



Washington County

Moving to Work

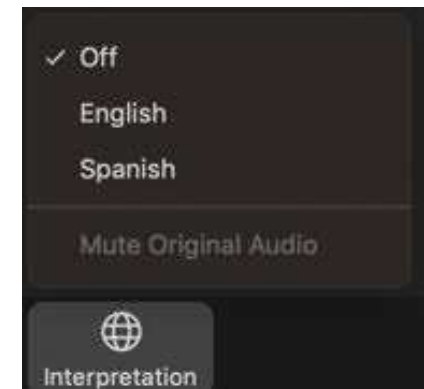




Language Options



- We have Spanish translation available in this meeting.
- In order to participate, all attendees must choose a language room – either Spanish or English.
- The same information will be presented in both rooms.
- To select your language room, click the globe icon at the bottom of your screen, and choose Spanish or English.

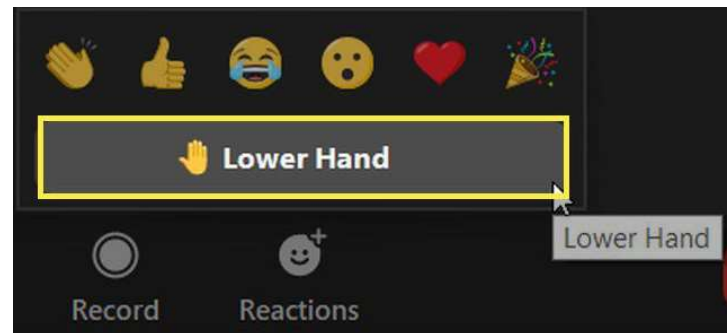




Zoom Housekeeping



- You have been added to the meeting in mute – this helps ensure that everyone can hear clearly.
- We will take questions at the end of the slideshow.
- If you have a question at any time, please type it into the chat box or use the Q&A feature. You can also use Zoom’s “raise hand” feature.





Welcome



Today's Team:

Phil Incorvia, Blue Tiger Leadership

Josh Crites, Assistant Director

Melissa Sonsalla, Policy and Strategic Initiatives Coordinator

Liz Morris, Rental Assistance Program Manager



Today's Meeting

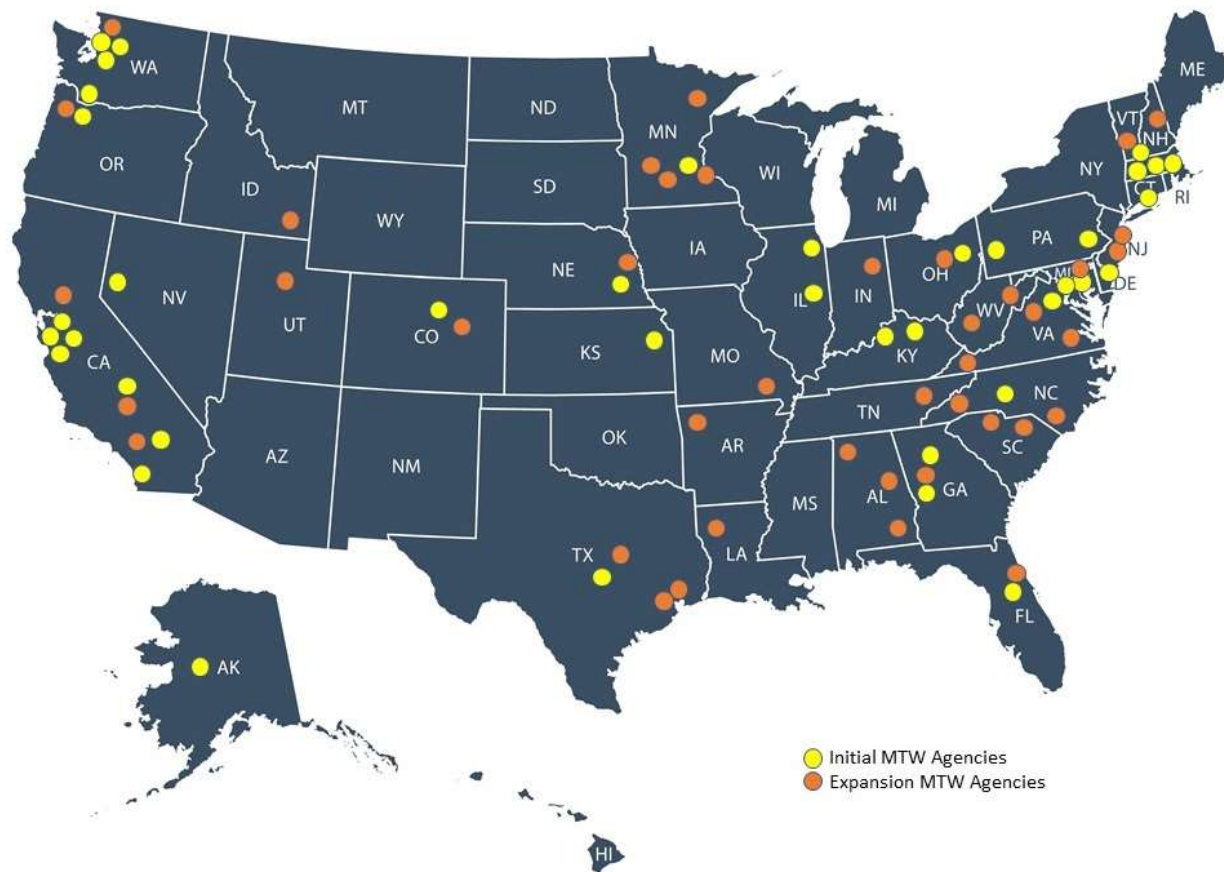


Purpose: Learn about and provide feedback on Washington County's proposed MTW activities

- Feedback will be reviewed by staff and included in the documents submitted to HUD
- After the meeting you can send additional comments or questions by emailing: MTW_WashingtonCounty@co.washington.or.us
- We cannot discuss individual cases during this public meeting. Please email: VoucherTeam@co.washington.or.us
- Or call 503-846-3790

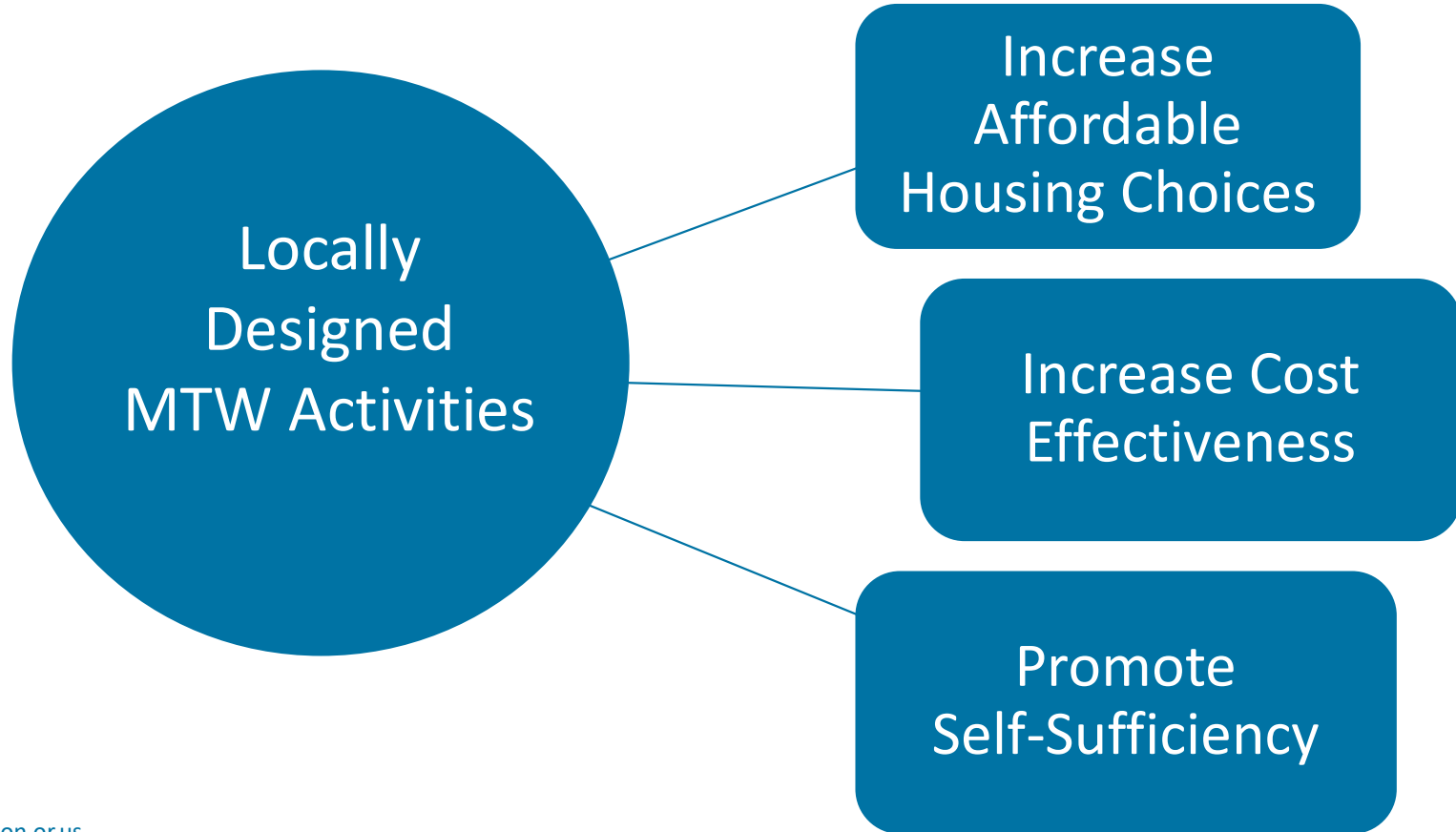


What is MTW?





MTW Statutory Objectives





2022 Timeline



FEBRUARY	MARCH	APRIL
Post online for public review (45-day public comment period)	Preview with Board of Directors Community Stakeholder meetings Residents / Participants meetings Resident Advisory Board meeting Housing Advisory Committee (45-day public comment period ends)	April 5: Board of Directors meeting - Public Hearing Board Approval April 15: Submission to HUD



2022 MTW Activities



1. Tiered Rent Program
2. Rent Simplification Initiatives
3. Triennial Reviews for Seniors & People with Disabilities
4. HQS Inspection Processes
5. Local Project-Based Voucher Program
6. Voucher Set-Aside Programs
7. Strategic Waitlists



Tiered Rent Program



Goals & Benefits: simplified rent calculation + time for increased income

Eligible Households:

Work-able Households

(both public housing residents and Housing Choice Voucher recipients)

Households NOT Eligible:

- Current FSS Participants
- Flat rent households
- \$0 HAP households
- Mainstream vouchers
- Homeownership vouchers
- FYI vouchers
- Jobs Plus properties
- Mixed eligibility families
- Pending SSI/SSDI applications
- Households receiving EID
- VASH, EHV, TPV vouchers
- Port-outs



Tiered Rent Program



Goals & Benefits: simplified rent calculation + time for increased income

- Rents are based on a simple to read table that uses unadjusted income
- Hardship protections for large families or those with childcare expenses
- Utility allowances and utility reimbursements will still be applied
- Households will only have regular reviews every three years
- Households will not have to report increases in income between regular reviews

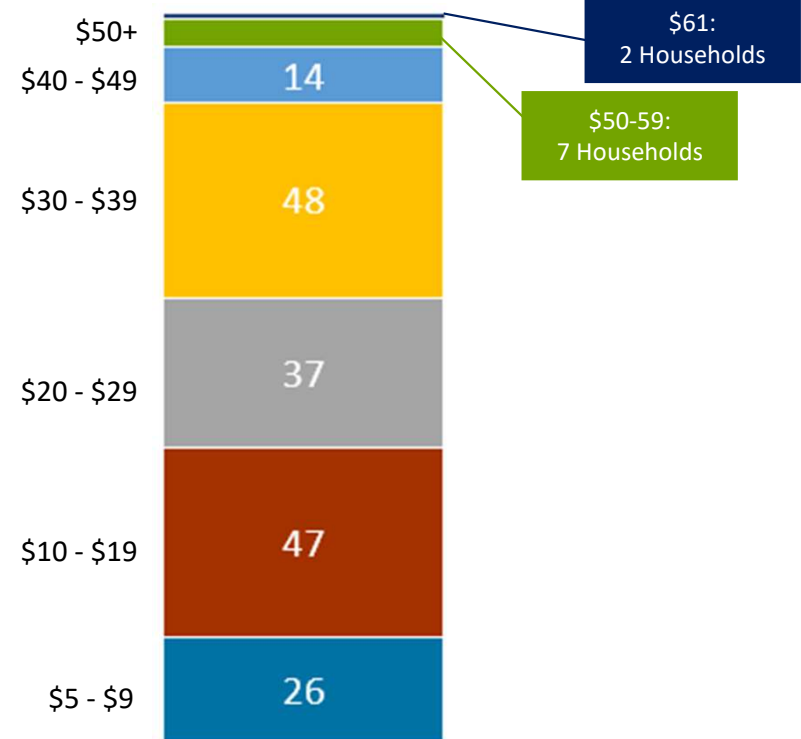
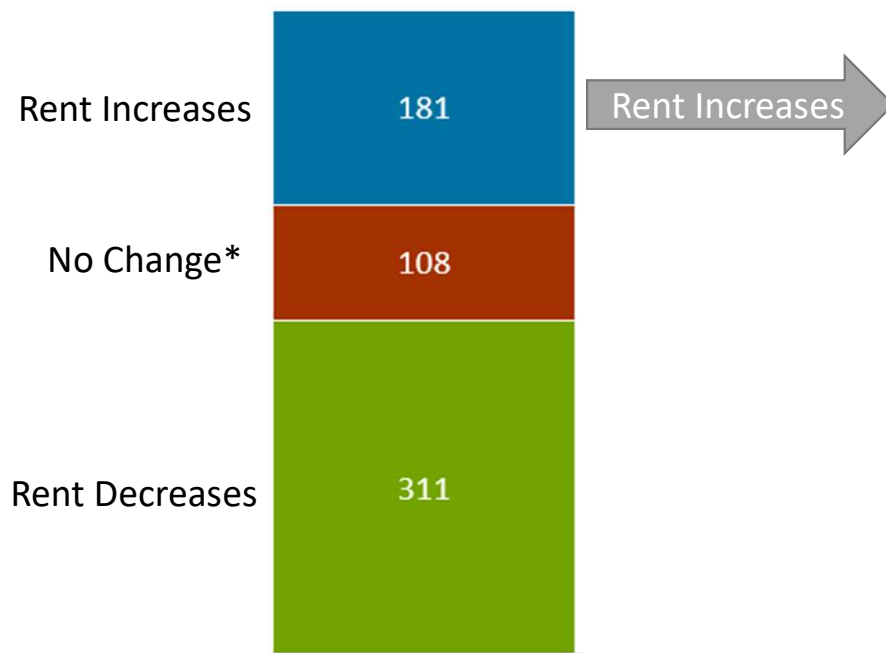
Tier	Income Minimum	Income Maximum	Monthly Rent
1	\$0	\$2,499	\$50
2	\$2,500	\$4,999	\$87
3	\$5,000	\$7,499	\$146
4	\$7,500	\$9,999	\$204
5	\$10,000	\$12,499	\$262
6	\$12,500	\$14,999	\$321
7	\$15,000	\$17,499	\$379
8	\$17,500	\$19,999	\$437
9	\$20,000	\$22,499	\$496
10	\$22,500	\$24,999	\$554
11	\$25,000	\$27,499	\$612
12	\$27,500	\$29,999	\$671
13	\$30,000	\$32,499	\$729
14	\$32,500	\$34,999	\$787
15	\$35,000	\$37,499	\$846



Tiered Rent Program Impacts



Approximately **600 eligible households** (half will be randomly selected for the program)



*No Change = Projected increase or decrease of less than \$5



Rent Simplification



Calculation of Asset Income

Goals & Benefits: Easier to understand and process

- Currently 2,256 households reporting assets
- Proposal: Disregard all assets when total household assets are less than \$100,000
- Only 21 (1%) households have assets of \$100,000 or more

2,235 Households with assets \$1 - \$99,999

		Rent Decrease	
Rent Increase	No change	\$1-\$10	More than \$10
0 households	2,073 households	158 households	4 households



Rent Simplification



Medical/Disability Expense Deduction

Goals & Benefits: Easier to understand, less paperwork

- Use simplified table to calculate deduction
- Self-certification under \$5,000
- Collect information once every 12 months

Medical / Disability expense	Deduction
\$0 - \$1,500	\$0
\$1,500 - \$1,999	\$1,000
\$2,000 - \$2,999	\$2,000
\$3,000 - \$3,999	\$3,000
\$4,000 - \$4,999	\$4,000
\$5,000 - \$5,999	\$5,000
\$6,000 - \$6,999	\$6,000

492 Households with reported medical/disability expenses

Rent Increase			No change	Rent Decrease		
\$21+	\$11-20	\$1-10		\$1-\$10	\$11-\$20	\$21+
6	51	172	177	52	29	5

The largest increase in monthly rent is \$28. The largest decrease in monthly rent is \$44.



Rent Simplification



Proration for Mixed-Eligibility Households

Goals & Benefits: Easier to understand and process; more equitable

- Currently assistance is prorated based on how many family members in household, how many members are ineligible citizens, and the amount of assistance received
- Proposal: Standard subsidy reduction of \$100 to any mixed-eligibility household, regardless of household size, number of ineligible citizens or assistance

Of the 46 mixed-eligibility households, the majority will see a reduction in rent costs due to this activity. Only 5 households will see a rent increase.

Rent Increase		Rent Decrease				
\$1-\$100	No Change	\$1-\$100	\$101-\$200	\$201-\$300	\$301-400	\$401+
5	2	9	7	10	10	3

The largest increase in monthly rent is \$100. The largest decrease in monthly rent is \$887.



Triennial Reviews



Triennial review schedule for seniors and people with disabilities

Goals & Benefits: Time savings, less intrusive

- All adults in the household are seniors or people with disabilities, and
- Household has at least one fixed income source
- Estimated 1,300 households will qualify, creating staff savings



HQS Inspection Process



Internal changes to simplify the unit inspection process

Goals & Benefits: Staff efficiency, cost savings

- Moving On Program – waive additional unit inspection when a household has requested to move from permanent supportive housing to another program, and is staying in the same unit
- Third-Party Requirement – waive requirement to have a third-party conduct unit inspections for housing our agency owns or manages



Local Project-Based Voucher Program



Goals & Benefits: Program efficiency, opportunity for more project-based vouchers

- Eliminate third-party rent reasonableness requirement
- Allow pre-qualifying inspections
- Allow self-certified initial inspections of qualifying units
- Increase program cap to 50% and project cap to 100%
- Change process for placing project-based vouchers in buildings we own
- Require accommodation request for transfer to tenant-based voucher



Voucher Set-Aside Program



Allows agency to set aside vouchers, when partnering with a service provider to serve a specific, vulnerable population

Goals & Benefits: Partnerships to serve vulnerable populations

- Partnership with Beaverton School District to serve homeless students and their families
- 50 Housing Choice Vouchers dedicated to this partnership
- High-vulnerability families prioritized
- Additional services and supports for long-term stability



Strategic Waitlists



Allows agency to use deliberate waitlist strategies for Project-Based Voucher and Voucher Set-Aside programs

Goals & Benefits: Services provided more quickly

- Referral-based placement
- Site-based waitlist
- Centralized Project-Based Voucher waitlist
- Local waitlist preferences



Waivers



Safe Harbor Waivers

- Tiered Rent Program
- Project-Based Voucher Program

Agency Specific Waivers

- Rent Simplification
- Voucher Set-Aside Program
- Strategic Waitlists



2022 MTW Activities



1. Tiered Rent Program
2. Rent Simplification Initiatives
3. Triennial Reviews for Seniors & People with Disabilities
4. HQS Inspection Processes
5. Local Project-Based Voucher Program
6. Voucher Set-Aside Programs
7. Strategic Waitlists



Questions



- If you have a question, please type it into the chat box or use the Q&A feature. You can also use Zoom’s “raise hand” feature.
- If you’ve called in by telephone, you can indicate that you have a question by pressing *9.
- After the meeting you can send additional comments or questions by emailing: MTW_WashingtonCounty@co.washington.or.us
- We cannot discuss individual cases during this public meeting. Please email: VoucherTeam@co.washington.or.us