

Englewood Housing Authority Town Hall Meeting Tuesday, March 26th





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HOUSING AUTHORITY OVERVIEW



- **Founded in 1976 as an agency of the City of Englewood**
- **EHA's mission is to provide clean, safe, affordable and well-maintained housing for our program participants**
- **EHA's Board of Commissioners sets the policy of the agency**
- **EHA's 17 staff members implement the policy & manage day-to-day operations**

EHA STAFF

SECTION 8

Zoila Borda

Cynthia Fisher

La'Tonia Pannell-Brown

Lorrie Faison

Cynthia Pannell

MAINTENANCE

Michael Colon

Narval Wilson

Richard Presutti

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Oscar Mina

Craig Jones (P/T)

OFFICE STAFF

Laura Menoni

Sonja Alston

Rita Estella

Sara Quinones

Lillian Scales (P/T)

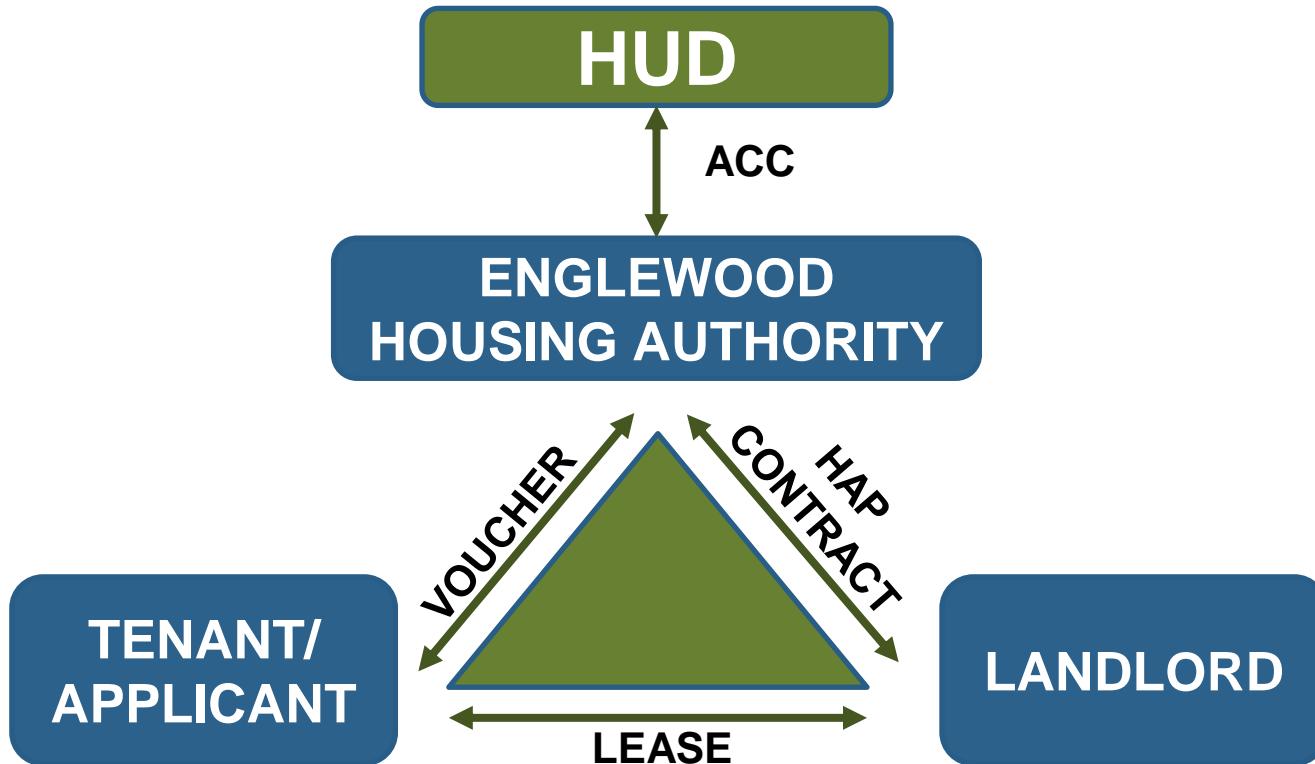
REVENUE SOURCES

- **EHA is funded via:**
 - Federal subsidies
 - Tenant portion of rent
- **EHA receives no funding from the City of Englewood**



HOUSING CHOICE VOUCHER PROGRAM: The Section 8 Program

There are **3 primary partners** involved with a Section 8 voucher: Tenants/Applicants, Landlords & the Housing Authority



SECTION 8: Income Eligibility



- Families are selected to receive a Section 8 voucher from our waiting list per EHA's Administrative Plan.
- Rental assistance payments (i.e. Housing Assistance Payments or HAP) are made monthly to landlords, on behalf of eligible program participants, which enable the participants to stay housed in units they have identified.
- In order to be initially eligible for Section 8, the family income must not exceed 50% of the area median income which are currently as follows:

Family Size	1	2	3	4	5	6	7	8
50% AMI	\$35,850	\$40,950	\$46,050	\$51,150	\$55,250	\$59,350	\$63,450	\$67,550

SECTION 8: Voucher Issuance



- Upon being confirmed eligible, a family is issued a housing voucher that allows them to search for an eligible housing unit.
- Applicants will have an initial voucher term of 60 days. Extensions are considered for reasonable accommodations and other unexpected circumstances as outlined in the EHA Administrative Plan.
- The voucher size is determined by the EHA subsidy standards outlined in the EHA Administrative Plan. In accordance with the prescribed federal regulations, vouchers are issued with the smallest bedroom size possible without creating overcrowding. This is to maximize the HCV funds to assist as many eligible families as possible.

SECTION 8: Housing Quality Standards



- Any unit subsidized by the Housing Choice Voucher (HCV) Program must pass an initial Housing Quality Standards (HQS) inspection prior to occupancy.
- All units must pass an HQS inspection at least once annually. Participants may also request complaint inspections if there are issues that arise in the unit that the owner has not resolved.
- If the owner fails to comply with the HQS, EHA withholds subsidy payment and the family may be required to relocate.
- Any violations resulting from an HQS inspection that are documented as life-threatening must be corrected by the owner within 24 hours.
- Violations that are not documented as emergent or life-threatening must be corrected within 30 days.

SECTION 8: Rents



- Housing units selected by eligible program participants must be verified as “affordable” by means of a Rent Reasonable analysis for every assisted unit.
- The Payment Standard is set by EHA between 90-110% of the HUD Small Area Fair Market Rent (SAFMR) for the area. The current EHA Payment Standards for Englewood are below:

Bedroom Size	0	1	2	3	4	5
Payment Standard	\$1,197	\$1,413	\$1,665	\$2,330	\$2,830	\$3,255

SECTION 8: Tenant's Share of Rent



- Once the owner is deemed eligible, the apartment passes inspection, and the requested rent has been determined reasonable, the tenant's Share of Rent can be calculated.
- A family with a voucher generally contributes 30 percent of its income for rent and utilities. The voucher pays the rest of the rental costs, up to a limit (called a "Payment Standard") set by EHA.
- However, when the gross rent (Contract Rent plus applicable Utility Allowances) exceeds the payment standard, the participant may end up paying more than 30%. This is an allowable choice by the family however regulations preclude them from exceeding 40% of their income at lease up.

SECTION 8: Recertification



- EHA must complete a recertification of family income and composition at least once annually.
- Interim recertifications are processed upon family reported changes. EHA currently processes interim changes in income upon a family increase or decrease in income in addition to any change in household composition.
- Families may relocate within Englewood or decide to take their voucher outside of Englewood (Portability) as long as they are not within the initial term of their lease and they are in good standing with their landlord, owing no rent.
- In order to maintain program participation, each family must follow a set of rules called the Family Obligations. For example, families must supply necessary information to EHA, they must maintain the unit in accordance with the Housing Quality Standards, and they must not engage in criminal activity.

SECTION 8: Program Size



- EHA is able to lease 501 Section 8 vouchers as tenant based vouchers (depending on HUD's funding levels).
 - Other entities, such as the NJ Department of Community Affairs (DCA), also have Section 8 vouchers leased up in Englewood. DCA is the largest program in New Jersey with over 20,000 vouchers.
- Tenant-based vouchers are tied to the person rather than the property.
 - In the next few slides, we will touch on project-based vouchers (PBVs) which are tied to properties.
- EHA currently has approximately 200 landlords that it works within the City of Englewood.
- It is becoming increasingly difficult to find affordable rental apartments in Englewood.

SECTION 8: Greater Englewood



- Greater Englewood (also known as Rock Creek or Parkview) consists of 270 apartments with offices located at 1 Rock Creek Terrace.
- The Englewood Housing Authority DOES NOT own or manage Greater Englewood.
- Currently, 108 of their 270 apartments have project-based vouchers (PBVs). EHA manages those vouchers.
- The new owner of Greater Englewood is in the process of adding more PBVs to the property. EHA will manage those PBVs as well.
- In addition, EHA is in the process of taking over the waiting list for the PBV units. In the future, Greater Englewood's PBV vacancies will be filled by families from EHA's Section 8 waiting list.
- Our current role at Greater Englewood is therefore minimal. EHA simply administers vouchers at the site.

A close-up photograph of a modern building's exterior. The facade is composed of numerous blue-tinted glass panels arranged in a staggered, grid-like pattern. Between the panels, a network of silver-colored structural supports and cables is visible, creating a sense of depth and geometric complexity. The lighting suggests a bright, possibly overcast day.

PROPERTIES

PROPERTIES



- ❑ Vincent K. Tibbs Senior Building
- ❑ Westmoor Gardens
- ❑ 167-169 Morse Place
- ❑ 115 Humphrey Street (John Foti Building)

Vincent K. Tibbs Senior Building

- Location: 111 West Street (also the site of EHA's offices)
- Ownership & Management: EHA
- Description: Six-story building built in 1976 that consists of 152 apartments (a mix of studios and 1 bedrooms)
- Tenant Rent: Approximately 30% of adjusted gross income
- Income Eligibility at Initial Lease Up: 50% of the Area Median Income (AMI)
- Age Restrictions: 62+ and 55+ disabled. Preference is given to people that work or live in Englewood
- Subsidized Rent: Each apartment has a voucher. After one year of residency, and subject to the availability of funds, the tenant can move out of the building with a tenant-based voucher
- Potential Capital Improvements for 2019. Refurbishment of the community spaces, security camera upgrades, etc.

Tenant Activities at Tibbs (slide 1 or 3)

- **BergenPAC Tibbs Theater Club.** Over the past 2 years, Tibbs residents have attended nearly 80 shows and have utilized nearly 1,000 free tickets
- **Exercise Class.** An exercise instructor conducts classes twice a week for our residents in the community room
- **Art Class.** Once a month, Creative Notions, LLC offers the Art of the Masters class where residents create their own works of art
- **Computer Class.** Three times a week, a computer class is offered at our computer lab by an outside instructor and community volunteers
- **Bingo.** Every Saturday, Bingo is available in our community room
- **Coloring Class.** Once a week, the Coloring Club meets to create art and to socialize
- **Smoking Cessation Program.** The Tibbs building will be smoke-free as of April 1st so EHA has been offering support programs for residents wishing to quit smoking, e.g. Bergen County Department of Health Services provides a 7-week on-site Freedom from Smoking program

Tenant Activities at Tibbs (slide 2 or 3)

- **Foot Doctor Visits.** A podiatrist comes onsite every two months to review any resident foot issues along with providing assistance with nail care.
- **Englewood Health Department Programs.** Throughout the year, the City of Englewood offers various one-day and multi-week on-site health programs, e.g. Diabetes Awareness, Fall Prevention Strategies, Blood Pressure Medication Seminar, etc.
- **Food Stamp Outreach.** The Bergen County Department of Social Services is onsite twice a month to assist our residents with ensuring they receive needed benefits.
- **Center for Food Action (CFA) Farmer's Market.** CFA delivers basic food staples to our residents once a month from spring through fall. CFA pulls their truck up to the building's back entrance and residents can pick what they like.
- **Community Food Bank of NJ's Non-Perishable Food Delivery.** For those residents with extremely low income, Community Food Bank, through a federal grant, delivers a 30-40 pound box of nonperishable food items to the residents on a monthly basis.

Tenant Activities at Tibbs (slide 3 or 3)

- **Thanksgiving Day Dinner.** For well over a decade, an Englewood-based community group has served a bountiful Thanksgiving Dinner to our residents on Thanksgiving Day.
- **Police Department Holiday Party.** The Englewood Police Department provides a delicious holiday dinner to our residents in December which for many is a highlight of the year.
- **Super Bowl Party.** Our newest tradition, the Super Bowl Party is a mix of EHA provided refreshments (e.g. six-foot sub, etc.) and potluck dishes cooked by our residents. The party is held in our community room.
- **Church-based Hot Meal Program.** Several local churches provide hot meals periodically to shut ins, those that have difficulty cooking and those in need. The following churches fall under this category: Community Baptist Church, Mount Calvary Baptist Church, First Baptist, Ebenezer Baptist, Truth & Deliverance Outreach Ministries and First SDA Church of Teaneck.
- **Bible Study.** Organized by our residents, a Bible Study class is offered once a week.
- **Center for Food Action Security Deposit.** For our new incoming tenants, if they do not have the financial means to cover the rental security deposit, CFA will provide it on their behalf via a federal grant (subject to the availability of funds).

Westmoor Gardens



- Location: Located next door to Tibbs on West Street & Slocum Avenue
- Ownership & Management: A non-profit corporation overseen by EHA owns the property and EHA is the management agent of the property
- Description: Built in 1981, the townhouse style property consists of 64 apartments spread over 8 buildings. There is a mix of one, two, three and four bedrooms.
- Tenant Rent: Typically, approximately 30% of adjusted gross income
- Income Eligibility at Initial Lease Up: 50% of the Area Median Income (AMI)
- Age Restrictions: None. Preference is given to families that live or work in Englewood
- Vouchers: The property is funded by a Section 8 contract with HUD. However, tenants that leave the property are not provided with a tenant-based voucher

Westmoor Gardens



Property Improvements

- Westmoor Gardens has received extensive upgrades over the past few years: siding, roofing, bathrooms, interior room doors, exterior screen doors, closet doors, baseboard heating systems, boilers, windows, sidewalks, etc.
- In 2019, additional capital improvements will include: a HD security camera system that doubles the current number of cameras, kitchen cabinets for 16 apartments, upgraded bathroom exhaust fans in all units, replacement of window blinds in all units, landscape improvements including shade trees along West Street, decorative aluminum fencing throughout the site, etc.
- In 2019, EHA is exploring creating an afterschool program for the children of Westmoor Gardens which will be located at the property's community center on Slocum Avenue.

115 Humphrey Street (John Foti Property)



- Location: 115 Humphrey Street
- Ownership & Management: EHA
- Description: one and two story building acquired in 2001 that consists of 9 apartments (a mix of studios, 1 bedrooms and 2 bedrooms)
- Tenant Rent: Approximately 30% of adjusted gross income
- Income Eligibility at Initial Lease Up: 50% of the Area Median Income (AMI)
- Age Restrictions: None. Preference is given to people that live or work in Englewood
- Potential Capital Improvements for 2019. Refurbishment of apartments as they become vacant.

167-169 Morse Place



- Location: 167-169 Morse Place
- Ownership & Management: A non-profit corporation overseen by EHA owns the property and EHA is the management agent of the property
- Description: Four-family home
- Tenant Rent: Approximately 30% of adjusted gross income
- Income Eligibility at Initial Lease Up: 50% of the Area Median Income (AMI)
- Age Restrictions: None. Preference is given to people that live or work in Englewood
- Potential Capital Improvements for 2019/2020: Exterior siding



WAITING LISTS

Waiting List: Buildings



Tibbs Senior Building

- The waiting list is currently open. Applicants that live or work in Englewood receive preference. Given the waiting list does not close, it is difficult to reach the top of the list unless the applicant lives or works in Englewood.

Westmoor Gardens, 115 Humphrey Street & 167-169 Morse Place

- The waiting lists are closed. Once the waiting lists are exhausted, vacancies will be filled by families off of the Section 8 waiting list.

Greater Englewood

- Beginning later in 2019, most vacancies will be filled by families from EHA's Section 8 waiting list.

Waiting List: Section 8



- The waiting list is closed. It last opened in November 2015. Currently, there are still a significant number of applicants on the wait list.
- However, due to the fact that Greater Englewood's vacancies will be filled in the near future by applicants off of our waiting list, it may be necessary to open the Section 8 wait list for certain family sizes.
- The opening of the Section 8 wait list is advertised widely. We publish an ad in the local newspapers including The Record, Star Ledger, etc. In addition, EHA publishes the opening on its website (www.ehahousing.org). Moreover, EHA sends notices to Bergen County social service providers, houses of worship, etc. EHA will also work with the City of Englewood to get the word out through their communication channels.
- When EHA opens the waiting list, the preliminary applications will be online. However, applicants will also be able to come to our offices to fill out applications. EHA will select the applicants by lottery and not on a first-come first-served time-stamp basis.
- In about a week, you will be able to submit your name and email address on our website so that we can notify you directly by email when the waiting list opens.



Questions & Answers





THANK YOU!

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