



# Moving to Work 2021 Annual Report Summary

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This document summarizes SHA's MTW 2021 Annual Report. The full report can be found at <https://www.seattlehousing.org/about-us/reports/moving-to-work-reports>.

## SHA's 22<sup>nd</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 meeting both the statutory 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 2020 and 2021, 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 under the MTW umbrella. The Report also includes data to inform HUD on how we are meeting the MTW statutory requirements and data reflecting how implementation of our MTW activities using HUD-prescribed metrics. SHA operates a variety of housing programs and other activities outside of the MTW umbrella that are not included in this report unless otherwise noted.

## Households served and waitlist information

At year end, SHA served nearly 37,500 people across all housing programs (including non-MTW), with 85% living in Seattle.

- Approximately 12,000 participants were children and 25,700 adults. Of the adults, approximately 13,500 were elderly and/or had a disability.
- Over 80 percent of households served had incomes below 30 percent area median income, with a median household income of \$12,336.
- Of SHA's total resident population, approximately 34,000 residents and tenants are funded through MTW.

Waitlist data shows continued community need for subsidized housing. As of December 31, 2021:

- Nearly 10,000 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).
- 455 households remained on our tenant-based voucher waitlist following a purge of households who no longer needed subsidized housing. The waitlist has been closed since the 2017 lottery.

- Approximately 1,400 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, which maintains a central waitlist for permanent supportive housing units, rather than maintaining a traditional waitlist.

## Housing stock

SHA's MTW-funded housing stock consisted of nearly 15,300 units funded through the Block Grant. Roughly 40 percent are public housing units and 60 percent are vouchers. SHA also operates over 3,300 units of housing funded by HUD outside the Block Grant, such as Special Purpose Vouchers and Mod Rehab, and over 2,400 other housing units that are not funded by HUD (including Low Income Housing Tax Credit units in our redeveloped communities and unsubsidized affordable properties throughout the city).

The largest increase in SHA's housing stock in 2021 came through newly awarded Special Purpose Vouchers. SHA was awarded 498 Emergency Housing Vouchers from the federal government through the American Rescue Plan Act. Referrals are managed primarily through the King County Regional Housing Authority and vouchers are available only to households experiencing literal homelessness or escaping domestic violence. SHA's allocation of Family Unification Program/Foster Youth for Independence vouchers grew from 275 to 342. SHA also received 228 Tenant-Protection Vouchers to replace the MTW-funded Public Housing subsidy in 228 Scattered Sites units (no net change in housing stock or subsidy). These Tenant-Protection Vouchers will convert to MTW after the first year.

One hundred and twenty-one vouchers were awarded as project-based voucher subsidy to community partners that were previously awarded funding through the Seattle Housing Levy for Permanent Supportive Housing. These vouchers went to Kristin Benson Place (77) and Rise at Yancy (44).

## Capital investments

SHA was able to restart inspections and in-unit non-essential repairs in 2021, utilizing health and safety procedures to maintain participant and employee safety. In 2021, SHA made the following planned property and security improvements to SHA's owned and managed housing:

- **Capital project planning and rehabilitation:** SHA incurred planning expenses in preparation of large rehabs at Fort Lawton Place and Fremont Place; began preparation for the large planned interior and exterior Jefferson Terrace rehab project; utilized MTW funds to augment capital reserves in the homeWorks properties, as regular reserves are insufficient to support the many needed capital projects; and engaged in a large rehab at the West Seattle Maintenance Facility.
- **Exterior upgrades:** SHA conducted exterior upgrades such roof replacement and exterior painting at many Scattered Sites locations; exterior repairs at Fort Lawton Place, Olive Ridge and single-family Scattered Sites homes; and began a cladding project at Sunrise Manner.
- **Health and safety:** SHA removed hazardous materials from Blue Topaz and transferred funds to NewHolly Phase 1 and Phase 3 to replace carbon monoxide and smoke detectors.

- **Interior upgrades:** SHA replaced the flooring at a number of buildings; made lighting upgrades to common areas in several LIPH buildings; installed a heat pump at Tri-Court; replaced a boiler at Westwood Heights; fixed water damage at Blue Topaz, Michaelson Manor, Schwabacher House and multiple Scattered Sites locations; upgraded units at Cedarvale Village and several Scattered Sites locations; replaced windows and doors at multiple properties; fixed the garage door at Marinan Manor; and completed interior painting at Columbia Place, Greenwood Avenue, Olive Ridge and various Scattered Sites locations.
- **Site work:** SHA started a project to upgrade the playground equipment at Cedarvale Village; replaced mailboxes at Bayview Tower, Northgate View and Gideon-Mathews Gardens; completed a perimeter fencing upgrade at Cedarvale Village; upgraded the playground equipment at Shaffer Park at NewHolly; and repaired the carport at one Scattered Sites property.

## New MTW activities in 2021

SHA did not propose any new MTW activities or strategies in 2021.

## Ongoing MTW activities in 2020

SHA has 15 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 2021: cost effectiveness, housing choice and self-sufficiency. As with any year, the outcomes of many of SHA's MTW activities and strategies are dependent on factors outside of SHA's control. This can be seen in many of the self-sufficiency metrics, as some SHA residents and participants experienced reductions in income due to job loss or reduction in hours due to COVID-19, which was reflected in lower-than-average graduations from housing subsidy and job placements through JobLink, for example.

The following are highlights of some of the quantifiable impacts of these activities during 2021:

### Cost effectiveness

- SHA saved over 3,300 staff hours through local rent policies and over 11,000 staff hours through local inspection strategies.
- SHA leveraged nearly \$11 million in service dollars through project-based and special purpose housing partnerships.
- Water and electricity conservation policies collectively saved nearly \$3.2 million in utility costs.

### Housing choice

- 329 households were able to move into supportive housing using project-based vouchers provided to units that were previously awarded funding from the Seattle Housing Levy.
- 388 individuals received supportive care in the respite program, operated by Harborview Medical Center, through a unique partnership at Jefferson Terrace.

- Nine households were newly enrolled in Home from School, resulting in a total of 64 households being able to stay stably housed and their children enrolled in their same school, Bailey Gatzert Elementary, through this program since 2016.

### Self-sufficiency

- 662 individuals participated in JobLink programs in 2021, despite continued pandemic difficulties such as remote schooling and canceled job training programs.
- Five households graduated from subsidized housing in 2021.

### Housing stability

SHA partnered with King County to access federal Emergency Rental Assistance (ERA) funds provided through the COVID Rescue Plan to **support participants who fell behind in their rental payments** due to job loss, reduction of hours or other hardships associated with COVID-19. SHA agreed to pay participant rent, fees and utility costs in arrears before March 27, 2020, as well as any amounts in the participant arrears for rent and other costs in excess of the arrears that were covered by ERA funds administered by King County, in order to become eligible to receive the funds. The ERA program then paid up to nine months of back rent and three months of forward rent for each participant who qualified for the program. SHA did not use any MTW Block Grant funds to pay SHA's share of the ERA liabilities. While the final accounting for this program is not yet completed, **SHA has set aside up to \$1.3 million** in non-federal funds to pay SHA's obligations, leveraging **more than \$9 million in ERA funds** to support housing stability and alleviate the stress of debt of SHA residents. Some participants have also accessed funds for rental assistance from nonprofit organizations such as St. Vincent de Paul.