



Moving to Work 2025 Annual Plan Summary

This document provides highlights from Seattle Housing Authority's (SHA) Moving to Work (MTW) 2025 Annual Plan.

For more information on Seattle Housing Authority's 2025 Annual Report or the agency's participation in Moving to Work more broadly, please contact mtw@seattlehousing.org or visit <https://www.seattlehousing.org/2025-budget-and-2025-mtw-plan>. Materials are available in alternative languages or formats by request.

2025 is SHA's 27th 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 cost-effectiveness 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 (HCV).

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 as well as 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

In 2024, SHA received approval for a Section 18 Disposition¹ of **Jackson Park Village** for the purposes of refinancing and redevelopment. The financing and construction process will continue through 2025 with construction estimated to begin in 2026. The new building will have approximately 41 Project-Based Voucher units and 59 straight tax-credit units for a total of 100 units.

Construction on **Juniper Apartments**, the final Choice Neighborhoods Initiative development in Yesler, began in 2023 and is anticipated to complete in 2025. Leasing is anticipated to begin in mid-2025, with a planned unit mix of 39 Project-Based Voucher units and 75 straight tax-credit units (including one Common Area Unit) for a total of 114 units.

The following additional changes to SHA's housing stock may occur in 2024:

- SHA may apply to bring **Ravenna School Apartments**, a 39-unit building, into the public housing portfolio. The building is part of the Seattle Senior Housing Program (SSHP) and utilizes the same rent policy as other SSHP buildings. No significant impact for current or future residents is anticipated as a result of this change.
- In addition, SHA may seek disposition approval for up to 985 public housing units within its Seattle Senior Housing Portfolio to pursue other funding sources that may be beneficial to the sustainability of the portfolio. **SHA is not proposing to eliminate any SSHP housing units or replace units with tenant-based vouchers.** Currently, most SSHP properties receive Low-Income Public Housing subsidy. There are other types of HUD subsidy that may provide better support for these units, such as a project-based voucher subsidy. **Extensive planning and advance notification to residents would occur before any construction work begins.**

Demand for subsidized housing remains high in the Seattle area. There are approximately 5,500 households on the public housing waitlist and 24,000 households on the Housing Choice Voucher list.

¹ HUD uses the word “disposition” to refer to processes through which a public housing authority can switch the funding for a building from one funding source to another. For example, Jackson Park Village currently receives Low-Income Public Housing subsidy. After the disposition and redevelopment, SHA will use project-based subsidy to fund the building, increasing the amount of money per unit to support maintenance and upkeep. SHA is committed to replacing any units removed through this process at a minimum of 1:1, and usually at a higher replacement rate.

New and updated MTW strategies

Seattle Housing Authority is adding **one new strategy in 2025** and updating two existing strategies to address certain provisions of the 2016 Housing Opportunities Through Modernization Act (HOTMA). **SHA is not proposing changes to how household income is determined.** HUD is making changes to how income is determined, including changes to allowable deductions and how to calculate income from assets. SHA is updating its authorizations to retain current income determination policies in light of revised federal regulations.

New MTW strategy

Strategy number	Description
MTW Strategy 10.A.06: Streamlined local income determination	SHA may adopt local rules regarding the determination of household income for the purposes of eligibility and/or Total Tenant Portion/tenant rent.

This new strategy will enable SHA to maintain its current methods of calculating income, current interim policies and current approaches to income deductions.

Updates to existing strategies

Strategy 10.A.04: Streamlined medical deduction: HOTMA changes some definitions of qualifying medical expenses. SHA will continue to use the most current IRS Publication 502 to define eligible expenses per the ACOP and Admin Plan.

Strategy 10.A.05: Asset income threshold: HOTMA changes the way that income from assets is calculated. SHA will keep the current method of asset income calculation as outlined in the ACOP and Admin Plan, as well as continuing to allow self-certification of assets up to \$50,000.

Additional updates

SHA has two additional updates to existing strategies unrelated to income calculation.

Strategy 1.A.03: Total Development Cost limits: SHA is updating this strategy to specify that it will use the Washington State Housing Finance Commission's Total Development Cost limits for Seattle. HUD's cost limits are not sufficient to cover the cost of development in Seattle.

Strategy 9.H.09: Percent of vouchers that may be project-based: SHA is authorized to set its own cap on the percentage of vouchers which are project-based. Since SHA last raised the cap in 2016, the agency has increased its usage of PBVs by more than a third by placing vouchers in partner-owned units and, increasingly, in SHA's rehabbed and redeveloped properties. SHA therefore will be raising the cap of vouchers that maybe project based to no more than 40 percent.

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 2025 Budget, please visit <https://www.seattlehousing.org/about-us/reports/budget>**

