



Housing Choice
Voucher Program

THE PORCHLIGHT BUILDING

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Utility Estimate Schedule

Effective October 1, 2011

Schedule

	0 bed	1 bed	2 bed	3 bed	4 bed	5 bed	6+ bed
1. Tenant Pays All Utilities <i>(Energy, Water, Sewer, Garbage)</i>	\$100	\$100	\$140	\$215	\$290	\$365	\$365
2. Tenant Pays Electricity + Heat <i>(Electricity, Gas, Oil)</i>	\$35	\$35	\$50	\$85	\$140	\$180	\$180
3. Tenant Pays Electricity Only <i>(Central or owner paid heat)</i>	\$15	\$15	\$20	\$35	\$60	\$80	\$80
4. Tenant Pays No Utilities <i>(Landlord pays all utilities)</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Instructions

This chart represents estimated costs for any utilities or services for which a tenant is responsible, meaning the tenant pays the bill or the landlord charges the tenant extra for the utility bill. To determine your utility estimate, select the group that most closely represents your utility responsibilities according to your lease, and then select the bedroom size that is the lower of your Voucher size or the size of the unit you are leasing.

Effective Dates

The above utility estimates are effective with new tenancies beginning October 1, 2011 and will be phased in for existing tenancies beginning with Annual Reviews effective January 1, 2012.

Seattle Housing Authority

HOPE VI Sites: Highpoint Phase I & II, NewHolly Phase I, II & III, Rainier Vista Phase I

Utility Allowance Schedule Effective 04/01/2011 thru 03/31/2012

Heat Type	Building Type	Bdrms	Count	Gas UA	Elec UA	Water/ Sewer	Total UA	
				01/01/11 Rate	01/01/11 Rate	UA 01/01/11 Rates		
Highpoint Phase I	Electric	Apartment Building	1	7		\$37	\$32	\$69
	Electric	Apartment Building	2	29		\$51	\$45	\$96
	Gas	Multifamily	1	2	\$34	\$20	\$53	\$107
	Gas	Multifamily	2	65	\$39	\$23	\$64	\$126
	Gas	Multifamily	3	77	\$49	\$30	\$85	\$164
	Gas	Multifamily	4	2	\$57	\$35	\$100	\$192
	Gas	Semi-Detached Duplex	2	25	\$50	\$30	\$74	\$154
	Gas	Semi-Detached Duplex	3	93	\$55	\$34	\$83	\$172
	Gas	Semi-Detached Duplex	4	24	\$66	\$41	\$103	\$210
	Gas	Single-Family Detached	1	3	\$42	\$25	\$52	\$119
	Gas	Single-Family Detached	2	5	\$46	\$28	\$58	\$132
	Gas	Single-Family Detached	3	9	\$57	\$36	\$76	\$169
	Gas	Single-Family Detached	5	3	\$78	\$50	\$108	\$236

NewHolly	Electric	Apartment Building	1	3		\$40	\$51	\$91
	Electric	Apartment Building	2	21		\$51	\$65	\$116
	Electric	Multifamily	3	60		\$83	\$77	\$160
	Gas	Multifamily	1	24	\$44	\$19	\$42	\$105
	Gas	Multifamily	2	114	\$63	\$28	\$65	\$156
	Gas	Multifamily	3	124	\$74	\$33	\$78	\$185
	Gas	Multifamily	4	9	\$102	\$46	\$110	\$258
	Gas	Semi-Detached Duplex	2	18	\$58	\$35	\$79	\$172
	Gas	Semi-Detached Duplex	3	133	\$70	\$43	\$98	\$211
	Gas	Semi-Detached Duplex	4	44	\$75	\$47	\$106	\$228
	Gas	Semi-Detached Duplex	5	11	\$89	\$56	\$129	\$274
	Gas	Single-Family Detached	1	19	\$42	\$21	\$36	\$99
	Gas	Single-Family Detached	2	25	\$55	\$28	\$49	\$132
	Gas	Single-Family Detached	3	9	\$69	\$36	\$63	\$168
	Gas	Single-Family Detached	4	4	\$82	\$44	\$77	\$203
	Gas	Single-Family Detached	5	2	\$102	\$55	\$98	\$255

Rainier Vista Phase I	Electric	Apartment Building	1	7		\$37		\$37
	Electric	Apartment Building	2	68		\$52		\$52
	Gas	Multifamily	1	9	\$38	\$20	\$53	\$111
	Gas	Multifamily	2	7	\$50	\$27	\$74	\$151
	Gas	Multifamily	3	51	\$64	\$36	\$99	\$199
	Gas	Multifamily	4	29	\$71	\$40	\$112	\$223
	Gas	Multifamily	5	4	\$88	\$50	\$142	\$280
	Gas	Semi-Detached Duplex	3	2	\$56	\$32	\$85	\$173
	Gas	Single-Family Detached	2	6	\$61	\$29	\$68	\$158
	Gas	Single-Family Detached	3	1	\$69	\$32	\$77	\$178

High Point Phase II

Heat Type	Building Type	Bdrms	Count	Elec UA 01/01/11 Rate	Gas UA 01/01/11 Rate	Water/ Sewer UA 01/01/11 Rates	Total UA
Gas	Multifamily	1	27	\$20	\$35	\$55	\$110
Gas	Multifamily	2	50	\$22	\$39	\$63	\$124
Gas	Multifamily	3	70	\$28	\$48	\$83	\$159
Gas	Multifamily	4	2	\$34	\$57	\$102	\$193
Gas	Multifamily	5	1	\$39	\$64	\$116	\$219
Gas	Semi-Detached Duplex	2	19	\$27	\$49	\$79	\$155
Gas	Semi-Detached Duplex	3	47	\$30	\$54	\$89	\$173
Gas	Semi-Detached Duplex	4	22	\$37	\$65	\$110	\$212
Gas	Single-Family Detached	1	1	\$19	\$46	\$60	\$125
Gas	Single-Family Detached	2	3	\$22	\$52	\$69	\$143
Gas	Single-Family Detached	3	13	\$27	\$63	\$88	\$178
Gas	Single-Family Detached	5	1	\$37	\$85	\$122	\$244

Seattle Housing Authority - Tamarack Place

Utility Allowance Schedule Effective 10/1/2010 through 9/30/2011

Tamarack Place

Heat Type	Building Type	Bdrms	Count	Elec 5/1/10 Rate	Water/Sewer 1/1/10 Rates	Total UA
Electric	Apartment Building	1	24	\$39	\$49	\$88
Electric	Apartment Building	2	51	\$47	\$60	\$107
Electric	Apartment Building	3	3	\$60	\$77	\$137
Electric	Multifamily	2	2	\$60	\$61	\$121
Electric	Multifamily	3	3	\$80	\$81	\$161

Seattle Housing Authority

HOPE VI Site: Rainier Vista NE (Phase III)

Proposed Utility Allowance Schedule Effective 08/01/2011 through 07/31/2012

Rainier Vista NE (Phase III)

Heat Type	Building Type	Bdrms	Count	Gas UA (05/01/2011)	Elec UA (01/01/2011)	Water/Sewer UA (01/01/2011)	Proposed Monthly UA
Gas	Multifamily	2	30	\$54.79	\$29.37	\$82.74	\$167
Gas	Multifamily	3	47	\$62.93	\$34.15	\$96.72	\$194
Gas	Multifamily	4	10	\$73.19	\$40.16	\$114.33	\$228
Gas	Multifamily	5	5	\$78.78	\$43.44	\$123.93	\$247
Gas	Semi-Detached Duplex	1	1	\$39.70	\$21.39	\$57.38	\$119
Gas	Semi-Detached Duplex	2	6	\$50.07	\$27.78	\$75.35	\$154
Gas	Semi-Detached Duplex	3	5	\$57.03	\$32.06	\$87.42	\$177
Gas	Semi-Detached Duplex	4	5	\$66.90	\$38.15	\$104.56	\$210
Gas	Semi-Detached Duplex	5	1	\$67.57	\$38.56	\$105.71	\$212
Gas	Single Family Detached	1	2	\$46.98	\$21.10	\$51.09	\$120
Gas	Single Family Detached	2	6	\$61.20	\$27.99	\$68.35	\$158

**APPENDIX 2: SHA SECTION 8 VIOLENCE AGAINST WOMEN ACT (VAWA)
DEFINITIONS AND PROGRAM CHANGES**

SHA Housing Choice Voucher Program (Section 8) Administrative Plan
February 2008

VAWA Definitions

<p>The same definitions of “domestic violence” “dating violence” and “stalking” and of “immediate family member” are provided in Sections 606 and 607. While definitions of domestic and dating violence refer to standard definitions in the Violence Against Women Act, the definition of stalking provided in Title VI is specific to the housing provisions.</p> <p>These are:</p>	<p>2. <i>Dating Violence</i> – (as defined in Section 40002 of VAWA 1994) which states as follows:</p> <p>SEC 40002(a)(8) – “DATING VIOLENCE- the term ‘dating violence’ means violence committed by a person – (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:</p> <ul style="list-style-type: none"> (i) The length of the relationship. (ii) The type of relationship (iii) The frequency of interaction between the persons involved in the relationship.”
<p>1. <i>Domestic Violence</i> – as defined in Section 40002 of VAWA 1994 which states as follows:</p>	<p>3. <i>Stalking</i> – “means -</p>
<p>SEC 40002(a)(6) – “DOMESTIC VIOLENCE” – the term “domestic violence” includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”</p>	<p>(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and</p> <p>(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to-</p> <ul style="list-style-type: none"> (i) that person; (ii) a member of the immediate family of that person; or

	(iii) the spouse or intimate partner of that person;...”
	4. <i>Immediate Family Member</i> – “means, with respect to a person -
	(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or (B) any other person living in the household of that person and related to that person my blood or marriage.”

Summary of Changes Made to Administrative Plan

No applicant for the HCV program who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified.

Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant’s family is the victim of that domestic violence, dating violence or stalking.

An incident or incidents or actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

The PHA may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.

The PHA may honor court orders regarding the rights of access or control of the property, including EPO’s, DVO’s, and other orders issued to protect the victim and disused to address the distribution or possession or property among household members where the family “breaks up.”

There is no limitation on the ability of the PHA to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a “more demanding standard” than non-victims.

There is no prohibition on the PHA terminating assistance if it “can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant’s (victim’s) assistance is not terminated.

Any protections provided by law which give greater protection to the victim are not superseded by these provisions.

The PHA may require certifications by the victim of victim status on such forms as the PHA and/or HUD shall prescribe or approve.

A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who: a) is a victim under the Policy; b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and c) has complied with all other obligations of the Section 8 program may receive a voucher and move to another Section 8 jurisdiction.

Local MTW Initiative	MTW Activity Name	MTW Activity Description	MTW Statutory Objective	Implementation Status (as listed in 2010 plan)
Admissions Processes	Admissions: eligibility criteria	Unique eligibility criteria for specific units or properties, such as service enriched units.	Housing choice	Implemented.
Admissions Processes	Admissions: limit eligibility for applicants in subsidized housing	Implement limits or conditions for tenants living in subsidized housing to participate in the HCV program. For example, before issuing a Public Housing Resident a Voucher, they must fulfill the initial term of their public housing lease.	Cost effectiveness	Implementation scheduled in 2010.
Admissions Processes	Admissions: repayment agreements	Provide voucher assistance to households owing SHA money from prior tenancy under specific circumstances, for example if they enter into a repayment agreement.	Housing choice	Implemented.
Combined Program Management	Combined program management	Combined program management for project-based vouchers and public housing in communities operating both subsidy types.	Cost-effectiveness	Implemented.
HCV Payment Standard/Rent Reasonableness	Payment standard: over 120% FMR	If certain market triggers or other guidelines are met, payment standard may exceed 120% of Fair Market Rent (FMR).	Housing choice	Implemented.
HCV Payment Standard/Rent Reasonableness	Payment standard: SROs	SHA uses the studio payment standard for SRO units.	Housing choice	Implemented.
HCV Payment Standard/Rent Reasonableness	Rent burden: include exempt income	Exempt income included in rent burden analysis even though not included in rent calculation.	Housing choice	Implemented.

Local MTW Initiative	MTW Activity Name	MTW Activity Description	MTW Statutory Objective	Implementation Status (as listed in 2010 plan)
HCV Payment Standard/Rent Reasonableness	Rent Reasonableness at SHA owned units	Allows SHA staff to perform Rent Reasonable determination for SHA owned units.	Cost effectiveness	Implemented.
HCV Rent	Rent cap	Rent cap calculated on 40% of Gross Rent, up from the 40% of adjusted rent standard.	Housing choice	Implemented.
HCV Rent	Every third year rent reviews for fixed-income households	Rent reviews conducted for households exclusively on fixed-incomes (SS/SSI/pensions) only every three years. Rent increases by Social Security Cost of Living Adjustment in intervening years.	Cost-effectiveness	Implementation scheduled in 2010.
HCV Rent	Asset income threshold	SHA will increase the threshold for calculating asset income to an amount up to \$50,000.	Cost-effectiveness	Implementation scheduled in 2010.
HCV Rent	Streamlined medical deduction	SHA will provide medical deductions based on a standardized schedule.	Cost-effectiveness	Implementation scheduled in 2010.
Homeownership	Down payment assistance	Allocate MTW Block Grant funds to offer a local down payment assistance program.	Housing choice; Self-sufficiency	Implemented.
Inspection Protocols	Inspections: SHA owned properties	Allow SHA staff, rather than a 3rd party entity, to complete HQS inspection of SHA owned properties.	Reduce Costs and achieve greater Cost effectiveness	Implemented.
Inspection Protocols	Inspections: cost-benefit approach	Cost-benefit approach to housing inspections allows SHA to establish local inspection protocol. Protocol established in 2004 allows building management to self-certify that HQS is met at the time	Cost-effectiveness	Implemented

Local MTW Initiative	MTW Activity Name	MTW Activity Description	MTW Statutory Objective	Implementation Status (as listed in 2010 plan)
Inspection Protocols	Inspections: cost-benefit approach	Cost-benefit approach to housing inspections allows SHA to establish local inspection protocol. Protocol under development in 2009/2010 will allow HOS inspections	Cost-effectiveness	HCV implementation scheduled in 2010.
Inspection Protocols	Inspections - Self-certification for minor fails	Self-certification by landlords of correction of minor failed inspection items.	Cost-effectiveness	Implementation scheduled in 2010.
Local Leases	Self-sufficiency requirement	All households receiving subsidy from SHA (public housing, voucher) in HOPE VI communities must participate in self-sufficiency activities.	Self-sufficiency	Implemented.
MTW Block Grant & Fungibility	MTW Block Grant	SHA combines all eligible funding sources into a single MTW Block Grant used to support eligible activities	Cost-effectiveness	Implemented.
MTW Block Grant & Fungibility	MTW Block Grant	Combine eligible public housing operating and capital funds (including Replacement Housing Factor Fund) and tenant-based assistance into a single fungible budget.	Cost effectiveness; Housing choice; Self-sufficiency	Implemented.
MTW Block Grant & Fungibility	Operating reserve	Maintain an operating reserve consistent with sound management practices.	Cost-effectiveness	Implemented.
MTW Block Grant & Fungibility	Utilization goals	Utilization defined by use of budget authority.	Cost effectiveness	Implemented
MTW Block Grant & Fungibility	Obligation and expenditure timelines	SHA may establish timelines for the obligation and expenditure of MTW funds.	Cost effectiveness	No longer permissible by HUD.

Local MTW Initiative	MTW Activity Name	MTW Activity Description	MTW Statutory Objective	Implementation Status (as listed in 2010 plan)
MTW Block Grant & Fungibility	Block Grant	SHA combines all eligible funding sources into a single MTW Block Grant used to support eligible activities.	Cost-effectiveness; Self-sufficiency	Implemented.
Project-based HCV Program	Admissions: admit felons under certain conditions	Allows for the admission into Project-based Voucher and Mod Rehab units of Class B and Class C felons subject to time-limited sex offender registration requirements who do not, in the opinion of the owner of the subsidized units, constitute a threat to other residents, the surrounding community of the public at large. (Resolution No. 4771 March 2005). SHA requires adequate support services and only approves such felons on a case by case basis.	Housing choice	Implemented.
Project-based HCV Program	Program-based vouchers	Allocate floating voucher subsidy to a defined group of units or properties.	Housing choice	Implemented
Project-based HCV Program	Project-based: % of vouchers that may be project-based	Raise the percentage of vouchers that may be project-based above HUD limits (25% limit set in 2000, may raise limit per 2008 plan).	Housing choice; Self-sufficiency	Implemented.
Project-based HCV Program	Project-based: applications	Streamline applications process for project-based HCV units.	Cost effectiveness	Implemented.

Local MTW Initiative	MTW Activity Name	MTW Activity Description	MTW Statutory Objective	Implementation Status (as listed in 2010 plan)
Project-based HCV Program	Project-based: assets in rent calculation	Only calculate income on assets declared as valuing \$5000 or more.	Cost-effectiveness	Implemented.
Project-based HCV Program	Project-based: competitive allocation process	Commit vouchers to the City's competitive process for housing funding.	Cost-effectiveness	Implemented.
Project-based HCV Program	Project-based: contract term	Make annual commitments renewable for up to 40 years.	Housing choice	Implemented.
Project-based HCV Program	Project-based: eligible unit types	Modify the types of housing accepted under a PBS8 contract - allows transitional housing.	Housing choice; Cost effectiveness	Implemented.
Project-based HCV Program	Project-based: exit vouchers	Housing choice is offered at the beginning of the project-based admissions process (by nature of site-specific waiting lists); exit vouchers are not offered.	Housing choice; Cost effectiveness	Implemented.
Project-based HCV Program	Project-based: HAP contracts	Modify the HAP contract to ensure consistency with MTW changes and add tenancy addendum.	Cost effectiveness	Implemented.
Project-based HCV Program	Project-based: non-competitive allocation of assistance	Allocate project-based subsidy non-competitively to SHA controlled units.	Housing choice; Cost effectiveness	Implemented.
Project-based HCV Program	Project-based: payment standards	Allow higher than Voucher Payment Standard for SHA-operated project-based units if needed to support the project budget (while still taking into account rent reasonableness).	Cost effectiveness	Implemented.

Local MTW Initiative	MTW Activity Name	MTW Activity Description	MTW Statutory Objective	Implementation Status (as listed in 2010 plan)
Project-based HCV Program	Project-based: subsidy cap in replacement units	Cap subsidy at levels affordable to households at 30% AMI in project-based HOPE VI replacement units where SHA also contributed capital to write-down the unit's affordability to that level.	Cost-effectiveness	Implemented.
Project-based HCV Program	Project-based: unit cap per development	Waive the 25% cap on the number of units that can be project-based for transitional, supportive or elderly housing programs and/or sites with fewer than 20 units.	Housing choice	Implemented.
Project-based HCV Program	Provider-based vouchers	Provide vouchers to selected agencies to couple with intensive supportive services. The agency master leases units and subleases to tenants.	Housing choice; Self-sufficiency	Implemented.
Special Purpose Housing	Service enriched housing	With the help of key partners, SHA may develop supportive housing communities.	Housing choice	Implemented.
Waiting Lists & Preferences	Admissions: special issuance vouchers	Establish a "special issuance" category of vouchers to address circumstances where timely issuance of vouchers can prevent homelessness or rent burden.	Housing choice	Implemented.

Local MTW Initiative	MTW Activity Name	MTW Activity Description	MTW Statutory Objective	Implementation Status (as listed in 2010 plan)
Waiting Lists & Preferences	Admissions: voucher distribution through service provider agencies	Up to 30% of SHA's tenant-based vouchers may be made available to local nonprofits, transitional housing providers, and divisions of local government that provide direct services for use by their clients without regard to their client's position on SHA's waiting list.	Housing choice	Implemented.
Waiting Lists & Preferences	Admissions: partners maintain own waiting lists	Allow partners to maintain waiting lists for partner-owned and/or operated units and use own eligibility and suitability criteria.	Cost effectiveness; Housing choice	Implemented.
HCV Rent	180-day EOP clock	The 180-day End of Participation "clock" due to income will start when a family's Housing Assistance Payment (HAP)	Housing choice	Implementation scheduled in 2010.