

Fayetteville Housing Authority Moving to Work Demonstration

Presented by Audra Butler

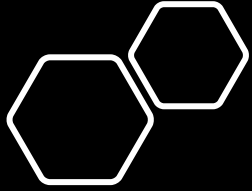
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The Fayetteville Housing Authority provides safe, quality, affordable housing as a basic human right to build community resilience, improve intergenerational public health outcomes & increase equitable opportunities.



What are the HUD goals of MTW?

Reduce	Reduce cost and achieve greater cost effectiveness of federal dollars;
Give	Give incentives to families with children where the head of household is working, looking for work or going to school or a job training program to become self-sufficient; and
Increase	Increase housing choices for eligible low-income families.

What must FHA do?

Ensure

- Ensure that at least 75% of families assisted are very low income

Establish

- Establish a rent policy that encourages employment and self-sufficiency

Continue

- Continue to assist the same total number of eligible low-income families as would have been served if not participating in MTW

Maintain

- Maintain a mix of families (by family size) as would have been provided had the funds not been used under MTW

Ensure

- Ensure housing assisted under MTW meets Housing Quality Standards

Alternative Utility Allowance (PH & HCV)

The FHA will create a flat utility allowance schedule based on unit size and average types of utilities paid by participants in the jurisdiction.

If the family is paying electric or gas, they will be eligible for the flat utility allowance

The FHA will continue to review the utility allowances each year and revise its allowance for a utility category if there has been a change of 10% or more.

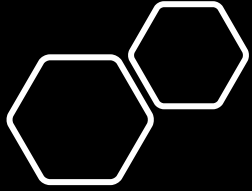
Goal – increased self-sufficiency and cost effectiveness

Standard Deductions (PH & HCV)

The FHA will replace the existing deductions with a standard deduction of \$700.

The standard deduction will be given to elderly/disabled families and families with one or more dependent.

Goal – increased self-sufficiency and cost effectiveness



Payment Standards (HCV)

Payment standards will go up to 120% of Fair Market Rent.

Goal – Increased Housing Choice and Self-sufficiency

Alternative Reexamination Schedule (PH & HCV)

Non-elderly/disabled families will be recertified every other year (biennially)

Elderly/disabled families will be recertified every three years (triennially)

Families will be eligible for one interim per year if their income decreases 10% or more; additional hardships may be allowed as a reasonable accommodation

Zero income families will continue to be recertified annually until a source of income is received

Goal – increased self-sufficiency

Self- Certification of Assets (PH & HCV)

Families will be eligible to self-certify assets up to \$50,000

All assets will be verified at the time of eligibility determination

Goal – Self-sufficiency

Landlord Incentives (HCV)

Signing Bonus

- The FHA will provide a sign-on bonus of \$500 for any new owner in the HCV program who executes an HCV HAP Contract
- Must be a new owner within the last 3 years
- Goal – Increased Housing Choice

Work Requirements (PH & HCV)

Elderly and disabled persons are exempt; Primary caretaker for a child under 6 or pregnant woman is exempt;

Applies to family members age 18 or older

Adults must work a minimum of 30 hours per week unless enrolled in school or job training program

Goal – Self-sufficiency

What are Hardship Exemptions?



- A household will receive a hardship if their rent burden exceeds 40% of their current/anticipated monthly gross income.
- The FHA may grant hardships for other circumstances as determined by the FHA.
- Hardship policies will be included in draft supplement



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#1 Agency Specific Waiver Request

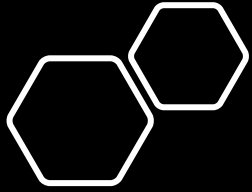
- Elimination of mandatory Earned Income Disallowance (EID)
- Continuing the implementation of EID would prevent FHA from effectively implementing biennial and triennial recertifications
- HUD intends to eliminate this requirement from the regulation in FY2022
- 0% of families in PH and HCV are receiving EID
- Goal – Self-sufficiency

When will
these MTW
activities start ?



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- The FHA must
 - Host two resident meetings – July 7, 2022 and July 14, 2022
 - Publish a public notice and draft of the MTW initiatives for public comment – July 2022
 - Host a public hearing – July 28, 2022
 - Obtain Board of Commissioners approval – August 25, 2022
 - Submit the MTW Supplement Form (HUD-50075) to HUD for approval – September 2022
- The FHA expects to start implementing MTW initiatives on or around October 1, 2022.



FHA Contact Information

Fayetteville Housing Authority

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Housing Choice Voucher Program

- Tara West, Director of Programs

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Public Housing Program

- Daniel Robertson, Property Manager

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Questions?

More Information on MTW



www.hud.gov/mtw

<https://fayettevillehousingauthority.org/public-comment-open-mtw-supplement/>



Contact FHA with questions Programs@FayettevilleHA.org

479-521-3850



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