

JPEID FAQ

Q1. How do we handle individuals who have already used up all of their standard EID eligibility?

A1. An individual's use of/eligibility for standard EID has no bearing on their eligibility for JPEID.

Q2. What if residents are currently in the middle of their standard EID eligibility? How do we count their baseline?

A2. When the resident chooses to sign up for JPEID, the baseline rent is re-set. A resident may choose to use the rest of his/her standard EID eligibility before enrolling in JPEID, however, the JPEID baseline rent is set at the income-based rent at the time of starting JPEID.

Q3. Does each member of a household have to sign up for JPEID in order to be eligible?

A3. Yes, as with the standard EID, the JPEID is applicable at the resident level.

Q4. What if some members of a household have not enrolled in JPEID and have increases in their income? How does this affect the rent calculation?

A4. Any increases in income of family members who have not signed up for JPEID will be considered in determining the family's rent.

Q5. Can a resident benefit from Jobs Plus services without signing up for JPEID?

A5. Yes.

Q6. Can a resident benefit from JPEID without using Jobs Plus services?

A6. Yes, as long as they have signed up for JPEID

Q7. What if a family has chosen flat rent?

A7. Families may still choose flat rent. Their JPEID baseline is set at their income-based rent at the time that they enroll in JPEID. The family may choose flat rent or income-based rent (subject to JPEID) at any time during the Jobs Plus program. If flat rent increases, the family's rent would increase.

Q8. What if someone signs up for JPEID and then their income goes DOWN? What happens to their rent?

A8. The JPEID baseline locks in a rent *ceiling* so as not to penalize a family for a loss of income nor to create an incentive to quit their job, sign up for the JPEID (at zero income), lock that rent in, then look for a new job. If someone signs up for the JPEID and their income goes down then their rent can go down as well (so the JPEID wouldn't hurt them). If their income then goes up, their rent calculation would increase up until their original rent (so it doesn't help them to quit, lock a better rent rate, then get a new job).

Q9. How does JPEID benefit residents that are already employed?

A9. The benefit for already employed residents comes when their income increases. It behooves the individual to sign up for JPEID as early as possible to lock in their baseline.

Q10. What happens if a new person moves into a household or a new person's income becomes eligible to be counted as part of rent (e.g. a minor turns 18 or a full-time student ceases to be a full-time student) where someone has already enrolled in JPEID?

A10. That individual's income would be factored into the family's rent, as usual and the rent adjusted. Those individuals may choose to enroll in JPEID as well.

Q11. Will there be a requirement similar to that of the FSS program in which the household must have a certification completed effective within 120 days prior to enrollment?

A11. The PHA should establish a policy to ensure that the rent calculation at the time of setting the JPEID baseline for each resident is current.

Q12. We already have a rent incentive program through our rent reform demo or MTW authority. Do we have to use JPEID?

A12. JPEID must be offered to all participants. Other incentives may be used, but may not be paid out of Jobs Plus funds.

Q13. We have an FSS program, do we have to use JPEID? Can JPEID be used to fund escrow?

A13. JPEID must be offered to all participants. Other incentives may be used, but may not be paid out of Jobs Plus funds. Note that the use of JPEID would function similarly to EID or flat rent with an FSS family – if the rent does not increase, the family does not escrow. A family who is already enrolled in FSS would not have to accept JPEID if they chose to continue with escrow instead.