



Moving to Work

Draft 2023 Annual Plan Summary

This document provides highlights from Seattle Housing Authority's (SHA) Moving to Work (MTW) draft 2023 Annual Plan. The complete Plan is available at <https://www.seattlehousing.org/2023-proposed-mtw-annual-plan>. SHA is **seeking comments on the plan through September 30, 2022**. Information about providing comments or obtaining more information, including translated materials, is available on page 3 of this summary.

2023 is SHA's 25th year in the Moving to Work program

SHA became an MTW agency in 1999 and is 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 implementation policies 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

SHA anticipates 101 new project-based voucher (PBV) units in 2023.

- Fifty (50) vouchers will be project-based at **Sawara Apartments, a new building in the Yesler community**. Sawara will have an additional 74 units of affordable housing available for rent in the private market. The building will provide tenants with residential amenities such as an enclosed common area and an exterior play area, and Property Management offices will be on-site.
- **Lam Bow Apartments** will reopen as an expanded, new-construction project following a fire that destroyed half of the property in 2016. The new building will have 82 total units, representing an expansion of 31 units over the previous development. Fifty-one (51) of the units will include project-based vouchers, over 80 percent of which are family-sized. The

remaining 31 rental units include affordable housing available for households with incomes at or below 60 percent of area median and one manager unit.

Including these new project-based units, SHA's will have project-based nearly 4,400 of its housing choice voucher allocation from HUD.

Rehabilitation on the 299-unit **Jefferson Terrace** public housing high-rise will begin in 2023. Work on 165 units is predicted to be complete before the end of the year and ready for residents to move back in; the remaining 118 units will be completed by year-end 2024.

The following additional changes to SHA's housing stock may occur in 2023:

- SHA may apply to bring **South Park Manor**, a 27-unit elderly and disabled-designated building in the agency's Seattle Senior Housing Program (SSHP), into our public housing portfolio. South Park Manor currently utilized the same rent policy as other SSHP buildings and no significant impact for current or future residents is anticipated as a result of this change.
- Up to 3,284 units across Seattle may be redeveloped as opportunities arise or as the buildings near their end of life and HUD's low-income public housing program is historically underfunded. **Extensive planning and advance notification to residents would occur before any construction work begins.**

SHA predicts high occupancy rates in the agency's owned and managed units as well as high utilization rates for our housing choice vouchers. Currently, there are over 5,700 households on the waiting lists for public housing and housing choice vouchers even though the general housing choice voucher waiting list has been closed since 2017. Demand is expected to remain high in 2023. There are currently **no changes anticipated for these waiting lists**, but SHA may make changes if new opportunities arise.

Proposed new MTW strategies

Seattle Housing Authority is **proposing one new strategy in 2023.**

| Strategy number | Description |
|----------------------|--|
| MTW Strategy 10.A.02 | Mixed-status household subsidy calculation: SHA may prorate housing subsidy for mixed-status households as a per person or per household standard amount rather than using HUD's standard percentage. |

SHA is proposing this change in rent calculation for "mixed-status" households as a part of the agency's commitment to race and social justice. A HUD-designated mixed-status household is a household that includes members with a mix of eligibility for subsidy due to their immigration status. HUD has a different method for calculating the amount these families should pay toward their rent and utilities that universally results in them paying more than other similar assisted households. At SHA, **mixed status households are 1.5 more likely to be made up of people of color and three times more likely to have children in the home.**

To calculate rent for mixed-status households, HUD regulations require that the public housing authority calculates rent normally but then prorates the subsidy the household receives based on the percentage of family members with eligible immigration status. This results in these

households paying on average 175 percent of their income in rent, up to \$300 more per month than households without a mixed status. Based on the demographics of mixed-status households, this results in households of color and families with children being disproportionately rent burdened compared to non-mixed-status households. While this policy change will likely impact fewer than 60 households agency-wide, it is important to address the inequity in housing cost burden.

SHA is proposing an **alternative rent calculation** for these households. If approved, **instead of prorating subsidy by a percentage of eligible household members, SHA would prorate assistance by reducing subsidy by a reasonable, fixed amount** (hereafter referred to as a “supplemental payment). SHA is currently considering \$50 per ineligible person or a flat \$100 per household for the supplemental payment. An impact analysis of these amounts is available in Section III of the complete draft [MTW Plan](#). The amount will be finalized upon implementation of the policy and may be adjusted by updating the HCV Administrative Plan. The supplemental payment should not result in an increase in housing costs for any households and a hardship policy will be established to address any inadvertent cases. The intent is to create a rent calculation protocol that is more equitable and enables households who may otherwise have been unable to afford a home in Seattle, even with housing subsidies, to become or remain stably housed in the community.

Additional updates

HUD is planning to roll out a new set of **inspection standards** for both public housing and HCV, called the National Standards for the Physical Inspection of Real Estate (NSPIRE), in 2023. SHA has an MTW strategy which allows inspectors to use the various inspection standards created by HUD interchangeably based on the needs of the property. The agency will be adding the new NSPIRE standards to the list of interchangeable standards when HUD debuts it early next year.

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 2023 Budget, please visit <https://www.seattlehousing.org/2023-proposed-budget-summary>

Comment on this plan through 9/30/22

SHA is accepting comments on the draft MTW 2023 Annual Plan through September 30, 2022.

Opportunities to learn more and provide comment

- Phone: 206.239.1528
- Email: mtw@seattlehousing.org
- Postal mail: Policy Office, P.O. Box 19028, Seattle, WA 98109-1028