

Moving to Work (MTW) 2020 Proposed Annual Plan - Brief Summary

Since 2008, Santa Clara County Housing Authority (**SCCHA**) has introduced nationally recognized changes to its affordable housing programs through the Moving to Work (**MTW**) demonstration program. MTW is a federal initiative established by Congress that encourages selected housing authorities to propose and implement, upon the U.S. Department of Housing and Urban Development (**HUD**) approval, locally-designed changes to the way affordable housing programs are administered.

The goals of the MTW program are:

- To increase cost effectiveness in housing program operations;
- To promote participants' economic self-sufficiency; and
- To expand participants' housing choices.

SCCHA has prepared its draft annual MTW plan to describe how the Agency plans to implement its MTW demonstration program for Fiscal Year 2020, from July 1, 2019 to June 30, 2020. In the plan, SCCHA seeks approval from HUD to add the following activities:

Proposed Activity 2020-1: Increase PBV Program Cap to 40 Percent of Consolidated ACC Authorized Units. This activity will increase the maximum allowable percentage of SCCHA's voucher program which may be allocated to Project-Based Vouchers (**PBVs**). Current laws and regulations allow up to 20 percent of public housing authorities' vouchers to be allocated to PBVs, with an additional 10 percent allowed for certain types of housing projects, such as those targeted towards veterans or the homeless. SCCHA proposes to increase the PBV program cap to 40 percent, without any restrictions on the additional PBVs. PBVs are specifically dedicated to housing voucher holders, and serve as an important incentive for developers to build affordable housing. This activity is intended to expand participants' housing choices in a highly competitive and high cost rental market by encouraging the development and construction of affordable housing projects in the community.

Proposed Activity 2020-2: Interim Housing. This activity will utilize MTW flexibility to create a program in partnership with the City of San Jose and the County of Santa Clara where units in multi-unit complexes or hotels are subleased for short-term housing. The interim housing will be offered to individuals or families who have been referred to and accepted into a new construction Permanent Supportive Housing (**PSH**) project. The interim housing units will be available to house the accepted families, who may be homeless, for the time period between being accepted into the PSH project and when the project is ready for occupancy. The goal of the interim housing is to remove the client from the street and into temporary housing (said housing must meet HUD's Housing Quality Standards) until their permanent home is ready. Locating homeless clients when there are delays between intake/eligibility and move in has been challenging. A period of stabilization in interim housing is also helpful in preparing the client to maintain their permanent housing and allows intensive case managers to have easy access to their clients once they have been approved for a Section 8 PBV unit. This activity is intended to expand participants' housing choices by offering a safe intermediate place to live, while at the same time improving access to supportive services and removing participants from the street.

Proposed Activity 2020-3: Over-Housed/Under-Housed PBV Households. This activity will, under certain circumstances, allow PBV households which are not occupying a correct-sized unit (as determined by the family size and/or, if applicable, any reasonable accommodations) to remain in the wrong-sized PBV unit until an appropriate-sized PBV unit in the same housing property becomes available. HUD regulations currently require households which occupy wrong-sized PBV units to move. If this activity is accepted, households in wrong-sized PBV units will only be required to move if 1) the size of the household violates Housing Quality Standards (HQS) space requirements, 2) the rental market vacancy rate is 5 percent or higher, 3) an appropriately sized unit becomes available in the same project, or 4) the family requests a tenant-based voucher. This activity is intended to reduce the cases in which PBV families would be forced to move. Moving in the current Bay Area rental market can be extremely difficult, especially for families with lower incomes, and may lead to homelessness or being forced to leave the area.

Public Hearing

SCCHA will hold a public hearing on the proposed MTW Plan on **Thursday, March 14, 2019 from 11:00 a.m. to 12:00 p.m.** at the following location:

Santa Clara County Housing Authority
Yosemite Conference Room
505 West Julian Street
San Jose, CA 95110

A preliminary draft of the MTW Plan will be available for review at this location and public comments on the plan will be accepted from February 25, 2019 – March 26, 2019. The draft plan will also be available online on the SCCHA website at www.scchousingauthority.org.

Comments may be submitted electronically to: Aimee.Escobar@scchousingauthority.org or by U.S. mail to the attention of Aimée Escobar, Senior Housing Policy Analyst, 505 West Julian Street San Jose, CA 95110.

The final proposed FY2020 MTW Annual Plan will be presented to the SCCHA Board of Commissioners for approval on April 4, 2019 and will be submitted to HUD for final approval no later than April 15, 2019.

In accordance with the Rehabilitation Act of 1973, the Housing Authority will make reasonable efforts to accommodate persons with disabilities. Please call (408) 275-8770 at least three days in advance of the public hearing if you require special accommodations. TDD/TTY users call 408-993-3041.