



Rent Reform Community Meeting

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AGENDA

- MOVING TO WORK (MTW) PROGRAM
- RENT REFORM
- WHAT WE LEARNED
- YOUR VOICE MATTERS! LET'S TALK!
- HOW WE CAN HELP YOU
- RESOURCES & Q/A



MOVING TO WORK PROGRAM

1. Moving to Work – MTW



HUD's Goal of the Moving to Work (MTW) Program

1. Use federal dollars more efficiently
2. Help Residents find employment/become self-sufficient
3. Increase housing choice

Public Housing Authorities (PHAs) to achieve HUD's Goal

1. Design programs in partnership with residents to meet the needs of HCV families
2. Exemption from some HCV rules and law

MTW PROGRAM, HOW DOES IT WORK?



CURRENT
Rules in the Federal
Housing Program



What if we modify some of
the rules in the program?
Would it work better for our
families?



MTW program allows to test a
new rule to see if it works
better



Some families will be
participating in the housing
program, following the
current rules

CURRENT RULES



Some families will be
participating in the
housing program,
following a new rule

NEW RULE

1. Moving to Work – MTW



39

CURRENT

Public Housing Agencies

- PHAs design their individual MTW plans and HUD approves
- Each PHA reports annually on MTW plan progress



100

NEW

Public Housing Agencies

- HUD created five major policy areas for PHAs to design new programs
- Programs designed with academic study

HOW IT WORKS?

KEY PARTNERS AND ROLES

HUD

- ❑ Publish MTW Application
- ❑ Select Awardees
- ❑ Work with PHA & Resident on Final MTW Plan Design
- ❑ Work with researchers for academic study

DHA

- ❑ Design MTW Plan with Resident Input
- ❑ Submit MTW Application
- ❑ If awarded finalize MTW Plan with Residents and HUD
- ❑ Implement MTW Plan

HCV

- ❑ Help design MTW Plan for application
- ❑ Participate in MTW Program initiatives – Rent Reform including academic research component



RENT REFORM

CURRENT RENT FORMULA RULE

- All PHA's must follow the law in how it determines how much each family pays in rent.
- 1960's & 70's Brooke Amendments
Created Income Based Rent Structure for the nation's affordable housing programs
 - Families must pay rent based on income
 - Roughly 30% of the adjusted income is the family's
 - Families must timely report any change in income



Increase in Income =
Increase in Tenant Rent Portion

Decrease in Income =
Decrease in Tenant Rent
Portion



Is this rule beneficial for
families?

Does it help families increase
their income?



WHAT WE LEARNED FROM OUR FAMILIES

EARLY SURVEY RESULTS !!

WHAT WE LEARNED FROM OUR FAMILIES

**When your income increases,
do you think it is fair that your rent increases?**

- 39%** NO, it is very unfair
- 30%** NO, it is kind of unfair
- 15%** I am neutral
- 9%** YES, it is kind of fair
- 7%** YES, it is very fair

WHAT WE LEARNED FROM OUR FAMILIES

When your income increases, do you think you are financially ready to pay more in rent?

- 58%** I am definitely NOT ready to pay more in rent
- 25%** I am probably NOT ready to pay more in rent
- 9%** I am not sure
- 5%** I am PROBABLY ready to pay more in rent
- 2%** I am DEFINITELY ready to pay more in rent

WHAT WE LEARNED FROM OUR FAMILIES

If your income increases and DHA does not increase your rent, what would you do with your additional income?

Number of answers

986	Save it
1156	Pay my debt(s)
1360	Pay my bill(s)
651	Buy/Fix Car
798	Use it for medical/dental care
795	Use it for education for myself/my children
370	Use it for fun activities for me and my family
1258	Use it for daily, necessary purchases (groceries, gas, ...)
24	I don't know
210	Other

WHAT WE LEARNED FROM OUR FAMILIES

**Would you like to
learn more about
DHA's proposed
Rent Reform Plan?**

**1523 individuals
Said YES!**

**Would you be interested in
participating in a resident
advisory council for DHA's
proposed Rent Reform Plan and
share your ideas with us?**

**707 individuals
Said YES!**



YOUR VOICE MATTERS!

Help us shape
our program!

YOU CAN VOTE BY
TEXTING YOUR
ANSWER TO

22333

PARTICIPATE
USING
THIS LINK

PollEv.com/dhantx485

To get set up
text
DHANTX485



Let's try first!

What is your favorite Football Team?

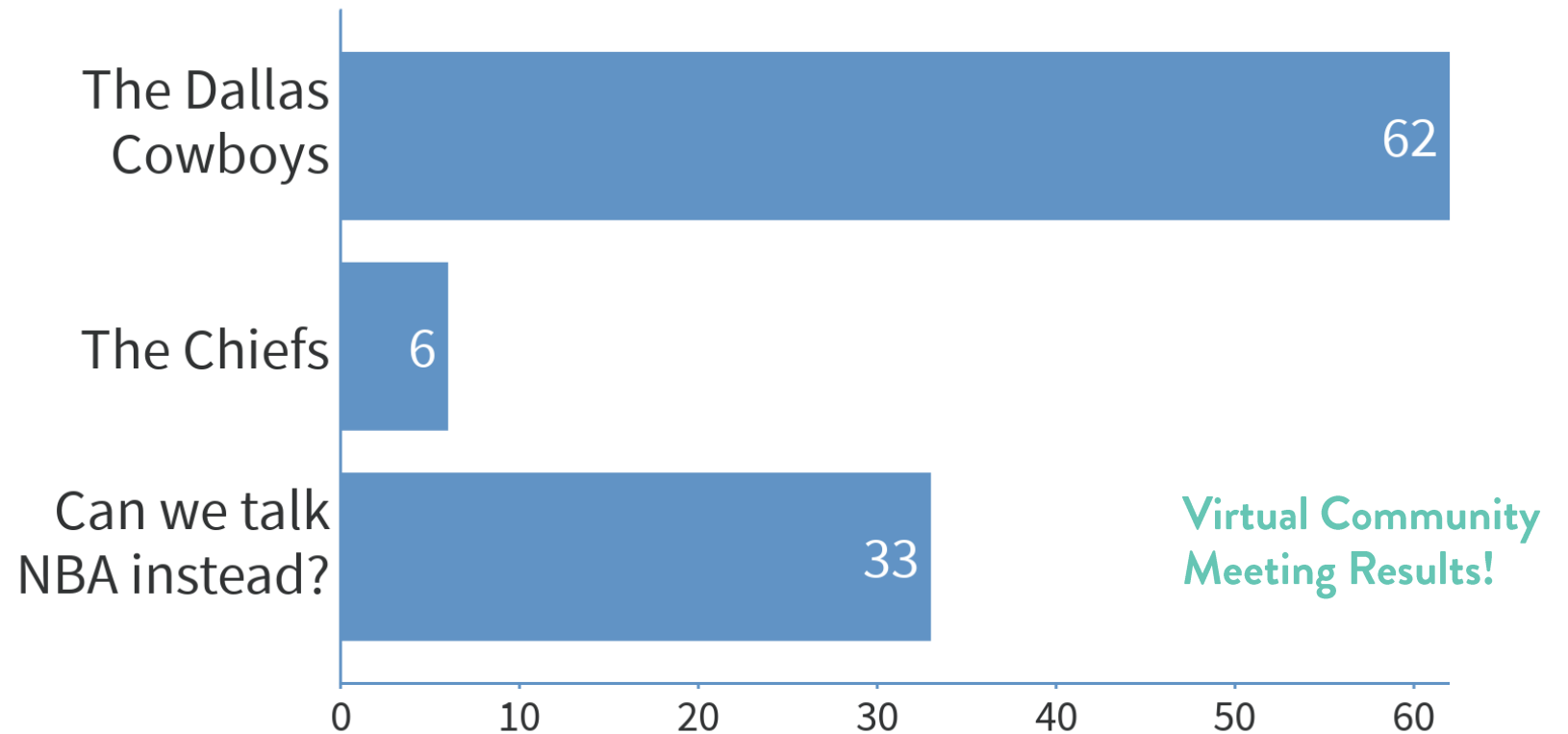
YOU CAN VOTE BY
TEXTING YOUR
ANSWER TO

22333

OR

USING
THIS LINK

[PollEv.com/
dhantx485](https://PollEv.com/dhantx485)



Answers to this poll are anonymous

Let's try again!
You can select
multiple
answers!

YOU CAN VOTE BY
TEXTING YOUR
ANSWER TO

22333

OR

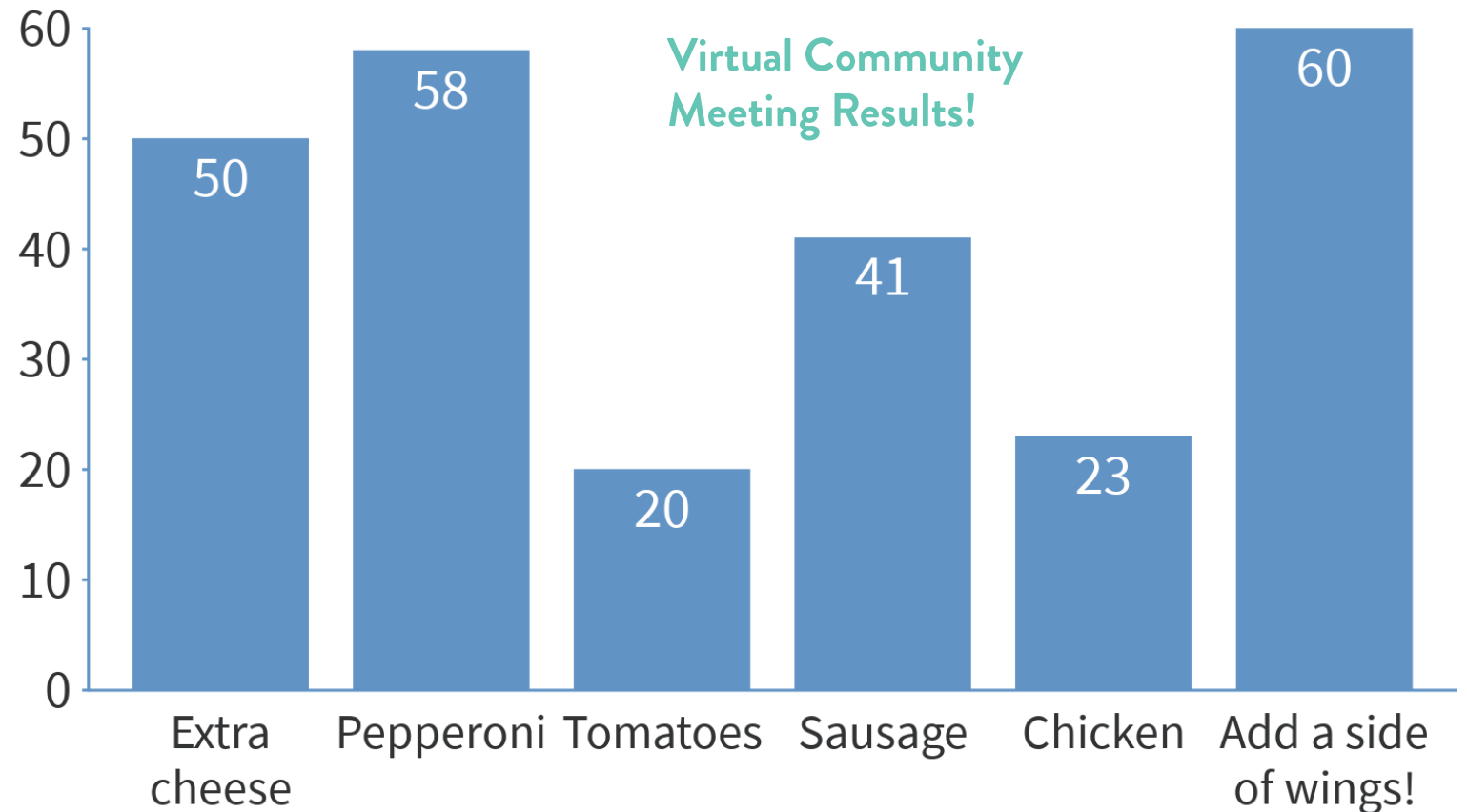
USING
THIS LINK

[PollEv.com/
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To select multiple options, send 1 text with space
between your choices:

Example:

A D E



Q1. What does becoming “self-sufficient” mean to you?

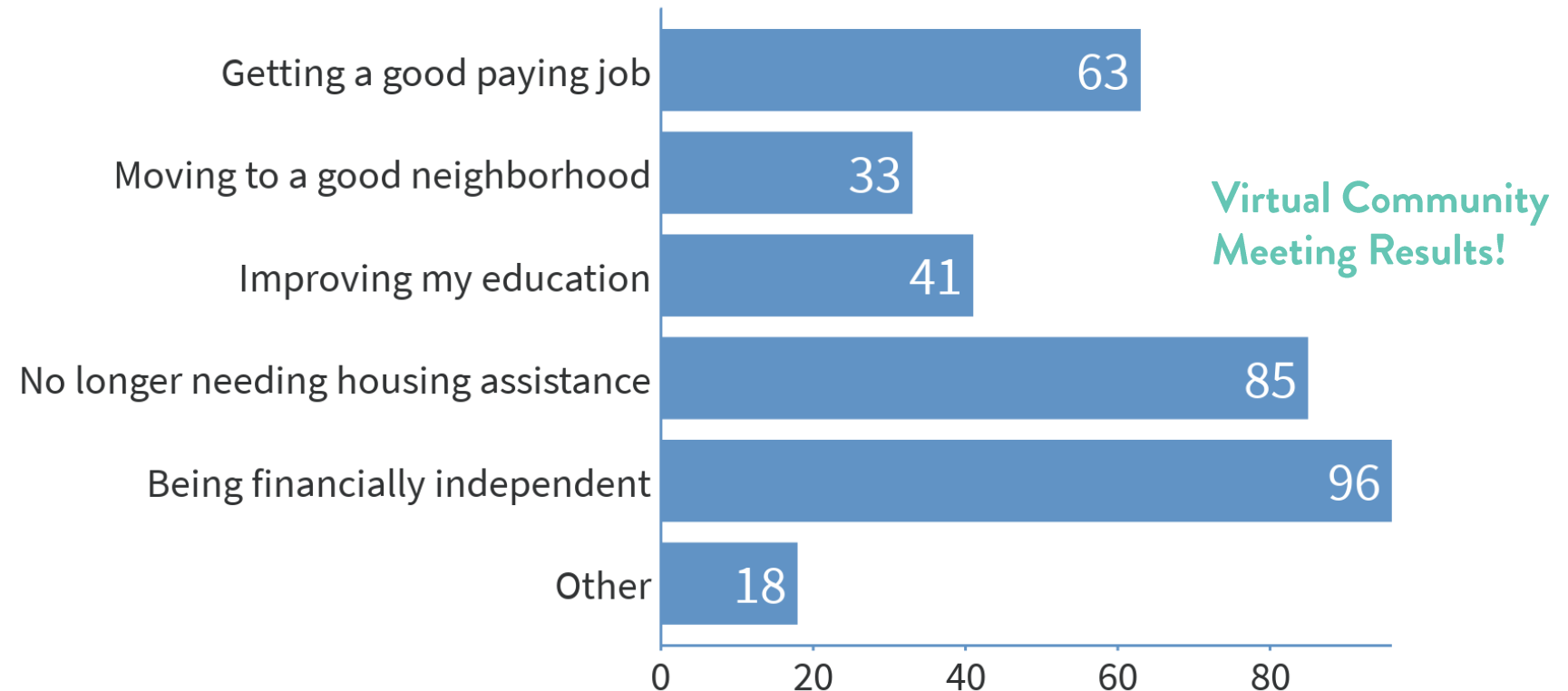
YOU CAN VOTE BY
TEXTING YOUR
ANSWER TO

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Q2. What support services could DHA provide to help you get a job?

YOU CAN VOTE BY
TEXTING YOUR
ANSWER TO

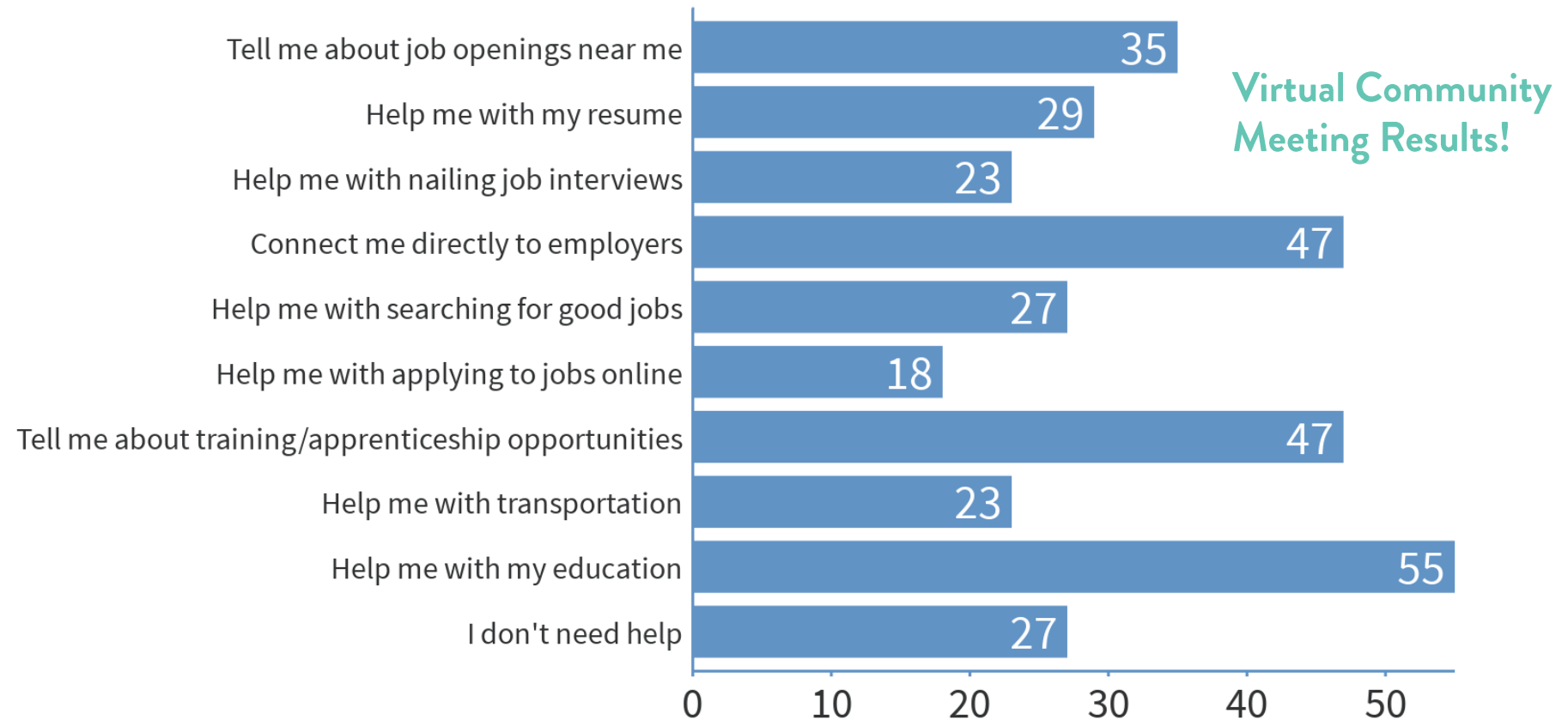
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Q3. What support services could DHA provide to help you find housing in a high opportunity area??

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TEXTING YOUR
ANSWER TO

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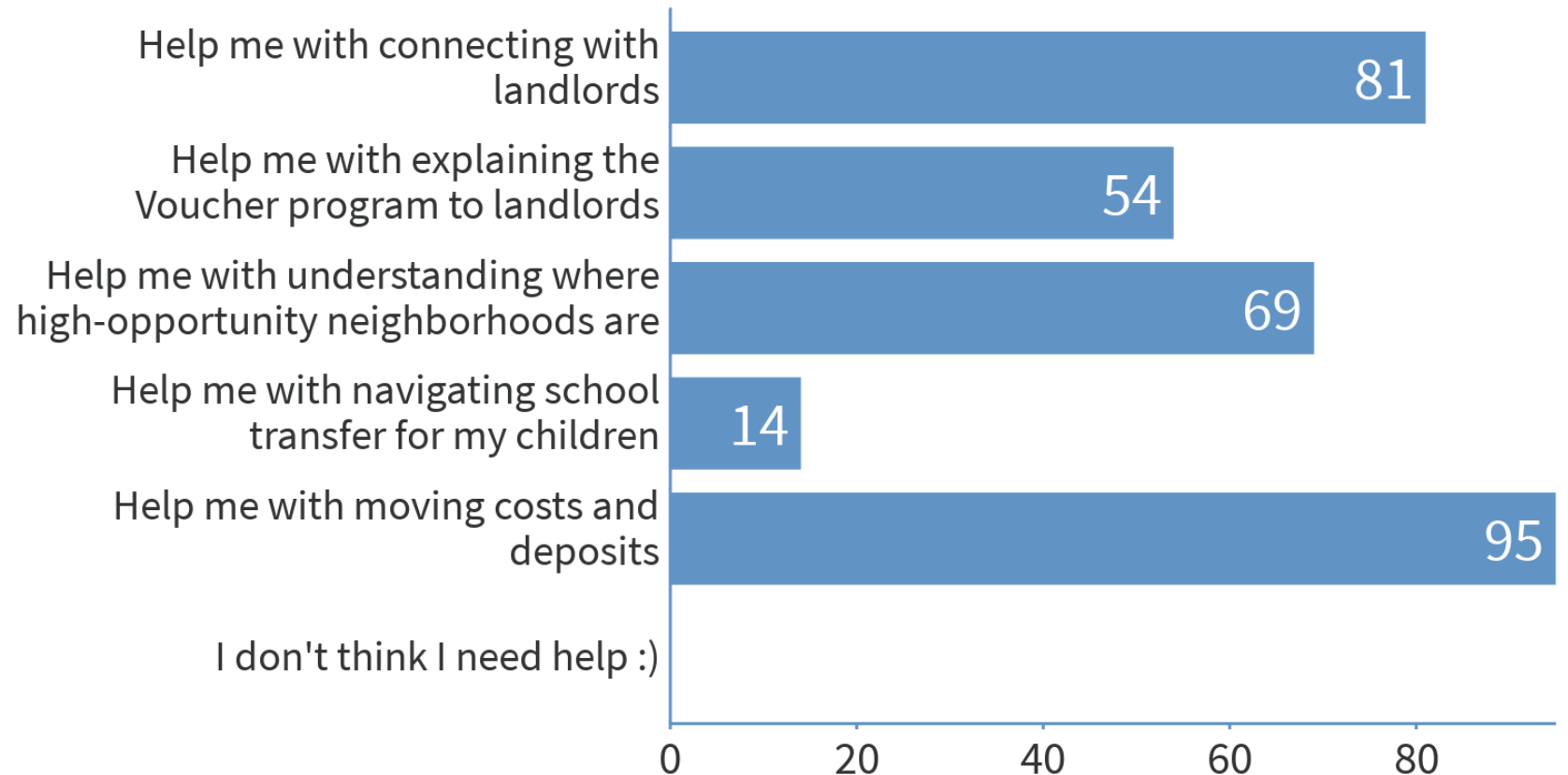
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Virtual Community
Meeting Results!



Q5. Which scenario do you prefer?

YOU CAN VOTE BY TEXTING YOUR ANSWER TO

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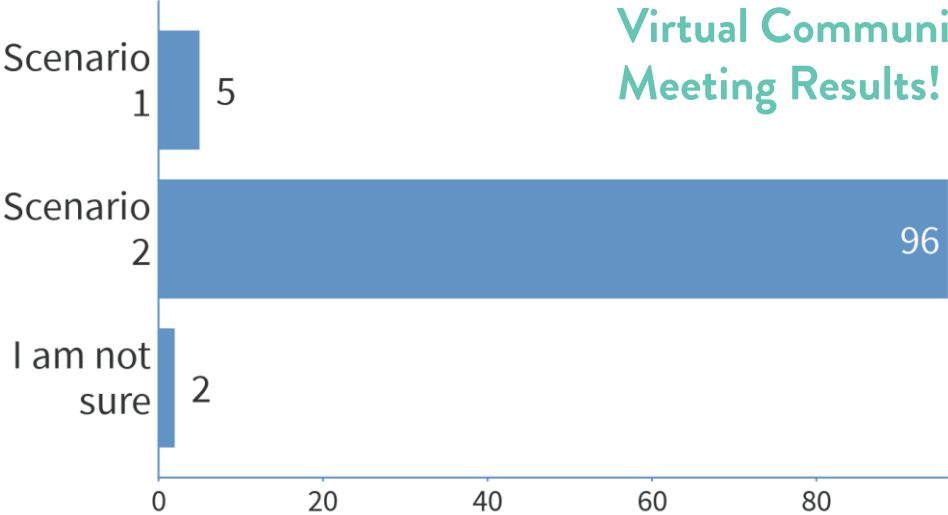
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Virtual Community Meeting Results!



Tania has a DHA voucher.

And she just got a new job!

SCENARIO 1:

- 1. Tania’s rent increases the very next month, from \$90 to \$300.
- 2. Next year: monthly rent is \$300
- 3. Following year: monthly rent is \$300
- 4. Following year : monthly rent is \$300

INCOME

\$30,000

SCENARIO 2:

- 1. Tania’s rent portion does not increase, it stays at 90\$. Instead, her portion increases on a yearly basis by a small regular amount.
- 2. Following year : monthly rent is \$140
- 3. Following year : monthly rent is \$190
- 4. Following year : monthly rent is \$240

INCOME

\$30,000

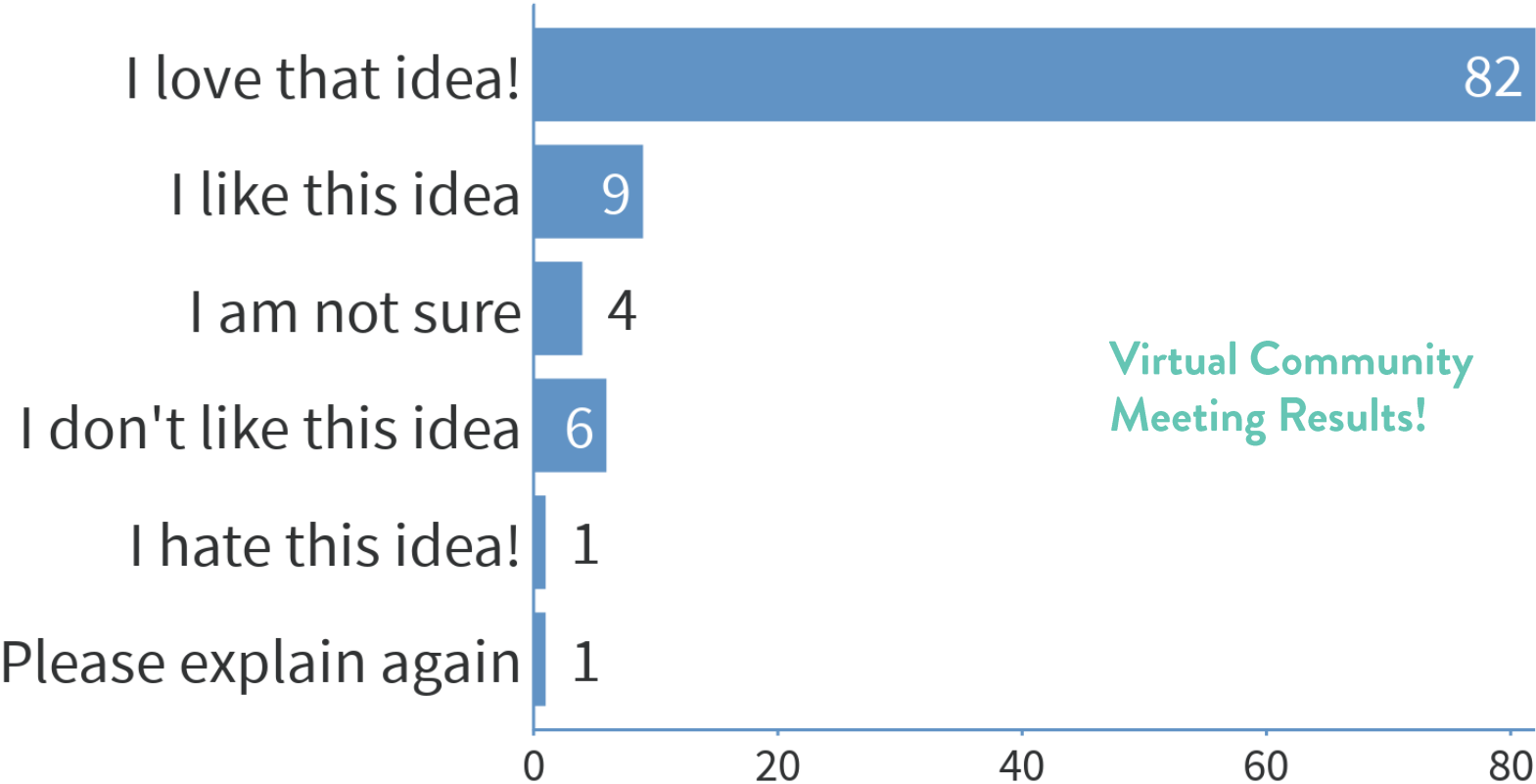
Q6. DHA is thinking about making the rent amount you pay, the same for a whole year, even if you get a new/better paying job.

And instead the amount you pay will increase by 3% or 5% every year.

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TEXTING YOUR
ANSWER TO
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HOW WE CAN HELP YOU

What happened?

- More than 400 jobs were about open in Dallas !
- The recruiting company scheduled a **public fair** for all interested candidates to attend.
- Interested persons needed to stand in line to be interviewed and tested with hundreds of other people!



What did DHA do?

- We outreached to our families to see if anybody was interested in this great opportunity!
- We negotiated with the recruiting company, and they agreed to interview 50 DHA families BEFORE the public fair!
- DHA individuals got hired on the spot!
- We also offered training and educational opportunities through our trusted partners for other interested individuals.

NEXT

- Community Meetings – Ongoing
- Notice of Public Hearing – October 19, 2020
- Draft Rent Reform Plan – October, 2020
- Public Hearing – November 23, 2020
- Board Meeting – December 16, 2020
- Rent Reform MTW Plan submission to HUD – by January 8, 2021
- HUD Announcement of Awardees – March 2021
- Planning Period with Residents and HUD for final Rent Reform MTW Plan – March 2021
- Rent Reform MTW Plan Implementation - March 2022

All Dates are subject to change

Additional MTW Resources:

<https://www.hud.gov/mtw>

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/expansion

https://dhantx.com/rent_reform_mtw_program/

Q&A

Thank you for attending!