



**Tenant Meeting**

**Moving to Work**

**Asset Building Application**

**July 12, 2022**

# Agenda

- EPCHA Mission
- Current EPCHA Housing Programs
- Moving to Work Demonstration Overview
- Why EPCHA is applying for MTW
- Asset Building Initiatives and Information
- Initial Resident Feedback
- What's the next steps
- Floor is open for comments and questions



# EPCHA's Mission

To provide and develop affordable housing for low-income families while promoting self-sufficiency and neighborhood revitalization.

Program	Address	Focus
RAD Section 18 Blend	1101 Yan Rd Fabens, TX 79838	Public Housing reposition
RAD Section 18 Blend	650 NE G Ave Fabens, TX 79838	Public Housing reposition
Section 8 Moderate Rehab Single Room Occupancy	1221 Magoffin El Paso, TX 79901	Elderly
Section 8 Moderate Rehab Single Room Occupancy	1318 Myrtle El Paso, TX 79901	Homeless Women
Housing Choice Voucher	Tenant Base	Low-Income Families
Mainstream	Tenant Base	Non-Elderly Disable
Veteran Affairs Supportive Housing (VASH)	Tenant Base	Veteran
Foster Youth Initiative (FYI)	Tenant Base	Aging out of Foster Care

# Moving To Work Demonstration Overview

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

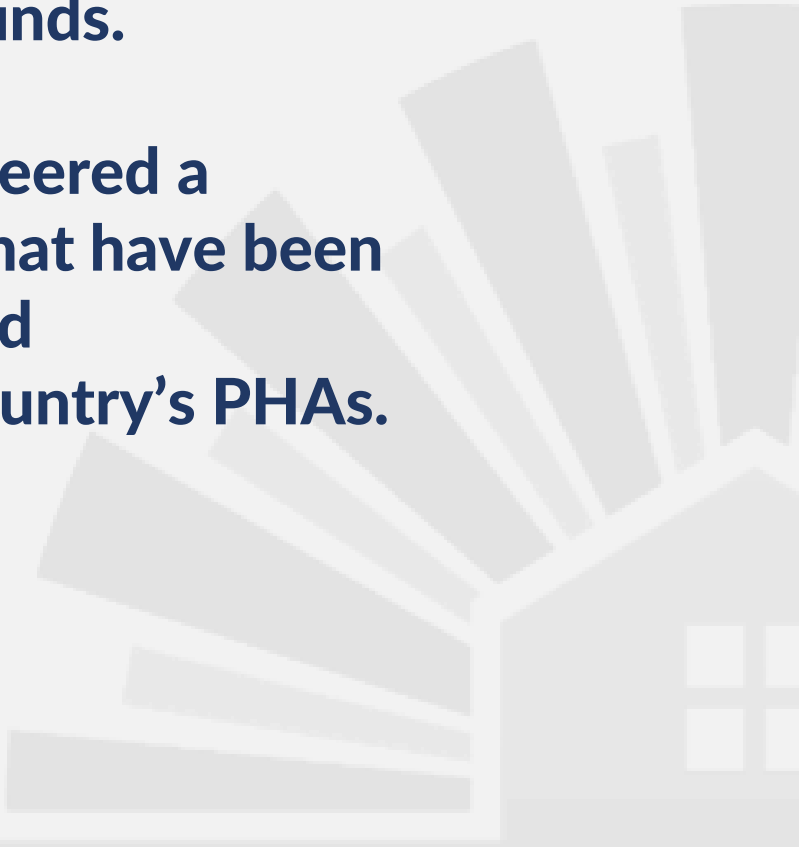
- **Use federal dollars more efficiently**
- **Help residents become self-sufficient**
- **Increase housing choices**



# Moving To Work Demonstration Overview Cont.

**MTW allows PHAs exemptions from many existing public housing and voucher program 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.**



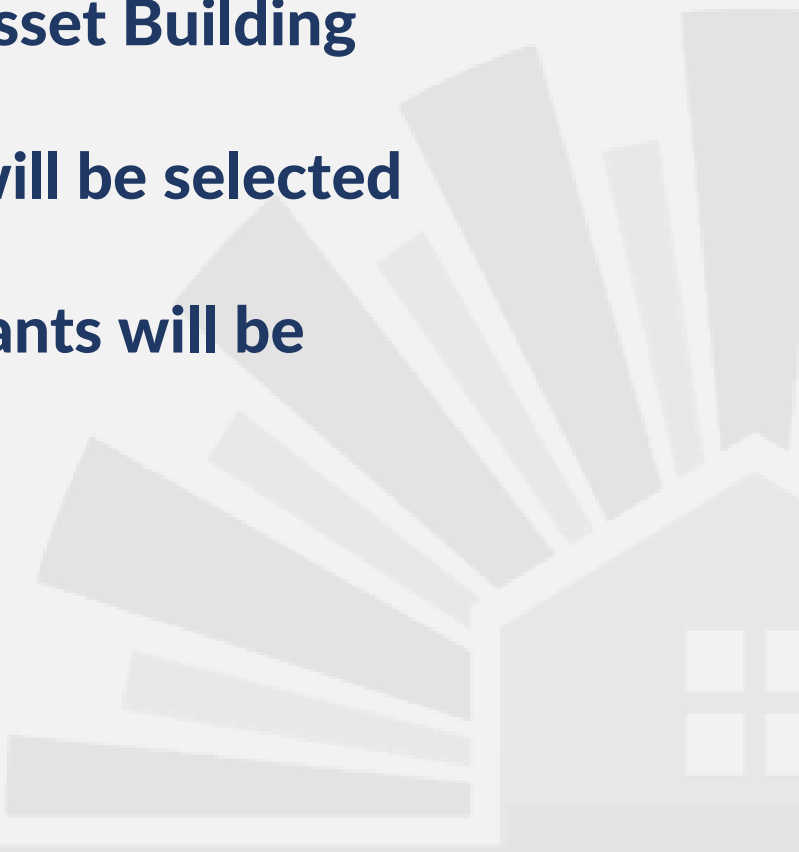
# Moving To Work Demonstration Overview Cont.

- HUD's MTW demonstration has been in existence for 26 years.
- Only 109 agencies are currently designated as MTW agencies out of over 3,000 PHAs nationwide.



# Moving To Work Demonstration Overview Cont.

- There are 30 MTW slots left, as part of Congress's expansion of the demonstration in 2016
- EPCHA will submit a MTW Application Asset Building Cohort.
- Application is due July 28, 2022. Award will be selected via lottery.
- EPCHA Public Housing and HCV participants will be included in the application.





# Item 7: Items Considered for Action

## Item 7a:

**Presentation discussion and possible action regarding resolution for El Paso County Housing Authority authorizing the submission of a grant application to HUD for Foster Youth Independence Program; to enter into an MOU with Department of Family Protective Services; and the acceptance & administration of any resulting grant award.**





# Why EPCHA is Applying for MTW



EPCHA believes the MTW program will improve our family supportive services by expanding resources to achieve financial stability.



# Asset Building Initiatives and Information

- **Opt-Out Savings Account Option:** PHAs must deposit a set amount of funds per month into an escrow account for the benefit of assisted households with the goal of increasing the number of households that have a bank account and strengthening financial stability.
- **Credit Building Option:** PHAs report public housing rent payments to credit bureaus with the goal of increasing the households credit score.
- **PHA=Designed Asset Building Option:** PHAs must design a local asset building program that encourages the growth of savings accounts and/or aims to build credit for assisted households.

# Asset Building Initiatives and Information

- EPCHAs vision is to use the Opt-Out Savings Account Option:
- EPCHA would implement an “opt-out” savings program to deposit a set amount funds from housing programs such as HCV Housing Assistance Payment (HAP) each month into an escrow account for the benefit of an assisted household. EPCHA may also choose to supplement the savings program with other private and/or public funding sources.

# Asset Building Initiatives and Information

- The MTW program will authorize EPCHA to provide funds to assisted households with the goal of increasing savings of assisted households.
- EPCHA will partner with financial Institutions to connect participating households with financial education and savings account and banking services tailored to fit the participant's financial needs. Here is the matrix that EPCHA can model using MTW program.
- No contract to participate is required.

<b>(A) Anticipated Number of Assisted Households Participating in Savings Program.</b> <b>(Must be at least 25 households)</b>	25	
<b>(A) Anticipated Percentage of Assisted Households Participating in Savings Program</b> <b>(must be no more than 50% of total Assisted households)</b>	25%	
<b>(A) Anticipated Amount of Saving Contributed Per Household Per Month</b> <b>(must be at least \$10 per household, per month)</b>	\$20 (min)	\$50 (max)
<b>Total PHA Investment Per Month</b> <b>(A) x (C)</b>	\$500 (min)	\$1,250 (max)
<b>Total Anticipated PHA Investment Per Year</b> <b>((A) x (C)) x 12 months</b>	\$6,000 (min)	\$15,000 (max)
<b>Total Anticipated PHA Investment for Life of Program</b> <b>((A) x (C)) x 24 months</b>	\$12,000 (min)	\$30,000 (max)

# Asset Building Initiatives and Information

## Cost Effectiveness

EPCHA anticipates the MTW program will allow a range of intervention and activities that will be effective towards reducing administrative costs associate with a series of communication and work that take place when renters are not current on their rent due to financial instability, insufficient savings and poor credit. EPCHA plans to help housing clients start escrow accounts and savings, start & establish credit and facilitate financial literacy programs to improve households budgeting & spending that will improve families' successful leasing rates.

Without asset development access, clients who experience decreased work hours or income reductions will potentially increase late rent and/or utility payments, eviction, informal reviews, hearings and other services that we hope to reduce through the intervention described in our MTW application.

# Asset Building Initiatives and Information

## Self-Sufficiency

Since EPCHA does not receive FSS and ROSS funds, the MTW program give EPCHA the ability to expand its in-house family supportive services by building capacity for asset building/management initiatives. EPCHA expects to draw the interests of community partners, such as financial institutions, to invest in growing escrow/savings accounts and participate in events physically located in rural locations.

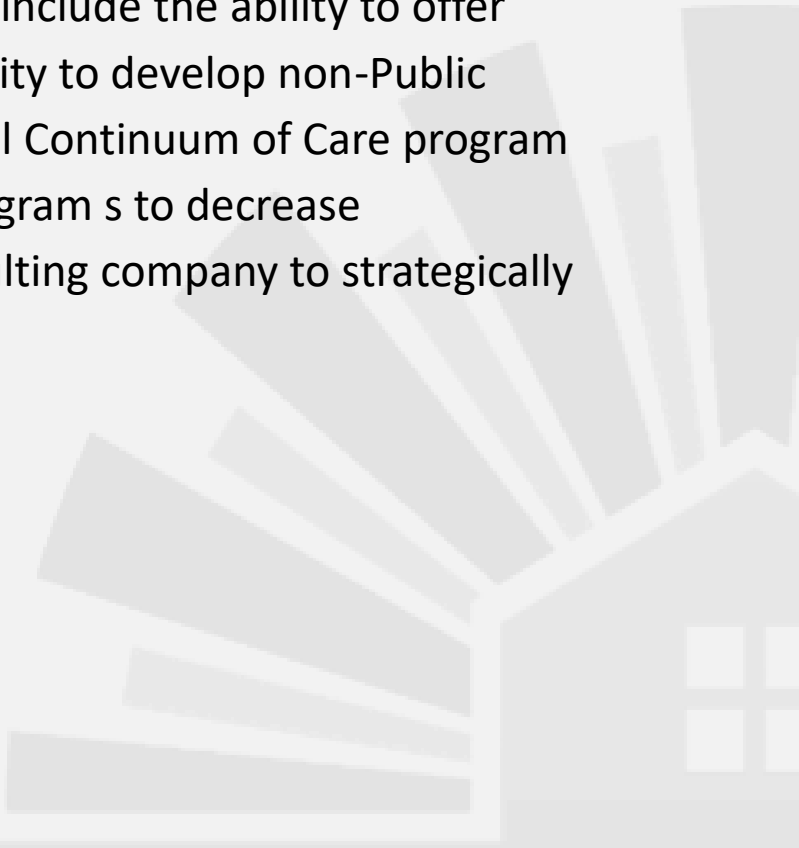




# Asset Building Initiatives and Information

## Housing Choice

EPCHA plans to participate in several MTW waivers related to housing choice to include the ability to offer incentives to landlords with rental units in higher opportunity areas and the ability to develop non-Public Housing using MTW funds. EPCHA is currently working with the County and local Continuum of Care program to obtain state and local funding related to housing constructions and other programs to decrease homelessness. Additionally, EPCHA is working with an experience housing consulting company to strategically increase the overall number of affordable housing units in the community.





# Initial Resident Feedback

## Resident Feedback

- EPCHA is dedicated to designing a MTW program that fits our community unique needs.
- During this part of the presentation, we will engage with our residents to collect your comments, questions and/or recommendations regarding EPCHAs plans to submit its application and implement “opt-out” savings account option.
- Your ideas and feedback is critical. We will record your comments and include them in the MTW application.



# What is the next steps

## Resident Feedback

- **June 13, 2022:** EPCHA published the public notice that a hearing will held to present EPCHAs MTW plan and application package.
- **Also on June 13, 2022:** The draft of MTW Plan and Asset Building Initiatives information is made available for public inspection for at least 30 days before submission of the MTW Plan and application package.
- **Tuesday, July 12, 2022, at 9am:** First public hearing in person to discuss the MTW Plan and Asset Building Initiatives Information and collect public comments.
- **Tuesday, July 12, 2022, at 3pm:** Second public hearing virtually via zoom to discuss MTW Plan and Asset Building Initiatives Information and collect public comments.
- **Monday, July 25, 2022:** The Board of Commissioners will review and consider approving the MTW Plan and application package by resolution.
- **Thursday, July 28, 2022:** Following Board approval, EPCHA plans to submit its MTW application to HUD.

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# Thank you

**EL PASO COUNTY**  
▪ HOUSING AUTHORITY ▪

