



Moving to Work *Proposed 2024 Annual Plan* Summary

This document provides highlights from Seattle Housing Authority's (SHA) Moving to Work (MTW) 2024 Annual Plan. The complete Plan is available at https://www.seattlehousing.org/sites/default/files/2024_MTW_Proposed_Plan.pdf. **SHA is seeking comments on the plan through September 30, 2023.** Information about providing comments or obtaining more information, including translated materials, is available on page 3 of this summary, on SHA's website and in [The Voice](#).

2024 is SHA's 26th 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 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 130 new units being subsidized with project-based vouchers (PBVs) in 2024.

One new building will begin leasing in 2024 as part of the Yesler Development Plan. **Sawara Apartments** will have 114 units of affordable housing, 50 of which will be subsidized with PBVs and 64 of which will be straight tax credit units. Approximately half the units are family sized. Sawara will provide tenants with space for residential amenities, enclosed common area, common exterior play area and Property Management offices will be on-site.

Rehabilitation on the 299-unit Jefferson Terrace high-rise will be completed in 2024. Work on 165 units is expected to be complete before the end of 2023 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 2024:

- SHA may apply to bring **South Park Manor**, a 27-unit building, and **Ravenna School Apartments**, a 39-unit building into the public housing portfolio. Both buildings are currently in the agency's Seattle Senior Housing Program (SSHP) and utilize the same rent policy as other SSHP buildings. No significant impact for current or future residents is anticipated as a result of this change.

SHA predicts high occupancy rates in the agency's owned and managed units. Currently, there are nearly 5,200 households on the waiting lists for public housing. Demand is expected to remain high in 2024.

SHA plans to open the HCV tenant-based waitlist in 2024. SHA anticipated exhausting the current regular HCV tenant-based wait list by the end of 2023. The agency is examining alternative approaches to the lottery/waiting list that has been used in recent years toward increasing equity and access. SHA may also make waiting list changes if new opportunities arise to administer additional vouchers or otherwise address local issues.

New MTW strategies

Seattle Housing Authority is adding **two new strategies in 2024** as our implementation of existing approved MTW activities evolves over time.

Strategy number	Description
MTW Strategy 12.A.03	Local asset limits for eligibility: SHA may establish local thresholds and local hardship policies for asset limits for admissions and continued occupancy.

HUD has recently rolled out a new policy that limits a household's assets for admission to Public Housing or HCV, as well as to remain in either program. SHA recognizes that there is an extremely high cost of living and housing in Seattle, and that a nation-wide asset limit does not fit with our housing market. **SHA is proposing to establish local asset eligibility limit thresholds for admissions and continued occupancy** that make better sense for people with low incomes in Seattle, as well as to **establish local hardship policies** which may take into consideration such factors as age, disability, income, the ability of the family to find suitable alternative housing and whether supportive services are being provided. This strategy will not affect how SHA calculates rent for current or future participants.

Strategy number	Description
MTW Strategy 20.A.02	Reintegration housing program: SHA may operate a program to provide short-term bridge housing for households with at least one member returning to the community from incarceration.

In keeping with SHA's mission to foster stability and self-sufficiency for people with low incomes in the Seattle community and commitment to race and social justice, **SHA will pilot a reintegration housing program in 2024.** Individuals who experience incarceration face

exacerbated challenges in securing and maintaining housing and increased likelihood of experiencing homelessness, all of which leaves individuals increasingly vulnerable to repeat interactions with the criminal justice system. **This program would help prevent homelessness and allow for timely release for members of this vulnerable population by providing bridge housing and access to tailored supportive services while they seek long-term housing and economic stability after incarceration.** SHA intends to focus on supporting low-income households who have at least one member reintegrating into their community and are impacted by systemic inequities that drive gaps in being stably housed. The program model is being informed by the communities most impacted and may evolve accordingly.

Additional updates

SHA also aims to have consistency in policies across our subsidized housing programs wherever it makes sense. In keeping with this goal, **SHA is combining two existing MTW strategies previously established to achieve the same purpose into a single strategy, Strategy 10.A.03: Asset income threshold.**

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 2024 Budget, please visit <https://www.seattlehousing.org/about-us/reports/budget>.**

Comment on this plan through 9.30.2023

SHA is accepting comments on the MTW Proposed 2024 Annual Plan through September 30, 2023.

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

A hybrid public hearing will be held **Tuesday, September 12 at 3:00 pm** at **SHA's Central Office and remotely.**

- 190 Queen Anne Ave. N. First Floor Jesse Epstein Room
- Details on how to connect remotely are available at www.seattlehousing.org
- To request interpretation and/or disability accommodation, call 206.239.1528 or email mtw@seattlehousing.org.