Moving to Work
2022 Annual Plan Summary
Approved February 3, 2022

This document provides highlights from Seattle Housing Authority's (SHA) Moving to Work (MTW) 2022 Annual Plan. The complete Plan is available at https://www.seattlehousing.org/about-us/reports/moving-to-work-reports.

2022 is SHA's 24th year in the Moving to Work program

SHA became an MTW agency in 1999 as one of the 39 initial housing authorities participating in the program. As an MTW agency, SHA has the flexibility to test innovative policies and practices to improve housing services and better meet local needs. Under our MTW authority, SHA may propose and implement alternatives to some federal regulations that increase efficiency and support housing choice and self-sufficiency. MTW applies to most of SHA's housing units and programs, including Public Housing and most Housing Choice Vouchers.

Contents of the MTW Annual Plan

SHA's MTW Annual Plan follows a HUD-prescribed format and includes information on planned changes in housing stock, leasing and waiting lists and high-level summaries of sources and uses of funding and plans for capital improvements. The MTW Annual Plan also contains descriptions of SHA's MTW activities, including proposals for new authorizations and updates to already approved MTW activities. Previously approved MTW authorizations provide SHA with the flexibility to adopt local alternatives to HUD policies and regulations. SHA retains these authorizations provided they continue to be included in each year's Plan.

Over time, SHA's implementation of these activities may vary depending on changing local needs and opportunities. Most of SHA's policies and procedures related to our MTW activities are integrated in documents such as the Housing Choice Voucher Administrative Plan and the Housing Operations Admissions and Continued Occupancy Policy.

Projected changes to MTW housing stock, leasing and waiting lists

Up to approximately 250 housing choice vouchers may be project-based in 2022.

- An estimated 155 units will be project-based across five properties (Bayview Terrace, Golden Sunset, Market Terrace, Martin Luther King Jr and Weller Apartments). These properties were formerly Section 8 contracted buildings which SHA acquired from private landlords to preserve low-income housing in Seattle. The project-based vouchers are part of funding conversion and will be received from HUD for this purpose.
- Seven project-based vouchers will be situated in a new low-income housing development at the Roosevelt Light Rail Station, operated by a partnership between Bellwether Housing and Mercy Housing NW.

- Eighty-two project-based vouchers will be utilized in the new Hinoki Apartments building, part of the Yesler Terrace redevelopment.

These newly project-based vouchers will bring SHA's total project-based voucher commitment to nearly 4,400.

SHA may make the following changes to our housing stock:
- SHA may add MTW subsidy to the 27-unit South Park Manor building in the Seattle Senior Housing Program, which is currently operated without subsidy.
- SHA may rehabilitate the 299-unit Jefferson Terrace public housing high-rise through removing the Low-Income Public Housing subsidy at the building and replacing it with different subsidy programs, such as HUD's Project-Based Section 8 program, HUD's Rental Assistance Demonstration (RAD) program and/or other sources.

SHA predicts high occupancy rates in our owned and managed units and high utilization rates for our housing choice vouchers. Currently, there are approximately 7,000 households on our waiting lists for public housing and vouchers and we expect demand to remain high in 2022. There are currently no changes anticipated for these waiting lists, but SHA may make changes if new opportunities arise.

Proposed new MTW activities

Seattle Housing Authority is not proposing any new MTW activities in 2022.

Proposed updates to existing activities

During SHA's 20+ years of participation in MTW, HUD has approved over 20 MTW activities containing more than 125 strategies. Over time, SHA updates or clarifies these activities and strategies as we continue to innovate and adapt. Key updates for 2022 are summarized below. They can be found in their entirety in Section IV of SHA's draft MTW 2022 Annual Plan. Strategy numbers are provided for reference[1].

COVID-19 response and recovery

SHA continues to learn and adapt as we tackle the challenges of operating in our second year of the COVID pandemic and prepare for the potential of a third. Many of SHA's 2021 MTW updates were direct lessons learned from the emergency authorizations approved by HUD in our 2020 Plan and through HUD's COVID waivers and provide SHA flexibilities to adapt operations in key areas such as rent reviews and inspections as necessary to accommodate emergency situations. This year, additional updates (outlined below) build upon this foundation to better serve SHA's residents and improve administrative procedures for staff.

Homeownership assistance

In keeping with SHA's mission to foster stability and self-sufficiency for people with low incomes in the Seattle community, our race and social justice commitment and our Strategic Plan objective to *Economically Empower People*, SHA will explore piloting a homeownership

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[1] The first number in the strategy corresponds to the activity number in Section IV. For example, Strategy 3.A.01 corresponds to Activity 3: Inspection Protocols.

program in 2022. In the initial pilot, SHA intends to focus on supporting low-income families who have been displaced or are at risk of being displaced from Seattle and are impacted by systemic inequities that drive gaps in homeownership. The final program model will be informed by the communities impacted and may evolve accordingly. This program will take advantage of our current MTW strategies in Activity 13: Homeownership and graduation from subsidy. See Activity 13 in Section IV for more details.

Income and rent certification, eligibility and verification processes

SHA's annual certification streamlining under COVID protocols demonstrated that "light touch" annual reviews are effective, cost efficient and make the process easier for many residents/participants and staff. SHA is building on updates to the 2021 MTW Plan to normalize this approach (Strategy 10.A.01: Local income verification hierarchy).

Inspections

SHA uses MTW to reduce the frequency of inspections and use alternative formats, all with a risk management approach. The use of COVID-related emergency waivers and activities prompted even further streamlining in this area. In 2021, SHA formalized a number of these procedures. In 2022, the Housing Choice Voucher program is making the following updates:

- Piloting a program to conduct Housing Quality Standards pre-inspections in buildings that frequently rent to tenant-based voucher holders, pre-authorizing units before a Request for Tenancy Approval (RFTA) is submitted to speed up the move-in times for new tenants (Strategy 3.A.03: Reduced frequency of inspections).
- Reactivating a strategy to allow property owners/managers to self-certify minor fails for all inspection types (Strategy 3.H.04: Self-certification for minor fails).

Additional updates

Other updates to SHA's 2022 Plan include:
- Enabling SHA and project-based housing choice voucher providers to easily separate out combined Housing Assistance Payment (HAP) contracts for multiple properties (Strategy 5.H.01: HAP contracts).
- Building on a pilot program developed in 2021 to provide monetary incentives for new and continuing landlords/property owners to rent to SHA housing choice voucher participants, with the intent of recruiting new landlord participation and maintaining positive relationships with current landlords (Strategy 19.H.02: Housing choice moving cost assistance and support).

Sources and uses of funding

HUD's prescribed MTW Plan format requires that SHA provide funding information for only a subset of the agency's source and uses. For a more complete picture of SHA's 2022 Budget, please visit https://www.seattlehousing.org/about-us/reports/budget.