

Moving to Work (MTW) Fiscal Year 2025 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 2025, from July 1, 2024 to June 30, 2025. In the plan, SCCHA seeks approval from HUD to add the following activities:

Proposed Activity 2025-01 Small Area Fair Market Rents:

SCCHA currently sets Housing Choice Voucher (HCV) payment standards based on the Fair Market Rents (FMRs) that HUD publishes annually for each metropolitan area. Beginning in 2025, SCCHA will be required to instead use Small Area Fair Market Rents (SAFMRs), which are based on zip codes instead of metro area. SAFMRs enable higher payment standards in more expensive zip codes, which increases the number of voucher-affordable units in higher opportunity areas, but it would also reduce payment standards in lower-cost zip codes, where many voucher households currently live. SCCHA seeks the flexibility to set payment standards above the HUD allowable range in target zip codes in order to mitigate the negative impacts on current and future voucher households and prevent involuntary displacement.

Public Hearing

SCCHA will hold a public hearing on the proposed MTW Plan in person and via Zoom on **Friday, March 8, 2024 from 11:00 a.m. to 12:00 p.m.** The Zoom meeting will be accessible at this link: <https://scchousingauthority-org.zoom.us/j/88546642122?pwd=S3hpVmRGVEhJb21LbGxxT2JYSnFCdz09>.

A preliminary draft of the MTW Plan will be available for review at www.scchousingauthority.org/mtw and public comments on the plan will be accepted from February 20, 2024 – March 20, 2024.

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

The final proposed FY2024 MTW Annual Plan will be presented to the SCCHA Board of Commissioners for approval on March 28, 2024 and will be submitted to HUD for final approval no later than April 15, 2024.

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.