

Moving to Work (MTW) Fiscal Year 2027 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 2027, from July 1, 2026 to June 30, 2027. In the plan, SCCHA seeks approval from HUD to add the following activities:

Total Development Cost:

Construction costs continue to increase in the form of increased material and labor costs and higher interest rates. SCCHA's development projects exceed the Total Development Cost (TDC) limits. Allowing SCCHA to increase the amount of MTW funds in a project will simplify project financing, minimize the risk of delays and associated costs, and increase the speed at which projects can be completed, adding critical new affordable housing units to the community.

Public Hearing

SCCHA will hold a public hearing on the proposed MTW Plan in person and via Zoom on **Thursday, March 12, 2026 from 1:00 p.m. to 2:00 p.m.** The Zoom meeting will be accessible at this link:

<https://scchousingauthority-org.zoom.us/j/85094993766>

No pre-registration is required to attend. The public hearing will be held at our office at 505 W. Julian Street, San Jose, CA 95110. Conference Room: Yosemite.

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 March 2nd to April 1st, 2026.

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 FY2027 MTW Annual Plan will be presented to the SCCHA Board of Commissioners for approval on April 2, 2026, and will be submitted to HUD for final approval no later than April 15, 2026.

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.