



Seattle Housing Authority

Moving to Work

2018 Annual Plan Summary

August 31, 2017

Our 20th year in the Moving to Work (MTW) program

The Seattle Housing Authority (SHA) is one of 39 housing authorities across the country participating in the U.S. Department of Housing and Urban Development (HUD) Moving to Work (MTW) program, which allows the agency to test innovative methods to improve housing services and to better meet local needs. Each year the agency adopts a plan that describes activities planned for the following year.

As a participant in MTW, Seattle Housing Authority proposes and implements alternatives to certain federal regulations, which are spelled out in an agreement between HUD and the agency. The MTW program has three primary goals:

- Reduce costs and improve cost effectiveness
- Provide incentives to families to become economically self-sufficient
- Increase housing choices for low-income families

Contents of the Annual MTW Plan

In the Annual MTW Plan, Seattle Housing Authority provides projections for 2018 regarding the number of households served, waiting lists, total affordable housing units and vouchers, and sources and uses of funding, as well as summarizing plans for capital improvements. The plan also proposes new MTW activities and provides updates on existing MTW strategies.

Proposed New MTW Activity: Local Blended Subsidy

Seattle Housing Authority is proposing one new MTW activity for 2018: local blended subsidy. This new financing model would allow Seattle Housing Authority to leverage MTW Block Grant funds to invest into the agency's aging public housing stock. With local blended subsidy, Seattle Housing Authority would combine public housing and voucher funding as well as revenue generated through tenant rents to support loans and subsequent debt repayment for renovations to existing public housing buildings, which would not otherwise be allowed under regulations for public housing funding alone. These buildings would continue to operate as public housing and continue to serve public housing residents.

Updates to Existing MTW Activities

Seattle Housing Authority is also considering changes to current MTW activities, including:

- Shared housing: Using existing MTW authority to simplify and clarify the calculation of rental assistance for shared housing (for example, room rentals or renting a unit with roommates).
- Utility allowance schedule: Expanding the policy of applying changes to utility allowances at the next regularly scheduled annual review to the public housing program as a whole. This policy has been found to increase efficiency for voucher and HOPE VI households, where it is currently in place.

- **Seattle Senior Housing Program:** Updating policies to reflect changes previously approved by the Board, including the addition of a fifth rent tier for new higher income households, an updated recertification cycle to be scheduled by individual household rather than by building, and an expanded hardship policy.
- **Self employment expenses:** Modifying the current policy that allows self-declaration of expenses for self employed households to allow for different thresholds for self-declaration based on industry norms for industries such as child care and drivers.
- **Payment standards:** Reviewing and updating the definition of rent burden across program areas with a goal of aligning program definitions.
- **Combined program management:** Exploring expansion of the combined program management model to additional properties, which would allow the agency to use the same set of policies for public housing and project-based units. This policy is currently in place for project-based vouchers co-located with public housing at Rainier Vista and High Point and may generate efficiencies at additional properties.
- **Family Self Sufficiency (FSS) program:** Activating existing MTW authority to make changes to the FSS program, including changes in the structure of escrow accounts, incentives, and contract terms.

Opportunities to comment

Seattle Housing Authority is accepting comments on the draft MTW Annual Plan through September 29, 2017. For more complete descriptions of the proposed new activity and updates to existing activities, please see the draft Annual Plan in its entirety at www.seattlehousing.org or through any of the contact methods listed below. Any amendments to the plan that occur during the public comment period will be posted on the website.

Public hearing

A public hearing will be held on September 13, 2017 at 2:30 pm at the Central Office, located at 190 Queen Anne Ave. N. The agency will present the draft plan and annual budget and take testimony from the public, followed by a general question and answer period. Language interpretation and disability accommodations are available when requested in advance (206-615-3576).

Resident advisory groups

The Joint Policy Advisory Committee (JPAC), made up of resident representatives who advise the agency on various issues, will discuss plan activities and the budget at their meeting on September 15. The Seattle Senior Housing Program (SSHP) Advisory Committee will discuss plan activities and the budget at their meeting on September 8.

Other means for public comment

Comments may also be submitted to:

Phone: (206) 615-3576

Email: Beka.Smith@seattlehousing.org

Mail: Beka Smith, PO Box 19028, Seattle, WA 98109