

HUD program

“Find a local office”

link: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/pha/contacts/or

HUD Work Incentives

What is EID?

- Earned Income Disallowance or Disregard
- Allows tenants who have been out of work to go back to work without having their rent increase right away
- Targets tenants with disabilities in certain subsidized, permanent housing units and any Public Housing tenant, with or without disabilities

What is EID?

- Excludes 100% of increase income attributable to new earnings for 12 months in calculating rent.
- Excludes 50% of increase income attributable to new earnings for an additional 12 months.

Susan: A Simple Example

Susan’s baseline income is \$6,500 from SSDI.

She starts a job and makes \$400 per month earning \$4,800 a year.

Susan’s new total income is \$11,300 a year.

For the first 12 eligible months, all of Susan’s earnings are disregarded and she pays rent based on her \$6,500 SSDI income.

For the next 12 eligible months, Susan pays rent based on an income of \$8,900.

History of EID

- Enacted in 1990 for Public Housing Tenants only.
- Modified by the Quality Housing and Work Responsibility Act of 1998(QHWRA).

- Changed rule in 2001 made people with disabilities in other specified programs (SHP, HOME, HOPWA, and Section 8 Voucher Program) eligible for EID.

Implementation Barriers of EID

- Tenants, PHAs, and property managers unaware of the benefits or confused
- Supportive services staff and advocates unaware of the benefit and its value as an incentive to tenants
- As a result, improper, slow, or no implementation

Important note: Some housing authorities have chosen not to implement the EID for certain periods of time. Please check with your local office and ask about this in your area.