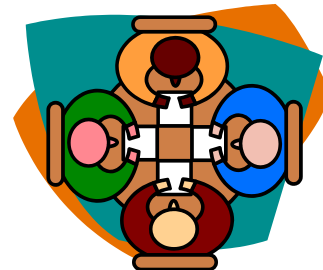


ROSENBERG HOUSING AUTHORITY ADVISORY BOARD MEETING AGENDA



A MEETING HAS BEEN SCHEDULED FOR THE RESIDENT ADVISORY BOARD AS FOLLOWS:

DATE: THURSDAY, OCTOBER 1, 2020

TIME: 10:00 A.M. Drinks will be provided

**LOCATION: ROSENBERG HOUSING AUTHORITY
117 LANE DRIVE, SUITE 18
ROSENBERG, TX 77471**

If you would rather attend Virtually, you will need to contact the RHA 48hours before and meeting information through Microsoft Teams will be sent either via Text or Email.

ITEMS TO BE DISCUSSED:

1. WELCOME
2. REASON FOR THE MEETING – To Discuss the RHA’s Moving to Work Initiative and what that means.
3. DISCUSS THE FOLLOWING MTW INTITATIVES:
 - A. Minimum rent that is currently set at \$50 will be increased to \$75.
 - B. When moving or at initial occupancy, the family will be allowed to move into an unit that is up to 45% of their Total Tenant Payment.
 - C. The housing authority will not longer include Assets when determining annual income.
 - D. The housing authority will no longer conduct Interims except for family changes or as a reasonable accommodation or because of extenuating circumstances.
 - E. Total Tenant Payment will be based upon 28% of your gross income and all allowances for disabled and dependents will be removed as well as deductions for childcare and medical expenses.
 - F. Utility Reimbursement checks will be eliminated.
 - G. Single Family Unit Landlords who pass on the First inspection will be provided with a Unit Incentive Fee of \$100.
 - H. Landlord’s who return the Request for Tenancy Approval and Inspection Packet within 30 days of voucher issuance will receive a leasing incentive of \$50.
 - I. The housing authority will setup a Damage Claim fund for unit’s that have been damaged by a participant.
4. COMMENTS
5. COVID Participant Bags pack October 19 at 1:30pm. Distribute bags October 21-22 from 9-11:30am.
6. ADJOURNMENT.

IT IS VERY IMPORTANT THAT ALL RESIDENT ADVISORY MEMBERS ATTEND THIS MEETING. IF YOU CAN NOT ATTEND THIS MEETING PLEASE CALL THE OFFICE AT (281) 342-1456.

Reasonable accommodation for the disabled attending this meeting will be available; disabled persons in need of special assistance at the meeting should contact the Housing Clerk at

Rosenberg Housing Authority

MTW Resident Meeting

10/1/2020

What is MTW?

Moving to Work (MTW) is a demonstration program for PHAs that provides us the opportunity to design and test innovative, locally designed strategies that has 3 goals:

- use Federal dollars more efficiently,
- help residents become self-sufficient,
- increase housing choices for low-income families.

What is MTW?

MTW allows PHAs exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their Federal funds.

PHAs in the MTW demonstration have pioneered a number of innovative policy interventions that have been proven to be successful at the local level, and subsequently rolled out to the rest of the country's PHAs

RHA's vision for MTW

RHA has not developed detailed plans yet but does have a vision for MTW at RHA.

Our vision is that needless or confusing current program rules would be changed to make our programs easier to understand and follow.

We hope to reduce the costs of the administering the program.

We want to make the voucher program easier for landlords, increasing the number of options for you.

RHA's proposed waivers

Increasing Minimum Rent Achieve Goals: Self Sufficiency

- Currently set at \$50
- Propose increasing to \$75

RHA's proposed waivers

Increasing Initial Rent Burden

Achieve Goals: Self Sufficiency, Housing Choice

- Currently set at 40%
- Propose increasing to 45%

RHA's proposed waivers

Self-Certify Assets up to \$50,000

Achieve Goals: Cost Effective

- Require additional paperwork/verification/time
- Only 16 families have assets that actually adds to income (Max \$280/year)

RHA's proposed waivers

Eliminate Interims

Goals: Cost Effective, Self Sufficiency

- The current procedure requires 3 personnel (1 day weekly)
- Used by families to pay optimum rent
- Reports decreases/not increases
- Results in Repayment Agreements
- Hardship – reasonable accommodation, extenuating circumstances (income not replaceable, how employable)

RHA's proposed waivers

Simplify Rent Calculation

Goals: Cost Effective, Self Sufficiency

- Current procedure: 30% of adjusted income after allowances for dependents, disabled. Deductions for childcare, medical expenses
- Propose: Flat 28% of annual income.
- Hardship for certain families (elderly/disabled) (families working with childcare)

RHA's proposed waivers

Remove Utility Reimbursement Checks

Goals: Cost Effective, Self Sufficiency

- Incentives for:
 - Homes that pass on first inspection
 - Inspection packets turned in within 30 days of voucher issuance
 - Damage claim fund for properties destroyed by housing participants

RHA's proposed waivers

Landlord Incentives

Goals: Housing Choice

- Current procedure: Checks issued to families who meet certain conditions
- Families do not cash checks
- RHA must pay to stop payments after 60 days

- Propose: Eliminate checks completely

Where does the process go from here?

RHA will have a public hearing on October 26, 2020. You are welcome to attend. After getting feedback from residents we will develop an application which will be posted for 30 days for review and comment.

After reviewing the comments and making changes as needed, we will submit the final application to the Board for their approval at the November 16, 2020 Board meeting.

After we hear back from HUD the real work begins!

Thank you!

If you would like to submit written feedback or questions – please send them to Kbrown@rosenbergha.org