

## 4B. Attachments Screen For All Application Questions

We have provided the following guidance to help you successfully upload attachments and get maximum points:

1.	You must include a Document Description for each attachment you upload; if you do not, the Submission Summary screen will display a red X indicating the submission is incomplete.
2.	You must upload an attachment for each document listed where 'Required?' is 'Yes'.
3.	We prefer that you use PDF files, though other file types are supported—please only use zip files if necessary. Converting electronic files to PDF, rather than printing documents and scanning them, often produces higher quality images. Many systems allow you to create PDF files as a Print option. If you are unfamiliar with this process, you should consult your IT Support or search for information on Google or YouTube.
4.	Attachments must match the questions they are associated with.
5.	Only upload documents responsive to the questions posed—including other material slows down the review process, which ultimately slows down the funding process.
6.	If you cannot read the attachment, it is likely we cannot read it either.
	. We must be able to read the date and time on attachments requiring system-generated dates and times, (e.g., a screenshot displaying the time and date of the public posting using your desktop calendar; screenshot of a webpage that indicates date and time).
	. We must be able to read everything you want us to consider in any attachment.
7.	After you upload each attachment, use the Download feature to access and check the attachment to ensure it matches the required Document Type and to ensure it contains all pages you intend to include.

Document Type	Required?	Document Description	Date Attached
1C-7. PHA Homeless Preference	No	KCHA Homeless Pre...	09/21/2022
1C-7. PHA Moving On Preference	No	SHA Moving On Pref	09/21/2022
1E-1. Local Competition Deadline	Yes	Local Competition...	09/20/2022
1E-2. Local Competition Scoring Tool	Yes	2022 Local Compet...	09/20/2022
1E-2a. Scored Renewal Project Application	Yes	2022 Scored Renew...	09/20/2022
1E-5. Notification of Projects Rejected-Reduced	Yes	Notification of P...	09/21/2022
1E-5a. Notification of Projects Accepted	Yes	Notification of P...	09/21/2022
1E-5b. Final Project Scores for All Projects	Yes		
1E-5c. Web Posting—CoC-Approved Consolidated Application	Yes		
1E-5d. Notification of CoC-Approved Consolidated Application	Yes		
3A-1a. Housing Leveraging Commitments	No		

3A-2a. Healthcare Formal Agreements	No		
3C-2. Project List for Other Federal Statutes	No		

## **Attachment Details**

**Document Description:** KCHA Homeless Preference

## **Attachment Details**

**Document Description:** SHA Moving On Pref

## **Attachment Details**

**Document Description:** Local Competition Deadline Posting

## **Attachment Details**

**Document Description:** 2022 Local Competition Scoring Tool

## **Attachment Details**

**Document Description:** 2022 Scored Renewal Project Application

## **Attachment Details**

**Document Description:** Notification of Projects Rejected-Reduced

## **Attachment Details**

**Document Description:** Notification of Projects Accepted

## **Attachment Details**

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## Submission Summary

**Ensure that the Project Priority List is complete prior to submitting.**

Page	Last Updated
1A. CoC Identification	09/20/2022
1B. Inclusive Structure	Please Complete
1C. Coordination and Engagement	09/21/2022
1D. Coordination and Engagement Cont'd	Please Complete
1E. Project Review/Ranking	09/21/2022
2A. HMIS Implementation	09/21/2022
2B. Point-in-Time (PIT) Count	09/21/2022
2C. System Performance	09/21/2022
3A. Coordination with Housing and Healthcare	09/21/2022
3B. Rehabilitation/New Construction Costs	09/21/2022
3C. Serving Homeless Under Other Federal Statutes	09/21/2022

FY2022 CoC Application	Page 78	09/21/2022
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**4A. DV Bonus Project Applicants**

Please Complete

**4B. Attachments Screen**

Please Complete

**Submission Summary**

No Input Required

**Notes:**

4A. DV Bonus Project Applicants list contains 1 incomplete item.

# Admission and Continued Occupancy Policy

# ACOP

GOVERNING ADMISSION TO AND CONTINUED OCCUPANCY OF THE PUBLIC HOUSING  
PROJECTS OPERATED BY THE HOUSING AUTHORITY OF THE COUNTY OF KING,  
WASHINGTON



**Family Self-Sufficiency Program (FSS Program):** The program established by a Housing Authority to promote self-sufficiency among participating families, including the coordination of supportive services.

**Foster Child Care Payment:** Payments to eligible households by state, local or private agencies.

**Handicapped Assistance Expenses:** Reasonable expenses that are anticipated, during the period for which annual Income is computed, for attendant care or auxiliary apparatus for a Handicapped or Disabled Family member, and **that are necessary to enable a Family member (including the Handicapped or Disabled member) to be employed or further his/her education**, provided that the expenses are neither paid to a member of the Family nor reimbursed by an outside source.

**Head of Household:** The adult member of the Family who is the head of the household for the purposes of determining income eligibility and rent. A Head of Household must be 18 years of age or older.

**Homeless Family:** For selection preference purposes, an applicant is considered a Homeless Family if they:

1. Lack a fixed, regular and adequate night time residence; and
2. Have a primary night time residence that is:
  - a. A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters and transitional housing for the mentally ill);
  - b. An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - c. A public or private place not designed for or ordinarily used as, a regular sleeping accommodation for human beings.

A Homeless Family does not include any individual imprisoned or otherwise detained pursuant to an Act of the Congress or a State law.

**Housing Authority (HA):** The Housing Authority of the County of King, a public corporation.

**HUD:** The U.S. Department of Housing and Urban Development.

## Admission and Continued Occupancy Policy (ACOP)

- ☐ Displacement by action of a housing owner;
  - ☐ Displacement by domestic violence (domestic violence is defined as actual or threatened physical violence directed against one or more members of the applicant family by a spouse or other member of the applicant's household);
  - ☐ Displacement to avoid reprisals;
  - ☐ Displacement by hate crimes (hate crimes are actual or threatened physical violence of intimidation that is directed against a person or his or her property and that is based on the person's race, color, religion, sex, national origin, handicap, or familial status);
  - ☐ Displacement by inaccessibility of unit;
  - ☐ Displacement because of HUD disposition of a multifamily project.
3. **Family living in Substandard Housing.** A family is living in substandard housing if they are living in housing that:
- ☐ Is dilapidated;
  - ☐ Does not have operable indoor plumbing;
  - ☐ Does not have a usable flush toilet inside the unit for the exclusive use of the family;
  - ☐ Does not have electricity, or has inadequate or unsafe electrical service;
  - ☐ Does not have a safe or adequate source of heat;
  - ☐ Should, but does not, have a kitchen;
  - ☐ Has been declared unfit for habitation by an agency or unit of government
4. **Rent Burdened Household.** A Rent Burdened Household is a family who is currently, and for a minimum of (at least) the last 90 days, has been paying more than 50% of total family income for rent and utilities.
- ☐ Individuals and families who choose to pay a rent in excess of the established FMR for their bedroom size will not qualify as rent burdened.
5. **Residents displaced due to KCHA Redevelopment.** Families who have been displaced from a development as a result of HOPE VI demolition or other KCHA sponsored redevelopment activities ONLY— this is intended to allow families who

## Admission and Continued Occupancy Policy (ACOP)

have indicated a desire to move back to the redeveloped site a priority to do so.

During initial re-occupancy of the site, qualified displaced residents may be selected from the waiting list and housed ahead of other applicants as follows:

- ❑ HOPE VI returnees displaced from Park Lake Homes I will be offered a unit based on their number established through a lottery system, rather than the date of application.
- ❑ Residents displaced as a result of other KCHA sponsored redevelopment activities may be offered a unit in accordance with the criteria outlined in the relocation plan established for the specific site.

All applicants will be allowed to initially qualify for a local preference by claiming it on the Housing Authority's preference certification form. Prior to actually being offered housing, all applicants will be required to document that a claimed local preference still exists (see [Exhibit G](#) for specific verification requirements). KCHA will waive this requirement for households who are participants in the Rapid Rehousing program (RRP) or any similar short-term (*lasting 12 months or less*) subsidy program. Such applicants will be eligible to retain their initially claimed local preference during program participation.

Unless waived as noted above, applicants who are unable to document qualification of a local preference when asked to do so, will be considered to have "no preference".

Applicants who do not qualify for a local preference as outlined above, may be considered otherwise eligible for housing assistance, but receive assistance only after applicants who document qualification for a local preference.

Notwithstanding the above, applicants who are elderly, disabled, or displaced will be offered housing before other single persons (see [6.C.5](#)).

### B. EXECUTIVE DISCRETION WAIVER

Applicants receiving a written waiver of the waiting list by the housing authority's executive director for urgent housing needs not meeting other preferences may receive housing assistance ahead of other applicants on the waiting list. Documentation of the reasons for such waiver will be included in the applicant's file

### C. SPECIAL PROGRAM SET-ASIDE

The Housing Authority will administer a separate waiting list of applicants referred under any of the following SpecialProgram Set-Asides established by KCHA:

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- ❑ Sound Families transitional housing partnership between the King County Housing Authority and the Gates Foundation.
- ❑ Passage Point Conditional Housing program.

Applicants will be placed on the Special Programs Set-Aside waiting list according to the Region in which they wish to reside, bedroom size and date/time of graduation from the targeted housing program. Selection of families qualifying for housing assistance will be in rotation with the Housing Authority's Site-based and Regional Waiting lists as outlined in Section 6. In addition, the following rules will apply in determining eligibility and tenant selection under this category:

- ❑ Applicants who have applied to the Housing Authority through Special Program Set-Aside may not simultaneously have an active application on the Authority's Site-based or Regional Waiting lists.
- ❑ Applicants qualifying for housing assistance under this set-aside program must complete requirements for graduation, as designated by the applicable KCHA Agency Partner, prior to being offered a public housing unit.

### D. TARGETED, MIXED FINANCE AND REDEVELOPED PUBLIC HOUSING DEVELOPMENTS

Where the Housing Authority has combined the use of Public Housing funds with other government funding (direct or through provision of support services) or assigned project-based subsidy to a re-developed Public Housing site, selection of applicants from the waiting list will be made in compliance with the partnership and/or cooperation agreements entered into by the Housing Authority for the operation of the development. Specific properties affected by such an agreement and their stipulations include:

- ❑ **Bellevue 8 Single Family Homes:** Combines the use of Public Housing funding with funding from King County's Housing Opportunity Fund (HOF) program. Priority for this development is given to families who qualify as Homeless, as outlined under the Bellevue Homeless Families Scattered Site program requirements ([See Exhibit X](#)).
- ❑ **Greenbridge:** Combines the use of Public Housing funding and funding through the Low Income Housing Tax Credit (LIHTC) program to create a mixed-income neighborhood of new low-income and workforce housing together with affordable and market rate for-sale homes. As outlined in the partnership agreements and LIHTC program requirements, priority for individual developments within the Greenbridge community will be provided as follows:

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- **Seola Crossing I and II** - 50% of the units will be given to households whose annual income is at or below 30% of the Area Median Income (AMI) based on family size. Priority for eight (8) units will be provided to families with annual income below 50% of the AMI based on family size. Remaining units will be given to households whose annual income is at or below 60% of the Area Median Income based on family size.
- **Nia Apartments** - 50% of the units will be given to households whose annual income is at or below 30% of the Area Median Income (AMI) based on family size. An additional 10% of the units will be given to households with annual income at or below 50% of the AMI based on family size. The remaining 40% of the units will be filled with households whose annual income is at or below 60% of the Area Median Income based on family size.
- ❑ **Birch Creek:** Replaces Public Housing subsidy with Project-Based Section 8 subsidy and combines the use of Low Income Housing Tax Credit (LIHTC) program funding to support redevelopment of the former Springwood Apartments. As established, 50% of the units are designated for occupancy by households whose annual income is at or below 30% of the Area Median Income based on family size. The remaining 50% of the units are designated for occupancy by households whose income is at or below 50% of the Area Median Income based on family size.
- ❑ **Pacific Court:** Acquired with financial assistance provided through King County, the development combines the use of Public Housing Operating Subsidy with on-site intensive support services funded through the County's Department of Community and Human Services and the Mental Health and Chemical Abuse and Dependency Services Division (DCHS/MHCADSD) to establish a Permanent Supportive Public Housing program for individuals who are formerly homeless or are at-risk of homelessness. The development is operated in conjunction with the Memorandum of Agreement between DCHS/MHCADSD, Seattle Mental Health (SMH) and the Housing Authority. Occupancy of the site is limited to applicants who are screened, determined eligible and referred for occupancy by SMH as a suitable unit assignment becomes available, in accordance with the Memorandum of Agreement between participating agencies.

In addition, applicants who qualify for specific set-asides, such as Disabled households and those meeting the definition of large households (as defined in development and program partnership/cooperation agreements) will be given priority for available units to the extent necessary to meet the set-aside requirements.

## **33: EXHIBIT X - OUTLINE FOR “BELLEVUE HOMELESS FAMILY SCATTERED SITE PROGRAM”**

### **I. DESCRIPTION OF PROJECT**

This project is a scattered site public housing development providing permanent housing for the homeless. There are eight (8) individual three-bedroom single-family houses averaging 1,200 SF/house. Each house is frame construction with three bedrooms and either one or 1 ½ baths and is located on its own individual lot.

Tenants of these houses will be single head of household families or two head of household families comprised of a minimum of three (3) to a maximum of six (6) persons. It is estimated that the number of tenants housed per year will range from 24 to 48. Naturally, this could fluctuate due to turnover.

### **II. ELIGIBILITY REQUIREMENTS**

This program is targeted to homeless low-income families. In order to be accepted into the Bellevue Homeless Family Scattered Site Program, prospective tenants must demonstrate that their annual incomes do not exceed 50 percent of the annual median income for the Seattle/Everett Metropolitan Statistical Area, adjusted for family size, as estimated from time to time by the U.S. Department of Housing and Urban Development (HUD).

### **III. SUPPORT SERVICES**

The housing Authority has entered into an agreement with the YWCA which is attached and incorporated into this Management Plan by reference. Through this contract, the YWCA will provide case management and support services which will include, but not be limited to, the following:

Home visitation once every two months for the first six months, thereafter as needed for a minimum of one year. During each home visitation, the YWCA case worker will discuss the participating family's present situation and will outline the many types of human services and job training programs (including those listed below) which are available to the family.

In addition, the YWCA case worker will assist program participants in their efforts to access these needed human services programs.

Telephone Contract Services every two-three weeks for first three months, thereafter as needed for a minimum of one year. During each contact, the YWCA case worker will discuss the participating family's present situation and will outline the many types of human services which are available to the family.

## Admission and Continued Occupancy Policy (ACOP)

In addition, the YWCA case worker will assist program participants in their efforts to access these needed service programs.

Mental Health & Substance Abuse Referral Service through the King County systems.

Eastside Mental Health (EMH) offers three separate divisions to better serve the diverse needs of the community. They include:

*Community Support Services* – Meeting the needs of those with severe and Persistent forms of mental illness.

- Case Management
- Psychiatric Case
- 24-Hr. Emergency Service
- Housing
- Family Support
- Advocacy
- Vocational
- Daily Activity

*Crisis Intervention Services*

- Emergency intervention and assessments in community settings
- Walk-in and next day appointments
- Psychiatric care

*Eastside Counseling Services* – Responding to the concerns of families, children and individual adults.

- Individual, family and group therapy
- Specialized services (family sexual abuse and eating disorders)
- School-based programs
- Eastside Behavioral Responsibility Programs
- Psychiatric care & psychological assessments
- Volunteer and intern training and supervision

*Employment and Job Training services* offered through the YWCA Eastside employment program located in Bellevue.

Services Provided:

- Skills Assessment
- Career Choices
- Interviewing Techniques
- Job Search Techniques
- Earning a GED
- Choosing a College/Vocational School
- Applying for Financial Aid

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### Resources Available:

- YWCA Job Bank
- Job Hunt Support Group
- Resume Preparation Service
- Classes & Workshops
- Employer Panels
- Educational Counseling

Many services are free; others are based on a sliding scale fee.

### Program Location – Eastside

YWCA Eastside Branch  
1420 156<sup>th</sup> Avenue NE  
Bellevue, WA 98007  
(425) 644-7361



**King County Housing Authority**

# **Section 8 Administrative Plan**

**S8 Voucher Program**

**This is the latest version as of: 4/20/2022**

## SECTION 5: PARTICIPANT SELECTION

Among income eligible applicant families of the size and composition appropriate to available Vouchers, families will be selected without regard to race, color, religion, age, sex, national origin, familial status, marital status, parental status, sensory, mental, or physical disability or the use of a trained guide dog by a visually or hearing impaired person. In addition, no person will be automatically excluded from participation in or denied the benefits of the Housing Voucher Program solely because of membership in a class such as unmarried mothers, recipients of public assistance, persons with a disability, etc.

The HA's Participant Selection system will be administered in a manner that is not incompatible with [Title VI of the Civil Rights Act of 1964](#), the [Federal Fair Housing Act, Executive Order 11063](#), as amended, Executive Order 12259, [Executive Order 12892](#), [Title II of the American with Disabilities Act](#), [Section 504 of the Rehabilitation Act of 1973](#), the [Age Discrimination Act of 1975](#), state or local Fair Housing laws, and any other HUD requirements and regulations issued under the above authorities.

Specific participant selection procedures, definitions and requirements not covered in this Administrative Plan or in the MTW agreement will adhere to the guidelines of [24 CFR Part 882](#), [Part 982](#) and [Part 983](#).

### A. INCOME TARGETING REQUIREMENTS

The HA will adhere to the statutory requirement that 75% of newly admitted families in any fiscal year be families who are extremely low-income. To ensure this goal is met, the HA will twice yearly monitor incomes of newly admitted families and the income of the families on the waiting list. If it appears the requirement is not being met, the HA retains the right to skip higher income families on the waiting list to reach extremely low-income families. If there are not enough extremely low-income families on the waiting list, the HA will conduct outreach on a non-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

### B. Definitions OF LOCAL PREFERENCES

1. **Extremely Low-Income Household.** A family will be considered extremely low-income whose total household income is equal to or less than the higher of the Federal poverty level or 30% of the Area Median Income for their household size.
  - Recipients of federal rent subsidy programs are excluded from qualification of a local preference under this category.

2. **Involuntarily Displaced.** A family is or will be considered involuntarily displaced if the applicant has vacated or will have to vacate the unit where the applicant lives because of one or more of the following:

- Displacement by disaster;
- Displacement by government action;
- Displacement by action of a housing owner (where a signed lease existed);
- Displacement by domestic violence.
- Displacement to avoid reprisals
- Displacement by hate crimes. Hate crimes are actual or threatened physical violence or intimidation that is directed against a person or his or her property and that is based on the person's race, color, religion, sex, national origin, disability, or familial status;
- Displacement by inaccessibility of unit;
- Displacement because of HUD disposition of a multifamily project.

3. **Substandard Housing.** A family is living in "Substandard Housing" if they are "Homeless" as defined in Section 2 of this administrative plan, or if living in housing that:

- Is dilapidated;
- Does not have operable indoor plumbing;
- Does not have a usable flush toilet inside the unit for the exclusive use of the family;
- Does not have electricity, or has inadequate or unsafe electrical service;
- Does not have a safe or adequate source of heat;
- Should, but does not have a kitchen;
- Has been declared unfit for habitation by an agency or unit of government.

4. **Rent Burden.** A rent burdened family is a family who is currently paying more than 50% of total family income for rent and utilities. **Individuals and families**

who choose to pay a rent in excess of the established FMR for their bedroom size will not qualify as rent burdened.

### **C. VERIFICATION OF LOCAL PREFERENCE**

Prior to being placed on the Section 8 waiting list, all applicants must initially claim qualification for one of the local preferences on their application for housing. Verification will only be required at this point if the HA has evidence indicating that misrepresentation has occurred or otherwise showing that the declaration is inaccurate. Prior to actually being selected for housing, applicants will be required to document that a preference still exists (See [Exhibit E](#) of the Administrative Plan for specific verification requirements).

1. The HA will waive this requirement for applicants who are participants in the Rapid Rehousing Program (RRP) or any similar short-term subsidy program (lasting 12 months or less). Such applicants will be eligible to retain their initially claimed local preference during participation in these programs.
2. If a Section 8 applicant is currently receiving tenant-based assistance under the HOME Program, the HA determines whether the applicant qualifies for a preference based on the situation of the applicant at the time they received assistance from the HOME Program.

Applicants unable to document eligibility of a claimed preference when required will be determined to be ineligible for the Section 8 program.

### **D. ESTABLISHING A LOCAL PREFERENCE**

The HA will publicly notify interested parties for comment any time a new local preference is proposed or a current local preference is revised. Interested parties will be invited to comment on the proposed additions and present any concerns they feel should be addressed. Any change in the HA local preference will be made in accordance with the provisions of the MTW agreement and the annual plan.

### **E. ORDER OF SELECTION**

Applicants determined eligible for the waiting list through selection during an advertised Lottery opening or those eligible for participation in one of KCHA's specific targeted housing programs will be placed on the General HCV waiting list. Selection from the general waiting list will be made using the priorities listed below. Individual program requirements may affect selection as detailed below.

1. **Priority 1 – Targeted Housing Voucher Funding.**  
Eligible applicants who qualify for one of the local preferences and who document qualification for one of KCHA's targeted voucher programs may be housed ahead of other applicants. The HA may limit the number of vouchers issued annually under each targeted program, based upon the number of vouchers allocated for the program, voucher turnover, and current and projected program utilization.

Targeted Voucher programs established by KCHA include:

a. **Supportive Housing Vouchers**

- i. **Housing Access Services Program (HASP)** - This program serves people with disabilities, primarily single adults under the age of 62. Referrals are made from one of two sources: 1) a consortium of King County's mainstream human service and behavioral healthcare systems or 2) specific social service provider agencies. These systems directly provide and financially support contracted services such as housing search, crisis intervention, case management and/or clinical services to referred participants. For preference qualification purposes, households moving-on from a KCHA funded sponsor-based program, the Shelter Plus Care program or an approved service enriched program in collaboration between KCHA and King County will retain the preference documented at the time of entry into the service-enriched housing program from which they are transitioning. This category also includes non-NED Mainstream vouchers issued prior to 2018.

Move-on strategy --->

Under HASP applicants will be referred according to the following criteria:

- Disabled applicants who are either homeless or have been determined by their service provider agency to be prepared to move to permanent housing from temporary or transitional housing programs such as Cluster Housing, Shelters and HOPWA funded transitional programs.
- Disabled applicants who have been determined by an agency to be prepared to transition from a supervised living arrangement to a supported living arrangement, such as clients who are transitioning from Group Homes, Hospitals, Living with Family Care Givers, Congregate Care Facilities and Assisted Living Facilities.
- Physical Rehabilitation Facilities – Applicants that are participating in an agency-coordinated and/or sponsored program.

- ii. **Mainstream NED** – This targeted program serves households which contain a disabled non-elderly adult.

Applicants for this targeted program will be taken in the following order:

- a. Applicants participating with the HASP consortium who also qualify as either transitioning out of an institutional and other segregated setting, at serious risk of institutionalization, homeless, or at risk of becoming homeless will receive priority.
- b. Other applicants not participating with a HASP consortium agency and who meet the requirements listed above. These applicants will be placed on the waiting list but will not be given a lottery



number and will only be eligible for the Mainstream NED program.

- c. If there are insufficient applicants who meet the requirement to be homeless or otherwise at risk, then non-homeless households which meet other program requirements may be housed.
- b. **Family Supportive Housing Programs** - These programs serve families with children who are Homeless, at risk of Homelessness, at risk of separation as a result of poor living conditions, exiting KCHA-recognized emergency and transitional housing, and survivors of domestic violence. Referrals are made from supportive service providers and government child welfare agencies that are operating under a written agreement with KCHA to provide housing search, crisis intervention, housing stabilization, and/or case management services to participants. Examples include Family Unification Program, Domestic Violence and 2163 Homeless programs.
- c. **Terminally Ill Housing Program** – This program serves applicants who have a terminal illness and are likely to die before they could receive and use assistance in the form of a Voucher if they had to wait their chronological turn on the waiting list. Terminally ill applicants are defined as individuals with a medical prognosis that their life expectancy is three years or less. In the case of applicants suffering from the AIDS virus, only individuals classified with an AIDS Indicator Condition of C1, C2, C3, or B3 meet the definition of terminally ill. The condition must be documented by the attending physician and/or a Social Service Agency that has been working with the applicant and can provide the necessary information.
- d. **Veteran Affairs Supportive Housing Program (VASH)** - This program serves homeless and at-risk Veterans identified as qualifying for the program by the local Veteran's Affairs (VA) Medical Center. Clients must be referred from the VA and receive case management and other supportive services from the VA under a written agreement with the Housing Authority.
- e. **Additional Targeted Programs**  
This category includes programs designed to assist applicants in KCHA-identified special needs areas as well as applicants selected in conjunction with demonstration programs established by KCHA to test and measure the impact of new approaches to the delivery of housing services. Examples of programs under this category include, but are not limited to, the Creating Moves to Opportunity (CMTO) program, and programs established to assist families who are homeless or at-risk of homelessness. Programs may include those in which applicant referrals are made from support service providers operating under a written agreement with KCHA to provide housing search, crisis intervention, housing stabilization, and/or case management services to participants.

2. **Priority 2** - Non-targeted Housing Voucher Applicants.

Includes applicants who entered the waiting list through a KCHA advertised waiting list opening. This includes applicants who have claimed qualification for a local preference, been determined initially eligible and were randomly selected and assigned a lottery number only. Final application screening – including but not limited to verification of current eligibility for a local preference – is required prior to voucher assignment. Applicants will be selected and invited to a KCHA Voucher briefing in the order of the lottery number assigned.<sup>32</sup>

**F. EXCEPTIONS TO THE WAITLIST**

1. Tenant Protection Assistance - When the HA receives funding from HUD targeted for families living in specified units, the family may be admitted to the program without placement on a waiting list. Families qualifying for Tenant Protection Assistance may be selected any time the targeted assistance is made available. Examples include current Public Housing residents who are living in units being demolished as a result of HOPE VI or other community redevelopment programs or families being displaced from other HUD assisted housing where the owner is opting out of the contract.
2. Executive Exception – Applicants who, as determined by the HA, are in urgent situations where they may or may not be currently on a waiting list. All such situations will be verified as to the urgency of the applicant’s housing needs and will only be approved by the Executive Director or their designee.
3. Other special voucher allocations, which may be issued by HUD in response to emergency needs.

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<sup>32</sup> Approved under MTW 7/21/08

## **EXHIBIT T: AFFIRMATIVELY FURTHERING FAIR HOUSING PLAN**

**Three Major Impediments to Fair Housing in King County:** According to the King County Consolidated Plan, 2005 – 2009, the three major impediments to fair housing are

### **I. HOUSING DISCRIMINATION IMPEDIMENTS:**

- Rental market discrimination, with the most notable discrimination occurring on the basis of race, national origin, disability and familial status;
- Discriminatory financing in home ownership including predatory lending, on the basis of race or national origin and sometimes age; and,
- Discriminatory zoning issues and practices and discrimination by housing associations.

### **II. ADMINISTRATIVE PRACTICE IMPEDIMENTS:**

- Access to fair housing rights information on a day-to-day basis;
- Confusion about where to go for help with fair housing and where to send people for help;
- Local jurisdiction capacity for fair housing enforcement mechanisms where most of the discrimination occurs; and
- Lack of monitoring for sub-recipients, i.e., entities awarded funds for projects.

### **III. INADEQUATE SUPPLY OF AFFORDABLE HOUSEHOLDS FOR THE LOWEST INCOME LEVELS:**

Since 2003, King County Housing Authority has been a Moving to Work Housing Authority, as a result of being named a high-performing housing authority by the U.S. Department of Housing and Urban Development. As mandated by Congress, the MTW Demonstration project provides KCHA and other designated housing authorities with significant flexibility to develop approaches to meet the jurisdiction's housing needs. Two specific goals of the MTW program are to expand KCHA clients' housing choices and preserving and increasing affordable housing opportunities while focusing on those in greatest needs.

#### **Actions taken by King County Housing Authority (KCHA) to further fair housing through EXAMINATION OF ITS PROGRAMS OR PROPOSED PROGRAMS:**

Through the annual submission of an MTW Report to HUD, KCHA outlines program accomplishments and evaluates progress towards upcoming goals. In addition, an MTW Annual Plan is developed and submitted annually to HUD detailing any new projects which are being proposed for the upcoming year. A number of revisions have been made to the Section 8 program to further fair housing including increases to the payment standard, creation of programs to assist homeless and special needs clients, and increased access to the reasonable accommodation process.

#### **Actions taken by KCHA to IDENTIFY AND REDUCE IMPEDIMENTS TO FAIR HOUSING CHOICE:**

The following are specific King County Housing Authority efforts to identify and reduce impediments to fair housing choice:



1. **Expanding its role as the safety net for homeless and special needs populations in King County:**  
In partnership with the Bill and Melinda Gates Foundation and local governments, King County Housing Authority (KCHA) has created a network of service-enriched housing for homeless families. It has redefined tenant selection preferences to move more homeless families into public housing. KCHA's "Housing First" program, in partnership with local behavioral health care systems and United Way, provides housing and services to chronically homeless individuals, those who are most susceptible to housing discrimination.
2. **Ending Homelessness:** KCHA is a leader in the region's efforts to end homelessness by expanding housing for homeless and special needs households, working to serve "hard-to-house" populations not traditionally served by mainstream housing programs, and coordinating rental subsidies with private and public service funding. This year, partnering with King County and behavioral health providers, KCHA will house up to 100 chronically homeless and mentally ill individuals who currently cycle between psychiatric hospitals, jails and the street.
3. **Public Housing and Section 8 Admissions Preferences:** When selecting applicants, KCHA uses local preferences for the Public Housing, Section 8 Housing Choice Voucher and Project-based Assistance programs. Each program's policies are developed in concert with other admissions-related policies. KCHA continues to monitor the impact of the Public Housing site based, regional and Sound families waiting lists and will use MTW authority where needed to address problem areas.
4. **Limited English Persons (LEP):** Communicating with clients with limited English proficiency is a priority to assure that applicants and residents understand program requirements. Since public housing residents speak more than 20 languages, KCHA has developed a plan to assist clients with limited English proficiency navigate our programs. A working group meets regularly to discuss new ideas on improving communication to LEP clients.
5. **Reasonable Accommodations:** When an applicant for housing indicates on the application that he/she needs reasonable accommodations in their housing, the application is referred to KCHA's Section 504 Coordinator for assistance in locating accessible public housing units that meet the reasonable accommodation needs of the applicant. Those needs include **voucher extensions, additional bedroom requests**, and higher payment standards to name a few. In 2008 the King County Section 8 program received 591 requests of which 454 were approved.
6. **Staff Training, Advocacy and Tenant Education:** King County Housing Authority pursues the following additional strategies to address identified impediments to fair housing choice, including:
  - Providing staff training on current changes in laws and regulations.
  - Providing active outreach and education to landlords throughout King County about Section 8 to increase the number of potential landlords willing to accept Section 8 tenants.
  - Intervening with landlords to address concerns.
  - Offering education to Section 8 and Public Housing program participants about their fair housing rights and how to file complaints, sometimes assisting them with the filing process.

**Actions undertaken by KCHA to ADDRESS ADMINISTRATIVE IMPEDIMENTS TO FAIR HOUSING IN VIEW OF AVAILABLE RESOURCES:**

King County Housing Authority staff in all offices including the corporate office, the Section 8 office and the on-site management offices are aware of local resources which can assist tenants to deal with discrimination in housing. When an applicant or tenant calls regarding a landlord/tenant concern, the caller is referred to their local fair housing office and the Tenant's Union. Applicants receiving housing vouchers also are given information regarding fair housing at their orientation. Between 2004 and 2006, King County Housing Authority established site-based management offices at each of its public housing sites in an effort to make services more accessible. In addition an on-line Section 8 Housing application was instituted for greater accessibility.

**Actions undertaken by KCHA to WORK WITH LOCAL JURISDICTIONS TO IMPLEMENT INITIATIVES TO FURTHER FAIR HOUSING:**

1. **Deconcentration:** Utilizing the HOPE VI program, new project-basing rules for Housing Choice vouchers developed under MTW and KCHA's bond and tax credit financed inventory, KCHA is giving low income households greater access to neighborhoods with strong school systems and ample entry-level job opportunities.
2. **Encouraging Homeownership:** Using a Resident Opportunity Self-Sufficiency (ROSS) grant and MTW flexibility, KCHA is helping public housing residents become homeowners. Exceeding the program target, 312 households purchased homes under the program, with 66% utilizing KCHA down payment assistance grants of up to \$15,000.
3. **King County's Plan to End Homelessness in Ten Years (A Roof Over Every Bed in King County: Our Community's Ten-Year Plan to End Homelessness):** This local Ten-Year Plan reflects a regional commitment to seek long-term and sustainable solutions to homelessness, utilizing best practices and programs that produce tangible results. Its priorities are: homeless prevention; development of new housing and improved connections to support services; and building the community and political will to end homelessness. In 2005, this Plan was adopted and the Committee to End Homelessness in King County (CEHKC) was formed. CEHKC is made up of representatives of nonprofit organizations, businesses, local governments, homeless advocates and the faith community. KCHA's Executive Director, Stephen Norman, is the Co-Chair of the Interagency Agency Council, which oversees implementation efforts of the 10-year plan. KCHA uses this plan as a tool in identifying unmet housing needs and aligning KCHA resources with other funders to address those needs.

**Actions undertaken by KCHA to PROACTIVELY ADDRESS ACCESSIBILITY PROBLEMS FOR PERSONS WITH DISABILITIES:**

King County Housing Authority maintains policies and procedures which are part of a reasonable accommodation plan with the deliberate intention of addressing challenges of all people with disabilities. The following proactive steps address these challenges:

1. **Assist program applicants and participants to gain access to supportive services available within the community, but not require eligible applicants or participants to accept supportive services as a condition of continued participation in the program.** King County Housing Authority provides Resident Services Coordinators for each of the 23 senior and disabled properties. Each of these coordinators has information and directories of services available in the community and can inform residents of supportive services provided by community-based agencies. Acceptance of supportive services is not a condition of continued participation in the program.
2. **Identify public and private funding sources to assist participants with disabilities in covering the costs of structural alternations and other accessibility features that are needed as accommodations for their disabilities.** In the public housing properties owned by King County Housing Authority, costs of approved reasonable accommodations are paid for KCHA. In both Section 8 Tenant-based and Project-based programs, requests for reasonable accommodations are between the resident and the landlord. Section 8 staff maintains lists of possible private agencies that can help complete the work and can assist in locating resources.
3. **Not deny persons who qualify for HCV under this program other housing opportunities or otherwise restrict access to PHA program to eligible applicants who choose not to participate.** Generally, King County Housing Authority does not make participation in services a condition of housing. However, under certain circumstances where the service is directly tied to the housing program, particularly in Project-based units, services may be required for program participation.
4. **Provide housing search assistance.** In addition to maintaining a list of landlords willing to participate in the Section 8 program, King County Housing Authority contracts with the YWCA of Seattle, King and Snohomish Counties to provide housing search assistance for HCV applicants.
5. **In accordance with rent reasonable requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities.** King County Housing Authority performs a rent reasonable test on all Section 8 units and will consider any improvements made by a landlord to make a unit accessible for a person with a disability. In addition, KCHA has a full time 504 Coordinator who reviews any request for a higher rent as a reasonable accommodation and will adjust rents for accessible units.
6. **Provide technical assistance, through referrals to local fair housing and equal opportunity offices, to owners interested in making reasonable accommodations or making units accessible to persons with disabilities.** The King County Housing Authority Section 8 office provides a website that allows owners to advertise accessible units. While KCHA does not fund

a private owner to renovate for accessibility, they will assist by directing them to possible agencies that perform or fund the desired accommodation.

**Actions undertaken by KCHA to MAINTAIN RECORDS REFLECTING ACTIONS TAKEN TO FURTHER FAIR HOUSING:**

Records of analysis and actions outlined in this plan are kept through monthly, quarterly, and yearly reports presented in a variety of formats including the MTW Annual Report and Plan, quarterly financial reports, monthly Section 8 and Public Housing management reports, and updates to the HCV Administrative Plan.

**CERTIFICATION**

The King County Housing Authority certifies that it operates its programs in conformity with title VI of the Civil Rights Act of 1964 ([42 U.S.C. 2000d-2000d-4](#)), the Fair Housing Act ([42 U.S.C. 3601-19](#)), section 504 of the Rehabilitation Act of 1973 ([29 U.S.C. 794](#)), and title II of the Americans with Disabilities Act of 1990 ([42 U.S.C. 12101 et seq.](#)).

**SOURCES OF INFORMATION: Sources of information include the following:**

1. The major source of information providing guidelines for the investment of certain federal housing and community development funds in King County outside the City of Seattle, during 2005-2009 is the "Consolidated Plan," a document written by representatives of the King County Consortium, an organization made up of 35 small cities and the unincorporated areas of King County. The Plan had extensive input from a wide range of additional stakeholders including agencies, advocates, community-based organizations, local and state government staff, and members of the public including low income individuals.
2. The most current housing action plan and "Analysis of Impediments to Fair Housing Choice" was published in 2005 and will be in effect through 2009.
3. Reference is made to fair housing in the 2009 Moving to Work Annual Plan for the King County Housing Authority.
4. Reports are published quarterly by the Committee to End Homelessness.

#### **IV. ADDENDUM #1**

##### **FAMILY UNIFICATION PROGRAM**

**(a). Actions undertaken by King County Housing Authority to ENSURE CERTIFICATION OF FUP ELIGIBLE FAMILIES THAT MAY BE ON KCHA'S WAITING LIST AND ENSURE THAT THE FAMILY MAINTAIN THEIR ORIGINAL POSITION ON THE WAITING LIST AFTER CERTIFICATION.**

As part of the Memorandum of Understanding with the local Department of Child and Family Services (DCFS), KCHA will create a data sharing agreement whereby the names on the HCV waiting list will be cross-referenced with the DCFS list of eligible families. Those families identified as FUP eligible will be given preference on the FUP waiting list. Families will maintain their original position on the HCV waiting list until they receive either a FUP voucher or a general voucher, whichever occurs first.

**(b). Actions undertaken by King County Housing Authority to APPROPRIATELY PLACE ALL FUP ELIGIBLE FAMILIES REFERRED FROM DCFS ON THE HCV WAITING LIST IN ORDER OF FIRST COME, FIRST SERVED.**

Eligible Families referred by DCFS will be given a housing preference and placed on the FUP waiting list. Families will be selected from this list on a first-come, first-served basis.

**(c). Actions undertaken by King County Housing Authority to INFORM APPLICANTS ON HOW TO FILE A FAIR HOUSING COMPLAINT INCLUDING THE PROVISION OF THE TOLL FREE NUMBER FOR THE HOUSING DISCRIMINATION HOTLINE: 1-800-669-9777 or the Federal Information Relay Service at 1-800-887-8339.**

All Section 8 applicants including FUP participants attend an orientation briefing where they receive information packets including copies of the Fair Housing Complaint file form and instructions for filing. This paperwork includes the toll free number for the housing discrimination hotline. If they file a complaint, they can send these forms directly, or King County Housing Authority will send the forms for them.

#### **V. ADDENDUM #2:**

##### **RENTAL ASSISTANCE FOR NON-ELDERLY PERSONS WITH DISABILITIES IN SUPPORT OF DESIGNATED HOUSING PLANS**

**(a). Actions undertaken by King County Housing Authority to IDENTIFY NON-ELDERLY DISABLED FAMILIES ON ITS PUBLIC HOUSING WAITING LIST THAT WILL NOT BE HOUSED DUE TO AN APPROVED OR SUBMITTED DESIGNATED HOUSING PLAN.**

KCHA has reconstructed the waiting lists for the Public Housing buildings affected by the designated housing plan and will contact the non-elderly disabled applicants at their last known address. Any qualifying applicant responding to the inquiry will be given priority to receive a Housing Choice Voucher.

**(b). Actions undertaken by King County Housing Authority to INFORM APPLICANTS ON HOW TO FILE A FAIR HOUSING COMPLAINT INCLUDING THE PROVISION OF THE TOLL FREE NUMBER FOR THE HOUSING DISCRIMINATION HOTLINE: 1-800-669-9777 or the Federal Information Relay Service at 1-800-887-8339.**

All Section 8 applicants including FUP participants attend an orientation briefing where they receive information packets including copies of the Fair Housing Complaint file form and instructions for filing. This paperwork includes the toll free number for the housing discrimination hotline. If they file a complaint, they can send these forms directly, or King County Housing Authority will send the forms for them.

## **VI. ADDENDUM #3:**

### **RENTAL ASSISTANCE TO NON-ELDERLY PERSONS WITH DISABILITIES RELATED TO CERTAIN TYPES OF SECTION 8 PROJECT-BASED DEVELOPMENTS AND SECTIONS 202,221(d)(3) and 236 DEVELOPMENTS (CERTAIN DEVELOPMENTS)**

#### **(a). Actions undertaken by King County Housing Authority to IDENTIFY AND CONTACT ALL NON-ELDERLY DISABLED FAMILIES THAT WERE AFFECTED BY THE PREFERENCES, OR RESTRICTED OCCUPANCY, TO CERTAIN UNITS IN CERTAIN DEVELOPMENTS FOR OCCUPANCY BY ELDERLY FAMILIES ONLY.**

KCHA has identified a number of buildings in our jurisdiction that restricted housing to elderly families only and has been able to obtain a copy of their waiting lists at the time the elderly only designation was implemented. KCHA will contact the non-elderly disabled applicants at their last known address. Any applicant responding to the inquiry will be given priority to receive a Housing Choice Voucher.

#### **(b). Actions undertaken by King County Housing Authority to INFORM INDIVIDUALS ON HOW TO FILE A FAIR HOUSING COMPLAINT INCLUDING THE PROVISION OF THE TOLL FREE NUMBER FOR THE HOUSING DISCRIMINATION HOTLINE: 1-800-669-9777 or the Federal Information Relay Service at 1-800-887-8339.**

All Section 8 applicants including FUP participants attend an orientation briefing where they receive information packets including copies of the Fair Housing Complaint file including the phone number. If they file a complaint, they can send these forms directly, or King County Housing Authority will send the forms for them.

## **VII. ADDENDUM #4:**

### **RENTAL ASSISTANCE FOR NON-ELDERLY PERSONS WITH DISABILITIES APPLYING ON THEIR OWN OR TRANSITIONING FROM NURSING HOMES OR OTHER HEALTH CARE FACILITIES**

#### **(a). Actions undertaken by King County Housing Authority to IDENTIFY NON-ELDERLY DISABLED FAMILIES TRANSITIONING FROM NURSING HOMES AS WELL AS OTHER NON-ELDERLY DISABLED FAMILIES ON ITS SECTION 8 WAITING LIST .**

As part of the Memorandum of Understanding with the local Department of Social and Health Services (DSHS), KCHA will create a data sharing agreement whereby the names on the HCV waiting list will be cross-referenced with the DSHS list of eligible families. Those families identified as eligible will be given preference for the special vouchers issued under this NOFA. Families will maintain their original position on the HCV waiting list until they receive either a special voucher or a general voucher, whichever occurs first.

**(b). Actions undertaken by King County Housing Authority to APPROPRIATELY PLACE ALL NON-ELDERLY DISABLED FAMILIES TRANSITIONING FROM NURSING HOMES AS WELL AS OTHER NON-ELDERLY DISABLED FAMILIES REFERRED FROM DSHS ON THE HCV WAITING LIST IN ORDER OF FIRST COME, FIRST SERVED.**

Eligible Families referred by DSHS will be given a housing preference and placed on the Special Program waiting list. Families will be selected from this list on a first-come, first-served basis.

**(c). Actions undertaken by King County Housing Authority to INFORM APPLICANTS ON HOW TO FILE A FAIR HOUSING COMPLAINT INCLUDING THE PROVISION OF THE TOLL FREE NUMBER FOR THE HOUSING DISCRIMINATION HOTLINE: 1-800-669-9777 or the Federal Information Relay Service at 1-800-887-8339.**

All Section 8 applicants attend an orientation briefing where they receive information packets including copies of the Fair Housing Complaint file form and instructions for filing. This paperwork includes the toll free number for the housing discrimination hotline. If they file a complaint, they can send these forms directly, or King County Housing Authority will send the forms for them.

# Project-based Section 8 Administrative Plan

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King County Housing Authority

This is the latest version as of: 4/20/2022



## 13: TENANT APPLICATION PROCESS

### A. GENERAL APPLICATION REQUIREMENTS

The following application requirements apply to ALL Project-based Assistance Programs.

#### 1. Income Targeting Requirements

KCHA applies the statutory requirement of the Housing Choice Voucher Program requiring 75% of newly admitted families in any fiscal year be Extremely Low-Income families to the Project-based Assistance Programs. This requirement does not apply to each individual Project; rather it applies to the Project-based Assistance Program as a whole. To ensure that this goal is met, KCHA will twice yearly monitor incomes of newly admitted families and the income of the families on the waitlists. If it appears the requirement is not being met, KCHA will determine whether particular projects are not meeting the requirement and work with them to make adjustments in program outreach and screening as needed. KCHA retains the right to skip higher income families on the waiting list to reach extremely low-income families. If there are not enough extremely low-income families on the waiting list, KCHA will conduct outreach on a non-discriminatory basis to attract extremely low-income families to reach this goal.

#### 2. Waitlists

KCHA and/or Owners will administer waitlists in a manner that affirmatively furthers Fair Housing goals and prohibits discrimination. Waitlists and selection will be administered in a manner that is in accordance with Title VI of the Civil Rights Act of 1964, the Federal Fair Housing Act, Executive Order 11063, as amended, Executive Order 12259, Executive Order 12892, Title II of the American with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, State or local Fair Housing laws, and any other HUD requirements and regulations issued under the above authorities.

In addition, KCHA will ensure compliance with the Violence Against Women Act of 2013 (VAWA 2013) which provides that an applicant for assistance under a covered housing program may not be denied admission to or denied assistance on the basis or as a direct result of the fact that the applicant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant otherwise qualifies for admission, assistance, participation, or occupancy.

Waitlists are Program specific. Generally applicants applying for Permanent Replacement Housing would apply through the Central Applications Center and choose "Private Housing" as their waitlist choice. Supportive Housing Programs do not maintain a waitlist due to the urgent situation of the households targeted.

Instead, owners and/or their contracted service provider will refer households needing a unit as they become available.<sup>52</sup>

### **3. Referral and Waitlist Monitoring**

To ensure that Project-based Assistance referral and waitlist processes are effective in meeting Fair Housing guidelines, KCHA monitors the processing of applicants on the waitlist. In the case of project sponsors managing and maintaining a waiting list, the sponsor will be required to submit a detailed Tenant Selection and Assignment Plan that meets all of the requirements of furthering Fair Housing goals and objectives and the Authority's policies and procedures. If this monitoring appears to reflect a disproportionately underrepresented portion of the target population, KCHA will begin more frequent monitoring of those projects and begin corrective action including, but not limited to: requiring new referral sources be added to the outreach plan, changes in program design that provide more culturally-appropriate services, and/or replacement of the referring agency.

### **4. Suspension of Applications**

If the number of Applicants claiming Preferences on any waitlist greatly exceeds the number of Families that the Housing Authority is likely to be able to house within the following 12 months, the Housing Authority may at any time suspend the acceptance or processing of new applications or the addition of any new Applicants on that waitlist.

### **5. Housing Choice Voucher Program Applicants**

KCHA will not directly offer applicants on its HCV waitlist the opportunity to apply for Project-based Assistance. However, applicants on the HCV waitlist or any KCHA-managed subsidized housing waitlist may apply for any Project-based Project waitlist for which they are eligible.

### **6. Availability of Information regarding Project-based Projects**

KCHA and/or Owners will make information available to Applicants upon request regarding Project-based Projects including: a description of the development, services offered, and estimates of the time that an applicant may be on a specific waitlist.

### **7. Rescheduling Appointments**

The Housing Authority will allow a Family to reschedule for good cause. Generally, no more than one opportunity will be given to reschedule without good cause, and

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<sup>52</sup> Approved MTW Policy Section V.4

no more than two opportunities will be given for good cause. The decision as to the qualifications of “good cause” will be made on a case-by-case basis and will be at the discretion of the Housing Authority. Applicants who are being removed from a waitlist for reasons other than lack of response will be offered the right to an informal review before being removed from a waitlist.

## **B. ORDER OF SELECTION- ALL PROGRAM CATEGORIES**

### **1. Preferences**

Preferences establish groups of Applicants that are prioritized over other Applicants, regardless of date and time. Preferences are established for each Project-based Assistance Program. KCHA will publicly notify interested parties for comment any time a new local preference is proposed or a current local preference is revised. Interested parties will be invited to comment on the proposed changes and present any concerns they feel should be addressed. Any change in the Project-based local preferences will be made in accordance with the provisions of the MTW Agreement with HUD and its MTW Annual Plan.

### **2. Executive Director’s Waiver**

Applicants who, as determined by KCHA, are in urgent situations where they do not qualify for any of the preferences in a particular Program may be approved to receive Project-based Assistance by the Executive Director. All such situations will be verified as to the urgency of the Applicant’s housing needs.

### **3. Accessible Units**

In selecting families to occupy Project-based units with special accessibility features for persons with disabilities, KCHA will refer, and the Owner must select families needing these unit features above others on the waitlist.

### **4. Eligibility**

For purposes of eligibility, all families who qualify for a preference will be considered eligible to be placed on the Project-based waiting list except “other” single persons who are defined as those who are not elderly, near-elderly, or disabled attempting to apply on their own.

### **5. Existing Tenant Protections**

In order to minimize displacement of in-place families, the HA will have full discretion to either turn on Project-based subsidies upon vacancy at the property, or to offer in-place protections. In-place protections are applicable if an existing unit that is to be placed under contract is occupied by an eligible family on the date of the execution of the Project-based HAP contract. These protections also apply to

occupied units where rehabilitation is planned. If this is the case, families will be given the opportunity to apply for assistance. Admission of such families is not subject to income targeting, however existing tenants must meet a local housing preference described under **Section G.4** in order to qualify for the Project-based subsidy. If an existing family is determined eligible and placed on KCHA's waitlist, they will be given an absolute selection preference and referred to a unit that is appropriately sized for the family. Families under lease at the time of execution of a HAP contract will be required to sign a new one-year lease at the time that their subsidy begins.

- a. **Notice to Existing Tenants.** If Project-based Assistance is to be turned on upon unit vacancy, this section does not apply. KCHA will ensure that Owners of Existing Housing Developments notify all existing eligible tenants of the opportunity to apply for assistance and that all tenants are given ample time and accommodations to make an application for assistance. Once an Owner has notified existing tenants of the opportunity to apply for Project-based assistance, tenants will have a specified time frame (generally not less than 30 days) in which to submit an application for assistance to the Owner. If an existing tenant seeks to apply for assistance after the specified time frame or moves in after the effective date of the HAP contract the Applicant will be required to apply through the standard application waitlist. The Owner will initially screen the existing tenants for eligibility and send this documentation to KCHA for verification.

## **C. TIMING/VERIFICATION OF LOCAL PREFERENCE**

All applicants will be allowed to initially qualify for a Preference by claiming their Preference on their application. Before actually being approved for assistance, all applicants will be required to document that a Preference exists. If an Applicant does not certify or cannot provide such verification, or if a change in the applicant's circumstances has occurred resulting in the loss of a Preference, the Applicant will be withdrawn. The HA will waive this requirement for applicants who are participants in the Rapid Rehousing Program (RRP) or any similar short-term subsidy program (lasting 12 months or less). Such applicants will be eligible to retain their initially claimed local preference during participation in these programs.

If a Project-based Applicant is currently receiving Tenant-based assistance under the HOME Program, the HA determines whether the applicant qualifies for a Local Preference based on the situation of the applicant at the time they received assistance from the HOME Program.

## **D. DENIAL OF LOCAL PREFERENCE**

An Applicant denied a Preference will receive a prompt written notice giving a brief statement of the reasons for the denial and given an opportunity to utilize the Informal Review process to review the denial. This review will be limited only to the issue of whether the applicant meets the criteria for receiving a Preference.

## **E. REMOVING APPLICANT NAMES FROM A WAITLIST**

The Housing Authority or Owner will not remove an applicant's name from a waitlist unless:

1. The applicant requests that their name be removed (in writing);
2. The applicant fails to respond to a written request for information or a request to declare their continued interest in the program or misses scheduled appointments;
3. The applicant does not meet the eligibility criteria for the Project; or
4. There is insufficient funding for the Section 8 Program to cover the costs of the Project. Should this occur, the Housing Authority reserves the right to cancel all or a portion of the applications on the Project-based waitlist(s) without prior notice to the Applicants.

Should one of these situations occur, the application will be listed as "Withdrawn". Sufficient information is to be entered on the application form to establish the ineligibility status and the applicant is to be informed in writing of the reason(s) for the denial and right to appeal the determination.

The Housing Authority will consider written requests for reinstatement of non-responsive applicants within twelve months of the date of withdrawal. In addition, any applicant who subsequently maintains that their failure to respond was caused by their disability will be provided reasonable accommodation to explain their circumstances. Should the Family be reinstated, their application will be placed in their former position on the waitlist.

Persons with disabilities who require a reasonable accommodation in completing an application may call the Housing Authority to make special arrangements. A Telecommunication Device for the Deaf (TDD) is available for the hearing impaired. The TDD telephone number is posted in the Section 8 Office and each Public Housing Management Office.

## **F. HOUSED STATUS**

When an applicant is housed in a Project-based KCHA managed property, the applicant's name will be withdrawn from all other Project-based waitlists. For those housed in transitional housing, once the applicant completes their transitional program, they would be eligible for Public Housing through the Sound Families Graduation Process. If a tenant later leaves their Project-based unit in good standing, there is no restriction on reapplication for any housing program later.

## **G. APPLICATION PROCEDURES –PERMANENT REPLACEMENT HOUSING PROGRAM**

The Project-based Permanent Replacement Housing Program “replaces” demolished Public Housing units by attaching Project-based assistance to privately-managed Developments in geographic areas of low poverty and high employment rates. The Program is known to the public as the “Private Housing Program”. The Permanent Replacement Housing Application Process mirrors that of the Public Housing Program as closely as possible in order to ensure these Project-based Units are as accessible as the public housing units they are replacing once were.

### **1. Permanent Replacement Housing Waitlist Process**

After all qualified existing tenants have been assisted; new Applicants will typically be referred by KCHA to Owners in the Permanent Replacement Housing Program at a ratio of 1 to 1 between the Standard Project-based Regional Waitlists and the Sound Families Graduate Waitlist, except in cases where the property maintains a site-based waitlist (see below).

#### **a. Standard Permanent Replacement Housing Waitlists**

Unless otherwise stated, Applicants wishing to apply for Permanent Replacement Housing will apply through a Regional Permanent Replacement Housing Waitlist based on bedroom size needed. Those Permanent Replacement Housing Developments not designated in the regional waitlist area will maintain site-specific waitlists until two or more Developments are contracted in a particular region, at which point KCHA may establish a new Regional Waitlist.

Interested households may obtain an initial application for Housing through KCHA's Central Applications Center (CAC) and/or website [www.kcha.org](http://www.kcha.org). This form provides the opportunity to apply for a number of KCHA's subsidized housing programs. Once completed, the CAC places the Applicant Family on the appropriate Waitlists.

The applicant must report changes in their applicant status including changes in family composition, income, or preference factors to the CAC who will make any changes to the application and update their place on the waitlist. Confirmation of the changes will be confirmed with the Family in writing.

**b. Identifying the Next Applicant**

Due to the large number of unresponsive applicants, KCHA may contact a cluster of applicants on any Permanent Replacement Housing waitlist prior to receiving a Notice of Available Unit from an Owner to pre-screen the applicant for Housing Authority eligibility. When KCHA sends an Update Letter to an applicant, the applicant will have 10 days to respond. If the applicant does not respond within 10 days, their application may be withdrawn from the waitlist. An applicant may be reviewed for re-instatement on the waitlist if s/he responds in writing within 12 months of the date of the Update Letter and request to be reinstated. Updated applicants will be offered available units based upon the date of their response to these inquiries and the certified date of their application.

**c. Site-specific waitlists**

For a subset of projects, it may be more appropriate for Owners to maintain their own waitlists. KCHA shall make the determination on an individual case-by-case basis as to whether it is appropriate for a Permanent Replacement Housing project to have a site-based waitlist. This may be considered in cases where the project serves a specific target population (i.e. seniors) from which KCHA's waitlist may not have sufficient eligible applicants to select or when the Owner's application requirements and/or fees vary from KCHA's.

In such cases, KCHA will review the Owner's referral sources and tenant selection methods and criteria at the time of the Owner's application for Project-based Assistance, to determine that they are broad-based, affirmatively furthering Fair Housing goals, and prohibiting discrimination.

**2. Sound Families Graduate Waitlist<sup>53</sup>**

Only graduates of KCHA-funded Sound Families programs are eligible for this set-aside waitlist. Upon graduation, the graduate and his/her case manager completes an Update Packet and Graduation Notice and submits them to the CAC. The CAC dates and time-stamps the Update Packets and processes them to the extent necessary to determine whether the applicant is eligible for permanent subsidized housing.

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<sup>53</sup> Approved MTW Policy Section V.7

The CAC will update information in KCHA's management information system according to the bedroom size needed, preference and date/time of application and will keep it in a permanent file at the CAC. Updated graduates are then placed on the Sound Families set-aside waitlist for permanent, subsidized housing at the CAC.

Move-on strategy -->

**Sound Families transitional housing participants are only eligible for the Permanent Replacement Housing Program upon graduation.** They are not, however, eligible for Permanent Replacement Housing projects where a site-specific waitlist has been approved. If a Family applies for Permanent Replacement Housing prior to graduation, KCHA will notify the Family in writing that they are not eligible to be placed on the Permanent Replacement Housing waitlist until KCHA has received a written Graduation Notice and Update Packet confirming their status.

### **3. Applicant Notification and Eligibility Determination**

Prior to or upon receipt of a Notice of Available Unit, KCHA will contact the next qualified applicant from either the Sound Families or Standard Permanent Replacement Housing Waitlist and instruct him/her to contact the Owner immediately. KCHA will also immediately provide the Owner with the name and contact information for the applicant.

KCHA will make a preliminary eligibility determination upon initial contact with the applicant and work with the applicant to collect information to verify preferences and income at the same time as the Owner screening process.

#### **a. Owner Suitability Determination**

The Owner will screen the applicant using standard screening criteria used for all applicants to the Development. Owners may apply set-aside requirements from the Low-Income Housing Tax Credit Program to their selection criteria. Applicants for Permanent Replacement Housing will be required to pay any screening fees and provide screening documentation directly to the Owner. The Owner is responsible for notifying KCHA whether or not each applicant passes their screening in a timely manner. If the applicant fails to make contact with the Owner within 48 hours, the Owner may request that KCHA refer the next applicant on the waitlist.

#### **b. Owner Approval of Applicant**

If the applicant passes the Owner's screening, KCHA will determine the Total Tenant Payment (TTP), brief the applicant, and schedule the inspection in accordance with other Sections of this Administrative Plan.

#### **c. Owner Rejection of Applicant**



If the applicant does not pass the Owner's screening, the applicant will be allowed to remain on the Permanent Replacement Housing waitlist and be screened by a second Owner with an available unit. If the applicant does not pass the second Owner's screening, the applicant will be removed from all Permanent Replacement Housing waitlists. Owner-denial does not apply in the case of applicants who were denied based upon Owner criteria for tax-credit set-asides. Applicants denied by Permanent Replacement Housing Program Owners will not be removed from any other KCHA subsidized housing waitlists. A withdrawal from the Permanent Replacement Housing waitlist does not affect the Public Housing waitlist status.

**d. Applicant Rejection of Unit**

Applicants may only reject the offer of a unit for good cause. Rejection for good cause will preserve the applicant's placement at the top of the waiting list. Rejection of a unit for other than good cause will result in removal from the Permanent Replacement Housing waitlist. Good cause includes the following:

- Documented reasons related to health, disability or proximity to work, school, or childcare (for those working or going to school), or
- Documented situations where an applicant is temporarily unable to move at the time of the offer (such as major surgery requiring a period of time to recuperate, or serving on a jury; or
- Refusal (turn-down) of a studio apartment by a household that includes more than a single individual; or
- Refusal by an applicant who has turned down an offer for a unit in order to continue participating in a documented transitional housing program from which they have not yet graduated as long as the graduation date does not to exceed 12 months from the date of refusal.

Where it is determined that an applicant's basis for refusal of an offered apartment does not meet established good cause criteria, the applicant will be offered the right to an informal review of the decision to cancel their application for housing assistance.

**4. Permanent Replacement Housing Program Order of Selection**

Permanent Replacement Housing Program Applicants who meet one of the following Housing Choice Voucher "Local Preference" Categories will be served before those applicants who do not.

- **Extremely Low-Income Household.** Applicant whose total household income is equal to or less than the higher of the Federal poverty level or 30% Of the Area Median Income for Their Household Size.<sup>54</sup>
  - Recipients of federal rent subsidy programs are excluded from qualification of a local preference under this category
  
- **Involuntarily Displaced.** A Family is or will be considered involuntarily displaced if the applicant has vacated or will have to vacate the unit where the applicant lives because of one or more of the following:
  - Displacement by disaster;
  - Displacement by government action;
  - Displacement by action of a housing Owner (where a signed lease existed);
  - Displacement by domestic violence;
  - Displacement to avoid reprisal;
  - Displacements by hate crimes. Hate crimes are actual or threatened physical violence or intimidation that is directed against a person or his or her property and that is based on the person's race, color, religion, sex, national origin, disability, or familial status;
  - Displacement by inaccessibility of unit;
  - Displacement because of HUD disposition of a multifamily project.
  
- **Substandard Housing.** A Family is living in "Substandard Housing" if they are "Homeless" as defined in Section 2 of this Administrative Plan, or if living in housing that:
  - Is dilapidated;
  - Does not have operable indoor plumbing;
  - Does not have a usable flush toilet inside the unit for the exclusive use of the Family;
  - Does not have electricity, or has inadequate or unsafe electrical service;

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<sup>54</sup> Approved under MTW 11/18/09

- Does not have a safe or adequate source of heat;
  - Should, but does not have a kitchen;
  - Has been declared unfit for habitation by an agency or unit of government.
- **Rent Burden.** A rent-burdened Family is a Family who is currently paying more than 50% of total family income for rent and utilities. (Individuals and families who choose to pay a rent in excess of the established FMR for their bedroom size will not qualify as rent burdened.)

## H. APPLICATION PROCEDURES- PUBLIC HOUSING REDEVELOPMENT

The Project-based Public Housing Redevelopment Program attaches Project-based Assistance to units that were formerly subsidized with Public Housing operating subsidies. The waiting lists, application process, and order of selection for Project-based units in this Program are operated in accordance with [Section 6](#) of the Public Housing ACOP including any and all amendments.

Income and family composition for residents living in Public Housing at the time of redevelopment will be determined using verification from the most recent Public Housing review (interim, update, or full recertification) provided it is no more than 12 months old. Existing residents will not be required to meet a Local Preference (as described above in [G.4](#)) as they are considered to be “continuously assisted”.

## I. APPLICATION PROCEDURES-LOCAL PROGRAM (INCLUDING TAX CREDIT)

The Project-based Local Program uses Project-based Assistance to preserve the affordability and physical integrity of Existing Housing stock that serves low-income households and is in physical jeopardy due to a lack of capital reserves and/or operating subsidy.

### 1. Local Program Waitlist

After all qualified existing applicants have been assisted; KCHA will establish a waitlist at the Project site or may pull applicants from existing housing waitlists managed by KCHA. The waitlist must be established according to date and time of application by bedroom size. Interested households may obtain an application on the KCHA website at [www.kcha.org](http://www.kcha.org) or at any property.

### 2. Order of Selection

Applicants of Local Program Developments will be required to meet one of KCHA's "Local Preference" categories as described in section G.5 above and will be served before those applicants who do not.

## **J. APPLICATION PROCEDURES- PERMANENT SUPPORTIVE HOUSING**

The Permanent Supportive Housing Programs assist households who need supportive services in order to access and remain in their housing. The units subsidized in these Projects are targeted to homeless households and/or those with disabilities.

### **1. Permanent Supportive Housing Waitlists**

Because of the urgent housing situation of the households targeted for these Programs, neither KCHA nor Owners will maintain waitlists for Supportive Housing Projects. Instead, Owners and/or their contracted Service Providers will refer households needing Permanent Supportive Housing as units become available. Referring agencies may take roommate-compatibility into consideration in shared housing situations. At the time of the Owner's application for Project-based Assistance, KCHA will review the Owner's referral sources and tenant selection criteria to determine that they are broad-based, affirmatively furthering Fair Housing goals, and prohibiting discrimination.

### **2. Applicant Referrals**

When a HAP contract is executed for a Supportive Housing Project or unit turnover produces a vacancy, the Service Provider will work with the Owner to ensure suitability prior to referring applicants to KCHA for eligibility determination. The Service Provider will assist applicants in completing the eligibility packet and will designate a representative to answer questions and correspond with KCHA.

The Service Provider will send enough completed eligibility packets to KCHA to fill their vacant contract units. When a large number of applicants are in the process for a particular Project at any given time, KCHA will arrange a group briefing in accordance with [Section 18](#).

### **3. Order of Selection for Permanent Supportive Housing for Homeless Families**

As stated in paragraph J.2. above, applicants are selected as units become available and therefore, selection is based on an as needed basis.

### **4. Order of Selection for Permanent Supportive Housing for Persons with Disabilities**

When a Supportive Housing Project is established for people with disabilities who are not specifically moving out of homelessness, a Project-specific waiting list can be established with the following preference:

- a. Disabled households needing supportive services - A Supportive Housing waiting list may give preference to disabled households who need services offered at a particular Project. The preference is limited to the population of households with disabilities that significantly interfere with their ability to obtain and maintain themselves in housing:
  - i. Who, without appropriate supportive services, will not be able to obtain or remain in housing; and
  - ii. For whom such services cannot be provided in a non-segregated setting.

## 41: **EXHIBIT Q- AFFIRMATIVELY FURTHERING FAIR HOUSING PLAN**

**A. THREE MAJOR IMPEDIMENTS TO FAIR HOUSING IN KING COUNTY** According to the King County Consolidated Plan, 2005 – 2009, the three major impediments to fair housing are

1. Housing Discrimination Impediments:

- Rental market discrimination, with the most notable discrimination occurring on the basis of race, national origin, disability and familial status;
- Discriminatory financing in home ownership including predatory lending, on the basis of race or national origin and sometimes age; and,
- Discriminatory zoning issues and practices and discrimination by housing associations.

2. Administrative Practice Impediments:

- Access to fair housing rights information on a day-to-day basis;
- Confusion about where to go for help with fair housing and where to send people for help;
- Local jurisdiction capacity for fair housing enforcement mechanisms where most of the discrimination occurs; and
- Lack of monitoring for sub-recipients, i.e., entities awarded funds for projects.

3. Inadequate supply of affordable households for the lowest income levels:

- Since 2003, King County Housing Authority has been a Moving to Work Housing Authority, as a result of being named a high-performing housing authority by the U.S. Department of Housing and Urban Development. As mandated by Congress, the MTW Demonstration project provides KCHA and other designated housing authorities with significant flexibility to develop approaches to meet the jurisdiction's housing needs. Two specific goals of the MTW program are to expand KCHA clients' housing choices and preserving and increasing affordable housing opportunities while focusing on those in greatest needs.

**A. Actions taken by King County Housing Authority (KCHA) to further fair housing through EXAMINATION OF ITS PROGRAMS OR PROPOSED PROGRAMS:**

Through the annual submission of an MTW Report to HUD, KCHA outlines program accomplishments and evaluates progress towards upcoming goals. In addition, an MTW Annual Plan is developed and submitted annually to HUD detailing any new projects which are being proposed for the upcoming year. A number of revisions have

been made to the Section 8 program to further fair housing including increases to the payment standard, creation of programs to assist homeless and special needs clients, and increased access to the reasonable accommodation process.

B. Actions taken by KCHA to IDENTIFY AND REDUCE IMPEDIMENTS TO FAIR HOUSING CHOICE:

The following are specific King County Housing Authority efforts to identify and reduce impediments to fair housing choice.

1. **Expanding its role as the safety net for homeless and special needs populations in King County:** In partnership with the Bill and Melinda Gates Foundation and local governments, King County Housing Authority (KCHA) has created a network of service-enriched housing for homeless families. It has redefined tenant selection preferences to move more homeless families into public housing. KCHA's "Housing First" program, in partnership with local behavioral health care systems and United Way, provides housing and services to chronically homeless individuals, those who are most susceptible to housing discrimination.
2. **Ending Homelessness:** KCHA is a leader in the region's efforts to end homelessness by expanding housing for homeless and special needs households, working to serve "hard-to-house" populations not traditionally served by mainstream housing programs, and coordinating rental subsidies with private and public service funding. This year, partnering with King County and behavioral health providers, KCHA will house up to 100 chronically homeless and mentally ill individuals who currently cycle between psychiatric hospitals, jails and the street.
3. **Public Housing and Section 8 Admissions Preferences:** When selecting applicants, KCHA uses local preferences for the Public Housing, Section 8 Housing Choice Voucher and Project-based Assistance programs. Each program's policies will be developed in concert with other admissions-related policies. KCHA will continue to monitor the impact of the Public Housing site based, regional and Sound families waiting lists and use MTW authority where needed to address problem areas.
4. **Limited English Persons (LEP):** Communicating with clients with limited English proficiency is a priority to assure that applicants and residents understand program requirements. Since public housing residents speak more than 20 languages, KCHA has developed a plan to assist clients with limited English proficiency navigate our programs. A working group meets regularly to discuss new ideas on improving communication to LEP clients.
5. **Reasonable Accommodations:** When an applicant for housing indicates on the application that he/she needs reasonable accommodations in their housing, the application is referred to KCHA's Section 504 Coordinator for assistance in locating accessible public housing units that meet the reasonable accommodation needs of the applicant. Those needs include voucher extensions, additional bedroom requests, and

higher payment standards to name a few. In 2008 the King County Section 8 program received 591 requests of which 454 were approved.

6. **Staff Training, Advocacy and Tenant Education:** King County Housing Authority pursues the following additional strategies to address identified impediments to fair housing choice, including:

- Providing staff training on current changes in laws and regulations.  
Providing active outreach and education to landlords throughout King County about Section 8 to increase the number of potential landlords willing to accept Section 8 tenants.
- Intervening with landlords to address concerns.
- Offering education to Section 8 and Public Housing program participants about their fair housing rights and how to file complaints, sometimes assisting them with the filing process.

C. Actions undertaken by KCHA to ADDRESS ADMINISTRATIVE IMPEDIMENTS TO FAIR HOUSING IN VIEW OF AVAILABLE RESOURCES:

- King County Housing Authority staff in all offices including the corporate office, the Section 8 office and the on-site management offices are aware of local resources which can assist tenants to deal with discrimination in housing. When an applicant or tenant calls regarding a landlord/tenant concern, the caller is referred to their local fair housing office and the Tenant's Union. Applicants receiving housing vouchers also are given information regarding fair housing at their orientation. Between 2004 and 2006, King County Housing Authority established site-based management offices at each of its public housing sites in an effort to make services more accessible. In addition an on-line Section 8 Housing application was instituted for greater accessibility.

D. Actions undertaken by KCHA to WORK WITH LOCAL JURISDICTIONS TO IMPLEMENT INITIATIVES TO FURTHER FAIR HOUSING

1. **1. Deconcentration:** Utilizing the HOPE VI program, new project-basing rules for Housing Choice vouchers developed under MTW and KCHA's bond and tax credit financed inventory, KCHA is giving low income households greater access to neighborhoods with strong school systems and ample entry-level job opportunities.
2. **Encouraging Homeownership:** Using a Resident Opportunity Self-Sufficiency (ROSS) grant and MTW flexibility, KCHA is helping public housing residents become homeowners. Exceeding the program target, 312 households purchased homes under the program, with 66% utilizing KCHA down payment assistance grants of up to \$15,000.



3. **King County's Plan to End Homelessness in Ten Years** (A Roof Over Every Bed in King County: Our Community's Ten-Year Plan to End Homelessness): This local Ten-Year Plan reflects a regional commitment to seek long-term and sustainable solutions to homelessness, utilizing best practices and programs that produce tangible results. Its priorities are: homeless prevention; development of new housing and improved connections to support services; and building the community and political will to end homelessness. In 2005, this Plan was adopted and the Committee to End Homelessness in King County (CEHKC) was formed. CEHKC is made up of representatives of nonprofit organizations, businesses, local governments, homeless advocates and the faith community. KCHA's Executive Director, Stephen Norman, is the Co-Chair of the Interagency Agency Council, which oversees implementation efforts of the 10-year plan. KCHA uses this plan as a tool in identifying unmet housing needs and aligning KCHA resources with other funders to address those needs.

- E. Actions undertaken by KCHA to proactively address accessibility problems for persons with disabilities:

King County Housing Authority maintains policies and procedures which are part of a reasonable accommodation plan with the deliberate intention of addressing challenges of all people with disabilities. The following proactive steps address these challenges:

1. Assist program applicants and participants to gain access to supportive services available within the community, but not require eligible applicants or participants to accept supportive services as a condition of continued participation in the program. King County Housing Authority provides Resident Services Coordinators for each of the 23 senior and disabled properties. Each of these coordinators has information and directories of services available in the community and can inform residents of supportive services provided by community-based agencies. Acceptance of supportive services is not a condition of continued participation in the program.
2. Identify public and private funding sources to assist participants with disabilities in covering the costs of structural alternations and other accessibility features that are needed as accommodations for their disabilities. In the public housing properties owned by King County Housing Authority, costs of approved reasonable accommodations are paid for KCHA. In both Section 8 Tenant-based and Project-based programs, requests for reasonable accommodations are between the resident and the landlord. Section 8 staff maintains lists of possible private agencies that can help complete the work and can assist in locating resources.
3. Not deny persons who qualify for HCV under this program other housing opportunities or otherwise restrict access to PHA program to eligible applicants who choose not to participate. Generally, King County Housing Authority does not make participation in services a condition of housing. However, under certain circumstances where the service is directly tied to the housing program, particularly in Project-based units, services may be required for program participation.

4. **Provide housing search assistance.** In addition to maintaining a list of landlords willing to participate in the Section 8 program, King County Housing Authority contracts with the YWCA of Seattle, King and Snohomish Counties to provide housing search assistance for HCV applicants.
  5. In accordance with rent reasonable requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities. King County Housing Authority performs a rent reasonable test on all Section 8 units and will consider any improvements made by a landlord to make a unit accessible for a person with a disability. In addition, KCHA has a full time 504 Coordinator who reviews any request for a higher rent as a reasonable accommodation and will adjust rents for accessible units.
  6. Provide technical assistance, through referrals to local fair housing and equal opportunity offices, to owners interested in making reasonable accommodations or making units accessible to persons with disabilities. The King County Housing Authority Section 8 office provides a website that allows owners to advertise accessible units. While KCHA does not fund a private owner to renovate for accessibility, they will assist by directing them to possible agencies that perform or fund the desired accommodation.
- F. Actions undertaken by KCHA to MAINTAIN RECORDS REFLECTING ACTIONS TAKEN To further fair housing:

Records of analysis and actions outlined in this plan are kept through monthly, quarterly, and yearly reports presented in a variety of formats including the MTW Annual Report and Plan, quarterly financial reports, monthly Section 8 and Public Housing management reports, and updates to the HCV Administrative Plan.

1. Certification

The King County Housing Authority certifies that it operates its programs in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.).

2. Sources of information include the following:

- The major source of information providing guidelines for the investment of certain federal housing and community development funds in King County outside the City of Seattle, during 2005-2009 is the "Consolidated Plan," a document written by representatives of the King County Consortium, an organization made up of 35 small cities and the unincorporated areas of King County. The Plan had extensive input from a wide range of additional stakeholders including agencies, advocates, community-based organizations,

local and state government staff, and members of the public including low income individuals.

- The most current housing action plan and “Analysis of Impediments to Fair Housing Choice” was published in 2005 and will be in effect through 2009.
- Reference is made to fair housing in the 2009 Moving to Work Annual Plan for the King County Housing Authority.
- Reports are published quarterly by the Committee to End Homelessness.

G. ACTIONS UNDERTAKEN BY KCHA TO INFORM APPLICANTS ON HOW TO FILE A FAIR HOUSING COMPLAINT INCLUDING THE PROVISION OF THE TOLL FREE NUMBER FOR THE HOUSING DISCRIMINATION HOTLINE: 1-800-669-9777 or the Federal Information Relay Service at 1-800-887-8339.

- All Section 8 applicants attend an orientation briefing where they receive information packets including copies of the Fair Housing Complaint file form and instructions for filing. This paperwork includes the toll free number for the housing discrimination hotline. If they file a complaint, they can send these forms directly, or King County Housing Authority will send the forms for them.



# Seattle Housing Authority **Moving to Work** 2022 Annual Plan



**Submitted October 15, 2021**  
*Resubmitted January 21, 2022*

# Seattle Housing Authority leadership

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## I. Introduction

The mission of the Seattle Housing Authority (SHA), a public corporation, is to enhance the Seattle community by creating and sustaining decent, safe and affordable living environments that foster stability and self-sufficiency for people with low incomes.

SHA provides affordable housing to more than 37,600 people<sup>1</sup> through a variety of opportunities including SHA owned/managed units, subsidizing collaborative units operated by non-profit partners and tenant-based vouchers that provide subsidy to participants to rent in the private market. About one-third of SHA's participants in Seattle are children and another one-third are seniors or adults with disabilities. Nearly 85 percent of SHA households have annual incomes below 30 percent area median income and the median household income is \$12,522 annually.

In keeping with our mission, SHA also supports a wide range of community services for residents, including employment services, case management and youth activities.

Funding for the agency's activities comes from multiple sources including the HUD MTW Block Grant, special purpose HUD funds, other government grants, tenant rents and revenues from other activities.

### A. Overview of short-term and long-term MTW goals and objectives

SHA's goals and objectives align with the three objectives of the MTW Demonstration: promoting cost-effectiveness, housing choice and self-sufficiency. Through the lens of these three goals and using the flexibility authorized under MTW, SHA continuously reviews our practices and policies to best maximize our resources and provide affordable housing to low-income people in Seattle.

#### Long-term goals and objectives

MTW is a critical tool in SHA's ability to advance our mission and achieve our strategic goals and objectives. Therefore, one of our long-term goals is to retain the flexibility and stability of the MTW program so we can maximize the impact of limited federal funding for people with low incomes in need of affordable housing. Additional long-term objectives are outlined in SHA's [2016-2020 Strategic Plan](#). SHA concentrates our efforts, resources, strategies and partnerships on the following Strategic Directions:

- Expand housing opportunities: creating more affordable housing and diversifying housing choice.
- Promote quality communities: ensuring that all SHA communities offer a high-quality living environment.
- Improve quality of life: investing in services that help people lead healthy, productive lives.

Due to the COVID-19 pandemic, as well as the planned retirement of the agency's Executive Director in spring 2021, planning for the next Strategic Plan was postponed. The agency intends to embark on a new strategic planning process in 2022. Until a new strategic plan is adopted, the existing Strategic Plan will continue guiding the agency's work.

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<sup>1</sup> Data was pulled on 7/1/2021.



Race and social justice is one of the Organizational Cornerstones in the agency's current Strategic Plan. To further strengthen this position, SHA will take an active stance against racism by weaving in race and social justice throughout our operations. This includes our Moving to Work and strategic planning processes as critical ways to further the agency's equity work and guide SHA towards becoming a more anti-racist organization.

### Short-term goals and objectives

SHA's short-term MTW goals and objectives for 2022 align with the goals of the MTW Demonstration and SHA's mission, values and Strategic Plan, building on SHA's twenty plus years of innovation under MTW. As local and national pandemic restrictions vacillate and new ways of operating emerge in 2022, SHA will use our MTW authority to respond to new conditions, take advantage of new opportunities and support our residents as we work to establish a "new normal."

In 2022, SHA is not proposing any new strategies. We are updating several of our approved MTW activities as we continue to adapt to best meet the needs of the people we serve and leverage opportunities in our community. The following is a summary of key updates and guiding principles (details of our updates are in Section IV: Approved MTW activities).

COVID response and recovery: SHA continues to learn and adapt as we tackle the challenges of operating in our second year of the COVID pandemic and prepare for the potential of a third. Many of SHA's 2021 MTW updates were direct lessons learned from the emergency authorizations approved in our 2020 Plan and through HUD's COVID waivers and provide SHA flexibilities to adapt operations in key areas such as rent reviews and inspections as necessary to accommodate emergency situations and periods of recovery (see Introduction to Section IV for more details). This year, additional updates (outlined below) build upon this foundation to better serve SHA's residents and improve administrative procedures for staff.

Homeownership assistance: In keeping with SHA's mission to foster stability and self-sufficiency for people with low incomes in the Seattle community, race and social justice commitment and Strategic Plan objective to *Economically Empower People*, SHA will explore piloting a homeownership program in 2022. In the initial pilot, SHA intends to focus on supporting low-income households who have been displaced or are at risk of being displaced from Seattle and are impacted by systemic inequities that drive gaps in homeownership. The final program model will be informed by the communities impacted and may evolve accordingly. This program will take advantage of our current MTW strategies in *Activity 13: Homeownership and graduation from subsidy*. See Activity 13 in Section IV for more details.

Income and rent calculation simplification: SHA's annual certification streamlining efforts in recent years have demonstrated that "light touch" annual reviews are effective, cost efficient and make the process easier for many residents/participants and staff. SHA will be building on our update to *Strategy 10.A.01: Local income verification hierarchy* from the 2021 MTW Plan to normalize this approach.

Inspections: SHA uses MTW to reduce the frequency of inspections and use alternative formats, all with a risk management approach. The use of COVID-related emergency waivers and activities prompted even further streamlining in this area. In 2021, SHA formalized a number of

these procedures. In 2022, the Housing Choice Voucher program is making the following updates:

- Piloting a program to conduct Housing Quality Standards pre-inspections in buildings that frequently rent to tenant-based voucher holders, pre-authorizing units before a Request for Tenancy Approval (RFTA) is submitted to speed up the move-in times for new tenants (Strategy 3.A.03: Reduced frequency of inspections).
- Reactivating a strategy to allow property owners/managers to self-certify minor fails for all inspection types (Strategy 3.H.04: Self-certification for minor fails).

Other updates: Other updates in our 2022 Plan include:

- Enabling SHA and project-based housing choice voucher providers to easily separate out combined Housing Assistance Payment (HAP) contracts for multiple properties (Strategy 5.H.01: HAP contracts).
- Building on a pilot program developed in 2021 to provide monetary incentives for new and continuing landlords/property owners who rent to SHA housing choice voucher participants, with the intent of recruiting new landlord participation and maintaining positive relationships with current landlords (Strategy 19.H.02: Housing choice moving cost assistance and support).

## II. General operating information

### A. Housing stock information

#### i. Planned new public housing units

Asset Management Project (AMP) name and number	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	Total units	Population type	Section 504 units (mobility)	Section 504 units (hearing / vision)
N/A	25	2	0	0	0	0	27	N/A	0	0

**Total public housing units to be added in 2022: 27**

In 2022, SHA may apply to bring South Park Manor, a 27-unit elderly and disabled-designated building, into our public housing portfolio using the units available under the agency's Faircloth limit. If SHA does so, SHA would also amend its Designation Plan to include South Park Manor with the elderly and disabled designation levels consistent with the Seattle Senior Housing Program.

#### ii. Planned public housing units to be removed

In the next year, SHA may apply for dispositions (as defined in 24 C.F.R. 970) that aid, assist or further SHA's mission but that do not result in the removal of any public housing units from SHA's public housing inventory, including, without limitation, the granting of easements, leases, licenses and covenants.

During 2022, the agency may seek HUD approval for demolition/disposition for the following developments, as well as those listed in prior approved plans, due to obsolescence or for the purposes of redevelopment, mixed finance redevelopment or redevelopment using the Rental Assistance Demonstration (RAD) program:

AMP name and number	Number of units to be removed	Explanation for removal
Holly Court WA001000041	97	Disposition and/or demolition due to obsolescence or for the purposes of redevelopment, mixed finance redevelopment or redevelopment using the Rental Assistance Demonstration (RAD) program.
Jackson Park Village WA001000037	41	Disposition and/or demolition due to obsolescence or for the purposes of redevelopment, mixed finance redevelopment or redevelopment using the Rental Assistance Demonstration (RAD) program.
Jefferson Terrace WA001000009	299	Disposition and/or demolition due to obsolescence or for the purposes of redevelopment, mixed finance redevelopment or redevelopment using the Rental Assistance Demonstration (RAD) program.

**Total public housing units to be removed in 2022: 437**

iii. Planned new project-based vouchers

Property name	Number of vouchers to be project based	RAD?	Description of project
Bayview Terrace	50	No	This contract results from project-based opt-ins after a Section 8 contract non-renewal and will be converting from TPV funding to MTW in 2022.
Cedar Crossing	7	No	A 253-unit affordable housing development next to the Roosevelt Light Rail station, operated by a partnership between Bellwether Housing and Mercy Housing NW.
Golden Sunset Apartments	25	No	This contract results from project-based opt-ins after a Section 8 contract non-renewal and will be converting from TPV funding to MTW in 2022.
Hinoki Apartments	82	No	A part of the Yesler Terrace redevelopment, the Hinoki Apartments will have a total of 138 units in 1, 2, 3 and 4-bedroom sizes.
Market Terrace	15	No	This contract results from project-based opt-ins after a Section 8 contract non-renewal and will be converting from TPV funding to MTW in 2022.
Martin Luther King Junior Way Apartments	15	No	This contract results from project-based opt-ins after a Section 8 contract non-renewal and will be converting from TPV funding to MTW in 2022.
Weller Apartments	50	No	This contract results from project-based opt-ins after a Section 8 contract non-renewal and will be converting from TPV funding to MTW in 2022.

<b>Total planned new project-based vouchers:</b>	<b>244</b>
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iv. Planned existing project-based vouchers

SHA's total **planned existing project-based vouchers for 2022 is 4,145**. The complete list includes more than 180 projects; details can be found in Appendix A.

v. Planned other changes to MTW housing stock anticipated during 2022

Planned other changes to MTW housing stock anticipated in 2022
<p>A new building, Hinoki in the Yesler Terrace redevelopment, will complete construction in 2022, adding 82 project-based voucher units, 53 straight tax-credit units and one Common Area Unit.</p> <p>In 2022, SHA may use our MTW authority to finance the rehabilitation of Jefferson Terrace, a 299-unit building, as a local non-traditional project. This project may involve the financing of a major rehabilitation using Low Income Housing Tax Credits, tax exempt bonds, MTW Block Grant funds and/or other funds that may be available. If SHA proceeds with this project, the agency will follow <a href="#">PIH 2011-45</a> and all applicable HUD regulations. (Note: This project is also listed in the demolition/disposition section of the 2022 Plan).</p> <p>In 2022, SHA may also:</p> <ul style="list-style-type: none"><li>• Apply for land disposition for sale to market-rate developers, for sale to Limited Partnerships to finance replacement housing and to the City of Seattle Parks Department. These sites may be part of previously approved HOPE VI and CNI developments.</li><li>• Consider and convert selected properties to RAD, pending further analysis and discussion.</li><li>• Continue holding select Scattered Sites units offline to undergo substantial rehabilitation.</li><li>• Pursue further acquisition of additional local, non-traditional housing as opportunities may arise.</li><li>• Consider and use the Faircloth-to-RAD process developed by HUD to subsidize up to 900 units currently available under the agency's Faircloth limit</li></ul>

vi. General description of all planned capital expenditures during 2022

General description of all planned capital expenditures during 2022
<p>In 2022, SHA will engage in the following capital expenditures:</p> <p><u>Elevators</u>: SHA is planning the modernization of both elevator cabs at Capitol Park (WA001000086) and Center Park (WA001000087). SHA will modernize the elevator at Stewart Manor (WA001000088), Nelson Manor (WA001000095) and a Scattered Site apartment (WA001000055).</p> <p><u>Exteriors</u>: SHA will fund the exterior rehabilitation at South Park Manor (N/A). SHA will also fund the rehabilitation and target repairs at various Scattered Sites (WA001000051, WA001000052, WA001000053, WA001000056).</p> <p><u>Flooring</u>: SHA will be replacing flooring at Westwood Heights (WA001000023), Carroll Terrace (WA001000094) and Bitter Lake Manor (WA001000095). SHA also plans to fund some floor repairs at South Park Manor (N/A).</p> <p><u>HVAC</u>: SHA will be upgrading the HVAC system at SHA's Martin Luther King Maintenance Facility (N/A) and at the Operations Support Center (N/A).</p> <p><u>Interior upgrades</u>: SHA will be upgrading the interiors of Meadowbrook View Apartments (WA001000078), Aki Kurose I (WA001000072), Aki Kurose II</p>

(WA001000074), Cedarvale Village (WA001000038), University House (WA001000088) and Daybreak (N/A).

Life safety: SHA will continue funding the replacement of fire panels at various buildings in 2022, including the Operations Support Center (N/A) and Fort Lawton Place (WA001000094)

Painting: SHA will be painting the interior common areas of Bell Tower (WA001000015). We will also be doing targeted exterior painting at two Scattered Sites (WA001000052 and WA001000055) and the Central Maintenance Facility (N/A).

Plumbing: SHA will replace showers at Stewart Manor (WA001000088), Olive Ridge (WA001000013) and Cal-Mor Circle (WA001000087). SHA also plans to replace water pipes at Ross Manor (WA001000088).

Roofing: SHA will be replacing roofs at South Park Manor (N/A).

Security: SHA plans to make security improvements to Bell Tower (WA001000015), a Scattered Site (WA001000053), the South Operations Facility (N/A) and the Central Maintenance Facility (N/A).

Site work: This year SHA will be focusing on sidewalk and parking lot improvements at Olmsted Manor (WA001000095), Jackson Park Village (WA001000037), and Denny Terrace (WA001000017). SHA will also repair fencing at University House (WA001000088), the 104<sup>th</sup> St Townhomes (N/A), and a couple Scattered Sites (WA001000051 and WA001000054). SHA plans to replace a retaining wall at Pinehurst Court Apartments (WA001000092). There will also be balcony repairs, parking lot repairs and fencing repairs at various Scattered Site locations (WA001000051, WA001000051, WA001000054, WA001000056).

Windows and doors: SHA will be replacing windows at Bitter Lake Manor (WA001000095), Green Lake Plaza (WA001000086), Westwood Heights (WA001000023) and various Scattered Site locations (WA001000050, WA001000051, WA001000052, WA001000053, WA001000055).

## B. Leasing information

### i. Planned number of households served

Planned number of households served through:	Planned number of unit months occupied/leased	Planned number of household to be served
MTW public housing units leased	66,679	5,557
MTW Housing Choice Vouchers (HCV) utilized	112,460	9,372
Local, non-traditional: Tenant-based	0	0
Local, non-traditional: Property-based	6,516	543
Local, non-traditional: Homeownership	0	0
<b>Planned total households served:</b>	<b>185,655</b>	<b>15,472</b>

Local, non-traditional category	MTW activity name/number	Planned number of unit months occupied/leased	Planned number of households to be served
Tenant-based	None	0	0
Property-based	MTW Activity #20: Local, non-traditional affordable housing strategies	6,516	543
Homeownership	None	0	0

ii. Discussion of any anticipated issues/possible solutions related to leasing

Housing program	Description of anticipated leasing issues and possible solutions
MTW public housing	In the absence of further COVID-19-related restrictions, SHA does not anticipate leasing difficulties in 2022. Building rehab at one of SHA's large high-rises will require 100+ vacancies for the duration of construction. This will decrease the number of available public housing units. Despite these challenges, SHA anticipates that high occupancy levels will continue.
MTW Housing Choice Voucher	Anticipated leasing issues in 2022 for tenant-based vouchers are all related to uncertainty. It is unclear what effects reopening the economy as COVID-19 restrictions are lifted will have on the rental market in Seattle/King County. For example, lifting moratoria on evictions and rent increases could have negative impacts on participants shopping for units and for existing tenants who may need to move. HCV staff have been closely monitoring reopening efforts on both the market and on potential and current residents. Staff capacity has been increased to help applicants and residents navigate the confusing rental marketplace by utilizing MTW authority to reduce the frequency of annual reviews.
Local, non-traditional	SHA's LNT units typically do not have waiting lists so the agency must be nimble and adjust to the affordable housing market and needs of prospective renters. In 2021, SHA enacted strategies due to COVID such as remote viewing of available units. Using these tools and other similar adjustments, staff have been able to resume leasing as units become vacant. SHA anticipates that leasing will be strong throughout 2022.

## C. Waiting list information

### i. Waiting list information anticipated

Waiting list name	Description	Number of households on waiting list	Waiting list open, partially open or closed	Plans to open the waiting list during 2022
MTW public housing <sup>2</sup>	Site-based	5,623	Open	No
MTW Housing Choice Voucher (tenant-based)	Community-wide	357	Closed	No
MTW Housing Choice Voucher (property-based) <sup>3</sup>	Site-based	1,000	Partially open	No

### ii. Planned changes to waiting list in 2022

Waiting list name	Description of planned changes to waiting list
MTW public housing	No changes anticipated.
MTW Housing Choice Voucher (tenant-based)	SHA <i>may</i> need to replenish its current MTW tenant-based waiting list by the end of 2022. If so, SHA may take the opportunity to examine alternative approaches to the lottery/waiting list that has been used in recent years. SHA may also make waiting list changes if new opportunities arise to administer additional vouchers or otherwise address local issues.
MTW Housing Choice Voucher (property-based)	In 2021, one of the largest contributors to SHA's PBV waiting list count, Monica's Village, purged their waiting list of all outdated, duplicative, etc. entries, reducing the total number of individuals on the PBV waiting list significantly. In 2022, Monica's Village expects to cap their waiting list at approximately the level of unit turnover annually, as reflected in the new total in Table I(C)(i), above.

<sup>2</sup> SHA includes project-based units located in public housing buildings in the public housing waiting list since 2019 using our MTW authority under Activity 15: Combined program management and selected LNT properties.

<sup>3</sup> Many PBV units are managed by partners, who fill their vacancies through the King County-wide Coordinated Entry for All (CEA) system, which maintains a central waitlist for permanent supportive housing units. The number entered here reflects the projects SHA partners with which maintain their own waiting lists outside the CEA.



### III. Proposed MTW activities

This section provides information detailing propose new uses of MTW authority, including evaluation criteria and specific waivers to be used.

SHA is not proposing any new activities in 2022.

## IV. Approved MTW activities

### Introduction

This section provides HUD-required information detailing previously HUD-approved uses of SHA's MTW authority. SHA has made an effort to include all previously approved MTW activities and updates in this section. Any exclusion is unintentional and should be considered continuously approved. If additional previously approved activities, strategies or updates are discovered, we will add them to subsequent MTW Plans and Reports.

MTW activities are the overarching approved areas of reform that SHA is pursuing, such as local inspection protocols and the local project-based voucher program, often with multiple strategies to reach our goals. SHA obtained approval from HUD for many of these activities through previous Annual Plans and other means prior to execution of the Amended and Restated MTW Agreement at the end of 2008. Prior to that time, MTW agencies were not required to specify the policy elements or waivers being used to implement an activity. For the purpose of evaluating the impact and success of these activities, SHA has made an effort to break down the specific elements of the initiative into distinct strategies where feasible.

In accordance with the required HUD format, activities are organized in separate sections based on whether they are active, not yet implemented, on hold or closed out. Some strategies within an activity may be inactive or closed out and are indicated as such under their appropriate heading.

To date, HUD has approved 22 MTW Activities, which are:

<b>Active MTW activities</b>
1. Development simplification
2. Family Self-Sufficiency program
3. Inspection protocol
5. Local leases
8. Special purpose housing use
9. Project-based program
10. Local rent policy
11. Resource conservation
12. Waiting lists, preferences and admission
13. Homeownership and graduation from subsidy
15. Combined program management
18. Short-term assistance
19. Mobility and portability
20. Use of funds for local non-traditional affordable housing
22. Housing assistance for school stability
<b>Not yet implemented activities</b>
21. Self-sufficiency assessment and planning
<b>Activities on hold</b>
4. Investment policies
<b>Closed out activities</b>
6. MTW Block Grant and fungibility
7. Procurement

14. Related nonprofits
16. Local asset management program
17. Performance standards

In the following pages, we provide a description of these MTW activities that have been previously approved and describe anticipated updates for 2022.

Within each approved activity, SHA structures the section with the required HUD data as well as a table of strategies. For convenience, SHA uses a numbering system to categorize strategies as agency-wide (noted with an “A” in the number), voucher-specific (noted with an “H”) and public housing-specific strategies (noted with a “P”). These categorizations are neither official nor limiting in the application of the strategies. The dates in the “Year(s) updated” column are supplied for the purpose of enabling readers to easily find significant updates since a strategy was first identified. Some updates may be unintentionally left out.

## Emergency response and recovery

In SHA’s 2021 MTW Plan, we established an emergency response and recovery protocol. In the event that a government body with authority over our jurisdiction (e.g. City of Seattle, King County, State of Washington, the federal government), SHA’s Board of Commissioners and/or SHA’s Executive Director (as authorized by the Board of Commissioners) declares a state of emergency, SHA may utilize state of emergency and recovery flexibilities outlined in its MTW plan during the state of emergency and subsequent recovery. The state of emergency declaration may last until the emergency has been deemed to end by the declaring body or the declaration expires. The recovery period may last up to 18 months following the state of emergency, unless an extension is necessary due to conditions that preclude staff and residents from undertaking regular operations.

### A. Implemented activities

#### MTW Activity #1: Development simplification

##### *Status*

MTW Activity #1 was included in SHA’s 1999 MTW Agreement and first proposed in the 1999 Annual Plan. It was first implemented in 2004.

##### *Description*

Development simplification helps SHA to move quickly to acquire, finance, develop, and remove public housing properties from its stock in an efficient, market-driven manner. MTW flexibilities allow the agency to respond to local market conditions and avoid delays and associated costs incurred as a consequence of HUD requirements and approval processes. While of greatest impact when the housing market is highly competitive, these strategies present opportunities continuously for SHA to avoid costs and increase housing options as circumstances arise.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Current status	Year(s) updated <sup>4</sup>
Public housing strategies				
1.P.01	Design guidelines: SHA may establish reasonable, modest design guidelines, unit size guidelines and unit amenity guidelines for development and redevelopment activities.	1999 MTW Agreement	Not yet implemented	None
1.P.02	Streamlined public housing acquisitions: Acquire properties for public housing without prior HUD approval, provided that HUD site selection criteria are met.	1999 MTW Agreement	Activated in 2004	None
1.P.03	Total Development Cost limits: Replace HUD's Total Development Cost limits with reasonable limits that reflect the local marketplace for quality construction.	1999 MTW Plan	Not yet implemented	2019
1.P.04	Streamlined mixed-finance closings: Utilize a streamlined process for mixed-finance closings	2000 MTW Plan	Activated in 2005	2005 2006 2012
1.P.05	Streamlined public housing demo/dispo process: Utilize a streamlined demolition/disposition protocol negotiated with the Special Applications Center for various public housing dispositions	2000 MTW Plan	Activated in 2004	2004 2006 2009 2012
1.P.06	Local blended subsidy: SHA may blend public housing and Housing Choice Voucher funds to subsidize units that serve households earning below 80 percent of Area Median Income.	2018 MTW Plan	Not yet implemented	2019

#### *2022 Updates*

None.

#### *Planned non-significant changes*

None.

#### *Planned changes to metrics/data collection*

None.

#### *Planned significant changes*

None.

<sup>4</sup> Any years notated as XXXX-R indicate the update was included in an MTW Report. All other years indicate that the update was in an MTW Plan.

## MTW activity #2: Family self-sufficiency program

### Status

MTW activity #2 was first proposed in the 1999 Annual Plan. It was first implemented in 2018.

### Description

SHA's JobLink program is an innovative initiative that combines family self-sufficiency (FSS) with other funding streams to allow participants streamlined access to multiple resources. JobLink's mission is to help SHA residents increase their income through employment. JobLink uses one-on-one coaching support to connect residents to employment, education, and resources. The program is open to all SHA residents aged 18 and older and helps residents build job preparation and interview skills, teaches financial planning and literacy skills, supports residents to start a small business, connects residents with resources in the community such as childcare and transportation and helps residents sign up for college or vocational training, apply for jobs or explore buying a home.

MTW strategies have been designed to help JobLink expand its impact by providing incentives for participation and using local selection criteria, contract terms and escrow calculation methods. Escrow accounts and short-term incentives such as education, employment and emergency fund payments are distinct strategies and receipt of short-term incentives does not disqualify a household from receiving an escrow disbursement in the future.

As first approved in 2021, SHA may allow participants to provide select approvals and certifications over the phone, by email or other means in lieu of a signature.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Current status	Year(s) updated
Agency-wide strategies				
2.A.01	FSS: Partner with City: Partner with the City of Seattle to share responsibilities and resources for a new integrated FSS program.	1999 MTW Plan	Not yet implemented	None
2.A.02	SJI preference + time limits: Preference for Seattle Jobs Initiative participants coupled with time limits.	1999 MTW Plan	Not yet implemented	None
2.A.03	FSS escrow accounts: Use local policies for determining escrow calculation, deposits, and withdrawals.	2007 MTW Plan	Activated in 2018	2017 2020 2021
2.A.04	FSS participation contract: Locally designed contract terms including length, extensions, interim goals, and graduation requirements.	2007 MTW Plan	Activated in 2018	2018 2020 2021
2.A.05	FSS Program Coordinating Committee: Restructure Program Coordinating Committee (PCC) to better align with program goals and local resources.	2007 MTW Plan	MTW authority not needed	None

Strategy	Description	First identified	Current status	Year(s) updated
2.A.06	FSS program incentives: Provide incentives to participants including those who do not receive escrow deposits, including program offerings for non-heads of household and other members not enrolled in HUD's FSS program.	2007 MTW Plan	Activated in 2018	2016 2018 2020 2021
2.A.07	FSS selection preferences: Up to 100 percent of FSS enrollments may be selected by local preferences.	2007 MTW Plan	Activated in 2018	2016

#### *2022 Updates*

None.

#### *Planned non-significant changes*

None.

#### *Planned changes to metrics/data collection*

None.

#### *Planned significant changes*

None.

### MTW Activity #3: Inspection protocol

#### *Status*

MTW Activity #3 was first proposed in the 1999 Annual Plan. It was first implemented in 2001.

#### *Description*

SHA uses a cost-benefit approach to unit and property inspections. Current strategies in this approach include using SHA's own staff to complete HQS inspection of its properties with vouchers and inspecting residences on a less frequent schedule.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Current status	Year(s) updated
Agency-wide strategies				
3.A.01	Private sector cost benefit and risk management approaches to inspections such as avoiding	1999 MTW Plan	Activated in 2020	2003 2004 2009

Strategy	Description	First identified	Current status	Year(s) updated
	duplicative inspections by using other recent inspections for agencies such as the Washington State Housing Finance Commission			2012 2019 2020 2021
3.A.03 (Combined and recategorized from 3.H.03, 3.P.01)	Reduced frequency of inspections: Cost-benefit approach to housing inspections allows Seattle Housing to establish local inspection protocol, including less frequent inspections and interchangeable use of HQS/UPCS/UPCS-V.	1999 MTW Plan	Activated in 2003	2002 2005 2009 2011 2013 2014 2017 2020 2021 2022
Voucher strategies				
3.H.01	Inspect SHA-owned properties: Allows SHA staff, rather than a third-party entity, to complete inspections of SHA owned properties.	2000 MTW Plan	Activated in 2001	2000-R
3.H.02	Fines for no-shows at inspections: Impose fines on the landlord or participant for failing to be present at scheduled inspections.	2005 MTW Plan	Not yet implemented	2005-R 2006
3.H.03	Reclassified as 3.A.03			
3.H.04	Self-certification for minor fails: Self-certification by landlords of correction of minor failed inspection items.	2010 MTW Plan	Activated in 2021	2022
Public housing strategies				
3.P.01	Reclassified as 3.A.03			

### 2022 Updates

In 2022, SHA has the following updates to the implementation of existing strategies under Activity 3:

**Strategy 3.A.03: Reduced frequency of inspections:** In order to reduce lease-up barriers for voucher holders shopping for units, SHA may pilot a program to conduct “pre-inspections” of units where no request for tenancy approval (RFTA) has been submitted. The following is a description of the initial pilot, although details (e.g. criteria, days, etc.) may be adjusted: Pre-inspections may occur in buildings which meet criteria such as: the building has affordable, vacant units available for rent; the landlord/property owner has demonstrated interest in leasing to voucher holders; and no tenant has been approved for the unit. A receipt of inspection, which will be valid for a set period of time such as 90 days, will be issued to the landlord/property owner. If a voucher holder applies for and is selected for the unit within the set time period, then no additional inspections will need to be conducted, speeding up the processing time of the RFTA and allowing the family to move into the unit more quickly. If the pilot proves successful, SHA may build on the strategy by expanding the criteria for eligible units, or otherwise expand the scope of the strategy in future years. Updates to the program would be included in applicable future MTW Plans.

Strategy 3.H.04: Self-certification for minor fails: SHA included this strategy in our 2010 MTW Plan but left it as “deactivated” due to changes in inspections strategies. In 2020, SHA took advantage of HUD-approved waivers to allow for increased landlord self-certifications of inspections in our COVID response, and in July 2021 SHA activated this strategy to allow staff to continue landlord self-certifications for minor fails in all inspection types as the HUD waivers sunset.

*Planned non-significant changes*

None.

*Planned changes to metrics/data collection*

None.

*Planned significant changes*

None.

MTW Activity #5: Local leases

*Status*

MTW Activity #5 was first proposed in the 1999 Annual Plan. It was first implemented in 1999.

*Description*

SHA utilizes local lease strategies to incorporate best practices from the private market and to encourage self-sufficiency.

As first approved in 2021, SHA may allow participants to provide select approvals and certifications over the phone, by email or other means in lieu of a signature.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Agency-wide strategies				
5.A.01	Self-sufficiency requirement: All households receiving subsidy from SHA (public housing or voucher) in HOPE VI communities must participate in self-sufficiency activities.	1999 MTW Plan	Activated in 1999	2005 2005-R
Voucher strategies				
5.H.01 (Recategorized from 9.H.06 in 2021)	HAP contracts: SHA may modify the HAP contract and Tenancy Addendum.	2000 MTW Plan	Activated in 2000	2000-R 2021 2022
Public housing strategies				



Strategy	Description	First identified	Status	Year(s) updated
5.P.01	Local lease: SHA may implement its own lease, incorporating industry best practices.	2001 MTW Plan	Activated in 2011	2004 2005 2005-R 2009 2010 2011
5.P.02	Grievance procedures: Modify grievance policies to require tenants to remedy lease violations and be up to date in their rent payments before granting a grievance hearing for proposed tenancy terminations.	2008 MTW Plan	Not yet implemented	None
5.P.03	Lease term for public housing units: SHA may offer lease renewals for six months or month-to-month time periods.	2009 MTW Plan	Activated in 2009	2012
5.P.04	Property-specific pet policies: SHA may establish pet policies, which may include the continuation or establishment of pet-free communities or limits on the types of pets allowed, on a building-by-building basis.	2011 MTW Plan	Activated in 2011	None
5.P.05	Leasing incentives: SHA may offer lease incentives to promote the leasing of a public housing unit	2017 MTW Plan	Activated in 2018	None

### *2022 Updates*

In 2022, SHA has the following updates to the implementation of existing strategies under Activity 5:

Strategy 5.H.01: HAP contracts: SHA has the authority to include multiple buildings or sites (“projects”) under a single project-based Housing Assistance Payment (HAP) contract. On occasion, however, problems arise that make having multiple projects under one contract too restrictive; for example, SHA is unable under current policy to transfer or approve the transfer of a single project under a multi-project HAP. SHA will use our MTW flexibility under Strategy 5.H.01 to allow for the separation of a single HAP contract that covers multiple projects into two or more HAP contracts covering the various projects without HUD approval. The resulting HAP contract(s) would have the same terms and conditions as applicable to the original HAP contract through the end of the contract period.

### *Planned non-significant changes*

None.

### *Planned changes to metrics/data collection*

None.

### *Planned significant changes*

None.

### MTW Activity #8: Special purpose housing use

#### *Status*

MTW Activity #8 was first implemented prior to SHA being granted MTW status in 1999.

#### *Description*

SHA utilizes public housing units to provide special purpose housing and to improve quality of services or features for targeted populations. In partnership with agencies that provide social services, SHA is able to make affordable housing available to households that would not likely be admitted in traditional public housing units. With this program SHA allows partner agencies to use residential units both for service-enriched transitional/short-term housing and for office space for community activities and service delivery. The ability to designate public housing units for specific purposes and populations facilitates this work, by allowing units to target populations with specific service and housing needs or specific purposes.

Approved strategies in this activity are as below.

Strategy	Description	First identified	First implemented	Year(s) updated
Agency-wide strategies				
8.A.01	Conditional housing: Housing program for those who do not currently quite meet SHA's minimum qualifications	2000 MTW Plan	Not yet implemented	None
8.A.02	Program-specific waiting lists: Operate separate waiting lists (or no waiting list) for specific programs such as service enriched units.	2000 MTW Plan	Activated prior to MTW implementation	2009 2010-R 2019
8.A.03	Service-enriched housing: With the help of key partners, SHA may develop supportive housing communities.	2001 MTW Plan	Not yet implemented	None
Public housing strategies				
8.P.01	Agency units for housing and related supportive services: Make residential units available for service-enriched housing by partner agencies.	1999 MTW Agreement	Activated prior to MTW implementation	2009 2010 2010-R
8.P.02	Agency units for services: Make residential units available as space for community activities, management use, and partner agencies providing services in and around the community.	1999 MTW Agreement	Activated prior to MTW implementation	2010-R 2011 2012 2015
8.P.03	Designate LIPH units for specific purposes/populations: SHA may	2000 MTW Plan	Activated in 2011	2001 2008

Strategy	Description	First identified	First implemented	Year(s) updated
	designate properties/units for specific purposes such as elderly.			2010 2011
8.P.04	Definition of elderly: Allows change in definition of elderly for HUD-designated elderly preference public housing from 62 to 55.	2008 MTW Plan	Not yet implemented	None
8.P.05	Pet-free environments: Establish pet-free environments in connection with selected service enriched housing.	2009 MTW Plan	Not yet implemented	None

### *2022 Updates*

None.

### *Planned non-significant changes*

None.

### *Planned changes to metrics/data collection*

None.

### *Planned significant changes*

None.

## MTW Activity #9: Project-based program

### *Status*

MTW Activity #9 was first proposed in the 1999 Annual Plan. It was first implemented in 2000.

### *Description*

SHA uses MTW to develop and implement a local project-based program, providing vouchers to subsidize units in SHA-owned and privately owned properties throughout Seattle. SHA's project-based activities include a large number of MTW strategies to reduce costs, make project-based programs financially feasible for owners and to provide housing choice in the city. The project-based program promotes housing choice through strategies such as offering site-specific waiting lists maintained by providers (and, therefore, does not issue exit vouchers), expanding the definition of eligible unit types, allowing more project-based units per development and overall, admitting people with certain types of felonies on their records, reallocating vouchers to programs and providers (not just units), allowing payment standards that promote services and the financial viability of projects and coupling housing assistance with services by working with partners. The project-based program reduces SHA's costs through strategies allowing project-based owners to self-certify selected inspections and maintain their own waiting list, reducing the frequency of inspections by SHA staff, streamlining admissions and non-competitively

allocating subsidies to SHA units. Project-based program strategies also make contract terms consistent with requirements for other leveraged funding sources.

As first approved in 2021, SHA may allow participants to provide select approvals and certifications over the phone, by email or other means in lieu of a signature.

Approved strategies in this activity are as below:

Strategy	Description	First identified	Status	Year(s) updated
Voucher strategies				
9.H.01	Cost-benefit inspection approach: Allows SHA to establish local inspection protocol, including self-certification that inspection standards are met at time of move in for mid-year turnovers	1999 MTW Plan	Activated in 2004 Inactivated in 2021	2020
9.H.02	Assets in rent calculation: Only calculate income on assets declared as valuing \$5,000 or more.	2000 MTW Plan	Activated in 2005	None
9.H.03	Choice offered at beginning (no exit vouchers): Housing choice is offered at the beginning of the project-based admissions process (by nature of site-specific waiting lists); exit vouchers are not offered.	2000 MTW Plan	Activated in 2000	2005
9.H.04	Contract term: Project-based commitments renewable up to 40 years.	2000 MTW Plan	Activated in 2000	None
9.H.05	Eligible unit types: Modify the types of housing accepted under a project-based contract - allows shared housing and transitional housing.	2000 MTW Plan	Activated in 2002	None
9.H.06	Recategorized as 5.H.01 (2021)			
9.H.07	Non-competitive allocation of assistance: Allocate project-based subsidy non-competitively to SHA controlled units, including non-contiguous project-based units within a portfolio.	2000 MTW Plan	Activated in 2000	2001 2005-R 2018
9.H.08	Owners may conduct new and turnover inspections: SHA may allow project-based owners to conduct their own new construction/rehab inspections and to complete unit turnover inspections	2000 MTW Plan	Activated in 2005	None
9.H.09	Percent of vouchers that may be project-based: Raise the percentage of vouchers that may be project-based above HUD limits, including exclusion of replacement vouchers and calculation based on authorized number of vouchers.	2000 MTW Plan	Activated in 2000	2008 2008-R 2011 2016

Strategy	Description	First identified	Status	Year(s) updated
9.H.10	Unit cap per development: Waives the 25% cap on the number of units that can be project-based in a multi-family building without supportive services or elderly/disabled designation.	2000 MTW Plan	Activated in 2008	None
9.H.11	Rent cap-30% of income: Project-based participants cannot pay more than 30% of their adjusted income for rent and utilities.	2000 MTW Plan	Activated in 2000 Inactivated in 2011	2011
9.H.12	Streamlined admissions: SHA may streamline and centralize applications and waiting list processes for project-based HCV units.	2000 MTW Plan	Activated in 2000	2010-R 2017
9.H.13	Competitive allocation process: Commit vouchers to the City's competitive process for housing funding.	2004 MTW Plan	Activated in 2005 Inactivated in 2011	2011
9.H.14	Payment standards for SHA units: Allows higher than Voucher Payment Standard for SHA-operated project-based units if needed to support the project budget (while still taking into account rent reasonableness).	2004 MTW Plan	Activated in 2004	2005-R
9.H.15	Subsidy cap in replacement units: Cap subsidy at levels affordable to households at 30% AMI in project-based HOPE VI replacement units where SHA also contributed capital to write-down the unit's affordability to that level.	2004 MTW Plan	Activated in 2004 Inactivated in 2011	2011
9.H.16	Admissions-admit people with felony records under certain conditions: Allows for the admission into Project-based Voucher units of people with Class B and Class C felonies on their records subject to time-limited sex offender registration requirements who do not, in the opinion of the owner of the subsidized units, constitute a threat to others.	2005 MTW Plan	Activated in 2005	2005-R
9.H.17	Program-based vouchers: Allocate floating voucher subsidy to a defined group of units or properties.	2003 MTW Plan	Activated in 2004	2003-R
9.H.18	Provider-based vouchers: Provide vouchers to selected agencies to couple with intensive supportive services. The agency master leases units and subleases to tenants.	2007 MTW Plan	Activated in 2007	None
9.H.19	Streamlined admissions and recertifications: SHA may streamline admissions and recertification processes for provider-based and project-based programs.	2009 MTW Plan	Not yet implemented	None

Strategy	Description	First identified	Status	Year(s) updated
9.H.20	Partners maintain own waiting lists: Allow partners to maintain waiting lists for partner-owned and/or operated units/vouchers and use own eligibility and suitability criteria.	2000 MTW Plan	Activated in 2000	None
9.H.21 (Recategorized from 9.H.20 in 2013)	COPEs housing assistance payment calculations: Count as zero income for residents who are living in project-based units at assisted living properties where Medicaid payments are made on their behalf through the COPEs system	2012 MTW Plan	Activated prior to MTW implementation	2013

### *2022 Updates*

None.

### *Planned non-significant changes*

None.

### *Planned changes to metrics/data collection*

None.

### *Planned significant changes*

None.

## MTW Activity #10: Local rent policy

### *Status*

MTW Activity #10 was first proposed in the 2000 Annual Plan. It was first implemented in 2000.

### *Description*

SHA's rent policy program tackles a number of objectives, including increased flexibility in the rent calculation process and determining the eligibility of units and payment standards. Rent policies also promote cost effectiveness and self-sufficiency through a minimum rent and asset income threshold and through streamlined rent review processes.

As first approved in 2021, SHA may allow participants to provide select approvals and certifications over the phone, by email or other means in lieu of a signature.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Current status	Year(s) updated
Agency-wide strategies				
10.A.01	Streamlined income verification: SHA may adopt local rules-regarding the length of time income verification is considered valid and a local verification hierarchy.	2014 MTW Plan	Activated in 2014	2020 2021 2022
10.A.02 (Recategorized from 10.P.23 in 2021)	Self-employment expenses: Households may declare employment expenses up to a set threshold of gross income without further validation of deductions.	2014 MTW Plan	Activated in 2015	2018 2019 2021
Voucher strategies				
10.H.01	Rent burden-include exempt income: Exempt income included for purposes of determining affordability of a unit in relation to 40% of household income.	2000 MTW Plan	Activated in 2005	2005 2014
10.H.02	Rent cap-use gross income: Rent burden calculated on 40% of Gross Income, up from HUD's standard 30% of Adjusted Income.	2000 MTW Plan	Activated in 2005	2003 2005
10.H.03	Rent reasonableness at SHA-owned units: Allows SHA staff to perform rent reasonable determination for SHA-owned units.	2000 MTW Plan	Activated in 2000	2006 2017
10.H.04	Payment standard: SHA may develop local voucher payment standards, including supplements for opportunity areas and different standards for market-rate and affordable housing and shared housing.	2003 MTW Plan	Activated in 2003	2003 2006 2008 2011 2012 2015 2016 2017 2018 2019 2020
10.H.05	Absolute minimum rent: The minimum rent for all residents will be established annually by SHA. No rent will be reduced below the minimum rent amount by a utility allowance.	2003 MTW Plan	Not yet implemented	2005
10.H.06	Payment standard-SROs: SHA may use the studio payment standard for SRO units.	2003 MTW Plan	Activated in 2003	None
10.H.07	Tenant-based self-sufficiency incentives: Rent policies to foster self-sufficiency among employable households, including income disregards proportional to payroll tax; allowances for employment-related expenses; intensive employment services coupled with time limits; locally defined hardship waivers.	2005 MTW Plan	Not yet implemented	None

Strategy	Description	First identified	Current status	Year(s) updated
10.H.08	Imputed income from TANF: Impute TANF income if household appears eligible and has not documented ineligibility. TANF not counted toward income if family is sanctioned.	2006 MTW Plan	Not yet implemented	None
10.H.09	Rent reasonableness streamlining: Allows SHA to streamline rent reasonable determinations, including automatic annual updates and shared housing.	2006 MTW Plan	Activated in 2016	2008 2016 2017 2018 2021
10.H.10	Income reviews conducted for households with 100% elderly and/or disabled adults only every three years (within a period of 40 months).	2009 MTW Plan	Activated in 2010	2013 2014 2015 2020 2021
10.H.11	Recategorized as 13.H.02. See Activity #13.			
10.H.12	Asset income threshold: SHA will establish a threshold for calculating asset income to an amount up to \$50,000 and may allow self-certification of assets below the threshold.	2010 MTW Plan	Activated in 2010	2015
10.H.13	Streamlined medical deduction: SHA will allow self-certification of medical expenses.	2010 MTW Plan	Activated in 2011	2015
10.H.14	Simplified utility allowance schedule: HCV participants' rent will be adjusted for a Utility Estimate based on the number of bedrooms (defined as the lower of voucher size or actual unit size) and tenant responsibility for payment of energy, heat, and sewer/water under their lease, with a proration for energy-efficient units.	2011 MTW Plan	Activated in 2011	None
10.H.15	Disregard of student financial aid as income: SHA may disregard student financial aid as income.	2019 MTW Plan	Activated in 2019	2020
Public housing strategies				
10.P.01	Absolute minimum rent: Tenants pay a minimum rent (\$50 or more) even if utility allowance would normally result in a lower rental payment or reimbursement.	2000 MTW Plan	Activated in 2001	2005
10.P.02	Earned Income Disregard: HUD's Earned Income Disregard is not offered to public housing residents.	2000 MTW Plan	Activated in 2001	2000 2001
10.P.03	Income reviews conducted for households with 100% elderly and/or disabled adults only every three years (within a period of 40 months).	2001 MTW Plan	Activated in 2004	2005 2013 2014 2015 2020 2021



Strategy	Description	First identified	Current status	Year(s) updated
10.P.04	Rent freezes: Voluntary rent policy freezes rent in two-year intervals.	2000 MTW Plan	Activated in 2000	2000 2001 2005
10.P.05	TANF rent calculation: Calculate TANF participant rent on 25% of gross income.	2000 MTW Plan	Activated in 2000	2000 2001 2005
10.P.06	Tenant Trust Accounts: A portion of working public housing residents' income may be deposited in an escrow account for use toward self-sufficiency purposes.	2000 MTW Plan	Activated in 2000 Inactivated in 2012	2000 2001 2005 2010 2012
10.P.07	Ceiling rent two-year time limit: When a tenant's calculated rent reaches the ceiling rent for their unit, the rent will not be increased beyond the rent ceiling for 24 months.	2000 MTW Plan	Activated in 2001 Inactivated in 2012	2000 2001 2005 2012
10.P.08	Impute income from public benefits: SHA may impute income in rent calculation for tenants declaring no income who appear eligible for but decline to collect cash benefits	2000 Annual Plan	Activated in 2000	2000 2005 2013
10.P.09	Partners develop separate rent policies: Allow partner providers and HOPE VI communities to develop separate rent policies that are in line with program goals and/or to streamline.	2005 MTW Plan	Not yet implemented	None
10.P.10	Studio vs. one-bedroom: Differentiate rents for studios vs. one-bedroom units.	2005 MTW Plan	Not yet implemented	2005
10.P.11	Utility allowance-self-sufficiency and resource conservation: Change utility allowance where metering permits to encourage self-sufficiency and resource conservation.	2005 MTW Plan	Not yet implemented	None
10.P.12	Utility allowance-schedule: SHA may change utility allowances on a schedule different for current residents and new move-ins.	2008 MTW Plan	Activated in 2008	None
10.P.13	Streamlined for fixed income: Further streamline rent policy and certification process for fixed income households, including self-certification of medical expenses.	2009 MTW Plan	Activated in 2014	2015
10.P.14	Streamlined rent policy for partnership units: Allow non-profit partners operating public housing units to implement simplified rent policies.	2009 MTW Plan	Not yet implemented	None
10.P.15	Utility allowance: frequency of utility allowance updates: SHA may revise the schedule for reviewing and updating utility allowances due to fluctuations in utility rates.	2009 MTW Plan	Activated in 2010	2010 2018

Strategy	Description	First identified	Current status	Year(s) updated
10.P.16	Utility allowance: local benchmark: SHA may develop new benchmarks for "a reasonable use of utilities by an energy conservative household" - the standard by which utility allowance are calculated.	2009 MTW Plan	Not yet implemented	None
10.P.17	SSHP rent policy: Rents in SSHP units will be one of five flat rents based on the tenant's percentage of Area Median Income, with annual adjustments and income reviews only every three years.	2011 MTW Plan	Activated in 2011	2018 2021
10.P.18	No HUD-defined flat rents: SHA does not offer tenants the choice of "flat rents" as required of non-MTW agencies (includes alternate calculation for mixed citizenship households).	2000 MTW Plan	Activated in 2001	2000 2017
10.P.19 (Recategorized from 10.P.17 in 2013)	Asset income threshold: SHA will increase the threshold for including asset income in rent contribution calculations to an amount up to \$50,000 and may allow self-certification of assets below the threshold.	2012 MTW Plan	Activated in 2012	2013 2015
10.P.20	Simplified Utility Assistance Payment for HOPE VI communities: HOPE VI participants receive a maximum level of consumption rather than reduction, and incentive for conservation. Annual adjustments are made at the next regularly scheduled annual review or update.	2013 MTW Plan	Activated in 2013	2014
10.P.21	Market rate rent: SHA may charge market rate rent as a penalty for noncompliance with the annual review process.	2005 MTW Plan	Activated in 2005	2015
10.P.22	Delay in rent increase for newly employed households: SHA may allow a longer notification period before rent increase if the increase is due to the resident becoming employed after at least six months of unemployment and is self-reported by the resident in a timely manner.	2014 MTW Report	Activated in 2014	2014
10.P.23	Self-employment expenses: Households may declare employment expenses up to a set threshold of gross income without further validation of deductions.	2015 MTW Plan	Activated in 2015	2018 2019
Emergency response & recovery				
10.EM.01	States of emergency: certification deferrals: SHA may defer regular rent	2020 MTW Plan	Activated in 2020	None

Strategy	Description	First identified	Current status	Year(s) updated
	reviews for all household types during states of emergency and recovery until the agency has recovered from the crisis, as defined in the Introduction to Section IV. Residents retain applicable opportunities to have an interim review.			

### *2022 Updates*

SHA has the following update to the implementation of one existing strategy under Activity 10:

Strategy 10.A.01: Streamlined income verification: Based on lessons learned from streamlining efforts in the past several years, SHA may standardize successful streamlined processes by maximizing usage of third-party verification tools (such as HUD's Enterprise Income Verification system) and allowing for remote authorization of documentation and by removing requirements for households to provide hard copies of their materials or meet with staff in person.

### *Planned non-significant changes*

None.

### *Planned changes to metrics/data collection*

None.

### *Planned significant changes*

None.

## MTW Activity #11: Resource conservation

### *Status*

MTW Activity #11 was first proposed in the 2000 Annual Plan. It was first implemented in 2000.

### *Description*

SHA's resource conservation strategies take advantage of the agency's existing relationships with the City of Seattle and local utility providers, which continuously identify opportunities to increase resource conservation and reduce costs, rather than conducting a HUD-prescribed energy audit every five years. Conservation strategies have already achieved significant energy and cost savings to the agency, including conversion to more efficient toilets and electrical upgrades.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Public housing strategies				
11.P.01	Energy protocol: Employ a cost-benefit approach for resource conservation in lieu of HUD-required energy audits every five years.	2000 MTW Plan	Activated in 2000	2004

#### *2022 Updates*

None.

#### *Planned non-significant changes*

None.

#### *Planned changes to metrics/data collection*

None.

#### *Planned significant changes*

None.

### MTW Activity #12: Waiting lists, preferences and admissions

#### *Status*

MTW Activity #12 was first proposed in the 2000 Annual Plan. It was first implemented in 2000.

#### *Description*

SHA's waiting list, preferences and admission strategies are primarily intended to increase efficiencies which, in turn, facilitate housing access. These MTW flexibilities include streamlining onerous administrative requirements to match local needs and non-profit housing partners to administer their own waiting lists. Several of SHA's streamlining practices over the years are no longer needed under MTW as they are now allowable practices for all housing authorities.

As first approved in 2021, SHA may allow participants to provide select approvals and certifications over the phone, by email or other means in lieu of a signature.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Agency-wide strategies				
12.A.01	Local preferences: SHA may establish local preferences for federal housing programs.	2002 MTW Plan	Activated in 2002	None

Strategy	Description	First identified	Status	Year(s) updated
			Inactivated in 2011	
12.A.02 (Recategorized from 12.H.06 in 2021)	Streamlined eligibility verification: Streamline eligibility verification standards and processes, including allowing income verifications to be valid for up to 180 days.	2009 MTW Plan	Activated in 2013	2020 2021
Voucher strategies				
12.H.01	Recategorized as 9.H.20			
12.H.02	Voucher distribution through service provider agencies: Up to 30% of SHA's tenant-based vouchers may be made available to local nonprofits, transitional housing providers, and divisions of local government that provide direct services for use by their clients without regard to their client's position on SHA's waiting list.	2000 MTW Plan	Activated in 2002	2001 2003
12.H.03	Special issuance vouchers: Establish a "special issuance" category of vouchers to address circumstances where timely issuance of vouchers can prevent homelessness or rent burden.	2003 MTW Plan	Activated in 2003	2017
12.H.04	Admit applicants owing SHA money: Provide voucher assistance to households owing SHA money from prior tenancy under specific circumstances, for example if they enter into a repayment agreement.	2008 MTW Plan	Activated in 2008 Inactivated in 2010-R	2008-R
12.H.05	Limit eligibility for applicants in subsidized housing: Implement limits or conditions for tenants living in subsidized housing to participate in the HCV program. For example, before issuing a Public Housing resident a Voucher, they must fulfill the initial term of their public housing lease.	2008 MTW Plan	Activated in 2011	None
12.H.06	Recategorized as 12.A.02 (2021)			
Public housing strategies				
12.P.01	Site-based waiting lists: Applicants can choose from several site-specific and/or next available waiting lists.	1999 MTW Plan	Activated in 1999 Inactivated in 2011	None
12.P.02	Partners maintain own waiting lists: Allow partners to maintain waiting lists for partner-owned and/or operated units (traditional LIPH units; service provider units, etc.) and use own eligibility and suitability criteria (including no waiting list).	2000 MTW Plan	Activated in 2000	None

Strategy	Description	First identified	Status	Year(s) updated
12.P.03	Expedited waiting list: Allow applicants referred by selected partners (primarily transitional housing providers) to receive expedited processing and receive the "next available unit."	2004 MTW Plan	Activated in 2004 Inactivated in 2018	2005-R
12.P.04	No waiting list: Allows for filling units without a waiting list.	2008 MTW Plan	Not yet implemented	None
12.P.05	Eligibility criteria: Unique eligibility criteria for specific units or properties, such as service enriched units.	2008 MTW Plan	Not yet implemented	None
12.P.06	Seattle Senior Housing Program (SSHP) waiting list policy: SHA will not distinguish between senior and non-senior disabled households in filling vacancies in the SSHP portfolio based on bedroom size. The SSHP program will maintain a 90 percent senior, 10 percent non-senior disabled ratio at the AMP level.	2013 MTW Plan	Activated in 2013	None

#### *2022 Updates*

None.

#### *Planned non-significant changes*

None.

#### *Planned changes to metrics/data collection*

None.

#### *Planned significant changes*

None.

### MTW Activity #13: Homeownership and graduation from subsidy

#### *Status*

MTW Activity #13 was first proposed in the 2004 Annual Plan. It was first implemented in 2004.

#### *Description*

SHA provides support for the multiple ways that households can successfully move on from housing subsidy, not only through homeownership, but also through unsubsidized rentals in the private market, to facilitate the goals of the family and the ability of SHA to serve additional

families in need of housing assistance. These strategies include an End of Participation clock for households whose income has increased to the point where they no longer require substantial subsidy while allowing them to remain in an affordable Low Income Housing Tax Credit unit and piloting incentives for positive tenant departures.

As first approved in 2021, SHA may allow participants to provide select approvals and certifications over the phone, by email or other means in lieu of a signature.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Agency-wide strategies				
13.A.01	Down payment assistance: Allocate MTW Block Grant funds to offer a local down payment assistance program.	2004 MTW Plan	Activated in 2004 Reactivated in 2021	2004-R 2007 2021
13.A.02	Savings match incentive: Program that matches savings and provides financial information for participating public housing and HCV households leaving subsidized housing for homeownership or unsubsidized rental units.	2012 MTW Plan	Activated in 2013 Reactivated in 2021	2021
Voucher strategies				
13.H.01	Monthly mortgage assistance: SHA may develop a homeownership program that includes a monthly mortgage subsidy.	2008 MTW Plan	Has not been implemented	None
13.H.02	180-day EOP clock: The 180-day End of Participation “clock” due to income will start when a family’s Housing Assistance Payment (HAP) reaches \$50 or less.	2010 MTW Plan	Activated in 2010	2012 2021
Public housing strategies				
13.P.01	End of Participation for higher income households in mixed-income communities: In mixed-income communities, SHA will remove subsidy when household income exceeds the established limit for six months.	2012 MTW Plan	Activated in 2016	2017 2018
13.P.02	Incentives for positive tenant departures and housing stability: SHA may provide a financial incentive to public housing households who vacate their unit in a manner consistent with SHA unit guidelines.	2019 MTW Plan	Activated in 2019	None

### 2022 Updates

In 2022, SHA has the following updates to the implementation of existing strategies under Activity 13:

SHA has begun to explore the development of a homeownership pilot program to create homeownership opportunities for low-income households who have been displaced or are at risk of being displaced from the City of Seattle. One of the agency's Strategic Plan Key Objectives is *to Economically Empower People*, and as part of this overall goal the agency already has several approved MTW strategies in place to support such efforts, including directly related to homeownership. Homeownership strategies have seemed out of reach for many years due to the exorbitant housing prices in Seattle and as a result, SHA had inactivated these strategies. However, given that there are new partners and resources paying attention to the issue, there may be new opportunities. In 2022 SHA will re-activate and update these strategies, as one or more may be needed for the toolbox being developed at SHA to help address the racial wealth gap.

Strategy 13.A.01: Down payment assistance: When we proposed this strategy in 2004, we specified that this activity would be for a pilot program with HCV residents. Moving forward, we are clarifying that this strategy (as indicated by the "A" in the strategy number) may apply to any eligible participant of SHA's housing programs or low-income families in the community. SHA may enact this program by itself or in partnership with one or more partnership organizations.

Strategy 13.A.02: Savings match incentive: We are clarifying that this strategy, too, may be applicable to any eligible participant of SHA's housing programs or low-income families in the community, including those whom we may serve through an LNT homeownership or service provision program. SHA may enact this program by ourselves or in partnership with one or more partner organizations.

#### *Planned non-significant changes*

None.

#### *Planned changes to metrics/data collection*

If SHA implements any significant homeownership program in 2022 or future years, we will reevaluate the metrics for this activity at that time.

#### *Planned significant changes*

None.

### MTW Activity #15: Combined program management

#### *Status*

MTW Activity #15 was first proposed in the 2008 Annual Plan. It was first implemented in 2008. Subsequent amendments to the activity are included in the table below.

#### *Description*

In some of its communities, SHA co-locates units funded through project-based vouchers and low-income public housing. Combining program management and policies for both of these types of units (referred to as Streamlined Low Income Housing Program, or SLIHP, units) within



the same community reduces costs by eliminating redundancies, including duplicative rent reviews and inspections. It also avoids unnecessary disparities between tenants of the two different types of units. SHA's current implementation of this activity allows for all units subsidized by project-based housing choice vouchers to be operated like public housing subsidized units in communities that receive both types of subsidy. This streamlined approach includes transfer policies as well as acceptance of slight differences (generally less than \$1) in rent calculation caused by different data systems of record for vouchers and public housing.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
<b>Agency-wide strategies</b>				
15.A.01	Combined program management: Combined program management for project-based vouchers co-located with public housing or other units in communities operating both subsidy types.	2008 MTW Plan	Activated in 2008	2008-R 2009 2010 2014 2018

#### *2022 Updates*

None.

#### *Planned non-significant changes*

None.

#### *Planned changes to metrics/data collection*

None.

#### *Planned significant changes*

None.

### MTW Activity #18: Short-term assistance

#### *Status*

MTW Activity #18 was first proposed in the 2013 Annual Plan. It was first implemented in 2013. Subsequent amendments to the activity are included in the table below.

#### *Description*

SHA is working on multiple fronts with community partners to develop innovative new assistance programs that are designed to be short-term in length. These new programs help households both access and retain housing through one-time or temporary assistance such as rent, deposits, arrears, utility assistance, moving and relocation costs, and temporary housing

as needed. Short-term assistance is paired with targeted services when needed, including connections to case management, employment, childcare services, and domestic violence counseling.

SHA's MTW activities for short-term assistance also include disregarding one-time or short-term emergency assistance from other sources to prevent households from losing their housing in determining eligibility and rent contribution.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
<b>Agency-wide strategies</b>				
18.A.01	Interagency Domestic Violence Transfer Program: SHA may join an inter-jurisdictional transfer program to assist residents and program participants who become victims of domestic violence.	2014 MTW Plan	Not yet implemented	None
18.A.02	Emergency assistance for housing stability: SHA may disregard one-time or short-term emergency assistance from other sources to prevent households from losing their housing in determining eligibility and rent contribution.	2014 MTW Plan	Activated in 2014	None
18.A.03 (Recategorized from 18.H.01 in 2021)	Short-Term Rental Assistance: SHA may provide funding for short-term shallow rental assistance through cooperative community initiatives to help families, students, adults, and youth obtain and retain housing.	2013 MTW Plan	Activated in 2013	2014 2015 2016 2021
<b>Voucher strategies</b>				
18.H.01	Recategorized as 18.A.03 (2021)			

### *2022 Updates*

None.

### *Planned non-significant changes*

None.

### *Planned changes to metrics/data collection*

SHA will be removing the metric for *Strategy 18.A.01: Interagency domestic violence transfer program* (HC1: Additional units of housing made available) from our routinely reported metrics in the 2021 MTW Report and moving forward. The strategy was never implemented, and results have been zero since they were added to SHA's standard metrics in 2014. If Strategy 18.A.01 is implemented in the future, the metrics will be reassessed at that time.

### *Planned significant changes*

None.

### MTW Activity #19: Mobility and portability

#### *Status*

MTW Activity #19 was first proposed in the 2013 Annual Plan. It was first implemented in 2015. Subsequent amendments to the activity are included in the table below.

#### *Description*

Mobility and portability strategies are designed to support cost effectiveness and to increase access to targeted units and neighborhoods for voucher holders.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Voucher strategies				
19.H.01	Limiting portability in high-cost areas: SHA may deny requests for portability moves to another jurisdiction when the receiving housing authority intends to administer rather than absorb the voucher and the resulting payment standard would be higher than SHA's payment standard.	2013 MTW Plan	Not yet implemented	None
19.H.02	Housing choice moving cost assistance and support: SHA may develop a program for voucher households to provide assistance with housing search, access supplements, deposits and similar costs, outreach and incentives for landlord participation such as risk reduction funds and access supplements.	2014 MTW Plan	Activated in 2015	2015 2017 2018 2022
19.H.03	One-year residency requirement before port out: SHA may require that Housing Choice Voucher households live in Seattle for one year before moving with their voucher to a different community.	2015 MTW Plan	Activated in 2015	None
19.H.04	Streamlined local timelines and processes for improved leasing success: SHA may modify leasing timelines and processes to support leasing success and improve efficiency	2019 MTW Plan	Activated in 2019	None

## *2022 Updates*

SHA has the following update to the implementation of existing strategies under Activity 19:

Strategy 19.H.02: Housing choice moving cost assistance and support: This strategy includes incentives for landlord participation in the Housing Choice Voucher program. In 2021, SHA was able to use CARES Act funds to pilot landlord incentive payments. Under this pilot program, “new” landlords who are renting to an SHA voucher holder for the first time receive a one-time \$300 bonus; “continuing” landlords receive a \$300 payment for continuing to lease to SHA voucher holders, up to a lifetime maximum of \$1,500. HCV staff believe that this pilot program will reduce barriers for participants by increasing the number of landlords/property owners who are willing to rent to voucher holders in Seattle, including in rental markets that are historically difficult for voucher holders to penetrate, such as high opportunity areas.

Staff are engaging with landlords/property owners throughout the pilot program to try to assess the extent to which the payments increase incentive to lease to voucher holders and/or expand their partnership with SHA. If the results are encouraging, SHA may continue, modify or expand this program utilizing MTW resources, including adjusting eligibility for payment and payment structures.

### *Planned non-significant changes*

None.

### *Planned changes to metrics/data collection*

None.

### *Planned significant changes*

None.

## MTW Activity #20: Local non-traditional affordable housing strategies

### *Status*

MTW Activity #20 was first proposed in the 2013 Annual Plan, per HUD guidance. It was first implemented in 1999. Subsequent amendments to the activity are included in the table below.

### *Description*

SHA sometimes uses MTW Block Grant funds to support affordable housing outside of the traditional public housing and voucher programs. This activity includes both short- and long-term funding for development, capital improvement, and maintenance of affordable housing units. It may also provide financial maintenance, such as the contribution of funds to meet an established Debt Coverage Ratio, required for continued operation of the affordable units. SHA follows applicable requirements regarding local non-traditional use of MTW funds.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Agency-wide strategies				
20.A.01	Use of funds for local non-traditional affordable housing: SHA may use Block Grant funds to develop, capially improve, maintain and operate affordable housing outside of the traditional public housing and voucher programs.	2013 MTW Plan	First used in 2011	2013-R 2015

#### *2022 Updates*

None.

#### *Actual non-significant changes*

None.

#### *Actual changes to metrics/data collection*

None.

#### *Actual significant changes*

None.

### MTW Activity #22: Housing assistance for school stability

#### *Status*

MTW Activity #22 was first proposed in the 2016 Annual Plan. It was first implemented in 2016. Subsequent amendments to the activity are included in the table below.

#### *Description*

Stable, quality schools are a core component of neighborhoods of opportunity. SHA is partnering with local service providers and the school district to implement Home from School, a collaborative initiative to support homeless and unstably housed families with children in order to positively impact family and school stability. Student turnover, especially mid school year, creates challenges for schools and for students, both in serving new students and those who remain throughout the year. Residential stability can lead to an uninterrupted school year for students and can prevent fewer school changes that often leave children behind academically.

SHA provides housing assistance to participating families, using multiple means as available, including prioritizing preference for participating families for admission into units within the selected neighborhood, as well as tenant-based vouchers for participating families, with use limited to the school neighborhood. Partnering service providers provide outreach, enrollment,

and pre- and post-move support, including services such as housing search, assistance with barriers to leasing such as lack of security deposit and utility arrears, and connecting families to neighborhood resources and services.

Participation in the program is voluntary and priority is given to literally homeless families. To continue to receive SHA housing assistance, participating families must remain in the school neighborhood until their children graduate from elementary school.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Agency-wide strategies				
22.A.01	Housing assistance for school stability: SHA may provide housing assistance for homeless or unstably housed low-income families with children at selected neighborhood schools.	2016 MTW Plan	Activated in 2016	None

#### *2022 Updates*

None.

#### *Planned non-significant changes*

None.

#### *Planned changes to metrics/data collection*

None.

#### *Planned significant changes*

None.

## B. Not-yet-implemented activities

### MTW Activity #21: Self-sufficiency assessment and plan

#### *Status*

MTW Activity #21 was first proposed in the 2015 Annual Plan. It has not been implemented. Subsequent amendments to the activity are included in the table below. The activity was placed on hold in 2017.

#### *Description*

This activity is intended to increase self-sufficiency by connecting participants to assessments, individualized plans, and community resources designed to help them increase their education, training, and credentials and obtain higher wage jobs.

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Agency-wide strategies				
21.A.01	Self-sufficiency assessment and plan: SHA may make self-sufficiency assessments and planning mandatory for work-able adults	2015 MTW Plan	Not yet implemented	2019

#### *Reactivation*

SHA launched the Workforce Opportunity System pilot in 2015 and at the end of 2017 ended the three-year pilot program without needing to make participation mandatory. Key strategies from the pilot were integrated in the new JobLink program in 2018, which streamlined access to services previously delivered through the Family Self-Sufficiency and Economic Opportunities programs. Mandatory participation has not been needed to date but each year SHA will continue to monitor enrollment and participation and may make changes such as requiring mandatory participation based on those results.

## C. Activities on hold

### MTW Activity #4: Investment policies

#### *Status*

MTW Activity #4 was first proposed in the 1999 Annual Plan. It was first implemented in 1999. Subsequent amendments to the activity are included in the table below. The activity was placed on hold in 2013.

#### *Description*

SHA's MTW investment policies give the agency greater freedom to pursue additional opportunities to build revenue by making investments allowable under Washington State's investment policies in addition to HUD's investment policies. Each year, SHA assesses potential investments and makes a decision about whether this MTW flexibility will be needed. In 2018 investment flexibility was not needed and all SHA investments followed HUD policies.

Approved strategies in this activity are as below.

Strategy	Description	First identified	First implemented	Current status
Agency-wide strategies				
4.A.01	Investment policies: SHA may replace HUD investment policies with Washington State investment policies.	1999 MTW Plan	Activated in 1999 Placed on hold in 2013	1999 2017 2019

#### *Reactivation*

SHA annually assesses potential investments to determine which investment policies are most beneficial. MTW alternate investment policies were not needed in 2019. However, SHA continues to revisit its investment strategies annually in consideration of both the agency's financial plans and available investment opportunities.



## D. Closed out activities

### MTW Activity #6: MTW block grant and fungibility

#### *Status*

MTW Activity #6 was included in SHA's 1999 MTW Agreement. It was first implemented in 1999. Subsequent amendments to the activity are included in the table below. The activity was closed out in 2011.

#### *Description*

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Agency-wide strategies				
6.A.01	MTW Block Grant: SHA combines all eligible funding sources into a single MTW Block Grant used to support eligible activities.	1999 MTW Agreement	Activated in 1999 Closed out in 2011	None
6.A.02	Obligation and expenditure timelines: SHA may establish timelines for the obligation and expenditure of MTW funds	1999 MTW Agreement	Activated in 1999 Closed out in 2011	2003-R
6.A.03	Operating reserve: Maintain an operating reserve consistent with sound management practices	1999 MTW Agreement	Activated in 1999 Closed out in 2011	None
Voucher strategies				
6.H.01	Utilization goals: Utilization defined by use of budget authority	2003 MTW Plan	Activated in 2003 Closed out in 2011	None

#### *Reason for closing*

While the Block Grant, fungibility, operating reserve and utilization goals continue to be active and critical elements of SHA's participation as an MTW agency, this activity may be considered closed out as of 2011, which was the last year that SHA reported on it as a separate activity. HUD no longer allows SHA to establish timelines for the obligation and expenditure of MTW funds. SHA reports on uses of single fund/Block Grant fungibility in Section V of this report.

### MTW Activity #7: Procurement

#### *Status*

MTW Activity #7 was included in SHA's 1999 MTW Agreement. It was first implemented in 1999. Subsequent amendments to the activity are included in the table below. The activity was closed out per HUD guidance in 2011.

### *Description*

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Agency-wide strategies				
7.A.01	Construction contract: Locally-designed form of construction contract that retains HUD requirements while providing more protection for SHA	1999 MTW Plan	Activated in 1999 Closed out in 2011	None
7.A.02	Procurement policies: Adopt alternative procurement system that is competitive and results in SHA paying reasonable prices to qualified contractors	1999 MTW Plan	Activated in 1999 Closed out in 2011	None
7.A.03	Wage rate monitoring: Simplified process for monitoring the payment of prevailing wages by contractors	1999 MTW Plan	Activated in 1999 Closed out in 2011	2003 2006

### *Reason for closing*

While SHA's MTW procurement activity was approved by HUD in the 1999 Annual Plan, HUD has since that time taken the position that it is not an allowable MTW activity.

## MTW Activity #14: Related nonprofits

### *Status*

MTW Activity #14 was first proposed in the 2004 Annual Plan. It was never implemented. The activity was closed out in 2013.

### *Description*

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Agency-wide strategies				
14.A.01	Related non-profit contracts: SHA may enter into contracts with any related nonprofit.	2004 MTW Plan	Never implemented Closed out in 2013	None

### *Reason for closing*

SHA never implemented this activity, which would have allowed the agency to enter into contracts with related nonprofits. SHA determined that existing partnership structures were adequate without needing additional MTW authority.

## MTW Activity #16: Local asset management program (LAMP)

### *Status*

MTW Activity #16 was included in SHA's 2000 MTW Plan. It was first implemented in 2000. Subsequent amendments to the activity are included in the table below. The activity was closed out in 2013.

### *Description*

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Agency-wide strategies				
29 (Archival numbering system)	Local asset management program: Use asset management principles to optimize housing and services	2000 MTW Plan	Activated in 2000 Closed out in 2013	None

### *Reason for closing*

Although SHA maintains the authority to implement the LAMP, and the continued operation of the LAMP remains an essential element of the agency's participation in the MTW program, this activity may be considered closed out at HUD's request as of 2013.

## MTW Activity #17: Performance standards

### *Status*

MTW Activity #17 was included in SHA's 1999 MTW Agreement. It was first implemented in 1999. Subsequent amendments to the activity are included in the table below. The activity was closed out in 2014.

### *Description*

Approved strategies in this activity are as below.

Strategy	Description	First identified	Status	Year(s) updated
Agency-wide strategies				
30 (Archival numbering system)	Local performance standards in lieu of HUD measures: Develop locally relevant performance standards and benchmarks to evaluate the agency performance in lieu of HUD's Public Housing Assessment System (PHAS)	1999 MTW Plan	Activated in 1999 Closed out in 2014	None

*Reason for closing*

Although SHA continues to maintain and refine alternate performance standards, this activity may be considered closed out at HUD's request as of 2014.

## V. Planned application of MTW funds

### A. Planned application of MTW funds

#### i. Estimated sources of MTW funds

FDS line item number	FDS line item name	Dollar amount
70500 (70300+70400)	Total tenant revenue	\$ 14,775,000
70600	HUD PHA operating grants	\$ 206,880,000
70610	Capital grants	\$ 14,670,000
70700 (70710+70720+70730+70740+70750)	Total fee revenue	\$ 0
71100+72000	Interest income	\$ 39,000
71600	Gain or loss on sale of capital assets	N/A <sup>5</sup>
71200+71300+71310+71400+71500	Other income	\$ 1,667,000
<b>70000</b>	<b>Total revenue</b>	<b>\$ 238,031,000</b>

#### ii. Estimated application of MTW funds

FDS line item number	FDS line item name	Dollar amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total operating - Administrative	\$ 24,951,000
91300+91310+92000	Management fee expense	\$ 8,043,000
91810	Allocated overhead	N/A
92500 (92100+92200+92300+92400)	Total tenant services	\$ 284,000
93000 (93100+93600+93200+93300+93400+93800)	Total utilities	\$ 6,300,000
93500+93700	Labor	N/A
94000 (94100+94200+94300+94500)	Total ordinary maintenance	\$ 14,198,000
95000 (95100+95200+95300+95500)	Total protective services	\$ 306,000
96100 (96110+96120+96130+96140)	Total insurance premiums	\$ 2,328,000
96000 (96200+96210+96300+96400+96500+96600+96800)	Total other general expenses	\$ 1,912,000
96700 (96710+96720+96730)	Total interest expense & amortization cost	N/A
97100+97200	Total extraordinary maintenance	\$ 0
97300+97350	HAP + HAP portability-in	\$ 123,395,000
97400	Depreciation expense	N/A
97500+97600+97700+97800	All other expense	\$ 19,542,000
<b>90000</b>	<b>Total expenses</b>	<b>\$201,259,000</b>

Please describe any variance between estimated total revenue and estimated total expenses:

Estimated sources of funds exceed estimated application of funds for several reasons. The summary of expenditures table does not include capital expense, which account for approximately \$14.7 million. Seattle Housing Authority's planned capital expense budget is not

<sup>5</sup> N/A in tables above indicates that SHA does not budget these items for MTW.

part of the application table, but capital is shown as a source. In addition, the application table does not include \$18.7 million that Seattle Housing Authority plans to spend on local housing, programs and services for voucher and public housing participants (such as career coaching, youth engagement and education), parks operations in low-income communities and planning for and redevelopment of low-income housing. See the description of single-fund flexibility that follows this section for a discussion of expenses not included within the application table. The application table also does not capture \$1.0 million for required replacement reserve contributions.

iii. Description of planned application of MTW funding flexibility

Planned application of MTW funding flexibility
<p>Seattle Housing Authority established an MTW Block Grant Fund under the original MTW Agreement and continues to use single-fund flexibility under the Amended and Restated MTW Agreement (as extended in 2016 to 2028). MTW Block Grant single-fund flexibility is important in supporting the agency's array of low-income housing programs and services, its local partnerships and to meet locally defined needs. Seattle Housing Authority exercises its MTW authority to move funds and project cash flow among projects and programs, as the agency deems necessary, to further its mission and strategic plan, cost objectives, statutory compliance and local housing needs.</p> <p>The agency analyzes its housing, rental assistance, tenant and community services, sustainability services, administrative and capital needs annually through the budget process to determine the level of service and resource needs to meet the agency's strategic objectives. Seattle Housing Authority's single-fund flexibility allows allocation of MTW Block Grant revenues among Seattle Housing Authority's programs. This enables the agency to balance mixes of housing types, tenant services, administrative support and capital investments in preservation and development of low-income housing. It also enables the agency to tailor resource allocation to best achieve our cost, program and strategic objectives and therefore maximize our services to low-income residents and applicants to meet their varied needs.</p> <p>The bulk of Seattle Housing Authority's use of its MTW single fund authority is focused on activities in MTW communities, support of low-income housing development and preservation and services for Low-Income Public Housing and Housing Choice Voucher participants. Examples are:</p> <ul style="list-style-type: none"> <li>• Community supportive services, including: deepening commitment to youth education by expanding external partnerships; focusing on youth engagement by developing emotional supports and pro-social behaviors; continuing youth tutoring; job training and betterment activities for high school youth; aging in place services; leveraging health-related programs that provide participants with critical health care and stability services; supporting SHA residents and participants on their journey toward self-sufficiency; and evaluating ways to improve housing stability.</li> <li>• Parks and open spaces for our low-income communities, with play opportunities for children, active and team sports activities for youth and passive and active exercise options for all.</li> <li>• Planning, pre-development, construction and construction services for asset preservation, public housing redevelopment and opportunities to increase affordable housing for low-income people.</li> </ul>

The MTW Block Grant will enable Seattle Housing Authority to:

- Provide transitional funding for services at Yesler following the Choice Neighborhoods grant pending establishment of a sustainable vehicle to fund health, education, employment service and other supportive services.
- New housing acquisitions and a review of other opportunities and options for adding more units to serve both subsidized and unsubsidized low-income residents.
- Operate a homeownership pilot to create opportunities for low-income households who have been displaced or are at risk of being displaced from the City of Seattle.
- Develop programs to support and provide opportunities to the BIPOC community.
- Enhance SHA's housing stability activities for behavioral health, including crisis intervention, treatment and referrals and case management of residents referred for service.
- Continue modifications and enhancements to SHA office spaces and information technology environment to address needs revealed by impacts of the COVID-19 virus and changes in operation and workplace policies and protocols.
- Fund planning, feasibility studies and concept work before a project is selected for predevelopment.
- Support construction of SHA's sixth replacement housing building at our Yesler Redevelopment site and extend the Yesler HillClimb along the Seattle Department of Transportation right-of-way.

#### B. Planned application of SHA's unspent operating fund and HCV funding

Original funding source	Beginning of FY - unspent balances	Planned application of PHA unspent funds during FY
HCV HAP*	\$ 2,844,000	\$
HCV admin fee	\$ 0	\$
PH operating subsidy	\$ 5,886,000	\$
<b>Total:</b>	<b>\$ 8,730,000</b>	<b>\$</b>

#### C. Local asset management plan

- Is SHA allocating costs within statute? **Yes**
- Is SHA implementing a local asset management plan (LAMP)? **Yes**
- Has SHA provided a LAMP in the appendix? **Yes**
- If SHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in 2022 or state that SHA does not plan to make any changes in 2022.

Pursuant to the requirements of OMB Super Circular Part 200, the Indirect Service Fee (IDSF) is determined in a reasonable and consistent manner based on projected total units and leased vouchers. The IDSF is a per-housing-unit or per-leased-voucher fee per month charged to each program. For the 2022 budget, the per-unit-month (PUM) cost will be \$63.00 for housing units and \$23.95 for leased vouchers.

As part of the IDSF calculation, MTW Block Grant revenues can also be used to support any positive or negative budget variance as part of the annual reconciliation process.

No changes are proposed.

#### D. Rental Assistance Demonstration participation

i. Description of Rental Assistance Demonstration (RAD) participation

Rental Assistance Demonstration (RAD) participation
N/A

ii. Has SHA submitted a RAD significant amendment in the appendix? **N/A**

iii. If SHA has provided a RAD significant amendment in the appendix, please state whether it is the first RAD significant amendment submitted or describe any proposed changes from the prior RAD significant amendment.

N/A
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## VI. Administrative

### A. Board resolution and certifications of compliance

SHA's Board of Commissioners voted on the adoption of the Annual MTW Plan on October 11, 2021. The signed Resolution, Certifications of Compliance and lobbying disclosure form are included in Appendix C of the MTW Plan. The signed Certification of Consistency with the Consolidated Plan (Form HUD-2991) is also included in this appendix.

### B. Documentation of public process

The public comment period for the MTW Annual Plan began on August 30, 2021 and concluded on September 30, 2021. Extensive efforts will be made to make residents, tenants and the public aware of the availability of the Plan and comment period, including posting in the *Daily Journal of Commerce*, messages in our e-newsletters that reach thousands and flyers in buildings and common areas (where practical due to COVID-19 restrictions). The draft plan was made publicly available on SHA's website ([www.seattlehousing.org](http://www.seattlehousing.org)) or by requesting a hard copy. A public hearing was held remotely via remote audio/video conferencing service on September 20, 2021 at 3:00 pm. Language interpretation and disability accommodations were made available by request. Staff also met remotely with SHA's two resident advisory groups, the Joint Policy Advisory Committee and Senior Joint Policy Advisory Committee, at a combined meeting on September 14, 2021 to discuss the Plan activities and proposed updates.

Results of these meetings and processes were taken into consideration in finalizing the MTW Plan. Documentation of this process was presented to the Board of Commissioners at the October 4, 2021 Board Briefing and can be made available to HUD upon request.

### C. Planned and ongoing evaluations

SHA is not currently engaged in any third-party agency-wide evaluations of its MTW program. No external MTW evaluations are planned for 2022.

### D. Lobbying disclosures

The signed Certificate of Payments (Form HUD-50071) is included in Appendix C of the final MTW Plan.

## Appendix A: Planned existing project-based vouchers

The below table consists of the tenant-based vouchers that SHA is currently project-basing in 2021. Some properties may have more than one existing AHAP/HAP contract with SHA, and may be listed two or more times. This section meets the requirements prescribed in HUD Form 50900 Section II.A.iv "Planned Existing Project Based Vouchers."

Property name	Number of project-based vouchers	Planned status at end of 2022	RAD?	Description of project
?al ?al	29	Leased	No	Permanent supportive housing
104 <sup>th</sup> St. Townhomes	3	Leased	No	Affordable housing
A Place of Our Own	19	Leased	No	Service-enriched for homeless families (with at least one minor)
Albion Place	12	Leased	No	Enhanced behavioral health services
Aldercrest	8	Leased	No	Affordable housing
Almquist Apartments	52	Leased	No	Permanent supportive housing
Arbora Court	40	Leased	No	Service-enriched for homeless individuals
Aridell Mitchell Home	6	Leased	No	Affordable housing
Aurora House	30	Leased	No	Permanent supportive housing
Avalon Place	9	Leased	No	Permanent supportive housing
Baldwin Apartments	15	Leased	No	Affordable housing
Beacon House	6	Leased	No	Service-enriched for homeless individuals
Bellevue/Olive Apartments	5	Leased	No	Affordable housing
Bergan Place	2	Leased	No	Homeless young adults
Bergan Place	8	Leased	No	Affordable housing
Brettler Family Place I	51	Leased	No	Service-enriched for homeless families (with at least one minor)
Brettler Family Place II	21	Leased	No	Service-enriched for homeless families (with at least one minor)
Broadway Crossing	10	Leased	No	Service-enriched for homeless individuals
Broadway Crossing	9	Leased	No	Service-enriched for homeless families (with at least one minor)
Bush Hotel	7	Leased	No	Affordable housing

Property name	Number of project-based vouchers	Planned status at end of 2022	RAD?	Description of project
Casa Pacifica	6	Leased	No	Affordable housing
Casa Pacifica	5	Leased	No	Affordable housing
Cascade Court Apartments	3	Leased	No	Service-enriched for homeless families (with at least one minor)
Cascade Court Apartments	5	Leased	No	Affordable housing
Cate Apartments	10	Leased	No	Affordable housing
Cate Apartments	15	Leased	No	Service-enriched for homeless families (with at least one minor)
Centerwood Apartments	2	Leased	No	Affordable housing
Colonial Gardens	20	Leased	No	Affordable housing
Columbia Court	13	Leased	No	Service-enriched for homeless families (with at least one minor)
Colwell Building	20	Leased	No	Affordable housing
Community Psychiatric Clinic	14	Leased	No	Enhanced behavioral health services
Compass Broadview	18	Leased	No	Service-enriched for homeless families (with at least one minor)
Compass Cascade	33	Leased	No	Permanent supportive housing
Compass on Dexter	36	Leased	No	Service-enriched for homeless individuals
Council House	30	Leased	No	Senior housing
CPC 10 <sup>th</sup> Ave. NW	5	Leased	No	Enhanced behavioral health services
CPC Alderbrook	6	Leased	No	Enhanced behavioral health services
Crestwood Place Apartments	6	Leased	No	Affordable housing
Croft Place	7	Leased	No	Affordable housing
David Colwell Building	25	Leased	No	Affordable housing
Dekko Place	5	Leased	No	Affordable housing
Delridge Heights Apartments	3	Leased	No	Affordable housing
Delridge Triplexes	6	Leased	No	Affordable housing
Denny Park Apartments	5	Leased	No	Affordable housing
Denny Park Apartments	8	Leased	No	Service-enriched for homeless families (with at least one minor)

Property name	Number of project-based vouchers	Planned status at end of 2022	RAD?	Description of project
DESC	12	Leased	No	Enhanced behavioral health services
Eastern Hotel	4	Leased	No	Affordable housing
Eastlake Supportive Housing	25	Leased	No	Permanent supportive housing
Emerald City Commons	12	Leased	No	Affordable housing
Ernestine Anderson Place	33	Leased	No	Service-enriched for homeless individuals
Estelle Supportive Housing	15	Leased	No	Permanent supportive housing
Evans House	49	Leased	No	Permanent supportive housing
Fir Street Apartments	7	Leased	No	Affordable housing
First Place	4	Leased	No	Service-enriched for homeless families (with at least one minor)
Four Freedoms House	25	Leased	No	Senior housing
Four Freedoms House	126	Leased	No	Senior housing
Fremont Solstice Apartments	6	Leased	No	Service-enriched for homeless families (with at least one minor)
Gardner House	6	Leased	No	Service-enriched for homeless families (with at least one minor)
The Genessee	17	Leased	No	Affordable housing
The Genessee	3	Leased	No	Service-enriched for homeless families (with at least one minor)
Gossett Place	12	Leased	No	Permanent supportive housing
Gossett Place	28	Leased	No	Permanent supportive housing
Greenwood Place	66	Leased	No	Permanent supportive housing
High Point	100	Leased	No	Affordable housing
Hilltop House	30	Leased	No	Senior housing
Hoa Mai Gardens	70	Leased	No	Affordable housing
Hobson Place	63	Leased	No	Permanent supportive housing
Holden Manor	1	Leased	No	Affordable housing
Holden Street Family Housing	25	Leased	No	Service-enriched for homeless families (with at least one minor)

Property name	Number of project-based vouchers	Planned status at end of 2022	RAD?	Description of project
Holiday Apartments	6	Leased	No	Affordable housing
Humphrey House	71	Leased	No	Permanent supportive housing
Imani Village	8	Leased	No	Service-enriched for homeless families (with at least one minor)
Josephinum Apartments	25	Leased	No	Service-enriched for homeless individuals
Josephinum Stability Project	49	Leased	No	Service-enriched for homeless individuals
Judkins Park	4	Leased	No	Affordable housing
Judkins Park	4	Leased	No	Service-enriched for homeless families (with at least one minor)
The Julie Apartments	20	Leased	No	Affordable housing
The Julie Apartments	2	Leased	No	Affordable housing
The Julie Apartments	6	Leased	No	Service-enriched for homeless individuals
The Karlstrom	17	Leased	No	Service-enriched for homeless individuals
Kebero Court	83	Leased	No	Affordable housing
Kenyon Housing	18	Leased	No	Permanent supportive housing
Kerner-Scott House	15	Leased	No	Permanent supportive housing
Kingway Apartments	16	Leased	No	Service-enriched for homeless families (with at least one minor)
Kristin Benson Place	57	Leased	No	Permanent supportive housing
Lake City Commons	15	Leased	No	Affordable housing
Lake Washington Apartments	37	Leased	No	Affordable housing
Lakeview Apartments	15	Leased	No	Affordable housing
Lakeview Apartments	5	Leased	No	Affordable housing
Lakeview Apartments	6	Leased	No	Affordable housing
Lam Bow Apartments	51	Committed	No	Affordable housing
Legacy House	22	Leased	No	Senior housing
Leschi House	35	Leased	No	Senior housing
Lincoln Apartments	4	Leased	No	Affordable housing

Property name	Number of project-based vouchers	Planned status at end of 2022	RAD?	Description of project
Lyon Building	12	Leased	No	Permanent supportive housing
Main Street Apartments	2	Leased	No	Affordable housing
Main Street Place	8	Leased	No	Affordable housing
Marion West	25	Leased	No	Service-enriched for homeless individuals
Martin Court	28	Leased	No	Service-enriched for homeless individuals
Martin Court	13	Leased	No	Service-enriched for homeless families (with at least one minor)
Martin Luther King Jr. Apartments	10	Leased	No	Affordable housing
Mary Avenue Townhomes	8	Leased	No	Affordable housing
McDermott Place	15	Leased	No	Permanent supportive housing
McDermott Place	10	Leased	No	Permanent supportive housing
Meadowbrook View Apartments	15	Leased	No	Service-enriched for homeless families (with at least one minor)
Mercer Court	3	Leased	No	Affordable housing
MLK Family Housing (Katharine's Place)	5	Leased	No	Affordable housing
MLK Family Housing (Katherine's Place)	10	Leased	No	Service-enriched for homeless families (with at least one minor)
MLK Properties	6	Leased	No	Affordable housing
Monica's Village Place	38	Leased	No	Service-enriched for homeless families (with at least one minor)
Montridge Arms	13	Leased	No	Affordable housing
Morrison Hotel	190	Leased	No	Permanent supportive housing
Muslim Housing	10	Leased	No	Service-enriched for homeless families (with at least one minor)
Nhon's Housing	5	Leased	No	Service-enriched for homeless families (with at least one minor)
Nihonmachi Terrace	20	Leased	No	Affordable housing
Nihonmachi Terrace	5	Leased	No	Service-enriched for homeless families (with at least one minor)

Property name	Number of project-based vouchers	Planned status at end of 2022	RAD?	Description of project
Norman Street Apartments	15	Leased	No	Affordable housing
NP Hotel	5	Leased	No	Affordable housing
Oleta Apartments	6	Leased	No	Affordable housing
One Community Commons	5	Leased	No	Service-enriched for homeless individuals
One Community Commons	7	Leased	No	Service-enriched for homeless families (with at least one minor)
Opportunity Place	145	Leased	No	Permanent supportive housing
Ozanam House (formerly Westlake II)	29	Leased	No	Permanent supportive housing
Pacific Hotel	5	Leased	No	Permanent supportive housing
Palo Studios at the Josephinum	7	Leased	No	Service-enriched for homeless individuals
Pantages Apartments	10	Leased	No	Affordable housing
Pantages Apartments	11	Leased	No	Service-enriched for homeless families (with at least one minor)
Pardee Townhomes	3	Leased	No	Affordable housing
Park Place	100	Leased	No	Assisted living
Park Place	36	Leased	No	Assisted living
Parker Apartments	8	Leased	No	Affordable housing
Parkview Services	23	Leased	No	Affordable housing for people with disabilities
Pat Williams Apartments	20	Leased	No	Permanent supportive housing
Patricia K. Apartments	12	Leased	No	Permanent supportive housing
Patrick Place	40	Leased	No	Permanent supportive housing
Pioneer Human Services	20	Leased	No	Service-enriched for homeless individuals
Plymouth on First Hill	77	Leased	No	Permanent supportive housing
Plymouth on Stewart	74	Leased	No	Permanent supportive housing
Plymouth Place	70	Leased	No	Permanent supportive housing
Rainier Vista	23	Leased	No	Affordable housing
Raven Terrace	50	Leased	No	Affordable housing
Ravenna Springs Properties	13	Leased	No	Affordable housing



Property name	Number of project-based vouchers	Planned status at end of 2022	RAD?	Description of project
Red Cedar	80	Leased	No	Affordable housing
Rise at Yancy	44	Leased	No	Permanent supportive housing
Rose of Lima House	30	Leased	No	Permanent supportive housing
Rose Street Apartments	4	Leased	No	Affordable housing
Samaki Commons	12	Leased	No	Affordable housing
Samaki Commons	8	Leased	No	Service-enriched for homeless families (with at least one minor)
Sand Point Campus	18	Leased	No	Service-enriched for homeless families (with at least one minor)
Sand Point Family Housing	21	Leased	No	Permanent supportive housing for families
Sea-Mar Family Housing	5	Leased	No	Service-enriched for homeless families (with at least one minor)
SHA-SFD Special Portfolio	1	Leased	No	Affordable housing
Simons Senior Housing Apartments	76	Leased	No	Permanent supportive housing
Sound Mental Health	6	Leased	No	Service-enriched for homeless individuals
Sound Mental Health	20	Leased	No	Service-enriched for homeless individuals
South Shore Court (formerly Douglas Apartments)	9	Leased	No	Affordable housing
Spruce Street Apartments	10	Leased	No	Affordable housing
St. Charles Apartments	61	Leased	No	Permanent supportive housing
Starliter Apartments	6	Leased	No	Affordable housing
Stone Avenue Townhomes	4	Leased	No	Affordable housing
Stone Way Apartments	21	Leased	No	Affordable housing
Stone Way Apartments	14	Leased	No	Service-enriched for homeless families (with at least one minor)
Sylvia Odom's Place	64	Leased	No	Permanent supportive housing graduates
Tamarack Place	20	Leased	No	Affordable housing



Property name	Number of project-based vouchers	Planned status at end of 2022	RAD?	Description of project
Traugott Terrace	40	Leased	No	Service-enriched for homeless individuals in recovery
Tyree Scott Apartments	10	Leased	No	Affordable housing
Tyree Scott Apartments	6	Leased	No	Service-enriched for homeless families (with at least one minor)
Views on Madison Phase I	17	Leased	No	Affordable housing
Views on Madison Phase I	10	Leased	No	Service-enriched for homeless families (with at least one minor)
Views on Madison Phase II	7	Leased	No	Affordable housing
Villa Park	5	Leased	No	Affordable housing
Village Square II Apartments	31	Leased	No	Affordable housing
Vivian McLean Place Apartments	4	Leased	No	Affordable housing
Weller Apartments	47	Leased	No	Affordable housing
Westwood Heights East	22	Leased	No	Affordable housing
WSAH (formerly Longfellow/Wisteria)	19	Leased	No	Affordable housing
Yesler Court	5	Leased	No	Affordable housing
Yesler Family Housing	92	Committed	No	Affordable housing
YWCA Women's Residence	15	Leased	No	Permanent supportive housing for women
YWCA Women's Residence	38	Leased	No	Permanent supportive housing for women

<b>Total planned existing project-based vouchers</b>	<b>4,145</b>
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## Appendix B: Local asset management plan

### I. Introduction

The First Amendment to the Amended and Restated Moving to Work (MTW) Agreement (“First Amendment”) allows the Seattle Housing Authority (SHA or the Authority) to develop a local asset management program (LAMP) for its Public Housing program. The agency is to describe its LAMP in its next MTW Annual Plan, to include a description of how it is implementing project-based management, budgeting, accounting and financial management and any deviations from HUD’s asset management requirements. Under the First Amendment, SHA agreed its cost accounting and financial reporting methods would comply with the federal Office of Management and Budget (OMB) Super Circular at Title 2 CFR Part 200 (formerly A-87 requirements) and agreed to describe its cost accounting plan as part of its LAMP, including how the indirect service fee is determined and applied. The materials herein fulfill SHA’s commitments.

### II. Framework for SHA’s Local Asset Management Program

#### A. Mission and Values

The City of Seattle established SHA under State of Washington enabling legislation in 1939. SHA provides affordable housing or rental assistance to nearly 37,000 low-income people (representing 18,500 households) in Seattle, through units SHA owns and operates or for which SHA serves as the general partner of a limited partnership and as managing agent, and through rental assistance in the form of tenant-based, project-based and provider-based vouchers. SHA is also an active developer of low-income housing. SHA redevelops and rehabilitates communities and preserves existing assets. SHA operates according to the following mission and values:

##### *Our mission*

*Our mission is to enhance the Seattle community by creating and sustaining decent, safe and affordable living environments that foster stability and increase self-sufficiency for people with low-income.*

##### *Our values*

*As stewards of the public trust, we pursue our mission and responsibilities in a spirit of service, teamwork, and respect. We embrace the values of excellence, collaboration, innovation, and appreciation.*

SHA owns and operates housing in neighborhoods throughout Seattle. These include the four large family communities of NewHolly and Rainier Vista in Southeast Seattle, High Point in West Seattle, and Yesler Terrace in Central Seattle. In the past 21 years, SHA has undertaken redevelopment or rehabilitation of all four family communities, a new family community in Lake City and 23 of our public housing high-rise buildings, using mixed financing with low-income housing tax credit limited partnerships and/or ARRA funds. During 2022, SHA will be the general partner in nineteen limited partnerships.

## B. Overarching policy and cost objectives

SHA's mission and values are embraced by our employees and ingrained in our policies and operations. They are the prism through which we view our decisions and actions and the cornerstone to which we return in evaluating our results. In formulating SHA's Local Asset Management Program, our mission and values have served as the foundation of our policy/cost objectives and the key guiding principles that underpin SHA's LAMP.

Consistent with requirements and definitions of 2 CFR 200, SHA's LAMP is led by three overarching policy/cost objectives:

- ◇ *Cost effective affordable housing:* To enhance the Seattle community by creating, operating and sustaining decent, safe and affordable housing and living environments for low-income people, using cost-effective and efficient methods.
- ◇ *Housing opportunities and choice:* To expand housing opportunities and choice for low-income individuals and families through creative and innovative community partnerships and through full and efficient use of rental assistance programs.
- ◇ *Resident financial security and/or self-sufficiency:* To promote financial security or economic self-sufficiency for low-income residents, as individual low-income tenants are able, through a network of training, employment services and support.

## C. Local Asset Management Program – Eight Guiding Principles

Over time and with extensive experience, these cost objectives have led SHA to define an approach to our LAMP that is based on the following principles:

1. *In order to most effectively serve low-income individuals seeking housing, SHA will operate its housing and housing assistance programs as a cohesive whole, as seamlessly as feasible.*

We recognize that different funding sources carry different requirements for eligibility and different rules for operations, financing, and sustaining low-income housing units. It is SHA's job to make funding and administrative differences as invisible to tenants/participants as we can, so low-income people are best able to navigate the housing choices and rental assistance programs SHA offers. We also consider it SHA's job to design our housing operations to bridge differences among programs/fund sources, and to promote consolidated requirements, wherever possible. It is also incumbent on us to use our own and MTW authority to minimize administrative inefficiencies from differing rules and to seek common rules, where possible, to enhance cost effectiveness, as well as reduce the administrative burden on tenants.

This principle has led to several administrative successes, including use of a single set of admissions and lease/tenant requirements for Low Income Public Housing and project-based Housing Choice Voucher tenants in the same property. Similarly, we have joint funder agreements for program and financial reporting and inspections on low-income housing projects with multiple local and state funders.

An important corollary is SHA's involvement in a community-wide network of public, non-profit, and for-profit housing providers, service and educational providers, and coalitions designed to

rationalize and maximize housing dollars – whatever the source – and supportive services and educational/training resources to create a comprehensive integrated housing + services program city and county-wide. So, not only is SHA's LAMP designed to create a cohesive whole of SHA housing programs, but it is also intended to be flexible enough to be an active contributing partner in a city-wide effort to provide affordable housing and services for pathways out of homelessness and out of poverty.

2. *In order to support and promote property performance and financial accountability at the lowest appropriate level, SHA will operate a robust project and portfolio-based budgeting, management, and reporting system of accountability.*

SHA has operated a property/project-based management, budgeting, accounting and reporting system for the past twenty plus years. Our project-based management systems include:

- Annual budgets developed by on-site property managers and reviewed and consolidated into portfolio requests by area or housing program managers.
- Adopted budgets at the property and/or community level that include allocation of subsidies, where applicable, to balance the projected annual budget. This balanced property budget becomes the basis for assessing actual performance.
- Monthly property-based financial reports comparing year-to-date actual to budgeted performance for the current and prior years.
- Quarterly portfolio reviews are conducted with the responsible property manager(s) and the area or housing program managers, with SHA's Asset Management Team, including Budget and Accounting staff.

SHA applies the same project/community-based budgeting system and accountability to its non-federal programs.

3. *To ensure best practices across SHA's housing portfolios, SHA's Asset Management Team provides the forum for review of housing operations policies, practices, financial performance, capital requirements, and assessment of best practices and performance among SHA, other housing authorities, and other housing providers.*

A key element of SHA's LAMP is the Asset Management Team (AM Team) comprised of upper and property management staff from housing operations, asset management, property services, executive, legal, finance and budget, community services, communications, and rental assistance. This interdisciplinary AM Team meets bi-weekly throughout the year and addresses:

- All critical policy and program issues facing individual properties, applying to a single unit or multiple portfolios, from rent policy to smoke-free buildings to rules for in-home businesses.
- Portfolio reviews and follow-up, where the team convenes to review with property management staff how well properties are operating in relation to common performance measures (e.g. occupancy, rent collections and receivables, vacancy rates, turnover time), how the property is doing in relation to budget and key reasons for deviations and property manager projections and/or concerns about the future.
- Annual assessment of capital repair and improvement needs of each property with property managers and area portfolio administrators in relation to five-year projections of capital preservation needs. This annual process addresses the capital needs and priorities of individual properties and priorities across portfolios.

- Review and preparation of the MTW Annual Plan and Report, where key issues for the future are identified and discussed, priorities for initiatives to be undertaken are defined, and where evaluation of MTW initiatives are reviewed and next steps determined.

The richness and legitimacy of the AM Team processes result directly from the diverse Team composition, the open and transparent consideration of issues, the commitment of top management to participate actively on the AM Team and the record of follow-up and action on issues considered by the AM Team.

*4. To ensure that the Authority and residents reap the maximum benefits of cost-effective economies of scale, certain direct functions will be provided centrally.*

Over time, SHA has developed a balance of on-site capacity to perform property manager, resident manager and basic maintenance/handyperson services, with asset preservation services performed by a central capacity of trades and specialty staff. SHA's LAMP reflects this cost-effective balance of on-site and central maintenance services for repairs, unit turnover, landscaping, pest control, and asset preservation as direct costs to properties. Even though certain maintenance functions are performed by central trade crews, the control remains at the property level, as it is the property manager and/or area or program manager who calls the shots as to the level of service required from the "vendor" – the property services group – on a unit turnover, site landscaping, and maintenance and repair work orders. Work is not performed at the property by the central crews without the prior authorization of the portfolio manager or his/her designee. And all services are provided on a fee for service basis.

Similarly, SHA has adopted procurement policies that balance the need for expedient and on-site response through delegated authorization of certain dollar levels of direct authority for purchases, with Authority-wide economies of scale and conformance to competitive procurement procedures for purchases/work orders in excess of the single bidder levels. Central procurement services are part of SHA's indirect services fee.

*5. SHA will optimize direct service dollars for resident/tenant supportive services by waiving indirect costs that would otherwise be borne by community service programs and distributing the associated indirect costs to the remaining direct cost centers.*

A large share of tenant/resident services are funded from grants and foundations and these funds augment local funds to provide supportive services and self-sufficiency services to residents. In order to optimize available services, the indirect costs will be supported by housing and housing choice objectives.

There are a myriad of reasons that led SHA to this approach:

- Most services are supported from public and private grants and many of these don't allow indirect cost charges as part of the pool of eligible expenses under the grant;
- SHA uses local funds from operating surpluses to augment community services funding from grants; these surpluses are derived from operations where indirect services have already been charged;
- SHA's community services are very diverse, from recreational activities for youth to employment programs to translation services. This diversity makes a common basis for allocating indirect services problematic; and,

- Most importantly, there is a uniform commitment on the part of housing and housing choice managers to see dollars for services to their tenants/participants maximized. There is unanimous agreement that these program dollars not only support the individuals served, but serve to reduce property management costs they would experience from idle youth and tenants struggling on their own to get a job.
6. *SHA will achieve administrative efficiencies, maintain a central job cost accounting system for capital assets, and properly align responsibilities and liability by allocating capital assets/improvements to the property level only upon completion of capital projects.*

Development and capital projects are managed through central agency units and can take between two and five or more years from budgeting to physical completion. Transfer of fixed assets only when they are fully complete and operational best aligns responsibility for development and close-out vs. housing operations.

The practice of transferring capital assets when they are complete and operational, also best preserves clear lines of accountability and responsibility between development and operations; preserves the relationship and accountability of the contractor to the project manager; aligns with demarcations between builders risk and property insurance applicability; protects warranty provisions and requirements through commissioning; and, maintains continuity in the owner's representative to ensure all construction contract requirements are met through occupancy permits, punch list completion, building systems commissioning, and project acceptance.

7. *SHA will promote service accountability and incorporate conservation incentives by charging fees for service for selected central services.*

This approach, rather than an indirect cost approach, is preferred where services can be differentiated on a clear, uniform, and measurable basis. This is true for information technology services and for Fleet Management services. The costs of information technology services, hardware and software, are distributed based on department headcount, number of hardware equipment devices (Wise; PC; laptops and tablets) and by employee job function, i.e. field employees were weighted much less than office staff.

The Fleet service fee encompasses vehicle insurance, maintenance, and replacement. Fuel consumption is a direct cost to send a direct conservation signal. The maintenance component of the fleet charge is based on a defined maintenance schedule for each vehicle given its age and usage. The replacement component is based on expected life of each vehicle in the fleet, a defined replacement schedule, and replacement with the most appropriate vehicle technology and conservation features.

8. *SHA will use its MTW block grant authority and flexibility to optimize housing opportunities provided by SHA to low-income people in Seattle.*

SHA's flexibility to use MTW Block Grant resources to support its low-income housing programs is central to our Local Asset Management Program (LAMP). SHA will exercise our contractual authority to move our MTW funds and project cash flow among projects and programs, including Indirect Services Fee calculation, as the Authority deems necessary to further our mission and cost objectives. MTW flexibility to allocate MTW Block Grant revenues among the Authority's housing and administrative programs enables SHA to balance the mix of housing types and services to different low-income housing programs and different groups of low-income residents. It enables SHA to tailor resource allocation to best achieve our cost objectives and therefore



maximize our services to low-income residents and applicants having a wide diversity of circumstances, needs, and personal capabilities. As long as the ultimate purpose of a grant or program is low-income housing, it is eligible for MTW funds.

### III. SHA's Local Asset Management Program (LAMP) Implementation

#### A. Comprehensive Operations

Consistent with the guiding principles above, a fundamental driver of SHA's LAMP is its comprehensive application to the totality of SHA's MTW program. SHA's use of MTW resource and regulatory flexibility and SHA's LAMP encompass our entire operations.

Accordingly:

- We apply our indirect service fees to all our housing and rental assistance programs;
- We expect all our properties, regardless of fund source, to be accountable for property-based management, budgeting, and financial reporting;
- We exercise MTW authority to assist in creating management and operational efficiencies across programs and to promote applicant and resident-friendly administrative requirements for securing and maintaining their residency;
- We use our MTW block grant flexibility across all of SHA's housing programs and activities to create the whole that best addresses our needs at the time; and,
- We will have the option to exercise MTW authority to balance indirect service fees when expenses exceed revenues or when revenues exceed expenses in the CSOC. MTW funding will assist in balancing or evening out the fee cost to communities, especially in the event of unforeseen circumstances like a pandemic that creates new costs and curtails employment and rehiring opportunities to low-income residents.

SHA's application of its LAMP and indirect service fees to its entire operations is more comprehensive than HUD's asset management system. HUD addresses fee for service principally at the low-income public housing property level and does not address SHA's comprehensive operations, which include other housing programs, business activities, and component units.

#### B. Project-based Portfolio Management

We have reflected in our guiding principles above the centrality of project/property-based and program-based budgeting, management, reporting and accountability in our asset management program and our implementing practices. We also assign priority to our multi-disciplinary central Asset Management Team in its role to constantly bring best practices, evaluations, and follow-up to inform SHA's property management practices and policies. Please refer to the section above to review specific elements of our project-based accountability system.

A fundamental principle we have applied in designing our LAMP is to align responsibility and authority and to do so at the lowest appropriate level. Thus, where it makes the most sense from the standpoints of program effectiveness and cost efficiency, the SHA LAMP assigns budget and management accountability at the property level. We are then committed to providing property managers with the tools and information necessary for them to effectively operate their properties and manage their budgets.

We apply the same principle of aligning responsibility and accountability for those services that are managed centrally, and, where those services are direct property services, such as landscaping, decorating, or specialty trades work, we assign the ultimate authority for determining the scope of work to be performed to the affected property manager.

In LIPH properties, we budget subsidy dollars with the intent that properties will break even with actual revenues and expenses. Over the course of the year, we gauge performance at the property level in relation to that aim. When a property falls behind, we use our quarterly portfolio reviews to discern why and agree on corrective actions and then track their effectiveness in subsequent quarters. We reserve our MTW authority to move subsidy and cash flow among our LIPH properties based on our considered assessment of reasons for surplus or deficit operations. We also use our quarterly reviews to identify properties whose performance warrants placement on a “watch” list.

## C. Cost Allocation Approach

### *Classification of Costs*

Under 2 CFR 200, there is no one universal rule for classifying certain costs as either direct or indirect under every accounting system. A cost may be direct with respect to some specific service or function, but indirect with respect to the Federal award or other final cost objective. Therefore, it is essential that each item of cost be treated consistently in like circumstances, as either a direct or an indirect cost. Consistent with 2 CFR 200 cost principles, SHA has identified all of its direct costs and segregated all its costs into pools, as either a direct or an indirect cost pool. We have further divided the indirect services pool to assign costs as “equal burden” or hard housing unit based, as described below.

### *Cost Objectives*

2 CFR 200 defines cost objective as follows: *Cost objective means a function, organizational subdivision, contract, grant, or other activity for which cost data are needed and for which costs are incurred.* The Cost Objectives for SHA’s LAMP are the three overarching policy/cost objectives described earlier:

- Cost Effective Affordable Housing;
- Housing Opportunities and Choice; and,
- Resident Financial Security and/or Self-Sufficiency

Costs that can be identified specifically with one of the three objectives are counted as a direct cost to that objective. Costs that benefit more than one objective are counted as indirect costs. Attachment 1 is a graphic representation of SHA’s LAMP, with cost objectives, FDS structure, and SHA Funds.

### *SHA Direct Costs*

2 CFR 200 defines direct costs as follows: *Direct costs are those that can be identified specifically with a particular final cost objective.* SHA’s direct costs include but are not limited to:

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• Contract costs readily identifiable with delivering housing assistance to low-income families</li></ul> | <ul style="list-style-type: none"><li>• Housing Assistance Payments, including utility allowances, for vouchers</li></ul> |
|---|---|



- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Utilities</li> <li>• Surface Water Management fee</li> <li>• Insurance</li> <li>• Bank charges</li> <li>• Property-based audits</li> <li>• Staff training</li> <li>• Interest expense</li> <li>• Information technology fees</li> <li>• Portability administrative fees</li> <li>• Rental Assistance department costs for administering Housing Choice Vouchers including inspection activities</li> <li>• Operating costs directly attributable to operating SHA-owned properties</li> <li>• Fleet management fees and fuel costs</li> <li>• Central maintenance services for unit or property repairs or maintenance</li> <li>• Central maintenance services include, but are not limited to, landscaping, pest control, and decorating and unit turnover</li> <li>• Operating subsidies paid to mixed income, mixed finance communities</li> </ul> | <ul style="list-style-type: none"> <li>• Community Services department costs directly attributable to tenants' services</li> <li>• Gap financing real estate transactions</li> <li>• Acquisition costs</li> <li>• Demolition, relocation, and leasing incentive fees in repositioning SHA-owned real estate</li> <li>• Homeownership activities for low-income families</li> <li>• Leasing incentive fees</li> <li>• Certain legal expenses</li> <li>• Professional services at or on behalf of properties or a portfolio, including security services</li> <li>• Extraordinary site work</li> <li>• Any other activities that can be readily identifiable with delivering housing assistance to low-income families</li> <li>• Any cost identified for which a grant award is made. Such costs will be determined as SHA receives grants</li> <li>• Direct Finance staff costs</li> <li>• Direct area administration staff costs.</li> </ul> |
|--|---|

#### *SHA Indirect Costs*

2 CFR 200 defines indirect costs as *those (a) incurred for a common or joint purpose benefiting more than one cost objective, and (b) not readily assignable to the cost objectives specifically benefitted, without effort disproportionate to the results achieved*. SHA's indirect costs include, but are not limited to:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Executive</li> <li>• Communications</li> <li>• Most of Legal</li> <li>• Development (Most Development staff charge directly to the Development Fund, only certain staff and functions in this department are indirect charges)</li> <li>• Finance</li> <li>• Purchasing</li> <li>• Human Resources</li> </ul> | <ul style="list-style-type: none"> <li>• Housing Finance and Asset Management (Based on functions, this staff is split among indirect cost, direct charge to the capital budget, and charges to MTW direct property services.)</li> <li>• Administration staff and related expenses of the Housing Operations Department that cannot be identified to a specific cost objective.</li> </ul> |
|--|---|

#### *SHA Indirect Service Fee – Base, Derivation and Allocation*

SHA has established an Indirect Services Fee (IS; ISF) based on anticipated indirect costs for the fiscal year. Per the requirements of 2 CFR 200, the ISF is determined in a reasonable and consistent manner based on total units and leased vouchers. Thus, the ISF is calculated as a per-housing-unit or per-leased-voucher fee per month charged to each program. Please see Attachment 2 to review SHA's Indirect Services Fee Plan.

### *Equitable Distribution Base*

According to 2 CFR 200, *the distribution base may be (1) total direct costs (excluding capital expenditure), (2) direct salaries and wages, or (3) another base which results in an equitable distribution.* SHA has found that unit count and leased voucher is an equitable distribution base when compared to other potential measures. Testing of prior year figures has shown that there is no material financial difference between direct labor dollar allocations and unit allocations. Total units and leased vouchers are a far easier, more direct and transparent, and more efficient method of allocating indirect service costs than using direct labor to distribute indirect service costs. Direct labor has other complications because of the way SHA charges for maintenance services. Using housing units and leased vouchers removes any distortion that total direct salaries and wages might introduce. Units and leased vouchers is an equitable distribution base which best measures the relative benefits.

### *Derivation and Allocation*

According to 2 CFR 200, where a grantee agency's indirect costs benefit its major functions in varying degrees, such costs shall be accumulated into separate cost groupings. Each grouping shall then be allocated individually to benefitted functions by means of a base which best measures the relative benefits. SHA divides indirect costs into two pools, "Equal Burden" costs and "Hard Unit" costs. Equal Burden costs are costs that equally benefit leased voucher activity and hard, existing housing unit activity. Hard Unit costs primarily benefit the hard, existing housing unit activity.

Before calculating the per unit indirect service fees, SHA's indirect costs are offset by designated revenue. Offsetting revenue includes 10 percent of the MTW Capital Grant award, a portion of the developer fee paid by limited partnerships, limited partnership management fees, laundry revenue, dividend or savings from insurance companies and purchasing card discounts for early payment, commuting reimbursements from employees and a portion of Solid Waste's outside revenue.

A per unit cost is calculated using the remaining net indirect costs divided by the number of units and the number of leased vouchers. For the 2022 budget the per unit per month (PUM) cost for housing units is \$63.00 and for leased vouchers is \$23.95

### *Annual Review of Indirect Service Fee Charges*

SHA will annually review its indirect service fee charges in relation to actual indirect costs and will incorporate appropriate adjustments in indirect service fees for the subsequent year, based on this analysis. To achieve a breakeven fund, any deficit or excess can be balanced by using the MTW fund, as allowed under SHA's fund flexibility provisions.

### **D. Differences – HUD Asset Management vs. SHA Local Asset Management Program**

Under the First Amendment, SHA is allowed to define costs differently than the standard definitions published in HUD's Financial Management Guidebook pertaining to the implementation of 24 CFR 990. SHA is required to describe in this MTW Annual Plan differences between our Local Asset Management Program and HUD's asset management program. Below are several key differences, with additional detail reflected in Attachment 3 to this document:

- SHA determined to implement an indirect service fee that is much more comprehensive than HUD's asset management system. HUD's asset management system and fee for service is limited in focusing only on a fee for service at the Low-Income Public Housing (LIPH)

property level. SHA's LAMP is much broader and includes local housing and other activities not found in traditional HUD programs. SHA's LAMP addresses the entire SHA operation.

- SHA has defined its cost objectives at a different level than HUD's asset management program. SHA has defined three cost objectives under the umbrella of the MTW program, which is consistent with the issuance of the CFDA number and with the current MTW Contract Agreement (expires 12/31/28). HUD defined its cost objectives at the property level and SHA defined its cost objectives at the program level. Because the cost objectives are defined differently, direct and indirect costs will be differently identified, as reflected in our LAMP.
- HUD's rules are restrictive regarding cash flow between projects, programs, and business activities. SHA intends to use its MTW resources and regulatory flexibility to move its MTW funds and project cash flow among projects without limitation and to ensure that our operations best serve our mission, our LAMP cost objectives, and ultimately the low-income people we serve.
- HUD intends to maintain all maintenance staff at the property level. SHA's LAMP reflects a cost-effective balance of on-site and central maintenance services for repairs, unit turnover, landscaping, and asset preservation as direct costs to properties.
- HUD's asset management approach records capital project work-in-progress quarterly. SHA's capital projects are managed through central agency units and can take between two and five or more years from budgeting to physical completion. Transfer of fixed assets only when they are fully complete and operational best aligns responsibility for development and close-out vs. housing operations.

Please consult *Attachment 3* for additional detailed differences between HUD's asset management program and SHA's LAMP. However, detailed differences for SHA's other housing programs are not provided.

### *Balance Sheet Accounts*

Most balance sheet accounts will be reported in compliance with HUD's Asset Management Requirements and some will deviate from HUD's requirements, as discussed below:

- Cash
- Petty Cash
- Prepaid Expenses and Deferred Charges
- Materials Inventory
- Contract Retention
- Other Post-Employment Benefits (OPEB) Liability
- Pension Liability or Asset
- Deferred Inflows and Deferred Outflows

SHA will deviate from HUD's asset management requirements by reporting the above account balances as assets or liabilities maintained centrally. They will not be reported by AMP or program. Through years of practice, we believe that maintaining these accounts centrally has proven to be the most cost effective and least labor-intensive method. Although these balance sheet accounts are proposed to be maintained centrally, the related expenses will continue to be reported as an expense to the appropriate program, department and/or AMP, based on income and expense statements. It is important to note that maintaining the above balance sheet accounts centrally will not diminish SHA's obligation or ability to effectuate improved and satisfactory operations and to

develop and adhere to its asset management plan. This is consistent with the new Catalog of Federal Domestic Assistance (CFDA) number for the MTW program.

Enclosures:

Attachment 1: Structure of SHA's LAMP and FDS Reporting

Attachment 2: 2022 Indirect Services Fee Plan

Attachment 3: Matrix: HUD vs. SHA Indirect and Direct Costs

## Attachment 1: Structure of SHA's LAMP and FDS Reporting

*Local Asset Management Program:  
Use MTW flexibility to operate housing and assistance programs as seamlessly as feasible.*

Direct cost objectives		Housing						Rental assistance	Community services
FDS columns	MTW	Indirect services costs	AMPs	Other housing	Other business activities	LP component units	MF developments & home ownership	Other housing	Other business activities
<b>Funds</b>	Capital WIP unallocated costs IT capital projects 100 480	400	Various, including LIPH portion of LP CUs	104 122 127 137 193/216 352-354 357 591 750 754	190 194 195 198 199 450 470	19 LPs LIPH portion reported in AMPs	700 704-709 711-712 718-719 723-747	139 168	125 CS grants

Fund name	Fund number
General	100
Seattle Senior Housing	104
Market Terrace	122
Bayview Tower	127
Ref 37	137
Housing Choice Vouchers	139
Mod Rehab	168

Local fund	190
Local housing program	193/216
House ownership	194
SHA land and parks	195
Development	198
Wakefield	199
Holly II and III	352-353
Rainier I	354
High Point North	357
Indirect services costs	400
Impact Property Services	450
Impact Property Management	470
MTW fund	480
Baldwin	591
New acquisitions	750
Northgate	754
MF developments & home ownership	700-747

## Attachment 2: 2022 Indirect Services Fee Plan

Department		2022 Proposed expenses	All units	Hard units only
<b>Executive total</b>		2,764,208	2,764,208	
<b>Asset Management</b>		369,034		369,034
<b>Finance</b>		4,513,037	4,513,037	
<b>Housing Operations</b>		2,427,331		2,427,331
<b>HCV</b>		135,302	135,302	
<b>HR: Allocated based on staff</b>		2,851,307	1,071,998	1,779,309
Prior year inc/exp reconciliation – expense				
<b>Total</b>		<b>\$ 13,060,219</b>	<b>\$ 8,484,545</b>	<b>\$ 4,575,674</b>
<b>Percentage</b>		100%	65%	35%
<b>Less fixed revenues</b>		(5,488,901)		
<b>Remaining OH to allocate PUM</b>		7,571,318	4,918,692	2,652,627
<b>Units</b>			17,113	5,661
<b>PUM cost</b>			\$23.95	\$39.05
<b>PUM cost to equal burden units</b>				<b>\$23.95</b>
<b>PUM fee to hard units</b>				<b>\$63.00</b>

Indirect revenue				2022 Estimate
Capital grant admin				1,467,300
MTW adjustment				1,600,000
10% of developer fee cash				146,260
LP management fees				1,446,810
Laundry fee revenue				98,024
Insurance dividend				378,593
City benefit reimbursement				101,913
Solid waste services				250,000
<b>Total fixed revenues</b>				<b>\$ 5,488,901</b>
<b>Unit summary</b>				<b>Total</b>
Housing units				5,661
Total vouchers			12,130	
Leased vouchers at 94.5% of utilization				11,297
Total Mod Rehab			310	
Divide by two for work equivalency				155
<b>Total units</b>				<b>17,113</b>

### Indirect services fee by community

		<b>Indirect services rates</b>	
		Equal burden units	25.98
<b>Low Income Public Housing</b>		Hard units	59.44
<b>Development no.</b>	<b>Community name</b>	<b>Units</b>	<b>2022 Allocation</b>
1	Yesler	0	-
9	Jefferson Terrace	299	226,043
13	Olive Ridge	105	79,380
15	Bell Tower	120	90,720
17	Denny Terrace	220	166,319
23	Westwood Heights	130	98,280
31	Tri Court	87	65,772
37	Jackson Park Village	41	30,996
38	Cedarvale Village	24	18,144
41	Holly Court	66	49,896
50	Scattered Sites	2	1,512
51	Scattered Sites	121	91,476
52	Scattered Sites	15	11,340
53	Scattered Sites	112	84,672
54	Scattered Sites	5	3,780
55	Scattered Sites	128	96,768
56	Scattered Sites	28	21,168
57	Scattered Sites	73	55,188
86	High Rise Rehab Phase I	704	532,223
87	High Rise Rehab Phase II	690	521,638
88	High Rise Rehab Phase III	587	443,771
92	Seattle Senior Housing North	231	174,636
93	Seattle Senior Housing South	138	104,328
94	Seattle Senior Housing Central	246	185,976
95	Seattle Senior Housing City Funded	345	260,819
<b>Total Low Income Public Housing</b>		<b>4,517</b>	<b>3,414,837</b>
<b>Other housing programs</b>			
127	Bayview Tower	100	75,600
201	127th & Greenwood	6	4,536
139	Rental Assistance	11,297	3,247,072
168	Mod Rehab	155	44,550
193	Local Housing Program	150	113,399
354	Rainier Vista I - Escallonia	184	139,103
357	High Point N	344	260,063
234	Ritz	30	22,680
352	New Holly II - Othello	96	72,576
353	NewHolly III - Desdemona	219	165,563



<b>591</b>	Baldwin Apartments	15	11,340
<b>Total other housing programs</b>		<b>12,596</b>	<b>4,156,482</b>
<b>Total management fee</b>		<b>17,113</b>	<b>7,571,318</b>

<b>Limited Partnership Units and Restricted Fee Units</b>			
	Property	2022 Units	2022 Allocation
<b>089</b>	731 Tamarack (RV)	83	62,180
<b>0xx</b>	736 RV III Northeast	118	89,845
<b>085</b>	733 High Point S	256	194,918
<b>091</b>	727 Lake City Village	86	56,760
<b>Total HOPE VI limited partnerships</b>		<b>543</b>	<b>403,703</b>
<b>292</b>	734 South Shore Apts fka Douglas	44	22,218
<b>735</b>	735 Aldercrest	36	19,440
<b>738</b>	738 1105 E Fir/Kebero	103	78,425
<b>739</b>	739 Leschi House	69	51,007
<b>743</b>	743 Raven LP	83	63,197
<b>744</b>	744 Hoa Mai Gardens	111	80,053
<b>745</b>	745 Red Cedar	119	80,896
<b>746</b>	746 Holly Park I Re-Redevelopment	305	228,018
<b>747</b>	747 West Seattle LP	204	151,531
<b>749</b>	Hinoki LP	136	92,752
<b>848</b>	SPACE SS	228	175,569
	<b>Total restricted units</b>	<b>1,438</b>	<b>1,043,107</b>
	<b>Total</b>	<b>1,981</b>	<b>1,446,810</b>

### Attachment 3: Matrix: HUD vs. SHA Indirect and Direct Costs

#### Matrix: HUD's Tables 7.1: Fee/indirect expense HUD vs. SHA Local Asset Management Program (LAMP)

Low-income public housing			
Fee/indirect expense per HUD		Fee/indirect expense per SHA LAMP	
1.	Actual personnel costs for individuals assigned to the following positions:	1.	Actual personnel costs for individuals assigned to the following positions:
	<ul style="list-style-type: none"> <li>Executive direct and support staff</li> </ul>		<ul style="list-style-type: none"> <li>Executive direct and support staff</li> </ul>
	<ul style="list-style-type: none"> <li>Human Resources staff</li> </ul>		<ul style="list-style-type: none"> <li>Human Resources staff</li> </ul>
	<ul style="list-style-type: none"> <li>Regional managers</li> </ul>		
	<ul style="list-style-type: none"> <li>Corporate legal staff</li> </ul>		<ul style="list-style-type: none"> <li>Corporate legal staff</li> </ul>
	<ul style="list-style-type: none"> <li>Finance, accounting and payroll staff</li> </ul>		<ul style="list-style-type: none"> <li>Finance, accounting and payroll staff, except non-supervisory accounting staff (considered front-line bookkeepers)</li> </ul>
	<ul style="list-style-type: none"> <li>IT staff including Help Desk</li> </ul>		<ul style="list-style-type: none"> <li>Separate IT Fee for Service</li> </ul>
	<ul style="list-style-type: none"> <li>Risk Management staff</li> </ul>		<ul style="list-style-type: none"> <li>Risk Management staff</li> </ul>
	<ul style="list-style-type: none"> <li>Centralized procurement staff</li> </ul>		<ul style="list-style-type: none"> <li>Most centralized procurement staff</li> </ul>
	<ul style="list-style-type: none"> <li>Quality control staff, including quality control inspections</li> </ul>		
2.	Purchase and maintenance of COCC arrangements, equipment, furniture and services	2.	Purchase and maintenance of indirect services (IS) arrangements, equipment, furniture and services
3.	Establishment, maintenance, and control of an accounting system adequate to carryout accounting/bookkeeping for the AMPs	3.	Establishment, maintenance, and control of an accounting system adequate to carryout accounting/bookkeeping for the AMPs
4.	Office expense including office supplies, computer expense, bank charges, telephone, postage, utilities, fax and office rent related to the general maintenance and support of COCC	4.	Office expense including office supplies, computer expense, bank charges, telephone, postage, utilities, fax and office rent related to the general maintenance and support of IS.
5.	The cost of insurance related to COCC buildings, equipment, personnel to include property, auto, liability E&O and casualty.	5.	The cost of insurance related to COCC buildings, equipment, personnel to include property, auto, liability E&O and casualty.
6.	Work with auditors for audit preparation and review of audit costs associated with the COCC.	6.	Work with auditors for audit preparation and review of audit costs associated with the IS.
7.	Central servers and software that support the COCC (not projects)	7.	Central servers and software that support the IS (not projects)

Low-income public housing			
Fee/indirect expense per HUD		Fee/indirect expense per SHA LAMP	
8.	Commissioners' stipend and non-training travel.	8.	Commissioners' stipend and non-training travel.
9.	Commissioners' training that exceed HUD standards	9.	Commissioners' training that exceed HUD standards
10.	The cost of a central warehouse, unless, with HUD approval, the Agency can demonstrate that the costs of maintaining this warehouse operation, if included with the costs of the goods purchased, are less than what the project would otherwise incur if the goods were obtained by on-site staff.	10.	The cost of a central warehouse, unless, with HUD approval, the Agency can demonstrate that the costs of maintaining this warehouse operation, if included with the costs of the goods purchased, are less than what the project would otherwise incur if the goods were obtained by on-site staff.

Housing Choice Voucher			
Fee/indirect expense per HUD		Fee/indirect expense per SHA LAMP	
1.	A share of the personnel costs for HCV staff assigned to the COCC.	1.	A share of the personnel costs for HCV staff assigned to Indirect Services ("IS"). Some executive staff costs allocated to IS.
2.	Establish, maintain and control an accounting system adequate to carryout accounting/ bookkeeping for the HCV program	2.	Establish, maintain and control an accounting system adequate to carryout accounting/ bookkeeping for the HCV program
3.	General maintenance of HCV books and records	3.	General maintenance of HCV books and records
4.	Supervision by COCC management staff of overall HCV program operations	4.	Supervision by IS management staff of overall HCV program operations
5.	Procurement	5.	Centralized Procurement staff
6.	Preparation of monitoring reports for internal and external use.	6.	Preparation of monitoring reports for internal and external use.
7.	Preparation, approval and distribution of HCV payments, not HAP	7.	Preparation, approval and distribution of HCV payments, not HAP
8.	COCC staff training, and ongoing certifications related to HCV program.	8.	IS staff training, and ongoing certifications related to HCV program. Certifications are an ongoing cost of keeping trained staff.
9.	Travel for COCC staff for training, etc. related to HCV program	9.	Travel for IS staff for training, etc. related to HCV program
10.	COCC staff attendance at meetings with landlords, tenants, others regarding planning, budgeting, and program review.	10.	IS staff attendance at meetings with landlords, tenants, others regarding planning, budgeting, and program review.

Housing Choice Voucher			
Fee/indirect expense per HUD		Fee/indirect expense per SHA LAMP	
11.	Work with auditors and audit preparation.	11.	Work with auditors and audit preparation.
12.	Indirect cost allocations imposed on the HCV program by a higher level of local government.	12.	Indirect cost allocations imposed on the HCV program by a higher level of local government.
13.	Hiring, supervision and termination of front-line HCV staff.	13.	Hiring, supervision and termination of front-line HCV staff.
14.	Preparation and submission of HCV program budgets, financial reports, etc. to HUD and others.	14.	Preparation and submission of HCV program budgets, financial reports, etc. to HUD and others.
15.	Monitoring and reporting on abandoned property as required by states.	15.	Monitoring and reporting on abandoned property as required by states.
16.	Investment and reporting on HCV proceeds.	16.	Investment and reporting on HCV proceeds.
17.	Storage of HCV records and adherence to federal and/or state records retention requirements.	17.	Storage of HCV records and adherence to federal and/or state records retention requirements.
18.	Development and oversight of office furniture, equipment and vehicle replacement plans.	18.	Development and oversight of office furniture, equipment and vehicle replacement plans.
19.	Insurance costs for fidelity or crime and dishonesty coverage for COCC employees based on a reasonable allocation method.	19.	Insurance costs for fidelity or crime and dishonesty coverage for IS employees based on a reasonable allocation method.
20.	Commissioners' stipend and non-training travel.	20.	Commissioners' stipend and non-training travel.
21.	Commissioners' training that exceed HUD standards	21.	Commissioners' training that exceed HUD standards

Matrix: HUD's Tables 7.2: Direct expense  
HUD vs. SHA Local Asset Management Program (LAMP)

Low-income public housing			
Direct expense per HUD		Direct expense per SHA LAMP	
1.	Actual personnel costs of staff assigned directly to AMP sites	1.	Actual personnel costs of staff assigned directly to AMP sites
2.		2.	Area management site costs allocated to AMPs within area
3.		3.	Direct procurement staff
4.	Repair & maintenance costs, including:	4.	Repair & maintenance costs, including:
	<ul style="list-style-type: none"> <li>Centralized maintenance provided under fee for service</li> </ul>		<ul style="list-style-type: none"> <li>Centralized maintenance provided under fee for service (IPS)</li> </ul>
	<ul style="list-style-type: none"> <li>Maintenance supplies</li> </ul>		<ul style="list-style-type: none"> <li>Maintenance supplies</li> </ul>
	<ul style="list-style-type: none"> <li>Contract repairs e.g. heating, painting, roof, elevators on site</li> </ul>		<ul style="list-style-type: none"> <li>Contract repairs e.g. heating, painting, roof, elevators on site</li> </ul>
	<ul style="list-style-type: none"> <li>Make ready expenses, including painting and repairs, cleaning, floor replacements, and appliance replacements;</li> </ul>		<ul style="list-style-type: none"> <li>Make ready expenses, including painting and repairs, cleaning, floor replacements, and appliance replacements;</li> </ul>
	<ul style="list-style-type: none"> <li>Preventive maintenance expenses, including repairs and maintenance, as well as common area systems repairs and maintenance</li> </ul>		<ul style="list-style-type: none"> <li>Preventive maintenance expenses, including repairs and maintenance, as well as common area systems repairs and maintenance</li> </ul>
	<ul style="list-style-type: none"> <li>Maintenance contracts for elevators, boilers, etc.</li> </ul>		<ul style="list-style-type: none"> <li>Maintenance contracts for elevators, boilers, etc.</li> </ul>
	<ul style="list-style-type: none"> <li>Other maintenance expenses, Section 504 compliance, pest</li> </ul>		<ul style="list-style-type: none"> <li>Other maintenance expenses, Section 504 compliance, pest</li> </ul>
5.	Utility costs	5.	Utility costs
6.	Costs related to maintaining a site-based office, including IT equipment and software license allocations.	6.	Costs related to maintaining a site-based office, including IT equipment and software license allocations.
7.	Advertising costs specific to AMP, employees or other property	7.	Advertising costs specific to AMP, employees or other property
8.	PILOT	8.	PILOT
9.	All costs of insurance for the AMP	9.	All costs of insurance for the AMP
10.	Professional services contracts for audits, rehab and inspections specific to the project.	10.	Professional services contracts for audits, rehab and inspections specific to the project.
11.		11.	Inspector costs are allocated to the projects as a direct cost.

Low-income public housing			
Direct expense per HUD		Direct expense per SHA LAMP	
12.	Property management fees, bookkeeping fees, and asset management fees.	12.	Property management fees, bookkeeping fees, and asset management fees.
13.	Certain litigation costs.	13.	Certain litigation costs.
14.	Audit costs (may be prorated)	14.	
15.	Vehicle expense	15.	Separate Fleet Fee for Service
16.	Staff recruiting and background checks, etc.	16.	Staff recruiting and background checks, etc.
17.	Family self-sufficiency staff and program costs	17.	Family self-sufficiency staff and program costs
18.	Commissioners' training up to a limited amount as provided by HUD	18.	Commissioners' training up to a limited amount as provided by HUD
19.		19.	Building rent

Housing Choice Voucher			
Direct expense per HUD		Direct expense per SHA LAMP	
1.	A share of the personnel costs for HCV staff assigned to the COCC.	1.	A share of the personnel costs for HCV staff assigned to Indirect Services (IS). Some executive staff costs allocated to IS.
2.	Establish, maintain and control an accounting system adequate to carryout accounting/ bookkeeping for the HCV program	2.	Establish, maintain and control an accounting system adequate to carryout accounting/ bookkeeping for the HCV program
3.	General maintenance of HCV books and records	3.	General maintenance of HCV books and records
4.	Supervision by COCC management staff of overall HCV program operations	4.	Supervision by IS management staff of overall HCV program operations
5.	Procurement	5.	Centralized Procurement staff
6.	Preparation of monitoring reports for internal and external use.	6.	Preparation of monitoring reports for internal and external use.
7.	Preparation, approval and distribution of HCV payments, not HAP	7.	Preparation, approval and distribution of HCV payments, not HAP
8.	COCC staff training, and ongoing certifications related to HCV program.	8.	IS staff training, and ongoing certifications related to HCV program. Certifications are an ongoing cost of keeping trained staff.
9.	Travel for COCC staff for training, etc. related to HCV program	9.	Travel for IS staff for training, etc. related to HCV program
10.	COCC staff attendance at meetings with landlords, tenants, others regarding planning, budgeting, and program review.	10.	IS staff attendance at meetings with landlords, tenants, others regarding planning, budgeting, and program review.

Housing Choice Voucher			
Direct expense per HUD		Direct expense per SHA LAMP	
11.	Work with auditors and audit preparation.	11.	Work with auditors and audit preparation.
12.	Indirect cost allocations imposed on the HCV program by a higher level of local government.	12.	Indirect cost allocations imposed on the HCV program by a higher level of local government.
13.	Hiring, supervision and termination of front-line HCV staff.	13.	Hiring, supervision and termination of front-line HCV staff.
14.	Preparation and submission of HCV program budgets, financial reports, etc. to HUD and others.	14.	Preparation and submission of HCV program budgets, financial reports, etc. to HUD and others.
15.	Monitoring and reporting on abandoned property as required by states.	15.	Monitoring and reporting on abandoned property as required by states.
16.	Investment and reporting on HCV proceeds.	16.	Investment and reporting on HCV proceeds.
17.	Storage of HCV records and adherence to federal and/or state records retention requirements.	17.	Storage of HCV records and adherence to federal and/or state records retention requirements.
18.	Development and oversight of office furniture, equipment and vehicle replacement plans.	18.	Development and oversight of office furniture, equipment and vehicle replacement plans.
19.	Insurance costs for fidelity or crime and dishonesty coverage for COCC employees based on a reasonable allocation method.	19.	Insurance costs for fidelity or crime and dishonesty coverage for IS employees based on a reasonable allocation method.
20.	Commissioners' stipend and non-training travel.	20.	Commissioners' stipend and non-training travel.
21.	Commissioners' training that exceed HUD standards	21.	Commissioners' training that exceed HUD standards

## Appendix C: Compliance documentation

The final version of the 2022 Annual MTW Plan will include the following signed documents. Links to blank forms are included for reference where applicable.

SHA Board of Commissioners Resolution 5225: Resolution Approving the 2022 Moving to Work Annual Plan for the Seattle Housing Authority

Certification of Consistency with the Consolidated Plan ([Form HUD-2991](#))

Certification of Payments ([Form HUD-50071](#))

Certifications of Compliance ([Form HUD-50900](#))



RESOLUTION NO. 5225

RESOLUTION APPROVING THE 2022 MOVING TO WORK ANNUAL PLAN FOR THE  
SEATTLE HOUSING AUTHORITY

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has selected the Housing Authority of the City of Seattle (SHA) to participate in the Moving to Work Program (MTW) to design and test new ways of providing housing assistance and services to low-income households;

WHEREAS, as a participant in MTW, SHA is required to develop an MTW Annual Plan for each fiscal year that outlines MTW activities that will be pursued that year along with key operations and financial information;

WHEREAS, the MTW Annual Plan for Fiscal Year 2022 (the "Plan") must be submitted to HUD by October 18, 2021, in the format outlined in HUD Form 50900 to enable SHA to fully use its MTW flexibility;

WHEREAS, the draft Plan was made available for public comment from August 30, 2021 to September 30, 2021 on SHA's website and in hard copy form;

WHEREAS, public comment was sought through a variety of formats including a public hearing on the Plan which was held on September 20, 2021;

WHEREAS, comments have been considered and shared with the Board of Commissioners; and

WHEREAS, a Board Resolution approving the Plan and certifying that the Plan complies with MTW agreement requirements must be included in the Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Seattle as follows:

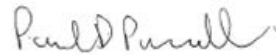
1. The Board of Commissioners approves the Plan and authorizes the Executive Director to finalize and submit the Plan to HUD.
2. The Board of Commissioners certifies that all public notice, public hearing and MTW requirements pertaining to implementation and submission of the Plan have been satisfied and authorizes the Chair of the Board to execute the attached HUD Certification of Compliance with Regulations.
3. The Board of Commissioners authorizes the Executive Director and their designees to make such changes to the Admissions and Continued Occupancy Plan, the Housing Choice Voucher Administrative Plan and any other policy

documents that are necessary or appropriate in such individuals' discretion in order to implement the approved MTW Plan and to give effect to this resolution and the transactions contemplated herein.

4. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

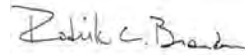
ADOPTED by a majority of all members of the Board of Commissioners and signed by me in open session in authentication of its passage this 11<sup>th</sup> day of October, 2021.

CERTIFIED BY:



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Chair



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Secretary/Treasurer

# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: \_\_\_\_\_

Project Name: \_\_\_\_\_

Location of the Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Name of the Federal  
Program to which the  
applicant is applying: \_\_\_\_\_

Name of  
Certifying Jurisdiction: \_\_\_\_\_

Certifying Official  
of the Jurisdiction  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature:  \_\_\_\_\_

Date: \_\_\_\_\_

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

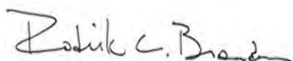
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature



Date (mm/dd/yyyy)

September 21, 2021

## CERTIFICATIONS OF COMPLIANCE

### ***U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING***

#### **Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning 01/01/2022, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice(AI),Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.

- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

Seattle Housing Authority

**MTW PHA NAME**

WA-001

**MTW PHA NUMBER/HA CODE**


*I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).*

Paul Purcell

**NAME OF AUTHORIZED OFFICIAL**

Chair, Board of Commissioners

**TITLE**



**SIGNATURE**

October 13, 2021

**DATE**

*\* Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*





**KCRHA**  
King County Regional Homelessness Authority

**2022 Seattle-King County  
Continuum of Care (CoC) Program Renewal Overview**

**Phase II: Local Application  
Due Wednesday, August 24, 2022 by 11:59pm**

**Phase II Application Submission Information**

**2022 Phase II Application  
Submit through SmartSheets**

Each year, the U.S. Department of Housing and Urban Development (HUD) provides funding for homeless programs authorized under McKinney Vento as amended by the Homeless Emergency and Rapid Transition to Housing (HEARTH) Act through a competitive Continuum of Care (CoC) NOFO process (Notice of Funding Opportunity). The NOFO details the requirements for all Continua of Care (CoC) and the individual applicants included in the CoC's application. In preparation for the NOFO, Seattle and King County, on behalf of the Seattle-King County CoC, also conduct an annual local evaluation process.

The Seattle-King County 2022 renewal process consists of three parts:

**1. Phase I – 2022 SeattleKing County CoC Program Local Intent to Renew Process closed June 20, 2022.**

The Phase I application results in the preliminary CoC performance-based rank order. Project HMIS data was pulled for the operating period **4/1/21 to 3/31/22**. This data will be used to assess project performance according to the key CoC Program indicators affirmed by the Seattle-King County CoC System Performance Committee as part of the 2022 Local Process.

**2. Phase II – 2022 HUD CoC Program Phase II Application due Wednesday August 24, 2022**

Phase I and Phase II data and information will be used to assess project performance according to the key CoC Program indicators endorsed previously by the System Performance Committee and the CoC Application and Rank Order Committee. Phase II collects the following information:

- a. Non-HMIS generated project information related to efficiency/effectiveness measures, one of the rating and review factors necessary to the preliminary rank order; and
- b. Other project specific information needed to respond effectively to the NOFO.

**3. Phase III – Submittal of a 2022 HUD NOFO Project Application due August 30, 2022**

HUD requires all projects selected for renewal to submit all materials for the HUD CoC project application to the CoC no later than 30 days prior to the NOFO deadline of September 30, 2022.

Please direct your questions via email to [coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).



# 2022 Local Process Guidance

## 2022 Project Review and Tiering

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Each year the U.S. Department of Housing and Urban Development (HUD) releases a Notice of Funding Opportunity (NOFO), signifying the beginning of a funding competition among Continua of Care (CoC) across the country. Before the application is submitted to HUD, each CoC is required to hold a local funding process that rates and ranks all projects according to local criteria. This local review determines which project applications will be included in the consolidated application, along with their relative priority. This results in the priority listing.

Here is what to expect with the 2022 NOFO:

- Tier 1/ Tier 2 ranking approach. All CoC's will again be required to place projects into one of two required "Tiers". Tiers are financial thresholds based on the value of the CoC annual renewal demand (ARD) minus a percentage reduction (Tier 2) determined by HUD and published in the Federal Register. Tier 1 will be 95% of the ARD.
- CoCs must rate and rank projects. HUD will then apply its own selection priorities to the tiered ranking, especially for project placement in Tier 2. HUD is prioritizing the following for 2022:
  - Housing type preference (Permanent Supportive Housing and Rapid Rehousing);
  - Principles of Housing First (no service participation requirements or preconditions to entry);
  - Advancing racial equity and enhancing access and support for LGBTQ+ participants;
  - Performance and rapid placement and stabilization in permanent housing; and
  - Serving those who are literally homeless, coming from streets or shelter, or fleeing DV.
- Reallocation. New projects can be created through re-allocation but only to: (1) create new Permanent Housing projects, either Permanent Supportive Housing (PSH) projects for chronically homeless, (2) Rapid Rehousing serving homeless individuals and families who come directly from streets or shelter, or (3) a Rapid Rehousing / Transitional Housing Program ("Joint Component").
- DV Bonus funding. The DV Bonus will be targeted to projects that further HUD's strategic goals - rapid rehousing projects and supportive service projects providing coordinated entry are eligible new projects.

## Preliminary Rank Order

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HUD's evaluation and selection process has been focused on how well a CoC demonstrates that its projects and investments align with and help achieve HUD's strategic goals and priorities, especially those related to permanent housing (i.e., permanent supportive housing and rapid rehousing). HUD is focused on individual projects and system-wide performance with a strong focus on housing performance. To remain competitive the Seattle-King County CoC process must be strategic in the use of CoC Program funding within our community and be prepared for the 2022 national CoC Program competition.

The CoC rank order will be based on individual project scores which are tightly linked to HUD and the Seattle King County CoC priorities. In addition, the CoC reserves the right to consider additional factors

that may adjust the final rank. This would be done to achieve a strong and balanced HUD application that achieves local priorities, maximizes points, and thus funding for the entire Continuum. Additional factors that will be considered include:

- The geographic and population diversity of the projects;
- Preserving the ability to serve a spectrum of sub-populations:
  - Young Adults;
  - Survivors of Domestic Violence; and
  - Chronically Homeless Persons.
- The potential impact of the loss of housing units on the CoC homeless system;
- The opportunity to respond to local CoC priorities and HUD strategic goals for this fund source, including:
  - The degree to which projects have identified any barriers to participation (e.g., lack of outreach) faced by persons of various races and ethnicities; particularly those over-represented in the local homelessness population, and are taking or will take steps to eliminate the identified barriers;
  - No or low barrier to housing;
  - Serving literally homeless persons; and
  - Rapid exits to permanent housing or long-term housing stability in permanent housing.

## Local Values

Following are the values and prioritization considerations voted for adoption or adjustments by the CoC Advisory Committee on August 3, 2022. These not only frame CoC Program Policies and Priorities but will guide the development of the FY 2022 Project Priority Listing.

1. Center our **theory of change** - *If we create a homelessness response system that centers the voices of people who have lived experience of homelessness, then we will be able to focus on responding to needs and eliminating inequities, in order to end homelessness for all* - in the planning, programming and evaluation of Continuum of Care services.
2. Promote our **mission** to significantly decrease the incidence of homelessness throughout King County, using equity and social justice principles.
3. Promote equitable access and service provision with an intersectional and anti-racist approach, serving those who are the most vulnerable to the experience of homelessness in our community, **including but not limited to:** the BIPOC community, the LGBTQ community, people living with disabilities, people exiting the foster care system, the aging, people with carceral system involvement, people living with behavioral health conditions and substance use disorders, and all immigrant and refugee communities.
4. Maximize our community response to homelessness while aiming to maintain as much HUD Continuum of Care Program funding in our CoC as possible.
5. Promote human-centered practices and partnerships with a Housing First approach instead of further displacement or the criminalization of our unhoused neighbors.
6. Prioritize projects that:
  - a. Elevate the voices of people with lived experience as experts in the development and implementation of planning, programming and evaluation.
  - b. Focus on those who are literally homeless (streets, shelter, transitional housing for homeless, and includes people fleeing domestic violence);

- c. Actively participate in the Continuum of Care through demonstrable racial equity and social justice oriented practices that center community and are in alignment with values of community accountability, trauma-informed care, harm reduction, prevention and whole person care through focusing on what is meaningful to the individual.
- d. Demonstrate commitment to power-sharing and deference to people with lived experience in organizational design and policy development processes through actions such as dedicated board seats or management positions.
- e. Advance the collective goals of the CoC, including addressing racial disproportionality, and achieving equitable outcomes for Indigenous, Black, Pacific Islanders, and other people of color and the LGBTQ+ community.
- f. Have movement to permanent housing and subsequent stability, including economic stability, as the primary focus;
- g. Do not replace mainstream resources;
- h. Work to connect people served with community-based, culturally responsive resources;
- i. Participate in the HMIS with complete, high quality data per HUD data standards;
- j. Demonstrate alignment with HUD Housing First standards (including screening, program entry, person-centered services, and termination policies);
- k. Perform well against HUD Continuum of Care goals and positively impact *local* system performance and equity outcomes;
- l. Consistently meet and exceed operational standards for spending, match, occupancy, and reporting.

### Community Meeting/Sharing Results

The results of the local Phase I and Phase II process will be used to strengthen our HUD NOFO application and help us to respond to HUD's announced priorities. The 2022 project rank order status will be determined before we submit the CoC response to the HUD's FY 2022 NOFO. These preliminary results will be shared with applicants in a community meeting on September 14, 2022.

### Local Review and Key Indicators

HMIS data was pulled for the operating period **4/1/21 to 3/31/22**. This data will be used to assess project performance according to the key indicators that populate the Annual Performance Review (APR). Additional efficiency and effectiveness measures will also be considered. The following review elements were approved by the Seattle-King County CoC System Performance Committee.

The CoC will assess projects in six categories, outlined as follows:

2022 Indicator Measures	95 points
1. Movement to Housing: Measured against HUD standards and local performance targets for persons obtaining or maintaining housing.	
<ul style="list-style-type: none"> <li>PSH: % remaining in PSH for at least 12 months</li> </ul>	Up to 15

<ul style="list-style-type: none"> <li>• TH: % moving to PH (zero points if less than 50%). Full points to meet/exceed system target of 85%</li> </ul>	
<ul style="list-style-type: none"> <li>• RRH: % moving to PH (zero point if less than 50%). Full points to meet/exceed system target of 85%</li> </ul>	
<ul style="list-style-type: none"> <li>• Bonus: <ul style="list-style-type: none"> <li>○ % TH to PH in 90 days or less</li> <li>○ % PSH moving to other PH destinations</li> <li>○ % RRH moving to PH in 30 days or less</li> </ul> </li> </ul>	5
<ul style="list-style-type: none"> <li>• Extent to which the project is meeting system expectations for length of stay: <ul style="list-style-type: none"> <li>○ PH: Participants stay at least 12 months or move to other permanent housing</li> <li>○ TH: The project meets or exceeds performance targets <ul style="list-style-type: none"> <li>■ Single Adult Target = 90 days</li> <li>■ Family Target = 90 days</li> <li>■ Young Adult = 180 days</li> </ul> </li> <li>○ RRH: Participants meet or exceed system target of 120 days</li> </ul> </li> </ul>	5
<ul style="list-style-type: none"> <li>• Extent to which participants exit to a known destination.</li> </ul>	7
<ul style="list-style-type: none"> <li>• Extent to which persons who exit homelessness to permanent housing destination return to homelessness meets or exceeds system target for program and population type.</li> </ul>	5
2. Income Progress: Measures the extent to which participants show positive changes in income	
<ul style="list-style-type: none"> <li>• Exits with Earned Income: Extent to which adults in the program exit with employment income</li> </ul>	3
<ul style="list-style-type: none"> <li>• Exits with Non-earned income: Extent to which adults in the program exit with cash income from other sources (e.g. TANF, SSDI) or non-cash (e.g. EBT, Medicaid)</li> </ul>	3
<ul style="list-style-type: none"> <li>• No Financial Resources: Extent to which no more than 10% of participants exit with “no financial resources” (cash or non-cash)</li> </ul>	3
3. Participant Outreach	
<ul style="list-style-type: none"> <li>• Proportion of Households served coming from streets and/or Emergency Shelter</li> </ul>	10
4. HMIS Data Quality/Completeness: Measures complete/quality data reported in HMIS (this criterion is waived for confidential DV programs).	
<ul style="list-style-type: none"> <li>• No more than 5% reported missing/not collected etc., for data in any element (excluding Name, SSN, HIV /AIDS status)</li> </ul>	7
5. HUD / System / Program Component Priority Measure	
<ul style="list-style-type: none"> <li>• Program Component Priority: <ul style="list-style-type: none"> <li>○ Permanent Supportive Housing Project = 14pts</li> <li>○ Rapid Rehousing for Families, Individuals, and Young Adults = 12pts</li> <li>○ Transitional Housing = 8pts</li> </ul> </li> <li>• Program Population Priority</li> </ul>	Up to 25

<ul style="list-style-type: none"> <li>○ 100% of units are dedicated / prioritized for Chronically Homeless Persons =3pts</li> <li>○ 100% of units serve Youth and Young Adults= 1pt</li> <li>○ 100% of units operate as “Recovery Based” Housing = 1pt</li> <li>○ 100% of households are fleeing Domestic Violence or Sex Trafficking = 1 pt</li> <li>● Priority Narratives <ul style="list-style-type: none"> <li>○ Housing First/Housing First Narrative = 2pts</li> <li>○ Program Termination/Low Barrier Housing Narrative = 2pts</li> <li>○ Participant Participation/Feedback Narrative = 2pts</li> <li>○ Racial Equity Narrative = 2pts</li> </ul> </li> </ul>	
<b>6. Project Efficiency and Effectiveness Measure</b>	
<ul style="list-style-type: none"> <li>● Project Expenditures: Extent to which the project drew down 100% of HUD funds.</li> <li>● Occupancy: Extent to which the project maintains capacity/occupancy (zero points if less than 85%). Full points if meet/exceed 95%. Note: RRH scores are determined by move-in rate.</li> </ul>	7

## Deadline and Office Hours Information

Whether you are a direct HUD grantee/recipient or a sub-recipient of the City of Seattle or King County, you must submit your **Phase II: 2022 Local CoC Program Application** by the deadline in order to be considered for inclusion in the Seattle-King County consolidated HUD CoC Program application.

- ★ A deadline is a deadline. Submit your Phase II Application via SmartSheets by **11:59pm on Wednesday, August 24, 2022**. Late responses will **not** be reviewed and the project will be ranked in a non-competitive position and placed at the bottom of the local priority rank order.
- ★ Start early. Join the CoC Application Team for “**Virtual Office Hours**” on Friday, **August 19th from 2:00-3:00pm**. This meeting is optional.

## 2022 CoC NOFO Local Process Timeline

June 20 , 2022	<b><u>DUE DATE: 2022 Phase I Application</u></b> – Notice of Intent to Renew Funding June 1, 2022 by 11:59pm via SmartSheets
August 17, 2022	<b>2022 Mandatory HUD CoC Program NOFO Workshop for Renewal</b> Wednesday, August 17, 2022 from 10:00am to 11:30am
August 19, 2022	<b>2022 Phase II Application Office Call-in Hours via Google Meets</b> Friday, August, 19 2022 from 2:00pm to 3:00pm
	<b>Training Workshop CoC Project Application--Direct Grantees Only:</b> Accessing the 2022 NOFO Application in e-snaps and preparing your HUD application
August 24, 2022	<b><u>DUE DATE: Phase II Application: 2022 CoC Program Renewal Grants</u></b> Wednesday, August 24, 2022 by 11:59pm via Smartsheets
August 25-31 2022	<b>CoC staff will:</b> 1. Review HMIS Data and Phase II information; and 2. Prepare preliminary renewal rank order
August 30, 2022	<b><u>DUE DATE: All CoC program applications complete and ready for submittal to e-snaps:</u></b> ★ Upload federal forms/current 501c.3 documents ★ Complete and submit PDF of e-snaps application (direct grantees only)
September 14, 2022	<b>2022 CoC Program Community Meeting</b> ★ Presentation of final priority rank order ★ All projects notified of final CoC Application Project Listing results
September 30, 2022	<b>2022 Seattle-King County NOFO Application Due to HUD</b>
<b>Please be responsive to all CoC Program Alerts! All notifications or requests will come via email.</b>	

## 2022 CoC Program NOFO Project Application Process Guidance

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### **Be Ready for Your HUD NOFO Application:**

You will be notified as soon as the 2022 HUD CoC Application is available in e-snaps. This is expected to happen during August. Your HUD Application and Certifications will be due soon after. Timelines are very short and quick turn-around is essential to meet the HUD deadline.

All projects will be expected to complete their applications using e-snaps, HUD's online application tool. Seattle and King County staff do this for their project sub-recipients. Those who contract directly with HUD for project funding (i.e., direct grantees) are responsible for submitting their "CoC Program" renewal application into e-snaps.

### **A Note to Direct Grantees: Don't wait—review now!**

The HUD electronic application system e-snaps is not ready for the 2022 applications yet. Use this time to get ready. You will have limited time once the process starts.

- Get ready.
  - Determine who is responsible for submitting the electronic application(s) and ensure they can access e-snaps. This means reviewing your usernames and passwords to ensure they are active.
  - Review your Applicant Profile in e-snaps and update accordingly. This is especially important if there have been changes including a new Executive Director, Agency name change, address changes, etc.
- Ensure the accuracy of information in your most recent e-snaps Application (i.e., FY 2022) to prepare for 2022.
  - Review your budget. Did your budget change during the 2021 HUD Grant Agreement process? Did you add a new activity or increase/decrease FTE staffing to your services budget?
  - Did anything else change that must be brought forward for 2022?

**REMINDER:** Additional training will be provided to direct HUD grantees when the NOFO is released to help make sure the electronic application process goes as smoothly as possible, especially for first time users.



# KCRHA

King County Regional Homelessness Authority

## 2022 Notice of Funding Availability (NOFA) Continuum of Care (CoC) Permanent Supportive Housing Bonus Funding Letter of Interest (LOI) August 18, 2022

### Overview

The King County Regional Homelessness Authority (KCRHA) is pleased to announce a Notice of Funding Availability (NOFA) to support a countywide regional proposal for new federal grant funding under the U.S. Department of Housing and Urban Development (HUD) [2022 Continuum of Care Competition \(CoC\) and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants](#). Agencies with experience and an interest in providing additional Permanent Supportive Housing (PSH) operations and [support services](#) are encouraged to submit a Letter of Interest (LOI). Successful applicants will propose programs targeted to further HUD's strategic goals in furthering options for individuals and families with at least one member of the household (adult or child) with a disability, who also experience "chronic homelessness".

Up to \$2,576,329 in new HUD Continuum of Care (CoC) Bonus funds will be allocated through an upcoming LOI process. Selected proposals will be notified, and successful proposers will be required to submit complete proposals that meet HUD requirements. The amount available for this funding process will be determined by HUD's final award amount to the Seattle-King County CoC.\* The KCRHA expects to make at least two (2) local contract awards upon award by HUD. If you have questions, please email [coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

Guided by KCRHA's [Theory of Change](#), the 2022 CoC PSH LOI is intended to extend the Seattle-King County continuum of comprehensive, person-centered housing solutions. The KCRHA expects to award funds for organizations that will:

- Ensure individuals and families receive ongoing support services and operating funds which help residents achieve housing stability and maintain as much independence as possible;
- Ensure all households meet [HUD's definition of 'chronic homelessness'](#) at time of intake;
- Provide services grounded in a Housing First, Trauma-Informed, holistic support;
- Demonstrates how they include or plan to include people with lived expertise of homelessness and disability in policy and program development.
- Advance equity for Black, Indigenous, and other people of color as well as individuals who identify as LGBTQ+ and individuals with disabilities.

2022 Funding Opportunity	Funding Process Release Date	Funding Amount Available	Funding Process Type	LOI Due Date	Full Proposals Due**	Anticipated Contract Start Date
CoC PSH Bonus	August 19, 2022	Up to \$2,576,329	Letter of Interest (LOI)	August 24, 2022	August 31, 2022	Winter 2023





# KCRHA

King County Regional Homelessness Authority

## 2022 Notice of Funding Availability (NOFA) Continuum of Care (CoC) Domestic Violence, Dating Violence, Sexual Assault, and Stalking (DV Bonus) Request for Proposal (RFP)

August 16, 2022

### I. Overview

The King County Regional Homelessness Authority (KCRHA) is pleased to announce a Notice of Funding Availability (NOFA) to support a countywide regional proposal for new federal grant funding under the Department of Housing and Urban Development (HUD) [2022 Continuum of Care Competition \(CoC\) and Noncompetitive Award of Youth Homeless Demonstration Program Renewal and Replacement Grants](#). Successful applicants will propose programs targeted to further HUD's strategic goals in furthering - rapid re-housing projects and supportive service projects providing coordinated entry for survivors of domestic violence (DV), sexual assault, dating violence and stalking.

Up to \$1,204,787 in new HUD Continuum of Care (CoC) DV Bonus funds will be contracted through an upcoming Request for Proposals (RFP). The amount available for this RFP will be determined by HUD's final award amount to the Seattle-King County CoC.\* The KCRHA expects multiple local contract awards. If you have questions, please email [coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

Guided by KCRHA's [Theory of Change](#), the **CoC DV Bonus RFP** is intended to extend the Seattle-King County continuum of comprehensive, person-centered housing solutions. The KCRHA expects to award funds for organizations that will:

- Ensure survivors of domestic violence, sexual assault (including sex trafficking), dating violence, and stalking who meet [HUD's definition of 'homeless'](#) have access to permanent housing through rapid re-housing;
- Provides services grounded in a Housing First, Trauma-Informed, confidential approach;
- Demonstrates how they include or plan to include survivors with lived expertise in policy and program development

2022 Funding Opportunity	Anticipated Funding Process Release Date	Anticipated Funding Process Due Date	Anticipated Funding Amount Available	Anticipated Contract Start Date	Anticipated Funding Process Type
CoC DV Bonus RFP	August 19, 2022	August 24, 2022	Up to \$1,204,787	Winter 2023	Request for Proposal (RFP)

## 2022 RFP (HUD CoC NOFA) Renewal Project Scoring Metrics

Measure and Scoring					Applies to which Project Types?			
Measure	Details	Points	Scoring	Target	Emergency	Transitional	Rapid Re-	Permanent
<b>Core Measures</b>								
Exits to Permanent Housing	Scoring treshold based on <i>% of system target</i>	5	50-74%	SA	0.25	0.43	0.43	0.45
				Fam	0.40	0.43	0.43	0.45
				YYA	0.25	0.43	0.43	0.45
		10	75-99%	SA	0.38	0.64	0.64	0.68
				Fam	0.60	0.64	0.64	0.68
				YYA	0.38	0.64	0.64	0.68
		15	100%	SA	0.50	0.85	0.85	0.90
				Fam	0.80	0.85	0.85	0.90
				YYA	0.50	0.85	0.85	0.90
Average Length of Stay	Full points for meeting or exceeding system target	5	100%	SA	30	90	120	N/A
				Fam	30	90	120	N/A
				YYA	20	180	120	N/A
Permanent Housing for 12+	Full points for meeting or exceeding scoring threshold	5	>=85%	N/A	N/A	N/A	N/A	0.85
Return to Homelessness	Full points for meeting or being below system target	5	100%	SA	0.08	0.08	0.03	0.03
				Fam	0.08	0.08	0.03	0.03
				YYA	0.05	0.05	0.05	0.05
Eligibility (Literally Homeless)	Full points for meeting or exceeding system target	10	100%	N/A	0.9	0.95	0.95	0.95
Utilization		2	85-89%	N/A	0.85	0.85	N/A	0.85
		3	90-94%	N/A	0.9	0.9	N/A	0.9
		5	>=95%	N/A	0.95	0.95	N/A	0.95
RRH Move In Rate		2	85-89%	N/A	N/A	N/A	0.85	N/A
		3	90-94%	N/A	N/A	N/A	0.9	N/A
		5	>=95%	0%	N/A	N/A	0.95	N/A
Stability Bonus	ES to PH is <= 30 days	5	>=50%	N/A	0.5	0.5	0.5	0.5
	TH to PH is <=90 days							
	RRH to move-in is <=30 days							
	PSH: % exit to PH							
Data Completeness	% of universal data elements that are 'missing' - e.g.	7	<=5%	N/A	0.05	0.05	0.05	0.05
Exits with no resources	% with no resources either earned or non-earned at	3	<=10%	N/A	0.1	0.1	0.1	0.1
	Total Core Points	65						
<b>CoC-Specific</b>								
Unknown Exits	% of clients that exit to "unknown". No points if more	7	<=5%		X	X	X	X
Exits with Earned Income	% with income from employment	3	>=20%		X	X	X	X
Exits with Non-earned	% with other income such as cash (e.g. TANF, SSDI) or	3	>=95%		X	X	X	X
Spending	Were grant funds fully expended?	2			X	X	X	X
System Priorities	Program component, population served, Housing First,	15			X	X	X	X
	Total CoC-Specific Points	30						
	<b>Total Points</b>	<b>95</b>						

Element	Data Source	Calculation
Exits to Permanent Housing: ES, TH and RRH	HMIS	<b>Universe:</b> All households who exit during the timeframe. <b>Calculation:</b> # of households who exit to a permanent housing/Total # of exits in the timeframe. Permanent housing destination based on the recorded exit destination in HMIS. <b>**Need to exclude clients with Exit Destination = Deceased from denominator. Should exclude from all measures that are based on exits.</b>
Exits to Permanent Housing: PSH	HMIS	<b>Universe:</b> All households active in the timeframe. <b>Calculation:</b> (# of households who exited to permanent housing during the timeframe + # of households who were still enrolled as of the end of the timeframe)/ Total # of households who were active in the timeframe
Average Length of Stay	HMIS	<b>Universe:</b> All households active in timeframe. <b>Calculation:</b> <u>Night-by-Night shelters:</u> Sum of bed nights in timeframe/ # of households active in timeframe. <u>All Other Projects:</u> Numerator for leavers: Sum of days from project entry-project exit. Numerator for stayers: Sum of days from project entry - last day in timeframe. (Numerator leavers + Numerator stayers)/ # of households active in timeframe.
Permanent Housing for 12+ months	HMIS	<b>Universe:</b> All households active in PSH, PH with Supports, or Other PH in timeframe. <b>Calculation:</b> (# of leavers with length of enrollment >=12 months + # of stayers with length of enrollment >=12months) /total # of active households w/ enrollment entry date at least >=12 months prior to end of period
Returns to Homelessness	HMIS	<b>Universe:</b> All households who exit during the timeframe (*NOTE: Returns timeframe is shifted 6 months earlier than reporting timeframe for all other measures, and returns are only calculated for households who consent to share identifying information. Therefore total number of exits may not match other measures.) <b>Calculation:</b> # of <b>consenting</b> households who exit to PH and return within 6 months/Total number of exits
Eligibility	HMIS	<b>Universe:</b> All households active in the timeframe. <b>Calculation:</b> # households who come from a literally homeless prior residence (coming from streets, shelter, safe haven)/# of households active in the timeframe. Literally homeless status is based on Category 4 - fleeing domestic violence Housing Status and Prior Residence recorded in HMIS upon program entry. Single Adult Overnight shelters given full points under the assumption that only literally homeless clients stay at congregate shelters.
Utilization	HMIS	<b>Universe:</b> All households active during timeframe and units in HMIS inventory. <b>Calculation:</b> (Numerator:
RRH Move-Ins	HMIS	<b>Universe:</b> All households enrolled in timeframe. <b>Calculation:</b> # of households with a residential move-in date between start of timeframe and 90 30 days after the end of timeframe/Total # of households enrolled in timeframe.
Stability bonus	HMIS	<b>ES to PH: Universe:</b> all households who exit to permanent housing during the timeframe. <b>Calculation:</b> # of households who exit to PH in <=30 days/# of clients who exit to PH.
		<b>TH to PH: Universe:</b> all households who exit to permanent housing during the timeframe. <b>Calculation:</b> # of households who exit to PH in <=90 days/# of clients who exit to PH.
		<b>RRH to Move-in: Universe:</b> all households with residential move-in date during the timeframe. <b>Calculation:</b> # of households where project entry date to residential move-in date is <=30 days/# of households who exit to PH. <b>with residential move-in date during the timeframe.</b>
		<b>PSH to PH: Universe:</b> all households with exits during timeframe. <b>Calculation:</b> # of households exiting to PH/# of households with exits during timeframe
Data Completeness	HMIS	<b>Universe:</b> Universal data elements at program entry for all households active during the timeframe.
Exits with no resources	HMIS	<b>Universe:</b> All households who exit during the timeframe. <b>Calculation:</b> # of households with no resources either earned or non-earned at exit/ Total # of exits
Unknown exits	HMIS	<b>Universe:</b> All households who exit during the timeframe. <b>Calculation:</b> # households that exit to "unknown"
Exits with Earned Income	HMIS	<b>Universe:</b> All households who exit during the timeframe. <b>Calculation:</b> # of households with earned income
Exits with Non-earned Income	HMIS	<b>Universe:</b> All households who exit during the timeframe. <b>Calculation:</b> # of households with other income

Spending	Local Application	<b>Calculation:</b> Were grant funds fully expended?Partial credit for extenuating circumstances (eg., new project
System Priorities	Local Application	<b>Universe:</b> Program component, population served, Housing First, advancing racial equity and supporting

## 2022 Renewal Projects - Local Rating Template

HMIS data was pulled for the operating period **4/1/21 to 3/31/22**. This data will be used to assess project performance according to the key indicators that populate the Annual Performance Review (APR). Additional efficiency and effectiveness measures will also be considered. The following review elements were reviewed and approved by the Seattle-King County CoC System Performance and NOFO Application and Ranking Committees.

The CoC will assess projects in six categories, outlined as follows:

Project Rated:				
2022 Indicator Measures	Max. Points	Scoring Ranges	Project Score	Source
1. Movement to Housing: Measured against HUD standards and local performance targets for persons obtaining or maintaining housing.				
<ul style="list-style-type: none"> <li>PSH: % remaining in PSH for at least 12 months</li> </ul>	Up to 15	<ul style="list-style-type: none"> <li>★ 15 points = meets or exceeds</li> <li>★ 10 points = nearing goal</li> <li>★ 5 points = does not meet expectations</li> </ul>		HMIS
<ul style="list-style-type: none"> <li>TH: % moving to PH (zero points if less than 50%). Full points to meet/exceed system target of 85%</li> </ul>				HMIS
<ul style="list-style-type: none"> <li>RRH: % moving to PH (zero point if less than 50%). Full points to meet/exceed system target of 85%</li> </ul>				HMIS
<ul style="list-style-type: none"> <li>Bonus:               <ul style="list-style-type: none"> <li>○ 50% or more move from TH to PH in 90 days or less</li> <li>○ 50% or more PSH moving to other PH destinations</li> <li>○ 50% or more RRH moving into housing in 30 days or less</li> </ul> </li> </ul>	5	<ul style="list-style-type: none"> <li>★ Full points: meets threshold.</li> <li>★ No partial points**.</li> </ul>		HMIS

<ul style="list-style-type: none"> <li>Extent to which the project is meeting system expectations for length of stay: <ul style="list-style-type: none"> <li>PH: Participants stay at least 12 months or move to other permanent housing</li> <li>TH: The project meets or exceeds performance targets <ul style="list-style-type: none"> <li>Single Adult Target = 90 days</li> <li>Family Target = 90 days</li> <li>Young Adult = 180 days</li> </ul> </li> <li>RRH: Participants meet or exceed system target of 120 days</li> </ul> </li> </ul>	5	<ul style="list-style-type: none"> <li>★ Full points = meets or exceeds system target.</li> <li>★ No partial scores**.</li> </ul>		HMIS
<ul style="list-style-type: none"> <li>Extent to which participants exit to a known destination.</li> </ul>	7	<ul style="list-style-type: none"> <li>★ Full points = Less than 5% of clients that exit to "unknown".</li> <li>★ No points if more than 5% exit to unknown.</li> </ul>		HMIS
<ul style="list-style-type: none"> <li>Extent to which persons who exit homelessness to permanent housing destination return to homelessness meets or exceeds system target for program and population type.</li> </ul>	5	<ul style="list-style-type: none"> <li>★ Full points = meets or exceeds system target.</li> <li>★ No partial scores**.</li> </ul>		HMIS
<b>2. Income Progress: Measures the extent to which participants show positive changes in income</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>Exits with Earned Income: Extent to which adults in the program exit with employment income.</li> </ul>	3	<ul style="list-style-type: none"> <li>★ Full points = More than 20% exited with earned income.</li> <li>★ No partial scores**.</li> </ul>		HMIS
<ul style="list-style-type: none"> <li>Exits with Non-earned income: Extent to which adults in the program exit with cash income from other sources (e.g. TANF, SSDI) or non-cash (e.g. EBT, Medicaid)</li> </ul>	3	<ul style="list-style-type: none"> <li>★ Full points = More than 95% exited with non-earned income.</li> <li>★ No partial scores**.</li> </ul>		HMIS

<ul style="list-style-type: none"> <li>No Financial Resources: Extent to which no more than 10% of participants exit with “no financial resources” (cash or non-cash)</li> </ul>	3	<ul style="list-style-type: none"> <li>★ Full points = Fewer than 10% exited with no income.</li> <li>★ No partial scores**.</li> </ul>		HMIS
<b>3. Participant Outreach</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>Proportion of Households served coming from streets and/or Emergency Shelter</li> </ul>	10	<ul style="list-style-type: none"> <li>★ Full points = 100% population served coming from homelessness.</li> <li>★ No partial scores**.</li> </ul>		HMIS
<b>4. HMIS Data Quality/Completeness: Measures complete/quality data reported in HMIS (this criterion is waived for confidential DV programs).</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>No more than 5% reported missing/not collected etc., for data in any element (excluding Name, SSN, HIV /AIDS status)</li> </ul>	7	<ul style="list-style-type: none"> <li>★ Full Points = Less than 5% of universal data elements that are 'missing' - e.g. data not collected, client doesn't know, client refused.</li> <li>★ No partial scores**.</li> </ul>		HMIS
<b>5. HUD / System / Program Component Priority Measure</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>Program Component Priority: <ul style="list-style-type: none"> <li>Permanent Supportive Housing Project = 14pts</li> <li>Rapid Rehousing for Families, Individuals, and Young Adults = 12pts</li> <li>Transitional Housing = 8pts</li> </ul> </li> <li>Program Population Priority <ul style="list-style-type: none"> <li>100% of units are dedicated/prioritized for Chronically Homeless Persons =3pts</li> </ul> </li> </ul>	Up to 25	Program Component: <ul style="list-style-type: none"> <li>★ Full points based on component type.</li> <li>★ No partial points**..</li> </ul> Program Population: <ul style="list-style-type: none"> <li>★ 3 points = 100% of units dedicated to or prioritized for chronic homelessness</li> </ul>		Local Application Response

<ul style="list-style-type: none"> <li>○ 100% of units serve Youth and Young Adults= 1pt</li> <li>○ 100% of units operate as “Recovery Based” Housing = 1pt</li> <li>○ 100% of households are fleeing Domestic Violence or Sex Trafficking = 1 pt</li> <li>● Priority Narratives <ul style="list-style-type: none"> <li>○ Housing First/Housing First Narrative = 2pts</li> <li>○ Program Termination/Low Barrier Housing Narrative = 2pts</li> <li>○ Participant Participation/Feedback Narrative = 2pts</li> <li>○ Racial Equity Narrative = 2pts</li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li>★ 1 point = 100% dedicated to other population type</li> </ul> <p>Priority Narratives:</p> <ul style="list-style-type: none"> <li>★ 2 points = active practice and policies in alignment with CoC</li> <li>★ 1 point = organization demonstrates clear effort to move practices and policies to align with CoC expectations.</li> <li>★ 0 points = organization does not clearly demonstrate alignment or movement to CoC expectations</li> </ul>		
<b>6. Project Efficiency and Effectiveness Measure</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>● Project Expenditures: Extent to which the project drew down 100% of HUD funds.= 2pts</li> <li>● Occupancy: Extent to which the project maintains capacity/occupancy (zero points if less than 85%). Full points if meet/exceed 95%. Note: RRH scores are determined by move-in rate. = 5pts</li> </ul>	7	<p>Project Expenditures:</p> <ul style="list-style-type: none"> <li>★ 2 points = fully expended grant</li> <li>★ 1 point = Partial credit for extenuating circumstances (eg., new project start-up)</li> <li>★ No points for unspent and no extenuating circumstance</li> </ul> <p>Occupancy:</p> <ul style="list-style-type: none"> <li>★ 5pts = Occupancy of 95% or more (RRH based on move-in rate)</li> <li>★ 3pts = Occupancy of 90-94% (RRH based on move-in rate)</li> </ul>		<p>Local App</p> <p>HMIS</p>



		<ul style="list-style-type: none"> <li>★ 2pts = Occupancy rate of 85-89% (RRH based on move-in rate)</li> <li>★ No points for less than 85% occupancy (RRH based on move-in rate)</li> </ul>		
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\*\*Please note that consolidated grants and grants with multiple subgrantees may have partial points as the Project Score is averaged.

Rater Alias:

Project Type (DV PH-RRH, DVCHAP CE, or PSH):

[illegible]

2022 DV Bonus (PH-RRH) RFP Criteria & Scores

Provide a rating for each agency applying. Copy their final score on the "Rater's Scores" Tab

	Maximum Points	Rater's Score			
<b>A. Need For the Project/ Project Narrative</b> Demonstrates a clear need for the project or project expansion; Demonstrates experience and expertise in providing proposed services and survivors of DV, sex trafficking, stalking, dating violence, and/or sexual assault; Proposes to serve survivors who meet HUDs definition of "homeless"; The project plan is clearly addresses the housing and supportive services needs in a clear and logical manner;	10		<b>Low (0-3)</b>	<b>Medium (4-7)</b>	<b>High (8-10)</b>
			Does not meet and/or address the critieria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
<b>B. Quality of the Project Applicant Experience &amp; System Coordination</b> Demonstrated the ability to collaborate with Victim Service Providers and others within the CoC; Demonstrates how staff are kept systematically up-to-date regarding mainstream resources available for survivors experiencing homelessness (e.g., Food Stamps, SSI, TANF, substance abuse programs); and Proposal explains collaborations with healthcare (including behavioral health) organizations to assist survivors with enrolling in health insurance, and effective utilization of Medicaid and other benefits.	10		<b>Low (0-3)</b>	<b>Medium (4-7)</b>	<b>High (8-10)</b>
			Does not meet and/or address the critieria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
<b>C. Demonstration of commitment to advancing race and social justice</b> Board members and qualifications reflect the communities they serve; Advances equity for Black, Indigenous, and other people of color as well as individuals who identify as LGBTQ+ and individuals with disabilities. Proposal incorporates activities to advance racial equity and social justice; and Proposal includes a plan to outreach and support people from marginalized communities, particularly LGBTQ+.	25		<b>Low (0-8)</b>	<b>Medium (9-16)</b>	<b>High (17-25)</b>
			Does not meet and/or address the critieria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
<b>D. Demonstration of inclusion of victim/survivor-centered practices</b>			<b>Low (0-8)</b>	<b>Medium (9-16)</b>	<b>High (17-25)</b>

Demonstrates how the program will assist survivors in remaining in permanent housing that addresses their particular needs and includes trauma-informed, survivor-centered approaches which also maintain confidentiality; and Clearly explains how the proposal plans addresses the housing and safety needs of survivors by adopting victim/survivor-centered practices (e.g., Housing First, Trauma-Informed Care, Confidentiality).	25		Does not meet and/or address the critieria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
E. Demonstration of plan to include survivors with lived expertise Demonstrates how they are already adopting victim-centered practices and participation, or they explain a plan to address how they will do this.	20		Low (0-7)	Medium (8-15)	High (16-20)
			Does not meet and/or address the criteria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or
	100	0			

Rater Comments/ Clairfying Question

Rater:  
Agency Applying:

DV Bonus DVCHAP CE Letter of Interest (LOI) Criteria & Rating

Provide a rating for each agency applying. Copy their final score on the "Rater's Scores" Tab

	Maximum Points	Rater's Score			
			Low (0-7)	Medium(8-15)	High (16-20)
A. Overview of Project Scope Demonstrates how the expansion will further improve the implementation of policies, procedures, and practices that equip the CoC’s coordinated entry to better meet the needs of people experiencing homelessness due to DV, sex trafficking, stalking, dating violence, and/or sexual assault; Proposal demonstrates a plan to better coordinate referrals between the CoC’s coordinated entry and the victim service providers coordinated entry system where they are different; and Provides services grounded in a Housing First, Trauma-Informed, confidential approach.	20		Does not meet and/or address the critieria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
B. CoC Collaboration with Victim Service Providers Demonstrates a need for the expansion of the project in a clear and compelling way; and Demonstrates a strong collaboration with organizations serving survivors of DV, sex trafficking, stalking, dating violence, and/or sexual assault.	10		Low (0-3)	Medium (4-7)	High (8-10)
			Does not meet and/or address the criteria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
C. Demonstration of Commitment to Include Survivors With Lived Experience Demonstrates how they incorporate or plan to incorporate survivors with lived experience into their program planning and operations; and Advances equity for Black, Indigenous, and other people of color as well as individuals who identify as LGBTQ+ and individuals with disabilities.	15		Low (0-5)	Medium (6-10)	High (11-15)
			Does not meet and/or address the criteria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
D. Budget & Budget Narrative Demonstrates cost effectiness; Costs and budget request seems logical for the scope of the proposal; and Demonstrates a complete rational and breakdown for all line items.	15		Low (0-5)	Medium (6-10)	High (11-15)
			Does not meet and/or address the critieria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
	60	0			

Rater Comments/Clairfying Questions:

Rater:  
Agency Applying:

Permanent Supportive Housing (PSH) Bonus Letter of Interest (LOI) Criteria & Rating

Provide a rating for each agency applying. Copy their final score on the "Rater's Scores" Tab

	Maximum Points	Rater's Score			
			Low (0-7)	Medium(8-15)	High (16-20)
A. Overview of Support Services Proposes to serve individuals and families who meet HUD's definition of "chronically homeless", AND at least one member in the household has a disability; Applicant proposes to provide Permentant Support Housing (PSH) rental assistance, services and/or operations; The number and confirmation of units will fit the needs of the program participants; and Demonstrates a commitment to a Housing First approach.	20		Does not meet and/or address the criteria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
B. Demonstration of Permanant Housing Outcomes Demonstrates a history to operating PSH; supportive services that will be offered to program participants will ensure successful retention in or help to obtain permanent housing, including all supportive services regardless of funding source; Demonstrates the ability to keep residents housed permanently.	10		Low (0-3)	Medium (4-7)	High (8-10)
			Does not meet and/or address the criteria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
C. Demonstration of Commitment to Include Residents & Others w/ Lived Experience Demonstrates how they incorporate or plan to incorporate people with lived experience into their program planning and operations; and Advances equity for Black, Indigenous, and other people of color as well as individuals who identify as LGBTQ+ and individuals with disabilities.	15		Low (0-5)	Medium (6-10)	High (11-15)
			Does not meet and/or address the criteria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
D. Budget & Budget Narrative Demonstrates cost effectiveness? Demonstrates a complete rational and breakdown for all line items?	15		Low (0-5)	Medium (6-10)	High (11-15)
			Does not meet and/or address the criteria.	Adequately addresses the criteria.	Demonstrates excellence in all and/or most of the criteria.
	60	0			

Rater Comments/Clairfying Questions:

## 2022 Local Rating Template

HMIS data was pulled for the operating period **4/1/21 to 3/31/22**. This data will be used to assess project performance according to the key indicators that populate the Annual Performance Review (APR). Additional efficiency and effectiveness measures will also be considered. The following review elements were reviewed and approved by the Seattle-King County CoC System Performance and NOFO Application and Ranking Committees.

The CoC will assess projects in six categories, outlined as follows:

Project Rated: Anita Vista					61
2022 Indicator Measures	Max. Points	Scoring Ranges	Project Score	Source	
1. Movement to Housing: Measured against HUD standards and local performance targets for persons obtaining or maintaining housing.					
<ul style="list-style-type: none"> <li>PSH: % remaining in PSH for at least 12 months</li> </ul>	Up to 15	<ul style="list-style-type: none"> <li>★ 15 points = meets or exceeds</li> <li>★ 10 points = nearing goal</li> <li>★ 5 points = does not meet expectations</li> </ul>	15	HMIS	
<ul style="list-style-type: none"> <li>TH: % moving to PH (zero points if less than 50%). Full points to meet/exceed system target of 85%</li> </ul>				HMIS	
<ul style="list-style-type: none"> <li>RRH: % moving to PH (zero point if less than 50%). Full points to meet/exceed system target of 85%</li> </ul>				HMIS	
<ul style="list-style-type: none"> <li>Bonus:               <ul style="list-style-type: none"> <li>50% or more move from TH to PH in 90 days or less</li> <li>50% or more PSH moving to other PH destinations</li> <li>50% or more RRH moving into housing in 30 days or less</li> </ul> </li> </ul>	5	<ul style="list-style-type: none"> <li>★ Full points: meets threshold.</li> <li>★ No partial points**.</li> </ul>	0	HMIS	

<ul style="list-style-type: none"> <li>Extent to which the project is meeting system expectations for length of stay: <ul style="list-style-type: none"> <li>PH: Participants stay at least 12 months or move to other permanent housing</li> <li>TH: The project meets or exceeds performance targets <ul style="list-style-type: none"> <li>Single Adult Target = 90 days</li> <li>Family Target = 90 days</li> <li>Young Adult = 180 days</li> </ul> </li> <li>RRH: Participants meet or exceed system target of 120 days</li> </ul> </li> </ul>	5	<ul style="list-style-type: none"> <li>★ Full points = meets or exceeds system target.</li> <li>★ No partial scores**.</li> </ul>	0	HMIS
<ul style="list-style-type: none"> <li>Extent to which participants exit to a known destination.</li> </ul>	7	<ul style="list-style-type: none"> <li>★ Full points = Less than 5% of clients that exit to "unknown".</li> <li>★ No points if more than 5% exit to unknown.</li> </ul>	7	HMIS
<ul style="list-style-type: none"> <li>Extent to which persons who exit homelessness to permanent housing destination return to homelessness meets or exceeds system target for program and population type.</li> </ul>	5	<ul style="list-style-type: none"> <li>★ Full points = meets or exceeds system target.</li> <li>★ No partial scores**.</li> </ul>	5	HMIS
<b>2. Income Progress: Measures the extent to which participants show positive changes in income</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>Exits with Earned Income: Extent to which adults in the program exit with employment income.</li> </ul>	3	<ul style="list-style-type: none"> <li>★ Full points = More than 20% exited with earned income.</li> <li>★ No partial scores**.</li> </ul>	3	HMIS
<ul style="list-style-type: none"> <li>Exits with Non-earned income: Extent to which adults in the program exit with cash income from other sources (e.g. TANF, SSDI) or non-cash (e.g. EBT, Medicaid)</li> </ul>	3	<ul style="list-style-type: none"> <li>★ Full points = More than 95% exited with non-earned income.</li> <li>★ No partial scores**.</li> </ul>	0	HMIS



<ul style="list-style-type: none"> <li>No Financial Resources: Extent to which no more than 10% of participants exit with “no financial resources” (cash or non-cash)</li> </ul>	3	<ul style="list-style-type: none"> <li>★ Full points = Fewer than 10% exited with no income.</li> <li>★ No partial scores**.</li> </ul>	3	HMIS
<b>3. Participant Outreach</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>Proportion of Households served coming from streets and/or Emergency Shelter</li> </ul>	10	<ul style="list-style-type: none"> <li>★ Full points = 100% population served coming from homelessness.</li> <li>★ No partial scores**.</li> </ul>	0	HMIS
<b>4. HMIS Data Quality/Completeness: Measures complete/quality data reported in HMIS (this criterion is waived for confidential DV programs).</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>No more than 5% reported missing/not collected etc., for data in any element (excluding Name, SSN, HIV /AIDS status)</li> </ul>	7	<ul style="list-style-type: none"> <li>★ Full Points = Less than 5% of universal data elements that are 'missing' - e.g. data not collected, client doesn't know, client refused.</li> <li>★ No partial scores**.</li> </ul>	7	HMIS
<b>5. HUD / System / Program Component Priority Measure</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>Program Component Priority: <ul style="list-style-type: none"> <li>Permanent Supportive Housing Project = 14pts</li> <li>Rapid Rehousing for Families, Individuals, and Young Adults = 12pts</li> <li>Transitional Housing = 8pts</li> </ul> </li> <li>Program Population Priority <ul style="list-style-type: none"> <li>100% of units are dedicated/prioritized for Chronically Homeless Persons =3pts</li> <li>100% of units serve Youth and Young Adults= 1pt</li> </ul> </li> </ul>	Up to 25	Program Component: <ul style="list-style-type: none"> <li>★ Full points based on component type.</li> <li>★ No partial points**.</li> </ul> Program Population: <ul style="list-style-type: none"> <li>★ 3 points = 100% of units dedicated to or prioritized for chronic homelessness</li> <li>★ 1 point = 100% dedicated to other population type</li> </ul>	19	Local Application Response



		★ No points for less than 85% occupancy (RRH based on move-in rate)		
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\*\*Please note that consolidated grants and grants with multiple subgrantees may have partial points as the Project Score is averaged.

**NOTES/COMMENTS:**

Termination policy reads like a “3 strikes rule” and seems punitive if not providing context for why this policy was developed and the rationale for terminating at the 3rd “infraction.” Also, it does not call out how participants are involved in the exit planning process.

Little to no explanation of how AV conducts outreach to LGBTQ+ participants. Glad to see that there is dedicated space for this community, but how do they engage the community in their service provision?? Holding space is great but not enough to uplift and support the community.

## 2022 Local Rating Template

HMIS data was pulled for the operating period **4/1/21 to 3/31/22**. This data will be used to assess project performance according to the key indicators that populate the Annual Performance Review (APR). Additional efficiency and effectiveness measures will also be considered. The following review elements were reviewed and approved by the Seattle-King County CoC System Performance and NOFO Application and Ranking Committees.

The CoC will assess projects in six categories, outlined as follows:

Project Rated: <b>YWCA Supportive Housing</b>				
2022 Indicator Measures	Max. Points	Scoring Ranges	Project Score	Source
1. Movement to Housing: Measured against HUD standards and local performance targets for persons obtaining or maintaining housing.				
<ul style="list-style-type: none"> <li>PSH: % remaining in PSH for at least 12 months</li> </ul>	Up to 15	<ul style="list-style-type: none"> <li>★ 15 points = meets or exceeds</li> <li>★ 10 points = nearing goal</li> <li>★ 5 points = does not meet expectations</li> </ul>	15	HMIS
<ul style="list-style-type: none"> <li>TH: % moving to PH (zero points if less than 50%). Full points to meet/exceed system target of 85%</li> </ul>				HMIS
<ul style="list-style-type: none"> <li>RRH: % moving to PH (zero point if less than 50%). Full points to meet/exceed system target of 85%</li> </ul>				HMIS
<ul style="list-style-type: none"> <li>Bonus:               <ul style="list-style-type: none"> <li>50% or more move from TH to PH in 90 days or less</li> <li>50% or more PSH moving to other PH destinations</li> <li>50% or more RRH moving into housing in 30 days or less</li> </ul> </li> </ul>	5	<ul style="list-style-type: none"> <li>★ Full points: meets threshold.</li> <li>★ No partial points**.</li> </ul>	5	HMIS

<ul style="list-style-type: none"> <li>Extent to which the project is meeting system expectations for length of stay:               <ul style="list-style-type: none"> <li>PH: Participants stay at least 12 months or move to other permanent housing</li> <li>TH: The project meets or exceeds performance targets                   <ul style="list-style-type: none"> <li>Single Adult Target = 90 days</li> <li>Family Target = 90 days</li> <li>Young Adult = 180 days</li> </ul> </li> <li>RRH: Participants meet or exceed system target of 120 days</li> </ul> </li> </ul>	5	<ul style="list-style-type: none"> <li>★ Full points = meets or exceeds system target.</li> <li>★ No partial scores**.</li> </ul>	5	HMIS
<ul style="list-style-type: none"> <li>Extent to which participants exit to a known destination.</li> </ul>	7	<ul style="list-style-type: none"> <li>★ Full points = Less than 5% of clients that exit to "unknown".</li> <li>★ No points if more than 5% exit to unknown.</li> </ul>	7	HMIS
<ul style="list-style-type: none"> <li>Extent to which persons who exit homelessness to permanent housing destination return to homelessness meets or exceeds system target for program and population type.</li> </ul>	5	<ul style="list-style-type: none"> <li>★ Full points = meets or exceeds system target.</li> <li>★ No partial scores**.</li> </ul>	5	HMIS
<b>2. Income Progress: Measures the extent to which participants show positive changes in income</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>Exits with Earned Income: Extent to which adults in the program exit with employment income.</li> </ul>	3	<ul style="list-style-type: none"> <li>★ Full points = More than 20% exited with earned income.</li> <li>★ No partial scores**.</li> </ul>	0	HMIS
<ul style="list-style-type: none"> <li>Exits with Non-earned income: Extent to which adults in the program exit with cash income from other sources (e.g. TANF, SSDI) or non-cash (e.g. EBT, Medicaid)</li> </ul>	3	<ul style="list-style-type: none"> <li>★ Full points = More than 95% exited with non-earned income.</li> <li>★ No partial scores**.</li> </ul>	3	HMIS

<ul style="list-style-type: none"> <li>No Financial Resources: Extent to which no more than 10% of participants exit with “no financial resources” (cash or non-cash)</li> </ul>	3	<ul style="list-style-type: none"> <li>★ Full points = Fewer than 10% exited with no income.</li> <li>★ No partial scores**.</li> </ul>	3	HMIS
<b>3. Participant Outreach</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>Proportion of Households served coming from streets and/or Emergency Shelter</li> </ul>	10	<ul style="list-style-type: none"> <li>★ Full points = 100% population served coming from homelessness.</li> <li>★ No partial scores**.</li> </ul>	0	HMIS
<b>4. HMIS Data Quality/Completeness: Measures complete/quality data reported in HMIS (this criterion is waived for confidential DV programs).</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>No more than 5% reported missing/not collected etc., for data in any element (excluding Name, SSN, HIV /AIDS status)</li> </ul>	7	<ul style="list-style-type: none"> <li>★ Full Points = Less than 5% of universal data elements that are 'missing' - e.g. data not collected, client doesn't know, client refused.</li> <li>★ No partial scores**.</li> </ul>	7	HMIS
<b>5. HUD / System / Program Component Priority Measure</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>Program Component Priority: <ul style="list-style-type: none"> <li>Permanent Supportive Housing Project = 14pts</li> <li>Rapid Rehousing for Families, Individuals, and Young Adults = 12pts</li> <li>Transitional Housing = 8pts</li> </ul> </li> <li>Program Population Priority <ul style="list-style-type: none"> <li>100% of units are dedicated/prioritized for Chronically Homeless Persons =3pts</li> <li>100% of units serve Youth and Young Adults= 1pt</li> </ul> </li> </ul>	Up to 25	Program Component: <ul style="list-style-type: none"> <li>★ Full points based on component type.</li> <li>★ No partial points**..</li> </ul> Program Population: <ul style="list-style-type: none"> <li>★ 3 points = 100% of units dedicated to or prioritized for chronic homelessness</li> <li>★ 1 point = 100% dedicated to other population type</li> </ul>	25	Local Application Response

<ul style="list-style-type: none"> <li>○ 100% of units operate as “Recovery Based” Housing = 1pt</li> <li>○ 100% of households are fleeing Domestic Violence or Sex Trafficking = 1 pt</li> <li>● Priority Narratives <ul style="list-style-type: none"> <li>○ Housing First/Housing First Narrative = 2pts</li> <li>○ Program Termination/Low Barrier Housing Narrative = 2pts</li> <li>○ Participant Participation/Feedback Narrative = 2pts</li> <li>○ Racial Equity Narrative = 2pts</li> </ul> </li> </ul>		<p>Priority Narratives:</p> <ul style="list-style-type: none"> <li>★ 2 points = active practice and policies in alignment with CoC</li> <li>★ 1 point = organization demonstrates clear effort to move practices and policies to align with CoC expectations.</li> <li>★ 0 points = organization does not clearly demonstrate alignment or movement to CoC expectations</li> </ul>		
<b>6. Project Efficiency and Effectiveness Measure</b>	<b>Max. Points</b>		<b>Project Score</b>	<b>Source</b>
<ul style="list-style-type: none"> <li>● Project Expenditures: Extent to which the project drew down 100% of HUD funds.= 2pts</li> <li>● Occupancy: Extent to which the project maintains capacity/occupancy (zero points if less than 85%). Full points if meet/exceed 95%. Note: RRH scores are determined by move-in rate. = 5pts</li> </ul>	7	<p>Project Expenditures:</p> <ul style="list-style-type: none"> <li>★ 2 points = fully expended grant</li> <li>★ 1 point = Partial credit for extenuating circumstances (eg., new project start-up)</li> <li>★ No points for unspent and no extenuating circumstance</li> </ul> <p>Occupancy:</p> <ul style="list-style-type: none"> <li>★ 5pts = Occupancy of 95% or more (RRH based on move-in rate)</li> <li>★ 3pts = Occupancy of 90-94% (RRH based on move-in rate)</li> <li>★ 2pts = Occupancy rate of 85-89% (RRH based on move-in rate)</li> </ul>	5	<p>Local App</p> <p>HMIS</p>

		★ No points for less than 85% occupancy (RRH based on move-in rate)		
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\*\*Please note that consolidated grants and grants with multiple subgrantees may have partial points as the Project Score is averaged.



Project Name Groups for 2022 NOFO	HMIS Project Name	Project Type_GROUP	HMIS ID	Avg. EPH Rate	S	Stability	Boni	Avg. LOS	Score	Avg. Unknown	Return Rate	1	Earned	Incon	Non-Earned	1	No Resource	Percent Hom	Data Comple	Avg. Utilizati	5. HUD/Sysem/Progr	6. Project Ex	Total Score
Anita Vista TH/RRH	Anita Vista	Transitional Housing	2047	15	0	0	0	7	5	3	0	3	0	0	0	7	0	19	2	61			
Arbor House (New Ground Bothell)	New Ground Bothell	Transitional Housing	1590	0	0	0	0	5	3	0	0	0	0	0	0	7	0	22	1	38			
Auburn Family PSH	YWCA Auburn Family PSH	Permanent Supportiv	4181	15	5	5	7	5	3	0	3	0	7	3	24	5	82						
Avalon Place	Avalon Place II	Permanent Supportiv	1736	10	0	5	7	5	3	3	3	0	7	3	25	4	75						
Broadview Transitional Housing Program FY2021 (WAC	Broadview Transitional	Transitional Housing	2154	10	0	0	7	5	3	0	0	10	0	0	25	2	62						
Cascade Women's Supportive Housing	Cascade Women's PSH	Permanent Supportiv	3254	15	5	5	7	5	0	0	0	10	7	5	21	7	87						
Coming Home	Coming Home	Transitional Housing	1948	15	0	0	7	5	0	0	0	0	7	0	25	2	61						
DESC Clement Place Consolidated	Clement Place - CoC	Permanent Supportiv	3879	15	0	5	7	5	0	0	0	0	7	5	25	7	76						
DESC Clement Place Consolidated	Clement Place CoC 2	Permanent Supportiv	3880														0						
DESC Clement Place Consolidated	Clement Place CoC 3	Permanent Supportiv	3881														0						
DESC Consolidated PSH Portfolio #1	Aurora House - CoC	Permanent Supportiv	1605	15	0	5	0	5	0	0	0	0	7	5	23	6	66						
DESC Consolidated PSH Portfolio #1	Rainier House - CoC	Permanent Supportiv	1638	15	0	5	0	5	0	0	0	0	7	5	23	6	66						
DESC Consolidated PSH Portfolio #1	Interbay Supportive Hous	Permanent Supportiv	2058	15	0	5	0	5	0	0	0	0	7	5	23	6	66						
DESC Consolidated PSH Portfolio #1	The Estelle - CoC	Permanent Supportiv	3348	15	0	5	0	5	0	0	0	10	7	5	23	6	76						
DESC Consolidated PSH Portfolio #2	1811 Eastlake - CoC	Permanent Supportiv	1569	15	5	5	0	5	0	0	0	10	7	0	25	3.75	75.75						
DESC Consolidated PSH Portfolio #2	Cottage Grove - CoC	Permanent Supportiv	1607	15	0	5	0	5	0	3	3	10	7	5	25	3.75	81.75						
DESC Consolidated PSH Portfolio #2	Evans House - CoC	Permanent Supportiv	1611	15	0	5	7	5	0	0	0	0	5	25	3.75	65.75							
DESC Consolidated PSH Portfolio #2	Canaday House - CoC	Permanent Supportiv	1626	15	0	5	0	5	0	0	0	0	7	5	25	3.75	65.75						
Family Village Redmond PSH for Families	Family Village Redmond P	Permanent Supportiv	2409	15	5	5	7	5	3	0	0	0	7	3	22	5	77						
Harbor House - Safe Haven	The Inn Safe Haven	Permanent Supportiv	4327	10	5	0	0	0	0	0	0	10	7	2	21	1	56						
Hickman House Joint Component RRH/TH	Hickman House - JC-TH	Transitional Housing	4189	10	0	0	7	5	0	0	3	10	7	0	22	3.5	67.5						
Hickman House Joint Component RRH/TH	Hickman House - JC-RRH	Rapid Re-Housing	4190	15	5	0	7	5	3	0	3	10	7	5	22	3.5	85.5						
Hobson Place	Hobson Place - CoC	Permanent Supportiv	4283	15	0	5	7	5	0	0	0	0	7	5	22	6	72						
Home Safe Rapid Rehousing	Rapid Re-Housing DV	Rapid Re-Housing	3165	15	0	0	7	5	3	0	0	10	0	0	24	1	65						
Kerner Scott House	Kerner Scott Safe Haven	Permanent Supportiv	1588	15	0	5	7	5	0	0	0	10	7	5	24	5	83						
King County Consolidated Rapid Rehousing Program	Connections Rapid Rehou	Rapid Re-Housing	1644	0	5	0	0	5	3	0	0	0	0	0	25	0	38						
King County Consolidated Scattered Sites Supportive H	King County Scattered Sitr	Permanent Supportiv	1670	15	0	5	7	5	0	0	0	10	7	5	25	6	85						
King County Shelter Plus Care Program - SRA	Shelter Plus Care - SRA	Permanent Supportiv	1704	15	5	5	7	5	0	3	3	0	7	0	25	2	77						
King County Shelter Plus Care Program - TRA	Shelter Plus Care - TRA	Permanent Supportiv	1953	15	0	5	7	5	0	0	3	0	7	5	19	7	73						
Lyon Building	Lyon Building - CoC	Permanent Supportiv	1395	15	0	5	7	5	0	0	0	0	7	5	25	6	75						
Martin Court	Martin Court	Transitional Housing	1928	15	0	0	7	5	0	0	0	10	7	0	24	1	69						
Mi Casa	Mi Casa	Transitional Housing	2018	5	0	0	7	5	0	3	3	10	0	0	13	0	46						
My Friend's Place TH/RRH	My Friend's Place JC- Rapid Re-Housing		3949	5	0	0	0	0	5	0	0	0	10	0	19	1	40						
My Friend's Place TH/RRH	My Friend's Place JC- Transitional Housing		3967	0	0	0	0	5	0	0	0	0	0	0	19	1	25						
Noel House at Bakhita Gardens	Noel at Bakhita - CoC	Permanent Supportiv	1222	15	5	5	7	5	0	3	3	10	7	3	23	7	93						
Nyer Urness	Nyer Urness - CoC	Permanent Supportiv	1482	15	5	5	7	5	0	0	0	10	7	5	24	6	89						
Ozanam House Consolidated PSH	Ozanam - HUD	Permanent Supportiv	1224	15	5	5	7	5	0	3	3	10	7	5	25	6	96						
Ozanam House Consolidated PSH	Ozanam 2	Permanent Supportiv	1223														0						
Patrick Place	Patrick Place - HUD	Permanent Supportiv	1997	15	0	5	7	5	0	0	0	10	7	5	23	7	84						
PHG 7th and Cherry	Plymouth on First Hill	Permanent Supportiv	3139	15	0	5	7	5	0	0	3	10	7	3	25	4	84						
Rapid Rehousing for Young Adults	Sea/King RRH for YA - THS	Rapid Re-Housing	2865	10	0	0	0	5	3	0	0	0	7	0	25	3	53						
Rapid Rehousing for Young Adults	Sea/King RRH for YA - YMI	Rapid Re-Housing	2866	15	0	0	7	0	3	0	0	0	7	0	25	3	60						
Rapid Rehousing for Young Adults	Sea/King RRH for YA - FOY	Rapid Re-Housing	2867	10	5	0	7	5	3	0	0	0	7	0	25	3	65						
Rapid Rehousing for Young Adults	Sea/King RRH for YA - You	Rapid Re-Housing	2863					0									0						
Ravenna House (WA0046LOT001912)	ISIS / Ravenna House	Transitional Housing	2045	5	0	0	0	0	3	0	0	0	7	0	19	2	36						
Regional RRH for DV	Lifewire Regional RRH-DV	Rapid Re-Housing	3994	15	0	0	7	5	3	0	0	10	7	0	23	3.17	73.17						
Regional RRH for DV	YWCA Regional RRH-DV (I	Rapid Re-Housing	3995	15	0	0	7	5	0	0	0	10	7	0	23	3.17	70.17						
Regional RRH for DV	Broadview Regional RRH-I	Rapid Re-Housing	3996	15	0	0	7	5	3	0	3	10	0	0	23	3.17	69.17						
Regional RRH for DV Expansion	YWCA Regional RRH-Expa	Rapid Re-Housing	4568	0	0	0	0	5	0	0	3	10	7	5	23	3.17	56.17						
Regional RRH for DV Expansion	Lifewire Regional RRH-Exr	Rapid Re-Housing	4569	15	5	0	7	0	3	0	0	0	2	23	3.17	71.17							
Regional RRH for DV Expansion	SG Regional DV RRH-Expa	Rapid Re-Housing	4696	10	5	0	7	5	3	0	0	10	0	0	23	3.17	66.17						
Ronald Commons	Ronald Commons - CoC	Permanent Supportiv	2377	15	5	5	7	5	0	0	0	10	7	5	25	6	90						
Rose of Lima House	Rose of Lima - HUD	Permanent Supportiv	1221	15	5	5	7	5	0	3	3	10	7	5	23	7	95						
Salvation Army William Booth	William Booth Center (TLI	Transitional Housing	1722	5	0	0	7	5	0	0	0	10	7	0	23	1	58						
Sandpoint Families Supportive Housing	Sand Point Families PSH	Permanent Supportiv	2378	15	5	5	7	5	3	0	3	0	7	5	24	7	86						
Sandpoint Youth Group Homes	New Ground Sandpoint	Transitional Housing	1591	0	0	0	7	5	3	0	0	0	7	0	19	3.5	44.5						
Sandpoint Youth Group Homes	Passages	Transitional Housing	2050	5	0	0	7	0	3	0	0	0	5	19	3.5	42.5							
Scattered Site Leasing	DESC Scattered Sites Leas	Permanent Supportiv	1355	15	0	5	7	5	0	3	3	0	7	3	23	4	75						
Seattle Rapid Rehousing for Families Consolidated Proj	Journey Home RRH - Seat	Rapid Re-Housing	2086	15	0	0	7	5	3	0	0	10	7	0	25	1	73						
Seattle Rapid Rehousing for Families Consolidated Proj	Wellspring RRH - Seattle F	Rapid Re-Housing	2144	15	0	0	7	0	3	0	0	10	7	0	25	1	68						
Seattle Rapid Rehousing for Families Consolidated Proj	Neighborhood House CoC	Rapid Re-Housing	2994	10	0	0	0	5	3	0	0	10	7	0	25	1	61						
Severson Program	YMCA Severson Program -	Transitional Housing	1194	0	0	0	7	5	3	0	3	0	7	0	25	1	51						
St. Martin's on Westlake	St. Martin's on Westlake	Permanent Supportiv	1267	15	0	5	7	5	0	3	3	0	7	3	22	7	77						
Straley House (WA0057LOT0019121276	Straley House / Catalyst	Transitional Housing	1276	0	0	5	0	0	3	0	0	0	0	0	11	2	21						
Thea Bowman Apartments	Thea Bowman Apartment	Permanent Supportiv	4363	15	5	0	7	5	0	0	0	0	7	3	22	5	69						
Valley Cities Landing	Valley Cities Landing	Permanent Supportiv	1423	15	5	5	7	0	0	0	3	10	7	3	25	5	85						
Williams Apartments	Williams Apartments - Co	Permanent Supportiv	1979	15	5	5	0	5	0	0	0	0	7	5	23	6	71						
YWCA Supportive Housing	Opportunity Place and Se	Permanent Supportiv	2984	15	5	5	7	5	0	3	3	0	7	3	25	5	83						



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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**Re: Confirmation - CoC Bonus Permanent Supportive HousingLetter of Interest**

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**Jenn Ozawa** <jenn.ozawa@kcrha.org>

Tue, Sep 6, 2022 at 3:02 PM

To: Jon Grant &lt;jon.grant@lihi.org&gt;

Cc: Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;, Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello Jon,

Thank you for following up. The rating panel for this year's CoC renewal and bonus applications finalized their scores and put forth a final ranking order late last week. The full CoC Advisory Council will review and vote on the rank order tomorrow. Unfortunately, LIHI's PSH application was not ranked high enough to be included in this year's ranking and consolidated application. Attached is the denial letter for your records. Please let us know if you have any questions.

We also encourage all applications to consider applying for the open [2022 Unsheltered Homelessness & Encampment Housing & Services RFP](#).

Kind regards,

**Jenn Ozawa, MSW** | [She/Her](#)

Procurement and Policy Manager

King County Regional Homelessness Authority

Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)

Mobile: 206-867-6233

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)**KCRHA**  
King County Regional Homelessness Authority

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[Quoted text hidden]

**Friendship Heights Sr. PSH\_LIHI\_Denial Letter\_NOFO.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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**Fwd: 2022 CoC Permanent Supportive Housing LOI - Follow-Up**

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**Jenn Ozawa** <jenn.ozawa@kcrha.org>  
To: Kelsey Beckmeyer <kelsey.beckmeyer@kcrha.org>

Wed, Sep 21, 2022 at 7:43 AM

**Jenn Ozawa, MSW** | [She/Her](#)  
Procurement and Policy Manager  
King County Regional Homelessness Authority  
Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)  
Mobile: 206-867-6233  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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From: **Jenn Ozawa** <[jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)>  
Date: Tue, Sep 6, 2022 at 3:13 PM  
Subject: 2022 CoC Permanent Supportive Housing LOI - Follow-Up  
To: <[ssawyer@pocaaan.org](mailto:ssawyer@pocaaan.org)>

Dear Steven :

We hope this email finds you well. Thank you so much for submitting a Letter of Interest for the 2022 CoC Renewal and Bonus funding process. The rating panel for this year's CoC renewal and bonus applications finalized their scores and put forth a final ranking order late last week. The full CoC Advisory Council will review and vote on the rank order tomorrow.

Unfortunately, your agency's PSH application was not ranked high enough to be included in this year's ranking and consolidated application because it did not meet the program model criteria. Attached is the denial letter for your records. Please let us know if you have any questions.

Kind regards,  
**Jenn Ozawa, MSW** | [She/Her](#)  
Procurement and Policy Manager  
King County Regional Homelessness Authority  
Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)  
Mobile: 206-867-6233  
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 **Get Off the Streets\_POCAAN\_Denial Letter\_NOFO.pdf**  
99K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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**Fwd: 2022 CoC Permanent Supportive Housing LOI - Follow-Up**

---

**Jenn Ozawa** <jenn.ozawa@kcrha.org>  
To: Kelsey Beckmeyer <kelsey.beckmeyer@kcrha.org>

Wed, Sep 21, 2022 at 7:42 AM

**Jenn Ozawa, MSW** | [She/Her](#)  
Procurement and Policy Manager  
King County Regional Homelessness Authority  
Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)  
Mobile: 206-867-6233  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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----- Forwarded message -----

From: **Jenn Ozawa** <[jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)>  
Date: Tue, Sep 6, 2022 at 3:18 PM  
Subject: 2022 CoC Permanent Supportive Housing LOI - Follow-Up  
To: <[emma.york-jones@youthcare.org](mailto:emma.york-jones@youthcare.org)>

Dear Emma:

We hope this email finds you well. Thank you so much for submitting a Letter of Interest for the 2022 CoC Renewal and Bonus funding process. The rating panel for this year's CoC renewal and bonus applications finalized their scores and put forth a final ranking order late last week. The full CoC Advisory Council will review and vote on the rank order tomorrow.

Unfortunately, your agency's PSH application was not ranked high enough to be included in this year's ranking and consolidated application. Attached is the denial letter for your records. Please let us know if you have any questions.

We also encourage all applications to consider applying for the open [2022 Unsheltered Homelessness & Encampment Housing & Services RFP](#).

Kind regards,  
**Jenn Ozawa, MSW** | [She/Her](#)  
Procurement and Policy Manager  
King County Regional Homelessness Authority  
Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)  
Mobile: 206-867-6233  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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**Community Based Housing for Young Adults\_YouthCare\_Denial Letter\_NOFO.pdf**  
100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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**Fwd: 2022 CoC Permanent Supportive Housing LOI - Follow-Up**

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**Jenn Ozawa** <jenn.ozawa@kcrha.org>  
To: Kelsey Beckmeyer <kelsey.beckmeyer@kcrha.org>

Wed, Sep 21, 2022 at 7:41 AM

**Jenn Ozawa, MSW** | [She/Her](#)  
Procurement and Policy Manager  
King County Regional Homelessness Authority  
Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)  
Mobile: 206-867-6233  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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----- Forwarded message -----

From: **Jenn Ozawa** <[jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)>  
Date: Tue, Sep 6, 2022 at 3:09 PM  
Subject: 2022 CoC Permanent Supportive Housing LOI - Follow-Up  
To: <[publicgrants@plymouthhousing.org](mailto:publicgrants@plymouthhousing.org)>

Dear Community Partner:

We hope this email finds you well. Thank you so much for submitting a Letter of Interest for the 2022 CoC Renewal and Bonus funding process. The rating panel for this year's CoC renewal and bonus applications finalized their scores and put forth a final ranking order late last week. The full CoC Advisory Council will review and vote on the rank order tomorrow.

Unfortunately, your agency's PSH application was not ranked high enough to be included in this year's ranking and consolidated application. Attached is the denial letter for your records. Please let us know if you have any questions.

We also encourage all applications to consider applying for the open [2022 Unsheltered Homelessness & Encampment Housing & Services RFP](#).

Kind regards,  
**Jenn Ozawa, MSW** | [She/Her](#)  
Procurement and Policy Manager  
King County Regional Homelessness Authority  
Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)  
Mobile: 206-867-6233  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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**Plymouth\_ Blake House\_Denial Letter\_NOFO.pdf**  
100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

## 2022 CoC Permanent Supportive Housing LOI - Follow-Up

---

**Jenn Ozawa** <jenn.ozawa@kcrha.org>

Tue, Sep 6, 2022 at 3:10 PM

To: Alain Chan &lt;achan@desc.org&gt;

Cc: Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;, Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Dear Alain:

We hope this email finds you well. Thank you so much for submitting a Letter of Interest for the 2022 CoC Renewal and Bonus funding process. The rating panel for this year's CoC renewal and bonus applications finalized their scores and put forth a final ranking order late last week. The full CoC Advisory Council will review and vote on the rank order tomorrow.

Unfortunately, your agency's PSH application was not ranked high enough to be included in this year's ranking and consolidated application. Attached is the denial letter for your records. Please let us know if you have any questions.

We also encourage all applications to consider applying for the open [2022 Unsheltered Homelessness & Encampment Housing & Services RFP](#).

Kind regards,

**Jenn Ozawa, MSW** | [She/Her](#)**Procurement and Policy Manager****King County Regional Homelessness Authority**Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)

Mobile: 206-867-6233

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)**KCRHA**  
King County Regional Homelessness Authority

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**DESC Woodland\_DESC\_Denial Letter\_NOFO.pdf**

100K



**KCRHA**  
King County Regional Homelessness Authority

September 6, 2022

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We regret to inform you that the following CoC Bonus application was not selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Community-based Housing for Young Adults

Applicant Name: YouthCare

The KCRHA received a total of eight applications for the 2022 CoC Bonus Permanent Supportive Housing (PH-PSH) funds. Unfortunately, this year's funding requests exceeded the amount of Bonus funding available, and your proposal was not rated high enough to be moved forward to the HUD consolidated application. We strongly encourage you to consider applying for the [2022 Unsheltered Homelessness & Encampment Health & Housing Services RFP](#).

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

If you have questions about the process or HUD's priorities, please feel free to contact us at [coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

We look forward to working with you in the future. Please also check our website for additional funding opportunities which may become available, [www.kcrha.org](http://www.kcrha.org). Thank you.

Sincerely,

Peter Lynn  
Chief Program Officer  
King County Regional Homelessness Authority  
[peter.lynn@kcrha.org](mailto:peter.lynn@kcrha.org)  
<https://www.kcrha.org>



September 6, 2022

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We regret to inform you that the following CoC Bonus application was not selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: DESC Woodland

Applicant Name: Downtown Emergency Service Center  
(DESC)

The KCRHA received a total of eight applications for the 2022 CoC Bonus Permanent Supportive Housing (PH-PSH) funds. Unfortunately, this year's funding requests exceeded the amount of Bonus funding available, and your proposal was not rated high enough to be moved forward to the HUD consolidated application. We strongly encourage you to consider applying for the [2022 Unsheltered Homelessness & Encampment Health & Housing Services RFP](#).

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

If you have questions about the process or HUD's priorities, please feel free to contact us at [coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

We look forward to working with you in the future. Please also check our website for additional funding opportunities which may become available, [www.kcrha.org](http://www.kcrha.org). Thank you.

Sincerely,

Peter Lynn  
Chief Program Officer  
King County Regional Homelessness Authority  
[peter.lynn@kcrha.org](mailto:peter.lynn@kcrha.org)  
<https://www.kcrha.org>





September 6, 2022

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We regret to inform you that the following CoC Bonus application was not selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Friendship Heights Senior PSH

Applicant Name: Low Income Housing Institute (LIHI)

The KCRHA received a total of eight applications for the 2022 CoC Bonus Permanent Supportive Housing (PH-PSH) funds. Unfortunately, this year's funding requests exceeded the amount of Bonus funding available, and your proposal was not rated high enough to be moved forward to the HUD consolidated application. We strongly encourage you to consider applying for the [2022 Unsheltered Homelessness & Encampment Health & Housing Services RFP](#).

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

If you have questions about the process or HUD's priorities, please feel free to contact us at [coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

We look forward to working with you in the future. Please also check our website for additional funding opportunities which may become available, [www.kcrha.org](http://www.kcrha.org). Thank you.

Sincerely,

Peter Lynn  
Chief Program Officer  
King County Regional Homelessness Authority  
[peter.lynn@kcrha.org](mailto:peter.lynn@kcrha.org)  
<https://www.kcrha.org>



September 6, 2022

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We regret to inform you that the following CoC Bonus application was not selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Get Off The Streets (GOTS) Project

Applicant Name: People of Color Against AIDS Network

The KCRHA received a total of eight applications for the 2022 CoC Bonus Permanent Supportive Housing (PH-PSH) funds. Unfortunately, this year's funding requests exceeded the amount of Bonus funding available, and your proposal was not rated due to not being the PSH model requirements. Based on this criteria, your application will not be included in the HUD consolidated application this year.

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

If you have questions about the process or HUD's priorities, please feel free to contact us at [coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

We look forward to working with you in the future. Please also check our website for additional funding opportunities which may become available, [www.kcrha.org](http://www.kcrha.org). Thank you.

Sincerely,

Peter Lynn  
Chief Program Officer  
King County Regional Homelessness Authority  
[peter.lynn@kcrha.org](mailto:peter.lynn@kcrha.org)  
<https://www.kcrha.org>



September 6, 2022

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We regret to inform you that the following CoC Bonus application was not selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Blake House

Applicant Name: Plymouth Housing

The KCRHA received a total of eight applications for the 2022 CoC Bonus Permanent Supportive Housing (PH-PSH) funds. Unfortunately, this year's funding request exceeded the amount of Bonus funding available, and your proposal was not rated high enough to be moved forward to the HUD consolidated application. We strongly encourage you to consider applying for the [2022 Unsheltered Homelessness & Encampment Health & Housing Services RFP](#).

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

If you have questions about the process or HUD's priorities, please feel free to contact us at [coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

We look forward to working with you in the future. Please also check our website for additional funding opportunities which may become available, [www.kcrha.org](http://www.kcrha.org). Thank you.

Sincerely,

Peter Lynn  
Chief Program Officer  
King County Regional Homelessness Authority  
[peter.lynn@kcrha.org](mailto:peter.lynn@kcrha.org)  
<https://www.kcrha.org>

## 2022 HUD NOFO

### CoC Local Process:

[WA-500 Final 2022 Rank Order – as distributed.xlsx – Table 1](#)

Download

[Approved CoC Local Values and Project Priorities](#)

[2022 Local Process Timeline](#)

[Grantee Meeting: CoC Program Local Application Agenda](#)

[Grantee Meeting PowerPoint: FY22 CoC NOFO Local Application Workshop](#)

[2022CoC Local Application Introduction](#)

[2022CoC Local Application Submission](#)

[2022 Grant Inventory Worksheet](#)

[2022 Unsheltered Homelessness & Encampment Housing & Services RFP](#)

### CoC Bonus Opportunities:

[KCRHA NOFA: FY 2022 CoC PSH Bonus Funding](#)

[CoC PSH Bonus: Letter of Intent \(LOI\) Submission](#)

**From:** Kelsey Beckmeyer <[kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)>  
**Sent:** Friday, September 9, 2022 3:19 PM  
**Cc:** Jenn Ozawa <[jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)>; Peter Lynn <[peter.lynn@kcrha.org](mailto:peter.lynn@kcrha.org)>  
**Subject:** CoC Alert! Rated and Ranked Order Posted

Hi all,

The CoC Advisory Committee reviewed and voted on the FY22 Rated and Ranked order that is now [listed on our website](#). We will hold a community meeting on September 14 to also review this.

Please note that the YHDP Projects are included in this ranked list; however, their funding will be outside of the tiers - therefore we will ultimately have the first 6 projects in Tier 2 wind up in Tier 1.

Looking forward to connecting on September 14!

Thank you all!  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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Application TOTAL	\$ 56,516,711
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Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY NOFO - YHDP Behavioral Health Renewal Acceptance

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**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Fri, Sep 9, 2022 at 2:03 PM

To: John Chapman &lt;john@friendsof youth.org&gt;, Scott Schubert &lt;:sschubert@seattleymca.org&gt;

Hello,

Sending to you both as finalize subrecipient for the renewal

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: WA-500 YHDP Behavioral Health Crisis Response

HUD Grant #: WA0486Y0T002100

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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**WA-500 YHDP Behavioral Health Crisis Response Letter\_NOFO.docx.pdf**

101K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 NOFO - Ravenna and Straley Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 11:46 AM

To: Emma York-Jones &lt;emma.york-jones@youthcare.org&gt;, Degale Cooper &lt;Degale.Cooper@youthcare.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal applications were selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Ravenna House

HUD Grant #: WA0046L0T002114

Project Name: Straley House

HUD Grant #: WA0057L0T002114

Please see the attached letters for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)

**Program Performance Manager**

**King County Regional Homelessness Authority**

Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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### 2 attachments



**Ravenna House Letter\_NOFO.docx.pdf**

100K



**Straley House Letter\_NOFO.docx.pdf**

100K





Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

**FY22 Accepted Renewals - 3 of 3**

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 11:01 AM

To: "Speltz, Kate" &lt;Kate.Speltz@kingcounty.gov&gt;, "Roy, Rebecca" &lt;rroy@kingcounty.gov&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hi all,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal applications were selected for inclusion in the 2022 KCRHA application to HUD.

Family Village Redmond PSH for Families	WA0320LOT002106
PHG 7th and Cherry	WA0344LOT002105
Cascade Women's Supportive Housing	WA0364LOT002105
DESC Clement Place Consolidated	WA0384LOT002103
Thea Bowman Apartments	WA0390LOT002102
Hobson Place	WA0410LOT002102
Auburn Family PSH	WA0466LOT002102

Please see the attached letters for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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---

**7 attachments****Auburn Family PSH Letter\_NOFO.docx.pdf**  
100K**Cascade Women's Supportive Housing Letter\_NOFO.docx.pdf**  
100K**DESC Clement Place Consolidated Letter\_NOFO.docx.pdf**  
99K**Thea Bowman Apartments Letter\_NOFO.docx.pdf**

100K



**PHG 7th and Cherry Letter\_NOFO.docx.pdf**

100K



**Family Village Redmond PSH for Families Letter\_NOFO.docx.pdf**

100K



**Hobson Place Letter\_NOFO.docx.pdf**

99K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

## FY22 Accepted Renewals - 2 of 3

Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

Thu, Sep 8, 2022 at 10:55 AM

To: "Speltz, Kate" &lt;Kate.Speltz@kingcounty.gov&gt;, "Roy, Rebecca" &lt;rroy@kingcounty.gov&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hi all,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal applications were selected for inclusion in the 2022 KCRHA application to HUD.

Avalon Place	WA0228L0T002111
Ozanam House Consolidated PSH	WA0239L0T002111
Williams Apartments	WA0244L0T002109
Patrick Place	WA0259L0T002109
King County Consolidated Scattered Sites Supportive Housing	WA0297L0T002107
Ronald Commons	WA0316L0T002106
Sandpoint Families Supportive Housing	WA0318L0T002106

Please see the attached letters for your records.

Best,  
Kelsey

--  
Kelsey Beckmeyer | [she / her](#)  
Program Performance Manager  
King County Regional Homelessness Authority  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



Email communications with KCRHA employees are public records and may be subject to disclosure.

### 7 attachments

**Avalon Place Letter\_NOFO.docx.pdf**  
99K

**Ozanam House Consolidated PSH Letter\_NOFO.docx.pdf**  
100K

**Williams Apartments Letter\_NOFO.docx.pdf**  
100K

**Patrick Place Letter\_NOFO.docx.pdf**  
100K



**King County Consolidated Scattered Sites Supportive Housing Letter\_NOFO.docx.pdf**  
100K



**Ronald Commons Letter\_NOFO.docx.pdf**  
99K



**Sandpoint Families Supportive Housing Letter\_NOFO.docx.pdf**  
100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

## FY22 Accepted Renewals - 1 of 3

Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

Thu, Sep 8, 2022 at 10:48 AM

To: "Speltz, Kate" &lt;Kate.Speltz@kingcounty.gov&gt;, "Roy, Rebecca" &lt;rroy@kingcounty.gov&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hi all,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal applications were selected for inclusion in the 2022 KCRHA application to HUD.

Valley Cities Landing	WA0001LOT002112
Dorothy Day House	WA0014LOT002114
DESC Consolidated PSH Portfolio #2	WA0018LOT002114
King County Shelter Plus Care Program - SRA	WA0033LOT002114
King County Shelter Plus Care Program - TRA	WA0034LOT002114
YWCA Supportive Housing	WA0045LOT002114
Scattered Site Leasing	WA0053LOT002114
Noel House at Bakhita Gardens	WA0213LOT002111
Nyer Urness	WA0227LOT002108
DESC Consolidated PSH Portfolio #1	WA0345LOT002104

Please see the attached letters for your records.

Best,  
Kelsey

--

Kelsey Beckmeyer | [she](#) / [her](#)  
 Program Performance Manager  
 King County Regional Homelessness Authority  
 Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
 Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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### 10 attachments

**Nyer Urness Letter\_NOFO.docx.pdf**  
99K

**Scattered Site Leasing Letter\_NOFO.docx.pdf**  
100K



**Noel House at Bakhita Gardens Letter\_NOFO.docx.pdf**

99K



**King County Shelter Plus Care Program - TRA Letter\_NOFO.docx.pdf**

99K



**Dorothy Day House Letter\_NOFO.docx.pdf**

99K



**DESC Consolidated PSH Portfolio #2 Letter\_NOFO.docx.pdf**

99K



**DESC Consolidated PSH Portfolio #1 Letter\_NOFO.docx.pdf**

100K



**King County Shelter Plus Care Program - SRA Letter\_NOFO.docx.pdf**

99K



**Valley Cities Landing Letter\_NOFO.docx.pdf**

99K



**YWCA Supportive Housing Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 NOFO - RRH for Families Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:13 PM

To: Laura Black &lt;laurab@solid-ground.org&gt;, Shannon Rae &lt;shannonr@solid-ground.org&gt;, Cobie Howard &lt;choward@wellspringfs.org&gt;, Cecilia Heine &lt;ceciliah@nhwa.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Seattle Rapid Rehousing for Families Consolidated Project  
HUD Grant #: WA0295L0T002107

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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---

**Seattle Rapid Rehousing for Families Consolidated Project Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 NOFO - HMIS Renewal

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 2:18 PM

To: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hi Peter,

Here is the renewal letter for HMIS.

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



*Email communications with KCRHA employees are public records and may be subject to disclosure.*

**WA-500 HMIS Letter\_NOFO.docx.pdf**

100K





Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 NOFO - CE Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 2:17 PM

To: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Cc: Celestine Berry Smith &lt;celestineb@solid-ground.org&gt;, Shalimar Gonzales &lt;shalimarg@solid-ground.org&gt;, Eileen McComb &lt;eileenm@ccsww.org&gt;, Ryan Key &lt;RyanK@ccsww.org&gt;, Jana Lissiak &lt;JanaL@ccsww.org&gt;, Maju Qureshi &lt;majuq@mschelps.org&gt;, Storm Wilder &lt;swilder@ywcaworks.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: WA-500 Coordinated Entry  
HUD Grant #: WA0343LOT002106

Attached is a letter for your records.

Best,  
Kelsey

**\*\*Please note, as the project applicant and providing the match, KCRHA has compiled all needed documentation for the renewal grant.**

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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---

**WA-500 Coordinated Entry Letter\_NOFO.docx.pdf**  
100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

**FY22 NOFO - CE for DV Renewal Acceptance**

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 2:14 PM

To: Merrill Cousin &lt;merril@endgv.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: WA-500 Coordinated Entry - DV

HUD Grant #: WA0413D0T002103

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)

**Program Performance Manager**

**King County Regional Homelessness Authority**

Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

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---

**WA-500 Coordinated Entry - DV Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

**FY22 NOFO - St. Martin's and Rose of Lima Renewal Acceptance**

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 11:49 AM

To: Emily Meyer &lt;EmilyM@ccsww.org&gt;, Eileen McComb &lt;eileenm@ccsww.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal applications were selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: St. Martin's on Westlake

HUD Grant #: WA0056L0T002114

Project Name: Rose of Lima House

HUD Grant #: WA0048L0T002114

Please see the attached letters for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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---

**2 attachments****Rose of Lima House Letter\_NOFO.docx.pdf**

99K

**St. Martin's on Westlake Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

## FY22 NOFO - YHDP YET & Nav/Div Consolidated Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:57 PM

To: John Chapman &lt;john@friendsofyouth.org&gt;, Scott Schubert &lt;:sschubert@seattlemca.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: WA-500 YHDP - YET & Nav/Div Consolidated

HUD Grant #: WA0485Y0T002100

Please see that attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)**Program Performance Manager****King County Regional Homelessness Authority**Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

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**WA-500 YHDP - YET & Nav\_Div Consolidated Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

## FY22 NOFO - YHDP Bridge Housing Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:55 PM

To: Jenna Gearhart &lt;jgearhart@unitedindians.org&gt;, Degale Cooper &lt;Degale.Cooper@youthcare.org&gt;, Emma York-Jones &lt;emma.york-jones@youthcare.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: WA-500 YHDP - Bridge Housing  
HUD Grant #: WA0484Y0T002100

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
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---

 **WA-500 YHDP - Bridge Housing Letter\_NOFO.docx.pdf**  
100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

**FY22 NOFO - RRH for DV Consolidated AND Expansion Renewal Acceptance**

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:51 PM

To: Storm Wilder <swilder@ywcaworks.org>, Jeanice Hardy <jhardy@ywcaworks.org>, Brian Hughes <brianh@lifewire.org>, Public Funding <publicfunding@lifewire.org>, Shalimar Gonzales <shalimarg@solid-ground.org>, Charlissee H <charlissee@solid-ground.org>, Deleana OtherBull <dotherbull@newbegin.org>, Aja Osita <aosita@newbegin.org>, Ginny Ware <gware@newbegin.org>  
Cc: Peter Lynn <peter.lynn@kcrha.org>

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Regional RRH for DV - Consolidated

HUD Grant #: WA0412D0T002103

Project Name: Regional RRH for DV Expansion

HUD Grant #: WA0451D0T002102

Please recall that the consolidated grant is the original grant and the newest expansion.

Attached are letters for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
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**2 attachments****Regional RRH for DV - Consolidated Letter\_NOFO.docx.pdf**

99K

**Regional RRH for DV Expansion Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

## FY22 NOFO - Mi Casa Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:05 PM

To: Grants &lt;grants@consejocounseling.org&gt;, Mario Paredes &lt;MarioParedes@consejocounseling.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Mi Casa

HUD Grant #: WA0041L0T002114

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)

**Program Performance Manager**

**King County Regional Homelessness Authority**

Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

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---

**Mi Casa Letter\_NOFO.docx.pdf**

99K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

**FY22 NOFO - Hickman House TH/RRH Renewal Acceptance**

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>  
To: Victoria Delucia <victoria.delucia@usw.salvationarmy.org>  
Cc: Peter Lynn <peter.lynn@kcrha.org>

Thu, Sep 8, 2022 at 12:21 PM

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Hickman House Joint Component RRH/TH  
HUD Grant #: WA0411L0T002103

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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**Hickman House Joint Component RRH\_TH Letter\_NOFO.docx.pdf**  
100K





Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 NOFO - My Friend's Place TH/RRH Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:20 PM

To: Brian Hughes &lt;brianh@lifewire.org&gt;, Public Funding &lt;publicfunding@lifewire.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: My Friend's Place TH/RRH  
HUD Grant #: WA0392L0T002104

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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 **My Friend's Place TH\_RRH Letter\_NOFO.docx.pdf**  
100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 NOFO - Consolidated RRH Program Renewal Acceptance

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**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:18 PM

To: DESC Contracts Manager &lt;contractsmanager@desc.org&gt;, Regan Farnsworth &lt;rfarnsworth@desc.org&gt;, Dan Burton &lt;dburton@desc.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: King County Consolidated Rapid Rehousing Program

HUD Grant #: WA0366LOT002105

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)**Program Performance Manager****King County Regional Homelessness Authority**Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)

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**King County Consolidated Rapid Rehousing Program Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 NOFO - Home Safe RRH Renewal Acceptance

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**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:16 PM

To: Deleana OtherBull &lt;dotherbull@newbegin.org&gt;, Aja Osita &lt;aosita@newbegin.org&gt;, Ginny Ware &lt;gware@newbegin.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Home Safe Rapid Rehousing

HUD Grant #: WA0363L0T002105

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)

**Program Performance Manager**

**King County Regional Homelessness Authority**

Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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---

**Home Safe Rapid Rehousing Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

## FY22 NOFO - RRH for Young Adults Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:14 PM

To: John Chapman &lt;john@friendsofyouth.org&gt;, Scott Schubert &lt;:sschubert@seattleymca.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Rapid Rehousing for Young Adults

HUD Grant #: WA0319L0T002106

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)**Program Performance Manager****King County Regional Homelessness Authority**Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)

*Email communications with KCRHA employees are public records and may be subject to disclosure.*

**Rapid Rehousing for Young Adults Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 NOFO - Severson Renewal Acceptance

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**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:11 PM

To: Scott Schubert &lt;:sschubert@seattlemca.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hi Scott,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Severson Program

HUD Grant #: WA0054LOT002114

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)**Program Performance Manager****King County Regional Homelessness Authority**Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)

*Email communications with KCRHA employees are public records and may be subject to disclosure.*

**Severson Program Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 NOFO - Sandpoint Youth Group Homes Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:09 PM

To: John Chapman &lt;john@friendsof youth.org&gt;, Emma York-Jones &lt;emma.york-jones@youthcare.org&gt;, Degale Cooper &lt;Degale.Cooper@youthcare.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Sandpoint Youth Group Homes

HUD Grant #: WA0052L0T002114

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)**Program Performance Manager****King County Regional Homelessness Authority**Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)

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---

**Sandpoint Youth Group Homes Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

## FY22 NOFO - William Booth Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>  
To: Victoria Delucia <victoria.delucia@usw.salvationarmy.org>

Thu, Sep 8, 2022 at 11:59 AM

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Salvation Army William Booth  
HUD Grant #: WA0023LOT002114

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



*Email communications with KCRHA employees are public records and may be subject to disclosure.*

---

 **Salvation Army William Booth Letter\_NOFO.docx.pdf**  
99K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

## FY22 NOFO - Martin Court Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:03 PM

To: Lynne Behar &lt;lynneb@lihi.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Martin Court

HUD Grant #: WA0037L0T002114

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)

**Program Performance Manager**

**King County Regional Homelessness Authority**

Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



*Email communications with KCRHA employees are public records and may be subject to disclosure.*

**Martin Court Letter\_NOFO.docx.pdf**

99K





Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

## FY22 NOFO - Kerner Scott Safe Haven Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 12:01 PM

To: DESC Contracts Manager &lt;contractsmanager@desc.org&gt;, Regan Farnsworth &lt;rfarnsworth@desc.org&gt;, Dan Burton &lt;dburton@desc.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Kerner Scott House

HUD Grant #: WA0032L0T002114

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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---

 **Kerner Scott House Letter\_NOFO.docx.pdf**  
99K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

---

## FY22 NOFO - Harbor House (The Inn) Renewal Acceptance

---

**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 11:58 AM

To: Emily Meyer &lt;EmilyM@ccsww.org&gt;, Eileen McComb &lt;eileenm@ccsww.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Harbor House - Safe Haven

HUD Grant #: WA0020LOT002114

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)

**Program Performance Manager**

**King County Regional Homelessness Authority**

Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



*Email communications with KCRHA employees are public records and may be subject to disclosure.*



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**Harbor House - Safe Haven Letter\_NOFO.docx.pdf**

99K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 NOFO - Coming Home Renewal Acceptance

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**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>  
To: Public Grants <publicgrants@plymouthhousing.org>  
Cc: Peter Lynn <peter.lynn@kcrha.org>

Thu, Sep 8, 2022 at 11:55 AM

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Coming Home  
HUD Grant #: WA0012L0T002114

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)  
**Program Performance Manager**  
**King County Regional Homelessness Authority**  
Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)  
Mobile: (206) 735-9026  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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 **Coming Home Letter\_NOFO.docx.pdf**  
99K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 NOFO - Lyon Building Renewal Acceptance

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**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 11:42 AM

To: DESC Contracts Manager &lt;contractsmanager@desc.org&gt;, Regan Farnsworth &lt;rfarnsworth@desc.org&gt;, Dan Burton &lt;dburton@desc.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Lyon Building

HUD Grant #: WA0036LOT002114

Please see the attached letter for your records.

--

**Kelsey Beckmeyer** | [she / her](#)

**Program Performance Manager**

**King County Regional Homelessness Authority**

Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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**Lyon Building Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## FY22 Broadview Transitional Housing Renewal Acceptance

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**Kelsey Beckmeyer** <kelsey.beckmeyer@kcrha.org>

Thu, Sep 8, 2022 at 11:39 AM

To: Shalimar Gonzales &lt;shalimarg@solid-ground.org&gt;, Charlis H &lt;charlisseh@solid-ground.org&gt;

Cc: Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello,

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Broadview Transitional Housing Program

HUD Grant #: WA0009L0T002114

Please see the attached letter for your records.

Best,  
Kelsey

--

**Kelsey Beckmeyer** | [she / her](#)**Program Performance Manager****King County Regional Homelessness Authority**Email: [kelsey.beckmeyer@kcrha.org](mailto:kelsey.beckmeyer@kcrha.org)

Mobile: (206) 735-9026

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)

*Email communications with KCRHA employees are public records and may be subject to disclosure.*

**Broadview Transitional Housing Program Letter\_NOFO.docx.pdf**

100K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## CoC Bonus Funding Notice & Information Request

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**Jenn Ozawa** <jenn.ozawa@kcrha.org>

Fri, Sep 9, 2022 at 2:30 PM

To: dannie@apichaya.org, priya@apichaya.org

Cc: Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;, Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Dear API Chaya,

Attached is official notification regarding your application being submitted in the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition. Please note, for strategic reasons, we plan to combine all DVSA RRH projects under the same grant. This will help us be more competitive as a CoC.

**Next Steps:**

Attached is a list of additional questions/information. Kelsey will be sending a SmartSheets link by the end of today. Please review and submit your final answers in the SmartSheet document no later than the end of business day, **Friday September 16th**. Please let us know if you have any questions.

Congratulations again on being awarded a position in this year's competition! We will be in touch as more information and decisions are made available by HUD.

Respectfully,

**Jenn Ozawa, MSW** | [She/Her](#)

Procurement and Policy Manager

King County Regional Homelessness Authority

Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)

Mobile: 206-867-6233

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)**KCRHA**  
King County Regional Homelessness Authority

*Email communications with KCRHA employees are public records and may be subject to disclosure.*

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### 2 attachments

**New Project Application\_PSH & RRH.docx**

23K

**API Chaya\_DVSA RRH\_Award Letter\_NOFO.docx.pdf**

98K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## CoC Bonus Funding Notice & Information Request

---

Jenn Ozawa &lt;jenn.ozawa@kcrha.org&gt;

Fri, Sep 9, 2022 at 2:16 PM

To: Alain Chan &lt;achan@desc.org&gt;

Cc: Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;, Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Dear Alain,

Attached is official notification regarding your application being submitted in the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

**Next Steps:**

Attached is a list of additional questions/information. Kelsey will be sending a SmartSheets link by the end of today. Please review and submit your final answers in the SmartSheet document no later than the end of business day, **Friday September 16th**. Please let us know if you have any questions.

Congratulations again on being awarded a position in this year's competition! We will be in touch as more information and decisions are made available by HUD.

Respectfully,

**Jenn Ozawa, MSW | [She/Her](#)****Procurement and Policy Manager****King County Regional Homelessness Authority**Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)

Mobile: 206-867-6233

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)**KCRHA**  
King County Regional Homelessness Authority

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### 2 attachments

**DESC\_Greenlake PSH\_Award Letter\_NOFO.docx.pdf**

98K

**New Project Application\_PSH & RRH.docx**

23K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## CoC Bonus Funding Notice & Information Request

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Jenn Ozawa &lt;jenn.ozawa@kcrha.org&gt;

Fri, Sep 9, 2022 at 2:24 PM

To: alexis@friendsof youth.org

Cc: Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;, Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Dear Alexis,

Attached is official notification regarding your application being submitted in the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

**Next Steps:**

Attached is a list of additional questions/information. Kelsey will be sending a SmartSheets link by the end of today. Please review and submit your final answers in the SmartSheet document no later than the end of business day, **Friday September 16th**. Please let us know if you have any questions.

Congratulations again on being awarded a position in this year's competition! We will be in touch as more information and decisions are made available by HUD.

**Jenn Ozawa, MSW | [She/Her](#)**  
**Procurement and Policy Manager**  
**King County Regional Homelessness Authority**  
Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)  
Mobile: 206-867-6233  
[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)



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### 2 attachments

**New Project Application\_PSH & RRH.docx**

23K

**FOY\_Francis Village PSH\_Award Letter\_NOFO.docx.pdf**

98K





Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## CoC Bonus Funding Notice & Information Request

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Jenn Ozawa &lt;jenn.ozawa@kcrha.org&gt;

Fri, Sep 9, 2022 at 2:32 PM

To: phayden@ywcaworks.org

Cc: Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;, Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Dear Patricia,

Attached is official notification regarding your application being submitted in the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

**Next Steps:**

Attached is a list of additional questions/information. Kelsey will be sending a SmartSheets link by the end of today. Please review and submit your final answers in the SmartSheet document no later than the end of business day, **Friday September 16th**. Please let us know if you have any questions.

Congratulations again on being awarded a position in this year's competition! We will be in touch as more information and decisions are made available by HUD.

Respectfully,

**Jenn Ozawa, MSW** | [She/Her](#)**Procurement and Policy Manager****King County Regional Homelessness Authority**Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)

Mobile: 206-867-6233

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)

*Email communications with KCRHA employees are public records and may be subject to disclosure.*

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### 2 attachments

 **YWCA\_DVSA RRH\_Award Letter\_NOFO.docx.pdf**  
98K **New Project Application\_PSH & RRH.docx**  
23K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## CoC Bonus Funding Notice & Information Request

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**Jenn Ozawa** <jenn.ozawa@kcrha.org>

Fri, Sep 9, 2022 at 2:18 PM

To: Olga Lindbom &lt;olgal@multiculturalfamilies.org&gt;, Paul Tan &lt;pault@multiculturalfamilies.org&gt;

Cc: Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;, Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Dear Olga and Paul,

Attached is official notification regarding your application being submitted in the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

**Next Steps:**

Attached is a list of additional questions/information. Kelsey will be sending a SmartSheets link by the end of today. Please review and submit your final answers in the SmartSheet document no later than the end of business day, **Friday September 16th**. Please let us know if you have any questions.

Congratulations again on being awarded a position in this year's competition! We will be in touch as more information and decisions are made available by HUD.

Respectfully,

**Jenn Ozawa, MSW** | [She/Her](#)

Procurement and Policy Manager

King County Regional Homelessness Authority

Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)

Mobile: 206-867-6233

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)

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### 2 attachments

**New Project Application\_PSH & RRH.docx**

23K

**Open Doors\_Multicultural IDD Intergrated Support Team PSH\_Award Letter\_NOFO.docx.pdf**

98K



Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;

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## CoC Alert! DV Bonus Ask

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**Jenn Ozawa** <jenn.ozawa@kcrha.org>

Fri, Sep 9, 2022 at 2:08 PM

To: Merrill Cousin &lt;merril@endgv.org&gt;, Lea Aromin &lt;lea@endgv.org&gt;, Jenn Dela Cruz &lt;jenn@endgv.org&gt;

Cc: Kelsey Beckmeyer &lt;kelsey.beckmeyer@kcrha.org&gt;, Peter Lynn &lt;peter.lynn@kcrha.org&gt;

Hello again everyone,

Attached is official notification regarding your application being submitted in the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition. Congratulations again on being awarded a position in this year's competition. We will be in touch as more information and decisions are made available by HUD.

Please be sure to get us the additional requested information, so KCRHA can successfully submit our consolidated application on time.

Respectfully,

**Jenn Ozawa, MSW** | [She/Her](#)

Procurement and Policy Manager

King County Regional Homelessness Authority

Email: [jenn.ozawa@kcrha.org](mailto:jenn.ozawa@kcrha.org)

Mobile: 206-867-6233

[@KC\\_RHA](#) | [Facebook](#) | [LinkedIn](#)

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On Fri, Sep 9, 2022 at 1:31 PM Merrill Cousin <merril@endgv.org> wrote:

[Quoted text hidden]

**CEGBV\_DVCE\_Award Letter\_NOFO.docx.pdf**

99K



September 8, 2022

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Williams Apartments

HUD Grant #: WA0244L0T002109

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

Final recommendations, as approved by the CoC Advisory Committee on September 7, 2022, funded a priority order that is best positioned to maximize our potential to receive funding this year and in the future. It considered HUD priorities, target populations, equity, barriers to housing, such as housing placement and income growth. Other factors reviewed were project efficiency measures such as occupancy, grant expenditures, and HMIS data quality and completeness.

Additionally, we are seeking CoC Bonus funding for three Permanent Supportive Housing projects. These projects not only address HUD funding priorities, but support our goal of ending disparities, making homelessness rare, and for those who become homeless, ensuring it is brief and one-time occurrence. In addition, our CoC is also applying for HUD DV Bonus funds, made available in the FY 2022 NOFO for the fourth year in a row.

The Seattle-King County CoC is measured by its progress towards HUD's HEARTH Performance measures and targets. The HEARTH measures look at the performance of both individual projects as well as the performance of the CoC as a whole. We expect our next application to HUD for FY 2023 funding to take place in the Summer of 2023 and we will again be required to evaluate how well CoC Program funded projects are performing and how well they align with the priorities of this funding source.

If you have questions about the process or HUD's priorities, please feel free to contact us at

[coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

We look forward to working with you over the coming months and encourage you to talk with us and participate in the Advisory Committee meetings regarding HUD and Seattle - King County CoC local priorities. The schedule of AC meetings can be found on the KCRHA website at [www.kcrha.org](http://www.kcrha.org). Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to be 'PL' with a stylized flourish.

Peter Lynn  
Chief Program Officer  
King County Regional Homelessness Authority  
[peter.lynn@kcrha.org](mailto:peter.lynn@kcrha.org)  
<https://www.kcrha.org>



September 8, 2022

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are writing to inform you that the following renewal application was reallocated in the 2022 KCRHA application to HUD.

Project Name: Watson Manor Transitional Housing

HUD Grant #: WA0014L0T002114

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

Final recommendations, as approved by the CoC Advisory Committee on September 7, 2022, funded a priority order that is best positioned to maximize our potential to receive funding this year and in the future. It considered HUD priorities, target populations, equity, barriers to housing, such as housing placement and income growth. Other factors reviewed were project efficiency measures such as occupancy, grant expenditures, and HMIS data quality and completeness.

Additionally, we are seeking CoC Bonus funding for three Permanent Supportive Housing projects. These projects not only address HUD funding priorities, but support our goal of ending disparities, making homelessness rare, and for those who become homeless, ensuring it is brief and one-time occurrence. In addition, our CoC is also applying for HUD DV Bonus funds, made available in the FY 2022 NOFO for the fourth year in a row.

The Seattle-King County CoC is measured by its progress towards HUD's HEARTH Performance measures and targets. The HEARTH measures look at the performance of both individual projects as well as the performance of the CoC as a whole. We expect our next application to HUD for FY 2023 funding to take place in the Summer of 2023 and we will again be required to evaluate how well CoC Program funded projects are performing and how well

they align with the priorities of this funding source.

If you have questions about the process or HUD's priorities, please feel free to contact us at [coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

Sincerely,

A handwritten signature in blue ink, appearing to be 'PL' with a stylized flourish.

Peter Lynn  
Chief Program Officer  
King County Regional Homelessness Authority  
[peter.lynn@kcrha.org](mailto:peter.lynn@kcrha.org)  
<https://www.kcrha.org>



September 8, 2022

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: WA-500 YHDP - YET & Nav/Div Consolidated

HUD Grant #: WA0485Y0T002100

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

Final recommendations, as approved by the CoC Advisory Committee on September 7, 2022, funded a priority order that is best positioned to maximize our potential to receive funding this year and in the future. It considered HUD priorities, target populations, equity, barriers to housing, such as housing placement and income growth. Other factors reviewed were project efficiency measures such as occupancy, grant expenditures, and HMIS data quality and completeness.

Additionally, we are seeking CoC Bonus funding for three Permanent Supportive Housing projects. These projects not only address HUD funding priorities, but support our goal of ending disparities, making homelessness rare, and for those who become homeless, ensuring it is brief and one-time occurrence. In addition, our CoC is also applying for HUD DV Bonus funds, made available in the FY 2022 NOFO for the fourth year in a row.

The Seattle-King County CoC is measured by its progress towards HUD's HEARTH Performance measures and targets. The HEARTH measures look at the performance of both individual projects as well as the performance of the CoC as a whole. We expect our next application to HUD for FY 2023 funding to take place in the Summer of 2023 and we will again be required to evaluate how well CoC Program funded projects are performing and how well they align with the priorities of this funding source.

If you have questions about the process or HUD's priorities, please feel free to contact us at



[coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

We look forward to working with you over the coming months and encourage you to talk with us and participate in the Advisory Committee meetings regarding HUD and Seattle - King County CoC local priorities. The schedule of AC meetings can be found on the KCRHA website at [www.kcrha.org](http://www.kcrha.org). Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to be 'PL' with a stylized flourish.

Peter Lynn  
Chief Program Officer  
King County Regional Homelessness Authority  
[peter.lynn@kcrha.org](mailto:peter.lynn@kcrha.org)  
<https://www.kcrha.org>



September 8, 2022

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: WA-500 YHDP - Bridge Housing

HUD Grant #: WA0484Y0T002100

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

Final recommendations, as approved by the CoC Advisory Committee on September 7, 2022, funded a priority order that is best positioned to maximize our potential to receive funding this year and in the future. It considered HUD priorities, target populations, equity, barriers to housing, such as housing placement and income growth. Other factors reviewed were project efficiency measures such as occupancy, grant expenditures, and HMIS data quality and completeness.

Additionally, we are seeking CoC Bonus funding for three Permanent Supportive Housing projects. These projects not only address HUD funding priorities, but support our goal of ending disparities, making homelessness rare, and for those who become homeless, ensuring it is brief and one-time occurrence. In addition, our CoC is also applying for HUD DV Bonus funds, made available in the FY 2022 NOFO for the fourth year in a row.

The Seattle-King County CoC is measured by its progress towards HUD's HEARTH Performance measures and targets. The HEARTH measures look at the performance of both individual projects as well as the performance of the CoC as a whole. We expect our next application to HUD for FY 2023 funding to take place in the Summer of 2023 and we will again be required to evaluate how well CoC Program funded projects are performing and how well they align with the priorities of this funding source.

If you have questions about the process or HUD's priorities, please feel free to contact us at

[coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

We look forward to working with you over the coming months and encourage you to talk with us and participate in the Advisory Committee meetings regarding HUD and Seattle - King County CoC local priorities. The schedule of AC meetings can be found on the KCRHA website at [www.kcrha.org](http://www.kcrha.org). Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to be 'PL' with a stylized flourish.

Peter Lynn  
Chief Program Officer  
King County Regional Homelessness Authority  
[peter.lynn@kcrha.org](mailto:peter.lynn@kcrha.org)  
<https://www.kcrha.org>



September 8, 2022

The King County Regional Homelessness Authority (RHA), as the Seattle - King County Continuum of Care (CoC), has completed its review of project proposals to be submitted under the 2022 local renewal application process in response to the FY 2022 U.S. Department of Housing and Urban Development (HUD) CoC Notice of Funding Opportunity (NOFO) competition.

We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: WA-500 HMIS

HUD Grant #: WA0050LOT002114

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

Final recommendations, as approved by the CoC Advisory Committee on September 7, 2022, funded a priority order that is best positioned to maximize our potential to receive funding this year and in the future. It considered HUD priorities, target populations, equity, barriers to housing, such as housing placement and income growth. Other factors reviewed were project efficiency measures such as occupancy, grant expenditures, and HMIS data quality and completeness.

Additionally, we are seeking CoC Bonus funding for three Permanent Supportive Housing projects. These projects not only address HUD funding priorities, but support our goal of ending disparities, making homelessness rare, and for those who become homeless, ensuring it is brief and one-time occurrence. In addition, our CoC is also applying for HUD DV Bonus funds, made available in the FY 2022 NOFO for the fourth year in a row.

The Seattle-King County CoC is measured by its progress towards HUD's HEARTH Performance measures and targets. The HEARTH measures look at the performance of both individual projects as well as the performance of the CoC as a whole. We expect our next application to HUD for FY 2023 funding to take place in the Summer of 2023 and we will again be required to evaluate how well CoC Program funded projects are performing and how well they align with the priorities of this funding source.

If you have questions about the process or HUD's priorities, please feel free to contact us at [coc.questions@kcrha.org](mailto:coc.questions@kcrha.org).

We look forward to working with you over the coming months and encourage you to talk with us and participate in the Advisory Committee meetings regarding HUD and Seattle - King County CoC local priorities. The schedule of AC meetings can be found on the KCRHA website at [www.kcrha.org](http://www.kcrha.org). Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to be 'PL' with a stylized flourish.

Peter Lynn  
Chief Program Officer  
King County Regional Homelessness Authority  
[peter.lynn@kcrha.org](mailto:peter.lynn@kcrha.org)  
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September 8, 2022

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: WA-500 Coordinated Entry

HUD Grant #: WA0343L0T002106

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: WA-500 Coordinated Entry - DV

HUD Grant #: WA0413D0T002103

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Valley Cities Landing

HUD Grant #: WA0001L0T002112

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Thea Bowman Apartments

HUD Grant #: WA0390L0T002102

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Straley House

HUD Grant #: WA0057L0T002114

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Project Name: St. Martin's on Westlake

HUD Grant #: WA0056LOT002114

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Project Name: Severson Program

HUD Grant #: WA0054L0T002114

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Project Name: Seattle Rapid Rehousing for Families Consolidated Project

HUD Grant #: WA0295L0T002107

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Project Name: Scattered Site Leasing

HUD Grant #: WA0053L0T002114

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Project Name: Sandpoint Youth Group Homes

HUD Grant #: WA0052L0T002114

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Project Name: Sandpoint Families Supportive Housing

HUD Grant #: WA0318L0T002106

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Project Name: Salvation Army William Booth

HUD Grant #: WA0023L0T002114

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September 8, 2022

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Rose of Lima House

HUD Grant #: WA0048LOT002114

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Ronald Commons

HUD Grant #: WA0316L0T002106

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Regional RRH for DV Expansion

HUD Grant #: WA0451D0T002102

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Project Name: Regional RRH for DV - Consolidated

HUD Grant #: WA0412D0T002103

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Ravenna House

HUD Grant #: WA0046LOT002114

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Project Name: YWCA Supportive Housing

HUD Grant #: WA0045L0T002114

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Project Name: Nyer Urness

HUD Grant #: WA0227L0T002108

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Project Name: Noel House at Bakhita Gardens

HUD Grant #: WA0213L0T002111

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Project Name: My Friend's Place TH/RRH

HUD Grant #: WA0392L0T002104

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Project Name: Mi Casa

HUD Grant #: WA0041LOT002114

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Project Name: Martin Court

HUD Grant #: WA0037L0T002114

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Lyon Building

HUD Grant #: WA0036LOT002114

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Rapid Rehousing for Young Adults

HUD Grant #: WA0319L0T002106

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Project Name: PHG 7th and Cherry

HUD Grant #: WA0344L0T002105

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Project Name: Patrick Place

HUD Grant #: WA0259L0T002109

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Ozanam House Consolidated PSH

HUD Grant #: WA0239L0T002111

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: King County Shelter Plus Care Program - SRA

HUD Grant #: WA0033L0T002114

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: King County Consolidated Scattered Sites Supportive Housing

HUD Grant #: WA0297L0T002107

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: King County Consolidated Rapid Rehousing Program

HUD Grant #: WA0366L0T002105

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Project Name: Kerner Scott House

HUD Grant #: WA0032L0T002114

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Project Name: Home Safe Rapid Rehousing

HUD Grant #: WA0363L0T002105

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Project Name: Hobson Place

HUD Grant #: WA0410L0T002102

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Peter Lynn  
Chief Program Officer  
King County Regional Homelessness Authority  
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September 8, 2022

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Hickman House Joint Component RRH/TH

HUD Grant #: WA0411L0T002103

Nationally, CoC funding is increasingly competitive, and HUD is directing its resources toward housing as made clear in their NOFO processes and funding priorities. HUD emphasizes low barrier housing and rapid movement to permanent housing, with a focus on performance and strategic use of resources. The RHA CoC Advisory Committee affirms the local values and priorities for these funds.

Final recommendations, as approved by the CoC Advisory Committee on September 7, 2022, funded a priority order that is best positioned to maximize our potential to receive funding this year and in the future. It considered HUD priorities, target populations, equity, barriers to housing, such as housing placement and income growth. Other factors reviewed were project efficiency measures such as occupancy, grant expenditures, and HMIS data quality and completeness.

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Harbor House - Safe Haven

HUD Grant #: WA0020L0T002114

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Family Village Redmond PSH for Families

HUD Grant #: WA0320L0T002106

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: King County Shelter Plus Care Program - TRA

HUD Grant #: WA0034LOT002114

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We are writing to inform you that the following renewal application was reallocated in the 2022 KCRHA application to HUD.

Project Name: Dorothy Day House

HUD Grant #: WA0014L0T002114

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: DESC Consolidated PSH Portfolio #2

HUD Grant #: WA0018LOT002114

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: DESC Consolidated PSH Portfolio #1

HUD Grant #: WA0345L0T002104

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: DESC Clement Place Consolidated

HUD Grant #: WA0384L0T002103

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Coming Home

HUD Grant #: WA0012L0T002114

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Cascade Women's Supportive Housing

HUD Grant #: WA0364L0T002105

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Broadview Transitional Housing Program

HUD Grant #: WA0009LOT002114

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Project Name: Avalon Place

HUD Grant #: WA0228L0T002111

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Auburn Family PSH

HUD Grant #: WA0466L0T002102

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Project Name: Arbor House (New Ground Bothell)

HUD Grant #: WA0005L0T002114

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We are pleased to inform you that the following renewal application was selected for inclusion in the 2022 KCRHA application to HUD.

Project Name: Anita Vista TH/RRH

HUD Grant #: WA0483D0T002100

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Project Name: API Chaya

Agency Name: DV/SA Rapid Rehousing Program

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Project Name: Coalition Ending Gender Based Violence

Agency Name: WA-500 Coordinated Entry - DV Expansion

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Project Name: Downtown Emergency Service Center

Agency Name: Greenlake

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Project Name: Francis Village Permanent Supportive Housing

Agency Name: Friends of Youth

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Project Name: YWCA

Agency Name: DV/SA Rapid Rehousing Program

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Project Name: Multicultural IDD Integrated Support Team

Agency Name: Open Doors for Multicultural Families

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