



Moving to Work 2022 Annual Report Summary

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This document summarizes SHA's MTW 2022 Annual Report. The full report can be found at <https://www.seattlehousing.org/about-us/reports/moving-to-work-reports>.

SHA's 23rd year as a Moving to Work agency

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.

SHA spent 2022 operationalizing the many MTW updates included in the 2021 MTW Plan to address the new realities of a post-lockdown society. SHA took full advantage of the COVID waivers offered by HUD to minimize in-person contact and reduce administrative burdens on both residents and staff. When the last of these waivers expired at the end of 2021, SHA used MTW to maintain the practices that made sense for SHA's community and interrogated "business as usual" practices that had become outdated or no longer aligned with SHA's values.

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 over 38,000 people across all housing programs (including non-MTW), with 86% living in Seattle.

- Approximately 9,700 participants were children and 28,500 were adults. Of the adults, over 12,000 were elderly and/or had a disability.
- 84% of households served had incomes below 30% area median income, with a median household income of \$13,557.

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

- Nearly 5,000 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).
- 580 households remained on our tenant-based voucher waitlist following a 2021 purge of households who no longer needed subsidized housing. The waitlist has been closed since the 2017 lottery.
- Approximately 2,800 households were on waitlists managed by partners for project-based voucher units, double the number of households on the waitlists in 2021. 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 15,646 units funded through the Block Grant. Roughly one third are public housing units and two thirds are vouchers. SHA also operates over 2,400 units of housing funded by HUD outside the Block Grant, such as Special Purpose Vouchers for foster youth and veterans, and nearly 2,600 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 biggest change in SHA's housing stock in 2022 was a number of conversions of units to project-based vouchers (PBVs). PBVs are housing subsidies that stay with a unit, rather than being used at any available unit in the private market like traditional tenant-based vouchers. SHA converts units to PBVs for a number of reasons, including asset repositioning and increasing funding availability for updates and renovations. SHA also contributed a number of PBVs to the Seattle Housing Levy for Permanent Supportive Housing.

- 95 vouchers were awarded to 7al?al (29) and Martina Apartments (66) to complement the Housing Levy.
- SHA exited multifamily contracts in five low-income buildings and converted 131 of the units to PBVs (the remaining units became unsubsidized low-income housing).
- A new building, Hinoki, came online as a part of the Yesler Terrace Choice Neighborhood redevelopment (82).
- 228 Scattered Sites units (single-family homes and stand-alone small multifamily units situated throughout Seattle) converted to PBVs in 2022 following a Section 18 disposition in 2020.
- 7 PBVs were placed in Cedar Crossing to support family-sized units in the new development.

SHA also completed another Section 18 disposition of the 299-unit public housing high rise Jefferson Terrace and began a tax credit rehabilitation project. At the project's

planned 2024 completion, all residential units will be subsidized via PBVs, including five new units added during construction.

Capital investments

SHA spent 2022 conducting inspections and repairs which had been deferred due to health and safety practices in 2020 and 2021 to respond to COVID, as well as larger planned building upgrades. Highlights of the capital expenditure work undertaken in 2022 include:

- **Elevator repair:** SHA completed elevator upgrades at Primeau Place, Lake City Commons, South Park Manor, Ravenna School Apartments and Pinehurst Court Apartments. Minor upgrades were also made at Bayview Tower.
- **Exterior upgrades:** SHA completed a number of exterior upgrades to the Scattered Sites units, including roof, exterior door and window replacements, siding repairs and painting. Exterior rehabilitation work was also done at Fort Lawton Place and Sunrise Manor. Lighting upgrades were made at Gideon-Matthews Gardens and Olive Ridge to address security concerns.
- **Health and safety:** SHA replaced CO detectors reaching the end of their useful lives with combination smoke/CO detectors at NewHolly and Rainier Vista.
- **Interior upgrades:** SHA also conducted a number of interior upgrades to Scattered Sites, such as replacing outdated appliances, renovating flooring, cabinet replacement and updating window furnishings. Flooring repairs were also made at Blakely Manor, High Point, Rainier Vista and NewHolly. Hot water tanks were installed at Rainier Vista and NewHolly. Finally, plumbing issues were addressed at Bitter Lake Manor.

New MTW activities in 2022

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

Ongoing MTW activities in 2022

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 program as well as being responsive to Seattle's specific needs. The following are highlights of some of the quantifiable impacts of these activities during 2022:

Cost effectiveness

- SHA saved nearly 18,000 staff hours through local rent policies, such as streamlined income verification policies and self-certification for various employment, childcare and other tenant expenses.
- SHA leveraged over \$9.5 million in service dollars through project-based and special purpose housing partnerships.
- Water and electricity conservation policies collectively saved nearly \$2 million in utility costs (since 1999, these savings have added up to nearly \$35 million).

Housing choice

- 304 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.
- 412 individuals received supportive care in the respite program, operated by Harborview Medical Center, through a unique partnership at Jefferson Terrace.
- Six households were newly enrolled in Home from School, resulting in a total of 70 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

- 620 individuals participated in JobLink programs in 2022, twice as many individuals as HUD gives SHA funding to serve.
- 114 households graduated from subsidy in 2022, including 5 who exited for homeownership.