



# Moving to Work 2019 Annual Report Summary

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This document summarizes SHA's 2019 MTW Annual Report. The full report can be found at <https://www.seattlehousing.org/about-us/reports/moving-to-work-reports>.

## SHA's 20<sup>th</sup> year in the Moving to Work program

Moving to Work (MTW) provides the flexibility to design and test various approaches for providing and administering housing assistance while still meeting the goals of MTW and the priorities of our local community.

The COVID-19 pandemic, which began in early 2020, exemplifies the necessity of MTW. The context in which we operate changed rapidly, but our values and strategic goals did not. Throughout 2019 and into 2020, as we have done for the last 20 years, SHA continues to leverage MTW to adapt and innovate for the benefit of our residents and our community.

## What is the MTW Annual Report?

SHA's MTW Annual Report follows a HUD-prescribed format which includes information on housing stock, wait lists, and sources and uses of funding. The Report also includes information on how we are meeting HUD's statutory requirements and data reflecting how successful our MTW activities are in serving in our community. The Report focuses on households and units funded through the MTW Block Grant; SHA provides additional appendices that show the breadth of our programming outside the MTW Block Grant funding.

## Households served and waitlist information

At year end, SHA served nearly 37,000 people across all housing programs, with 86% living in Seattle.

- Approximately one-third of residents and tenants were children; one-third were elderly people and/or people with disabilities; the remaining one-third were non-elderly, non-disabled adults.
- Over 80% of households served had incomes below 30% AMI, with a median income of \$13,116.

Waitlist data shows continued community need for subsidized housing. As of December 31, 2019:

- Nearly 7,000 households were on waitlists for our public housing/SHA-managed project-based voucher units (SHA uses MTW to operate these two subsidy types seamlessly in properties we own).
- Over 2,000 households remained on our tenant-based voucher waitlist, which has been closed since the 2017 lottery.
- Over 1,500 households were on waitlists managed by partners for project-based voucher units. Many of these partners receive referrals through the homeless system's Coordinated Entry for All program rather than maintaining a traditional waitlist.

## Housing stock

SHA's MTW-funded housing stock consisted of 15,650 units funded through the Block Grant. Roughly one-third are public housing units and two-thirds are vouchers. SHA also operates over 2,000 units of housing funded by HUD outside the Block Grant, such as Special Purpose Vouchers and Mod Rehab, and over 2,300 other housing units that are not funded by HUD (including tax credit and unsubsidized townhomes in SHA's redeveloped family communities).

In 2019, we awarded 385 new PBV vouchers in five contracts to Compass Broadview, Mt. Baker Village, Red Cedar, St. Martin's on Westlake and The Wintonia Hotel.

## Capital investments

SHA brought a number of new units online in several new buildings during 2019.

- Red Cedar opened at Yesler, adding 119 affordable units.
- Rehabilitation projects at Longfellow Creek, Roxhill Court and Wisteria Court added 202 units (a mix of affordable and market rate).

SHA also engaged in a number of property and security improvements to our housing stock:

- Security upgrades, including ACAM systems, in the SSHP portfolio were completed.
- Routine exterior upgrades such as painting and gutter replacement and interior upgrades such as bathroom repairs were completed portfolio-wide as needed.
- Scattered Sites units received significant interior upgrades as a part of planned renovation projects to the single-family homes in the portfolio.
- Major improvements such as elevator upgrades were completed at Phinney Terrace, Pleasant Valley Plaza, Schwabacher House and Sunrise Manor and HVAC upgrades at Holly Court and Olive Ridge were also completed in 2019.

## New MTW strategies in 2019

Each of the following strategies was approved in the 2019 MTW Plan as an additional nuance to an existing MTW Activity.

**Disregard of student financial aid as income** (MTW Strategy 10.H.15): This strategy extends a standard public housing policy to SHA's voucher households, which excludes student financial aid from income calculations. After implementation in 2019, there was a large reduction in staff time to calculate income for households with students on financial aid.

**Incentives for positive tenant departures and housing stability** (MTW Strategy 13.P.02): This activity allows SHA to provide financial incentives to promote housing stability and support public housing households to successfully vacate a unit. This activity was piloted during 2019 in SHA's LIPH-South portfolio. The pilot was not able to establish a causal relationship between the offer of enhancement and positive vacates. Further adjusting and testing may be warranted.

**Streamlined local timelines and processes for improved leasing success** (MTW Strategy 19.H.04): Voucher holders in Seattle often need longer than the HUD-limited length of time to lease up successfully. Through this activity, SHA can adopt local timelines and processes for new and moving with continued assistance voucher households. Implementing this activity enabled SHA to assist larger households moving with continued assistance in locating larger units, which are often limited in their availability.

## Ongoing MTW activities in 2019

SHA has 17 continuously-approved MTW activities with about 120 related strategies. These existing MTW activities continued to provide SHA with flexibility to meet the goals of the MTW demonstration in 2019: cost effectiveness, housing choice and self-sufficiency. The following are highlights of some of the quantifiable impacts of these activities.

### Cost effectiveness

- SHA saved 2,030 staff hours through inspections policies and 4,578 hours through local rent policies.
- SHA leveraged nearly \$6.5 million in service dollars through project-based and agency unit partnerships.
- Water and electricity conservation policies saved \$2.7 million.

### Housing choice

- 207 high-risk households were able to move into agency units to receive supportive services; 81% of these households exited to stable housing.
- Eleven households graduated from public housing to homeownership.
- 14 households received services to allow their child to stay in their school through SHA's Home from School program.

### Self-sufficiency

- The number of participants in JobLink rose from 643 in 2018 to 927 in 2019.
- 81% of HOPE VI households report that wages are their primary source of income.