

Amendment to the 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.

HUD has already approved SCCHA's MTW FY2025 plan. SCCHA is now seeking approval from HUD to amend the FY2025 Plan to add the following activities:

Activity 2009-01 (Reproposed): Reduced Frequency of Tenant Reexamination

(MTW Statutory Objective: Increase Cost Effectiveness)

This activity, originally implemented in FY2009, reduces the frequency of participant reexaminations in the voucher program and public housing program from annually to every two to three years. SCCHA is reproposing this activity to waive new requirements under the Housing Opportunity Through Modernization Act (HOTMA) regarding when interim reexaminations must or can be conducted due to changes in family income between regularly schedule reexaminations.

Activity 2022-01 (Reproposed): Homeownership and Asset Limit for Eligibility

(MTW Statutory Objective: Increase Housing Choices)

HOTMA imposes a new asset limitation that would make applicants ineligible for the Public Housing or Section 8 programs if they have: (1) \$100,000 or more in assets per family member, or (2) present ownership interest in a suitable home in which they have a legal right to reside in, with some exceptions. This MTW activity was originally approved in FY2022 to increase the asset limit by \$100,000 for each member of the family.

SCCHA is reproposing this activity to (1) expand this flexibility to the Public Housing program, and (2) exempt from the asset limit any families residing in properties that undergo SCCHA acquisition, redevelopment, or conversion activities who are offered Public Housing or Section 8 assistance.

Activity 2025-02: Income Exclusions

(MTW Statutory Objective: Increase Cost Effectiveness and Increase Family Self-Sufficiency)

HUD regulations restrict the extent to which these types of income can be excluded from the family rent calculation: (1) student financial assistance, (2) full-time student earned income, (3) adoption assistance payments, and (4) payments from time-limited guaranteed basic income programs. SCCHA is requesting this waiver to fully exclude these types of income in order to increase program efficiency and support the self-sufficiency efforts of our families.