

Moving to Work (MTW) Fiscal Year 2026 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 2026, from July 1, 2025 to June 30, 2026. In the plan, SCCHA seeks approval from HUD to add the following activities:

Activity 2026-1: Shallow Subsidy:

This Local, Non-Traditional MTW activity pilot a program providing funding to property owners on a per project basis to reduce rent burdens for residents, particularly senior residents, ensuring continued affordability for families paying over 30% of their income toward rent.

Activity 2026-2: Direct Rental Assistance:

The Housing Authority is working with a research group and several other housing authorities to develop this Local, Non-Traditional activity, which will provide rental assistance directly to tenants, instead landlords. This activity modifies provisions related to rental payments, eligibility processing, and inspections.

Activity 2012-4: Create Affordable Housing Preservation Fund for SCCHA & Affiliate Owned Housing (Re-proposal):

Approved in 2012, this activity allows SCCHA funds to be used for the long-term stability and viability of SCCHA's expanding portfolio. This re-proposal broadens the use of funds and will allow SCCHA to provide loans to SCCHA and affiliate owned properties for operations, capital needs, and transactional costs.

Activity 2017-2: Special Needs Direct Referral Program (Re-proposal):

Approved in 2017, this activity allows SCCHA to accept referrals sent from Santa Clara County's Office of Supportive Housing for project-based voucher (PBV) units. This activity is very similar to 2009-5: Chronically Homeless Direct Referral Program and there is one MOU governing both programs. The Housing Authority is requesting authorization to combine these 2 initiatives and to allow for additional referral sources to be utilized to fill designated PBV units, such as the San Andreas Regional Center. This will streamline the required reporting by allowing us to report on all direct referral PBV programs under one umbrella.

Public Hearing

SCCHA will hold a public hearing on the proposed MTW Plan in person and via Zoom on **Thursday, March 13, 2025 from 2:00 p.m. to 3:00 p.m.** The Zoom meeting will be accessible at this link:

<https://scchousingauthority-org.zoom.us/j/83295134826>

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 27, 2025 – March 29, 2025.

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

The final proposed FY2026 MTW Annual Plan will be presented to the SCCHA Board of Commissioners for approval on April 3, 2025, and will be submitted to HUD for final approval no later than April 15, 2025.

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.