride in Contributions to Mission

Equity in Outcomes for Staff and Clients

EHA Strategic Objectives

REQUIREMENTS FOR MTW AGENCIES



Ensure 75% of new households we serve are very low-income

Establish a reasonable rent policy

Continue to assist substantially the same number of households

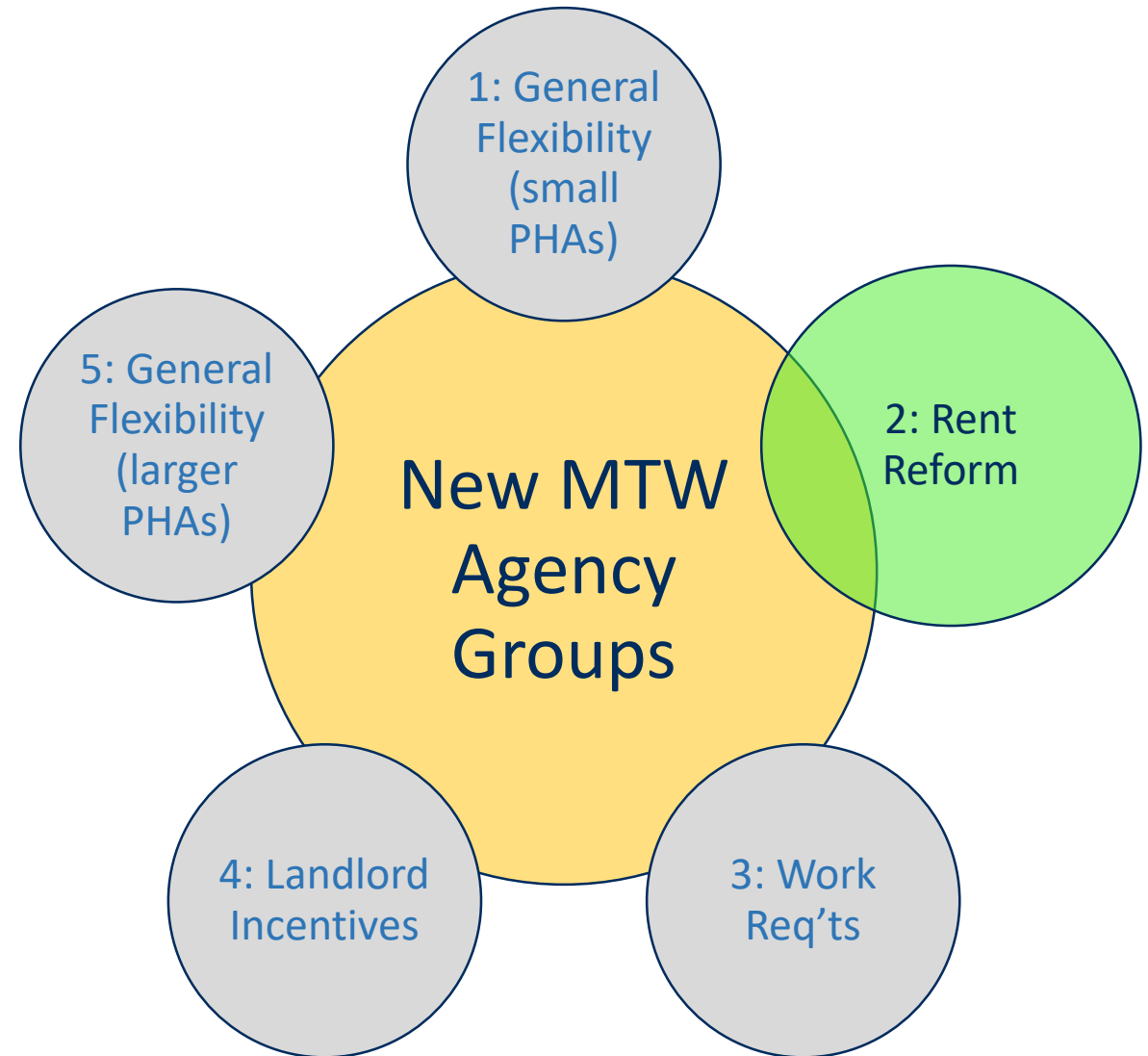
Continue to assist a comparable mix of households

Meet Housing Quality Standard requirements

MTW EXPANSION



- 5 groups of new MTW agencies – each studying a specific policy flexibility
 - EHA is applying for “rent reform” group
- EHA could also put in place other changes to make programs work better



POSSIBILITIES WITH MTW



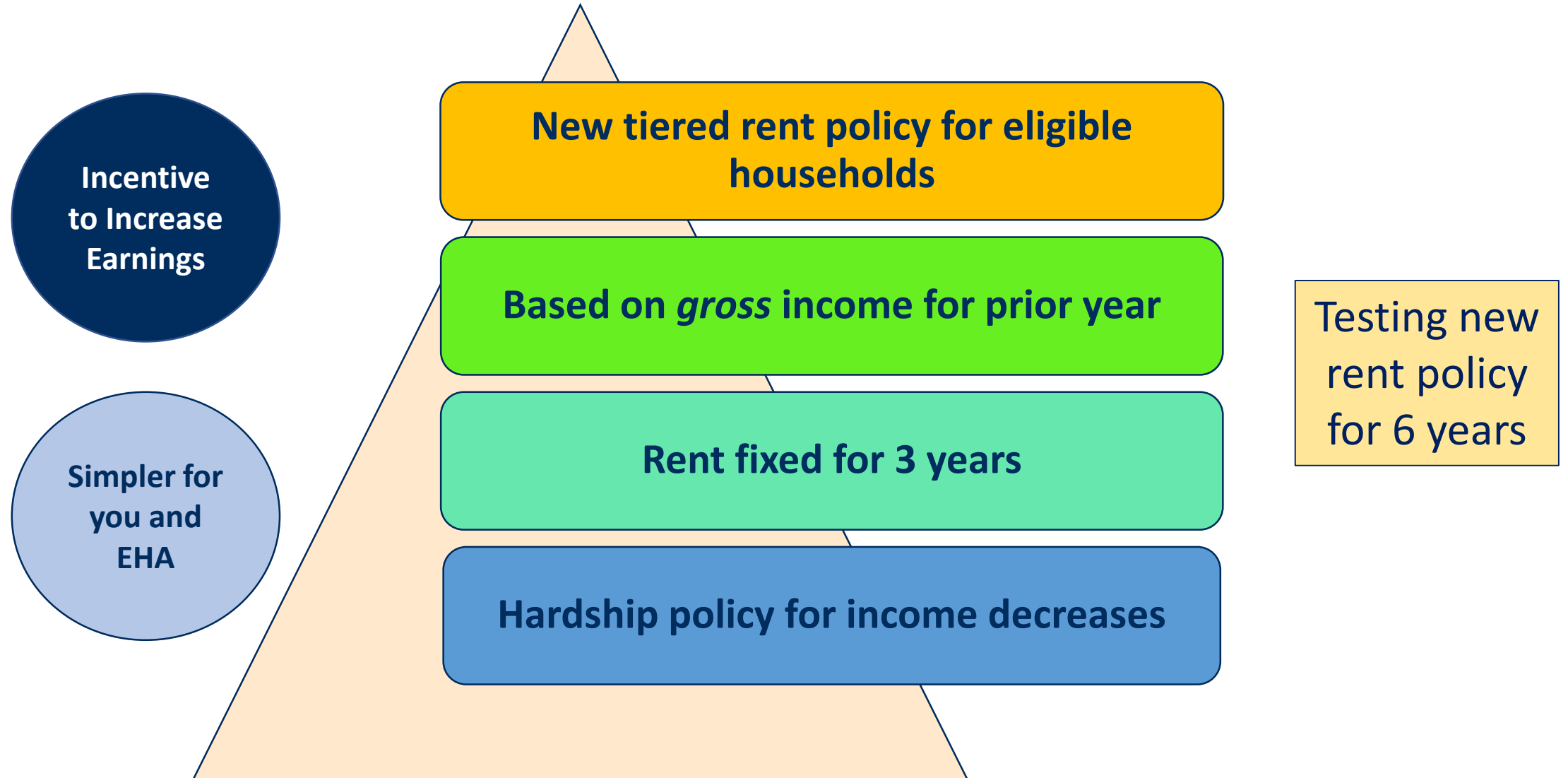
- Streamline programs:
 - How income is verified
 - How often reviews are done
 - How and when units are inspected
 - Increase landlord participation in voucher program
- Use up to 10% of funding flexibly
 - New or expanded services
 - Build new housing units
 - Create local housing programs

**Meet local
community
needs**

RENT REFORM INFORMATION



RENT REFORM OVERVIEW

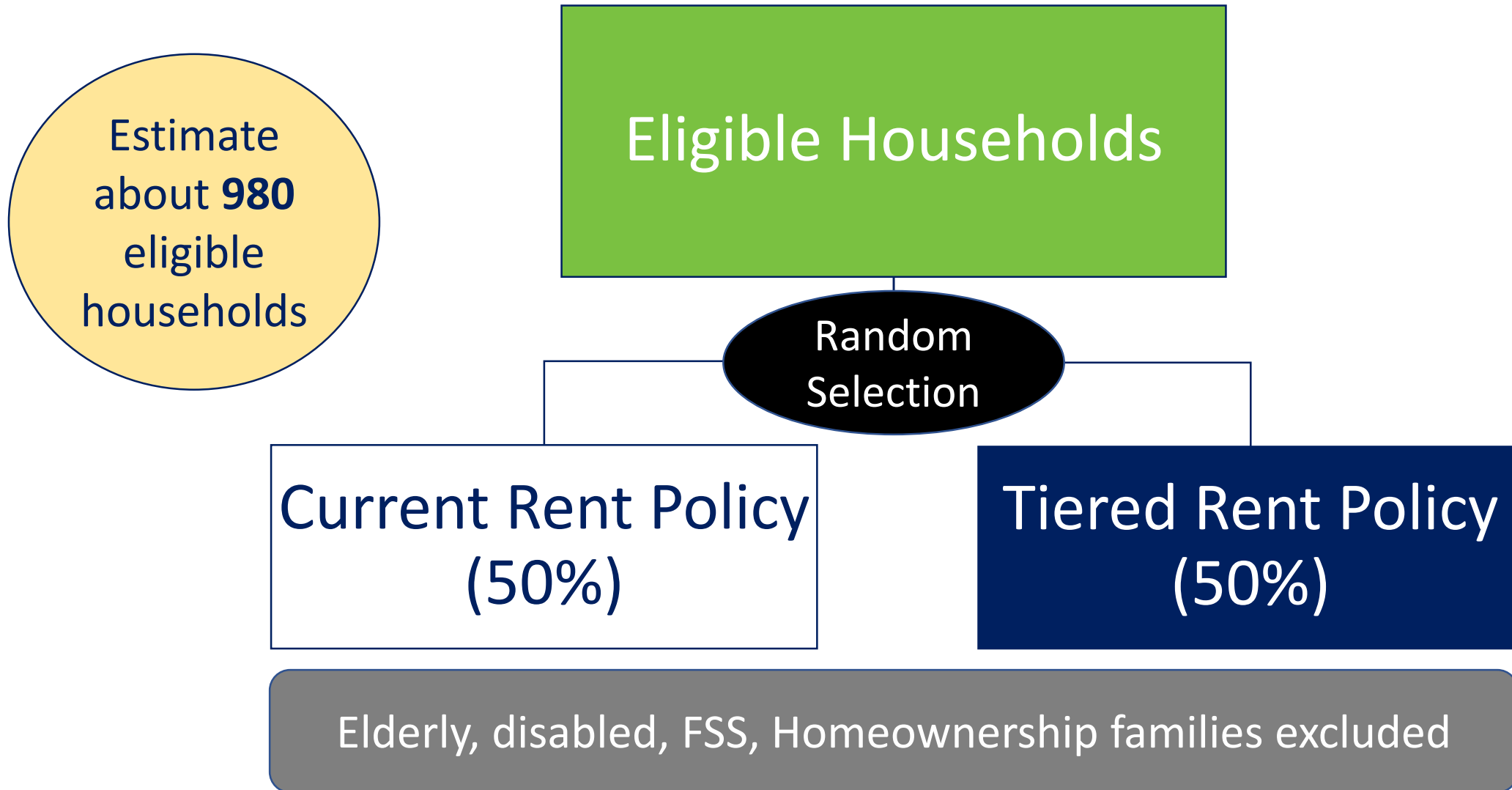


RENT REFORM – WHO IS ELIGIBLE?



Eligible for Rent Reform Study	<u>Not</u> Eligible for Rent Reform Study
Non-Elderly, Non-Disabled Households <ul style="list-style-type: none">• Head, co-head, and/or spouse NOT disabled and is under age 56 at time Rent Reform study begins (won't turn 62 during study)	Elderly and Disabled Households <ul style="list-style-type: none">• Head, co-head, and/or spouse is disabled and/or age 56 or older at time Rent Reform study begins (already 62 or will turn 62 during Rent Reform study)
Household not participating in FSS and/or the Homeownership voucher program	Household is participating in FSS and/or the Homeownership voucher program

RENT REFORM – ENROLLMENT



TIERED RENTS



If <i>gross</i> annual household income at reexamination is between...	...and:	Family's monthly rent + utility allowance will be:
\$0	\$2,499	\$50
\$2,500	\$4,999	\$94
\$5,000	\$7,499	\$156
\$7,500	\$9,999	\$219
\$10,000	\$12,499	\$281
\$12,500	\$14,999	\$344
\$15,000	\$17,499	\$406
\$17,500	\$19,999	\$469
\$20,000	\$22,499	\$531
Further tiers for each additional \$2,500 of income		

Rent for each tier (except first tier) =
30% of monthly gross income for midpoint of tier

Rent fixed until next reexam in 3 years as incentive to ↑ income



What are the benefits of Tiered Rents?

- Rent continues to be based on income
- Rent is predictable for 3 years
- Keep any increased earnings between reexaminations
- Less paperwork
 - No need to report income changes between reexaminations
 - No need to document deductions
- Hardship protections if your income decreases

TIERED RENTS EXAMPLE



	Tier Minimum Income	Midpoint of Tier	Tier Maximum Income
Income Range for Tier 7	\$15,000	\$16,250	\$17,499
Rent for Tier 7	\$406		

Gross household income of \$15,500

Gross household income of \$17,400

RENT SCENARIO



Alex has a voucher and just got a new job. Alex's annual income went from \$16,000 to \$20,000. At Alex's income review:



Current Policy:

- Alex's rent will go up from \$400 to \$500
- Alex's rent will change each year based on income changes

Tiered Rent Policy:

- Alex's monthly rent will go up from \$400 to \$406
- Next year: Alex's monthly rent will still be \$406
- Year after: Alex's monthly rent will still be \$406

Over 3 years, Alex can keep an extra **\$94** per month, totaling **\$3,384**

RENT REFORM – INITIAL CHANGES



May See Rent Decrease or No Change in First Year

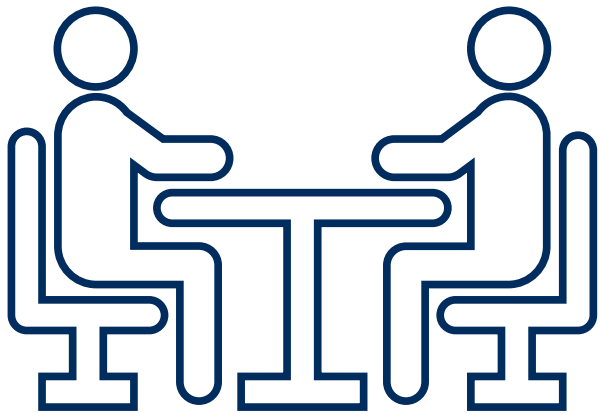
- Household close to top of income range for tier
- Few to no deductions
- Very low income and only paying \$50 minimum rent

May See Rent Increase in First Year

- Income close to bottom of tier
- Households receiving deductions, since rent will be based on gross (unadjusted) income
 - Dependent deduction
 - Child care expenses

After initial rent set, no change for 3 years except in case of hardships

HARDSHIP POLICY



- Applies if household reports decrease in income that drops them to a lower rent tier
 - Possibility to offer in other circumstances (such as to prevent an eviction)
- Hardship rent = rent for tier based on *expected* gross income
- Lasts between 1-12 months, with possible renewal
- Household requests a hardship and any renewals

WHAT'S COMING NEXT?



HOW YOU CAN GET INVOLVED

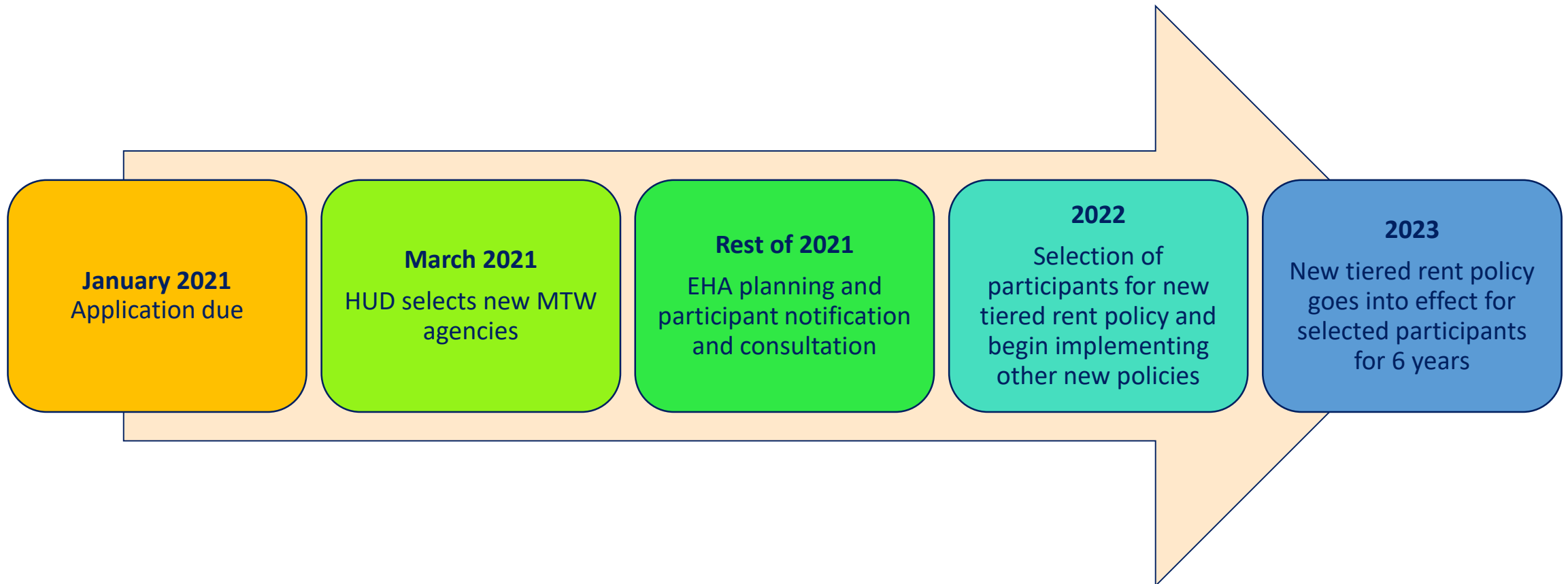


- This meeting today!
- Participant online survey (sent in e-mail)
- Provide feedback on draft application and plan
 - Public comment period mid-November to mid-December
 - Virtual public hearing December 14th at noon
- Join our Resident Advisory Board
 - Annual meeting – December 9th
- Participate in Participant Advisory Group
 - Provide participant/resident voice on new policies
 - Help us identify community needs

TIMELINE



Expected timeline if EHA is selected as an MTW agency:



QUESTIONS AND DISCUSSION



DISCUSSION QUESTIONS



- What community needs should we prioritize?
- What changes would you like to see to program rules?
- How can we help people with vouchers be successful and move to neighborhoods that meet their needs?
- Tiered Rent policy
 - Input on hardship policy
 - How could we support those on the new rent policy between annual reviews?
- Your questions and comments

