

VII. Sources and Uses of Funding

This section describes Seattle Housing's unaudited revenues and expenditures for 2010, local asset management program, and use of MTW block grant fungibility.

Sources and uses of MTW funds

The table below summarizes the MTW sources of funds in the original and revised budgets and actual expenditures for Calendar Year (CY) 2010. The CY 2010 budget has been revised from the budget submitted in Seattle Housing's 2010 Plan to reflect HUD funding changes that occurred during 2010.

Table 3: Sources - MTW Funds

	CY 2010 Plan Budget	CY 2010 Revised Budget	CY 2010 Actual	Percent Variance ²
Dwelling Rental Income	\$11,086,000	\$11,086,000	\$11,458,000	3.4%
Investment and Interest Income	323,000	323,000	197,000	(39.0%)
Other Income	1,435,000	1,435,000	1,593,000	11.0%
MTW Block Grant ¹	110,698,000	117,377,000	120,494,000	2.7%
<i>LIPH Operating MTW Block Grant</i>	<i>17,838,000</i>	<i>19,489,000</i>	<i>20,074,000</i>	<i>3.0%</i>
<i>Transfer to limited partners</i>	<i>(2,383,000)</i>	<i>(2,383,000)</i>	<i>(1,930,000)</i>	<i>(19%)</i>
<i>HCV MTW Block Grant</i>	<i>81,493,000</i>	<i>86,723,000</i>	<i>87,712,000</i>	<i>1.1%</i>
<i>Capital MTW Block Grant</i>	<i>13,750,000</i>	<i>13,548,000</i>	<i>14,638,000</i>	<i>8.0%</i>
Total Sources-MTW	\$123,542,000	\$130,221,000	\$133,742,000	2.7%

¹ The 2010 Revised Budget reflects updated funding information received during the year. The MTW Capital Grant budget amount reflects 50% of HUD's FY 2009 awarded capital allocation to Seattle Housing plus 50% of the 2010 estimated allocation. No funds from prior year capital grants are included in the budgeted amount.

² Percent Variance is calculated on the difference between the Revised Budget and CY 2010 Actual.

Dwelling Rental Income: Actual dwelling rental income exceeded budget primarily due to higher than anticipated occupancy percentages. Despite rent reductions for some residents due to job losses or decreases in their income related to a weak economy, most public housing and homeWorks properties generated higher than anticipated dwelling rental income.

Investment and Interest Income: Interest rates continue to be lower than budgeted projections.

Other Income increased mainly because of rental income payments from the Respite Care Program at Jefferson Terrace, a program that will provide temporary housing for the homeless after they receive medical treatment from local

hospitals. The program will operate on the seventh floor of Jefferson Terrace and the rent from this space was collected earlier than anticipated. In addition, laundry income contributed to the positive income variance, which was related to an increase in Seattle Housing's share of laundry income with the vendor. The cost of laundry increased for our tenants to help offset higher costs but it remains lower than the market rate cost of doing laundry in the greater Seattle area.

The total **MTW Block Grant** funding amount for 2010 HCV Subsidy was higher than initially budgeted because the Annual Adjustment Factor was higher than initially budgeted. Also, the

revised budget reflects vouchers that were reclassified from non-MTW to MTW. Low Income Public Housing and Housing Choice Voucher Block Grant were more than the revised budget primarily due to an adjustment to HUD's proration factors received late in the year. Authorized projects in the Capital Block Grant were done at a faster pace than

anticipated, resulting in Seattle Housing drawing down additional funds from prior year grant allocations.

The table below shows planned expenditures by line item for the original and revised CY 2010 budget and CY 2010 actual.

Table 4: Expenses - MTW Funds

	CY 2010 Plan Budget	CY 2010 Revised Budget	CY 2010 Actual	Percent Variance
Program Operations and Administration	\$23,252,000	\$19,759,000	\$19,777,000	0.1%
Housing Assistance Payments	66,081,000	69,198,000	68,628,000	(0.8%)
Utilities	5,743,000	5,743,000	5,443,000	(5.2%)
Maintenance and Contracts	10,593,000	10,593,000	10,627,000	0.3%
Development and Capital Projects	9,969,000	9,969,000	11,500,000	15.4%
Capital Equipment	450,000	450,000	496,000	10.2%
Total Expenses-MTW¹	\$116,088,000	\$115,712,000	\$116,471,000	0.7%
Transfers to Local Low-Income Housing and Development Activities ²	5,032,000	8,525,000	8,370,000	(1.8%)
Contribution to Reserves ³	2,422,000	5,984,000	8,901,000	48.7%
Total Expenses and Transfers-MTW	\$123,542,000	\$130,221,000	\$133,742,000	2.7%

¹ In order not to double count expenditures in deriving agency-wide 2010 expenditures, use the Total MTW Expense line and add the Total Non-MTW Expense line from the Non -MTW Uses table.

² Transfers are from MTW Block Grant to local low-income housing and related activities.

³ This contribution to reserves will be used for our operating reserve and other designated activities.

MTW Program Operations and Administrative: Seattle Housing transferred Community Services activities from MTW to the Other Program table in accordance with our Local Asset Management Plan. After this technical budget revision, the comparison between actual and budget for administrative operating expenses is more meaningful. At year end, the variance was immaterial.

Housing Assistance Payment: Housing assistance payments were less than 1.0 percent under budget at year-end. Utilization was as expected and the average cost per voucher remained fairly stable throughout the year, rather than rising as had been anticipated.

Utilities expenses were lower than anticipated mainly because of lower in-house solid waste expenses. The under spending in in-house solid

waste was due to the cost of dump fees rising less than anticipated in the budget. The solid waste fees were adjusted accordingly. In addition, recycling support staff was hired to promote the recycling program in public housing high-rise buildings. This effort increased recycling significantly and reduced waste costs.

Maintenance and Contract expenses: Overall maintenance and contract expenses are on target. The actual costs were slightly above budget mainly due to considerable bedbug infestation treatment and inspection efforts at a few of our communities. However, lower elevator contract expenses helped offset a portion of the increase in bedbug treatment costs.

The increase in **MTW Development and Capital Projects** was due to the use of funds that were budgeted in previous years, but carried over into 2010.

The **Capital Equipment** budget exceeded budget, but prior year budget authority was

brought forward to 2010 on certain projects. The conversion to a new property management system will continue into 2011 with additional funds budgeted for that year.

Sources and uses of other funds

Seattle Housing operates a number of housing programs that are part of Seattle Housing's Primary Government budget, but not part of the Consolidated MTW Budget, including the Seattle Senior Housing Program, the Local Housing Fund Special Portfolio, Non-MTW Section 8, and HOPE VI revitalization and community services grants. Seattle Housing also operates Impact Property Management (IPM) and Impact Property Services (IPS), which manage and maintain housing for Seattle Housing, tax credit properties, and other property owners.

The following table summarizes sources of funds projected for these activities.

Table 5: Sources – Other Programs

	CY 2010 Plan Budget	CY 2010 Revised Budget	CY 2010 Actual	Percent Variance
Dwelling Rental Income	\$12,859,000	\$12,859,000	\$12,884,000	0.2%
Investment and Interest Income	1,428,000	1,428,000	1,867,000	30.7%
Other Income	10,042,000	10,042,000	11,372,000	13.2%
Non-MTW Section 8	9,276,000	5,936,000	5,946,000	0.2%
Grants	7,299,000	7,299,000	2,875,000	(60.6%)
Capital Sources:				
ARRA funds awarded	28,145,000	47,009,000	44,691,000	(4.9%)
Other Capital	2,686,000	3,011,000	3,011,000	(0.0%)
Other Revenues for HOPE VI Projects	35,240,000	35,240,000	34,605,000	(1.8%)
Prior Year Capital Sources	17,100,000	17,100,000	16,414,000	(4.0%)
Total Sources-Other Programs	\$124,075,000	\$139,924,000	\$133,665,000	(4.5%)

Overall, 2010 **Dwelling Rental Income** is on target as anticipated with a small variance of 0.2% mainly due to slightly higher than anticipated occupancy rates at our Seattle Senior Housing Program. This increase offsets the small decrease in rental income at our Special Portfolio properties.

The **Investment and Interest Income** was favorable due to higher than expected interest income received from component units.

Other Income: With the closing of Lake City Village and Rainier Vista Northeast and higher than anticipated cash flow at the limited partnerships, more developer fee was received.

The **Non-MTW Section 8** subsidy: The change from the initial to the revised budget reflects primarily HUD's authorization to convert several hundred non-MTW to MTW vouchers. Also in the course of the year, new non-MTW vouchers were authorized and the adjustment factor was higher than budgeted.

Grants represent HOPE VI and Community and Supportive Services Funds. Sources were not drawn down as expected in the budget. The expenditure plan for Lake City Village changed to using ARRA funds first and HOPE VI funds second. HOPE VI expenditures totaled \$2.2 million.

ARRA funds awarded were represented as available for 2010. Seattle Housing applied for \$47 million in ARRA grant funds but was awarded \$44.7 million. Applications not funded

include Jefferson Terrace and UFAS capital improvements. The net remaining sources may be noted as Prior Year Sources in future reports.

Other Capital sources are budget authority from reserves and local sources. There was no change in reserve budget authority for 2010. Seattle Senior Housing and Limited Partnership reserves make up more than two-thirds of the available source. SSHP received funding from the City of Seattle, the Washington State Department of Commerce and from the City Office of Housing to complete projects at Willis House and Reunion House. This \$1.8 million is included in these sources.

Other Revenue for HOPE VI Projects represents prior year funds available in 2010; the remaining balance will be used in 2011 for the completion of Rainier Vista and Lake City.

Prior Year Capital Sources were made available through Tamarack's mixed finance close in 2009. The community is complete and fully leased. Final pay-outs are expected to occur in 2011.



Local artist's work at Tamarack Place

Table 6: Expenses – Other Programs

	CY 2010 Plan Budget	CY 2010 Revised Budget	CY 2010 Actual	Percent Variance
Program Operations and Administration	\$17,319,000	\$20,812,000	\$20,229,000	(2.8%)
Non-MTW Housing Assistance Payments	7,999,000	4,881,000	4,922,000	0.8%
Utilities	2,134,000	2,134,000	2,263,000	6.0%
Maintenance and Contracts	7,089,000	7,089,000	6,988,000	(1.4%)
Community and Supportive Services Grants	791,000	791,000	687,000	(13.1%)
Capital and Non-Routine Projects	11,894,000	11,894,000	7,983,000	(32.9%)
HOPE VI	56,800,000	56,800,000	49,698,000	(12.5%)
Total Expenses-Other	\$104,026,000	\$104,401,000	\$92,770,000	(11.1%)

Program Operations and Administration

actual expenses were below expected amounts predominantly due to lower than anticipated administrative costs in Community Services, Development, and the Seattle Senior Housing Program. These groups had savings from vacant positions throughout the year and community service contracts were under budget at year-end due to unanticipated delays. The 2011 budget will allow for some of these contracted services to be completed.

The Non-MTW Housing Assistance Payments

revised budget is lower than the initial budget because of the transfer of vouchers from non-MTW to MTW approximated budget. A new infusion of Veterans Affairs Supportive Housing and Family Unification Program vouchers were received at year-end resulting in slightly higher Housing Assistance Payments than anticipated. Additional subsidy was received to directly offset this expense.

Utility costs associated with for sale properties, parks throughout the HOPE VI sites, Seattle Senior Housing, and the Special Portfolio communities were over budget. Actual expenses exceeded budget in the areas of surface water management, water, and electricity expenses.

Maintenance and Contracts: The Seattle Senior Housing Program had lower than anticipated

maintenance and contracts expenses due to reduced landscaping, janitorial, and elevator contract expenses.

Community and Supportive Services Grants

suffered in 2010. The Family Self Sufficiency coordinator grant lost almost \$140,000 due to HUD’s new lottery funding allocation system. Two positions were terminated as a result. This loss was slightly offset with new grant funding. New grant sources include the Gates Foundation to pay for an education engagement specialist, Communities Putting Prevention to Work for smoking cessation efforts, and HUD’s Neighborhood Networks grant for improved technology and programming at Yesler Terrace Learning Center.

Capital and Non-Routine expenses in 2010 primarily reflect activities financed with ARRA funds and reserves. Several projects were delayed, resulting in expense shifting from 2010 to 2011. Delayed projects included the Jefferson Terrace Respite Care.

HOPE VI activity represents construction at Tamarack, Rainier Vista Northeast, and Lake City Village. Tamarack was completed in 2010 and units at Tamarack are fully leased. Lake City Village will be completed in 2011. Rainier Vista Northeast will continue into 2012. Expenditures were lower at Rainier Vista Northeast because

cash collateral deposits of \$6 million were delayed until 2011.

Local Asset Management Plan (LAMP)

Seattle Housing has operated under its approved Local Asset Management Plan (LAMP) over the course of 2010. Seattle Housing's LAMP was submitted with our 2010 MTW Plan and approved by HUD in its letter dated January 2010.

Sources and uses of the COCC

Seattle Housing did not create a Central Office Cost Center. In compliance with the First Amendment to the MTW Agreement and the Office of Management and Budget (OMB) Circular A-87 requirements, Seattle Housing set up an indirect services fee. The indirect cost plan is described in more detail in Seattle Housing's Local Asset Management Program (LAMP), Attachment 2 of Appendix A in the 2010 MTW Plan.

Cost allocation or fee-for-service approach

As described above, Seattle Housing has developed an indirect services fee (ISF) in compliance with OMB Circular A-87 requirements. The fee is more comprehensive than HUD's asset management system. HUD's asset management system and fee for service focuses only on a fee for services at the public housing property level. Seattle Housing's work is broader than public housing and therefore Seattle Housing's LAMP is much broader, including local housing and other activities not found in traditional HUD programs. Seattle Housing's ISF is based on anticipated indirect

costs for the fiscal year. In accordance with the requirements of OMB Circular A-87, the ISF is determined in a reasonable and consistent manner based on total units and leased vouchers. The ISF is calculated as a per-housing-unit or per-leased-voucher fee, charged monthly to each program. Please see the Local Asset Management Program in Appendix A to review Seattle Housing's Indirect Cost Plan, submitted with the 2010 MTW Plan.

Single-fund flexibility

Seattle Housing established a MTW Block Grant Fund under the original MTW Agreement and continues to use single-fund flexibility under the First Amendment to the MTW Agreement. Seattle Housing flexibility to use MTW Block grant resources to support its array of low-income housing services and programs is central to the agency's LAMP. Seattle Housing's LAMP includes the whole of Seattle Housing operations and MTW Block Grant funds. During 2010, Seattle Housing exercised its authority and MTW flexibility to allocate MTW Block Grant revenues among the Authority's housing and administrative programs. This enabled Seattle Housing to further its mission and strategic plan by balancing the mix of housing types, services, capital investments, and administrative support to different low-income housing programs and different groups of low-income residents.

In 2010, Seattle Housing used its Block Grant flexibility to support the following local programs: local low income housing operations and capital repairs, community services for tenants, maintenance of parks in mixed income housing developments, management efficiencies, and local housing development.

VIII. Administrative Information

This section provides documentation of Board of Commissioners action regarding this plan and certification of compliance with regulations.

Seattle Housing Board of Commissioners Resolutions

The Seattle Housing Authority Board of Commissioners approved the 2010 MTW Annual Report in Board Resolution No. 4984.

Certification of Compliance with Regulations

- At least 75 percent of families assisted by Seattle Housing are very low-income.
 - At the end of 2010, 96.4 percent of households served by Seattle Housing were very low-income (as detailed in Attachment C).
- Seattle Housing continues to assist substantially the same number of eligible low-income families as would have been served had the amounts not been combined.
 - At the end of 2010, Seattle Housing’s resources provided housing for 15,917 households.* This is more than 1,700 households above the 14,169 units authorized under HUD’s traditional housing programs operated by Seattle Housing (Low Income Public Housing, Section 8 New Construction, and Housing Choice Vouchers).
*Note: these numbers differ from other household statistics in this report as these numbers include Housing Choice Vouchers who have ported out of Seattle and exclude those who have ported into Seattle in order to be consistent with the way in which HUD funds housing units.
- Seattle Housing serves a comparable mix of families (by family size) as would have been served had the amounts not been used under the demonstration.

Distribution of Households Served by Bedroom Size*					
	0/1 BR	2 BR	3 BR	4 BR	5+ BR
1998**	56%	23%	15%	4%	1%
2010	55%	24%	15%	4%	1%

* Data differs from that found in Appendices in that it includes Housing Choice Vouchers who have ported out of Seattle and excludes those who have ported into Seattle in order to be consistent with the way in which HUD funds housing units
**Due to rounding, does not add up to 100%.

Correction of Observed Deficiencies

Seattle Housing did not receive any significant findings or observed deficiencies from HUD audits or monitoring visits in 2010.

Agency-Directed Evaluations

Seattle Housing is not currently engaged in any agency-wide evaluations of its MTW program.

Performance and Evaluation Report for Capital Fund Activities

Please see Appendix E.

Appendices

The appendices of this report include some materials required by HUD and some to further explain or illustrate Seattle Housing's activities during the year. They are:

- Appendix A: New Public Housing Units
- Appendix B: New Project-based Voucher Units
- Appendix C: Housing and Applicant Demographics
- Appendix D: Consolidated Financial Statements
- Appendix E: Capital Performance and Evaluation Report

Appendix A – New Public Housing Units

The following is a description of new public housing units added during 2010 by development. These figures match the public housing units that were projected in the 2010 MTW Plan.

Rainier Vista Phase II South – Tamarack						
	Public Housing			Other Affordable– Tax Credit		
Structure Type	1 Bedroom	2 Bedrooms	3 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms
Row	0	2	0	0	0	1
Walk Up	0	0	2	1	3	1
Elevator	15	32	0	8	18	0
Subtotal	15	34	2	9	21	2
Total	51			32 (20 of these units have project-based voucher assistance. See Appendix B.)		
Accessible Features	Seventy-five of the 83 units have level visitable entries and restrooms on the first floor. All units will have 36 inch front doors. Nine of the public housing units will be UFAS compliant accessible. One of the ground related three bedroom units will be made accessible to provide diversity of accessible unit sizes and types.					

Appendix B – New Project-based Voucher Units

In the 2010 Plan, Seattle Housing anticipated project-basing 218 vouchers. Of these, 181 were committed. One of the projects selected during the year to receive 37 vouchers through the City’s competitive process ended up receiving McKinney bonus funds, which replaced the need for project-based voucher rental subsidy. The remaining 37 will be allocated in future years.

Tamarack Place (Tamarack Place Limited Partnership)						
Project description	Tamarack Place is an 83 unit complex located in Rainier Vista Phase II. All 83 units are part of a tax credit limited partnership, of which Seattle Housing is the general partner.					
Total units in property	Project-based units					
	Studios	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
83	0	5	13	2	0	20

Park Place						
Project description	Park Place, owned by Park Place Retirement Housing Foundation and operated in partnership with Providence ElderPlace in Seattle Housing’s NewHolly neighborhood, was awarded 26 project-based vouchers as part of Seattle Housing’s commitment to replacing rental units lost through the redevelopment of High Point. Seattle Housing allows the vouchers to float within studio, one bedroom and two bedroom units within the project.					
Total units in property	Project-based units					
	Studios	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
154	26		0	0	26	

Casa Pacifica						
Project description	Casa Pacifica, owned and operated by Housing Resources Group in Seattle’s South Lake Union Neighborhood, was awarded 6 project-based vouchers as part of Seattle Housing’s commitment to replacing rental units lost through the redevelopment of High Point.					
Total units in property	Project-based units					
	Studios	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
65	0	0	6	0	0	6

Bellevue/Olive Townhomes						
Project description	Bellevue/Olive Townhomes, owned and operated by Housing Resources Group in Seattle's Capital Hill neighborhood, was awarded 5 project-based vouchers as part of Seattle Housing's commitment to replace High Point units.					
Total units in property	Project-based units					
	Studios	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
48	0	0	1	4	0	5

Pardee Townhomes						
Project description	Pardee Townhomes, owned and operated by Housing Resources Group in Seattle's South Lake Union neighborhood, was awarded 3 project-based vouchers as part of Seattle Housing's commitment to replace High Point units.					
Total units in property	Project-based units					
	TBD	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
65	1	0	0	1	1	3

Lake City – McDermott Place						
Project description	McDermott Place, owned and operated by Low Income Housing institute in Seattle's Lake City neighborhood, was awarded 10 project-based vouchers as part of Seattle Housing's commitment to replace High Point units.					
Total units in property	Project-based units					
	Studios	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
75	10	0	0	0	0	10

Humphrey House

Project description	Humphrey House, owned and operated by Plymouth Housing Group in downtown Seattle, received an award of 81 project-based vouchers through the 2009 Combined Funder's NOFA providing braided funding for services, operating, and rental assistance for homeless housing projects. These vouchers represent Seattle Housing's commitment to projects receiving capital funding from the City of Seattle Housing Levy.					
Total units in property	Project-based units					
	Studios	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
84	81	0	0	0	0	81

Rose of Lima House at Bakhita Gardens

Project description	Rose of Lima House at Bakhita Gardens, owned and operated by Catholic Housing Services in downtown Seattle, received an award of 30 project-based vouchers through the 2009 Combined Funder's NOFA providing braided funding for services, operating, and rental assistance for homeless housing projects. These vouchers represent Seattle Housing's commitment to projects receiving capital funding from the City of Seattle Housing Levy. Rose of Lima House prioritizes serving women who have been chronically homeless and struggling with physical or mental disabilities, addiction, trauma histories or other destabilizing issues.					
Total units in property	Project-based units					
	Studios	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
50	30	0	0	0	0	30

In the 2010 Plan, Seattle Housing noted potential commitments of 44 project-based vouchers. Of those, 14 were committed to two projects. The potential for project-basing 30 vouchers at NewHolly Phase III remains under consideration.

Longfellow Creek

Project description	Longfellow Creek is an 84 unit complex in West Seattle owned by Seattle Housing Authority. The property includes 20 public housing subsidized units. The remaining units are market rate rentals. The project-based vouchers will allow the 9 units to serve as High Point replacement.					
Total units in property	Project-based units					
	Studios	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
84	0	4	5	0	0	9

Villa Park

Project description	Villa Park is a 43 unit complex in Seattle's Rainier Beach neighborhood owned by Seattle Housing Authority. The project is HOME-funded, serving households around 50 percent of area median income. The project-based vouchers will allow the 5 units to serve as High Point replacement.					
Total units in property	Project-based units					
	Studios	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
43	0	0	3	2	0	5

Appendix C – Household and Applicant Demographics

This appendix provides specific data on changes in the number and characteristics of households housed in Seattle or applicants. Unless otherwise noted, data represents year-end information (December 31, 2010). Slight variations in totals from table to table indicate detailed data is missing for a few households. Additional data notes are provided at the end of this appendix.

Existing Households

Race of head of household

Low-Income Public Housing Residents as of 12/31/2010

Community Type	Caucasian	African / African American	Native American	Asian / Asian American	Native Hawaiian & Pacific Islander	Total
Garden Communities	119	656	21	509	6	1,311
High-Rises	1,668	738	66	434	6	2,912
Mixed Income	22	36	-	3	-	61
Partnership Units	16	28	-	5	-	49
Scattered Sites	179	348	19	94	5	645
Townhouses	13	35	1	11	2	62
LIPH Total	2,017	1,841	107	1,056	19	5,040
Percent of Total	40.0%	36.5%	2.1%	21.0%	0.4%	
2009 Year-end	1,948	1,787	115	1,097	6	4,953
Percent of Total	39.3%	36.1%	2.3%	22.1%	0.1%	
Percent Change from Prior Year	3.5%	3.0%	-7.0%	-3.7%	216.7%	1.8%
Difference in Ratios	0.7%	0.4%	-0.2%	-1.2%	0.3%	

Section 8 Program Participants as of 12/31/2010

Program	Caucasian	African / African American	Native American	Asian / Asian American	Native Hawaiian & Pacific Islander	Total
HCV Tenant-based	1,814	2,245	104	585	32	4,780
HCV Project-based	1,088	961	57	213	33	2,352
S8 Mod Rehab	386	149	36	147	4	722
S8 New Construction	68	20	4	5	-	97
Section 8 Total	3,356	3,375	201	950	69	7,951
Percent of Total	42.2%	42.4%	2.5%	11.9%	0.9%	
2009 Year-end	3,320	3,246	179	957	73	7,775
Percent of Total	42.7%	41.7%	2.3%	12.3%	0.9%	
Percent Change from Prior Year	1.1%	4.0%	12.3%	-0.7%	-5.5%	2.3%
Difference in Ratios	-0.5%	0.7%	0.2%	-0.4%	-0.1%	

SSHP Residents as of 12/31/2010

Program	Caucasian	African / African American	Native American	Asian & Pacific Islander	Total
SSHP Total	726	86	7	132	951
Percent of Total	76.3%	9.0%	0.7%	13.9%	
2009 Year-end	690	101	13	153	957
Percent of Total	72.1%	10.6%	1.4%	16.0%	
Percent Change from Prior Year	5.2%	-14.9%	-46.2%	-13.7%	-0.6%
Difference in Ratios	4.2%	-1.5%	-0.6%	-2.1%	

Other Non-Federal Program Residents as of 12/31/2010

Program ¹	Caucasian	African / African American	Native American	Asian & Pacific Islander	Total
HOPE VI Tax Credit	31	120	-	32	183
Special Portfolio – Seattle Housing	35	84	1	5	125
Special Portfolio – Privately Managed ²	204	28	-	27	259
Other Non-Federal Total	270	232	1	64	567
Percent of Total	47.6%	40.9%	0.2%	11.3%	
2009 Year-end	300	178	-	73	551
Percent of Total: Projected	54.4%	32.3%		13.2%	
Percent Change from Prior Year	-10.0%	30.3%		-12.3%	2.9%
Difference in Ratios	-6.8%	8.6%		-2.0%	

¹Excludes households in these portfolios represented in other housing programs, such as those with Housing Choice Vouchers or in Low Income Public Housing units. ² Excludes 9 Special Portfolio - Privately Managed households whose race is unknown.

Ethnicity of head of household

Ethnicity – Hispanic / Non-Hispanic as of 12/31/2010

Program	Hispanic	Non-Hispanic	Total
Low Income Public Housing	198	4,842	5,040
HCV Tenant-Based	214	4,566	4,780
HCV Project-Based	107	2,245	2,352
Section 8 Mod Rehab	35	687	722
Section 8 New Construction	6	91	97
Seattle Senior Housing Program	29	922	951
Other Non-Federal Programs ³	29	546	575
Total Households	618	13,899	14,517
Percent of Total	4.2%	95.7%	
2009 Year-end ⁴	599	13,637	14,236
Percent of Total	4.2%	95.8%	
Percent Change from Prior Year	-1.7%	-2.1%	-2.1%
Difference in Ratios	0.0%	0.0%	

³ Excludes one (1) household whose ethnicity is unknown. ⁴ Data for Other Non-Federal Programs was not included in 2009 Year-end data.

Income distribution as a percent of median income

2010 Median Incomes Levels for the Seattle-Bellevue Area

Family Size	30% Median	50% Median	80% Median
Single Individual	\$18,000	\$30,000	\$45,100
Family of Two	\$20,600	\$34,250	\$51,550
Family of Three	\$23,150	\$38,550	\$58,000
Family of Four	\$25,700	\$42,800	\$64,400
Family of Five	\$27,800	\$46,250	\$69,600
Family of Six	\$29,850	\$49,650	\$74,750
Family of Seven	\$31,900	\$53,100	\$79,900
Family of Eight	\$33,950	\$56,500	\$85,050

Distribution of Household Annual Income as of 12/31/2010

Program	Below 30% Median Income	30% - 50% Median Income	50% - 80% Median Income	Over 80% Median Income	Total
Low Income Public Housing	4,437	495	100	8	5,040
HCV Tenant-Based	4,042	589	67	2	4,700
HCV Project-Based	2,235	109	8	-	2,352
Section 8 Mod Rehab	692	25	4	1	722
Section 8 New Construction	91	6	-	-	97
Seattle Senior Housing Program	782	134	33	2	951
Other Non-Federal Programs	101	167	158	149	575
Total Households	12,380	1,525	370	162	14,437
Percent of Total	85.8%	10.6%	2.6%	1.1%	
2009 Year-end	12,090	1,584	411	84	14,169
Percent of Total	85.3%	11.2%	2.9%	0.6%	
Percent Change from Prior Year	2.4%	-3.7%	-10.0%	92.9%	1.9%
Difference in Ratios	0.4%	-0.6%	-0.3%	0.5%	

Total population by age group (minors, adults and elderly)

Low-Income Public Housing Residents as of 12/31/2010

Development	Minors	Non-Elderly Adults	Elderly Adults	Total Individuals	Elderly >70
Garden Communities	1,715	1,765	467	3,947	244
High-Rises	48	1,871	1,227	3,146	649
Mixed Income	65	63	7	135	2
Partnership Units	99	94	6	199	3
Scattered Sites	982	971	108	2,061	48
Townhouses	180	124	8	312	1
LIPH Total	3,089	4,888	1,823	9,800	947
Percent: Actual	31.5%	49.9%	18.6%		9.7%
2009 Year-end	3,230	4,897	1,767	9,894	923
Percent of Total	32.6%	49.5%	17.9%		9.3%
Percent Change from Prior Year	-4.4%	-0.2%	3.2%	-1.0%	2.6%
Difference in Ratios	-1.1%	0.4%	0.7%		0.3%

Section 8 Participants as of 12/31/2010

Program	Minors	Non-Elderly Adults	Elderly Adults	Total Individuals	Elderly >70
HCV Tenant-based	4,428	5,306	1,367	11,101	698
HCV Project-based	1,440	2,365	474	4,279	251
Section 8 Mod Rehab	69	628	190	887	76
Section 8 New Construction	-	72	28	100	10
Section 8 Total	5,937	8,371	2,059	16,367	1,035
Percent of Total	36.3%	51.1%	12.6%		6.3%
2009 Year-end	5,998	8,084	1,995	16,077	1,009
Percent of Total	37.3%	50.3%	12.4%		6.3%
Percent Change from Prior Year	-1.0%	3.6%	3.2%	1.8%	2.6%
Difference in Ratios	-1.0%	0.9%	0.2%		0.0%

SSHP Residents as of 12/31/2010

	Minors	Non-Elderly Adults	Elderly Adults	Total Individuals	Elderly >70
SSHP Total	0	119	938	1,057	693
Percent of Total	0.0%	11.3%	88.7%		65.6%
2009 Year-end	0	121	950	1,071	715
Percent of Total	0.0%	11.3%	88.7%		66.8%
Percent Change from Prior Year	0.0%	-1.7%	-1.3%	-1.3%	-3.1%
Difference in Ratios	0.0%	-0.0%	-0.0%		-1.2%

Other Non-Federal Program Residents as of 12/31/2010

Program	Minors	Non-Elderly Adults	Elderly Adults	Total Individuals	Elderly >70
HOPE VI Tax Credit	281	319	22	622	11
Special Portfolio – Seattle Housing	58	151	5	214	1
Special Portfolio – Privately Managed	85	337	24	446	-
Other Non-Federal Total	424	807	51	1,282	12
Percent of Total	33.1%	62.9%	4.0%		0.9%
2009 Year-end	424	803	73	1,300	12
Percent of Total	32.6%	61.8%	5.6%		0.9%
Percent Change from Prior Year	0.0%	0.5%	-30.1%	-1.4%	0.0%
Difference in Ratios	0.5%	1.2%	-1.6%		-0.0%

People with disabilities

Low-Income Public Housing Residents as of 12/31/2010

Development	Disabled Minors	Non-Elderly Disabled	Elderly Disabled	Total Disabled	Total Individuals
Garden Community	6	199	219	424	3,951
High-Rises	-	1,443	589	2,032	3,146
Mixed Income	-	13	2	15	135
Partnership Units	-	4	-	4	199
Scattered Sites	21	171	50	242	2,061
Townhouse	2	9	2	13	312
LIPH Totals	29	1,839	862	2,730	9,804
Percent of Total	0.3%	18.8%	8.8%	27.8%	
2009 Year-end	25	1,782	829	2,636	9,212
Percent of Total	0.3%	19.3%	9.0%	28.6%	
Percent Change from Prior Year	16.0%	3.2%	4.0%	3.6%	6.4%
Difference in Ratios	0.0%	-0.6%	-0.2%	-0.8%	

Section 8 Participants as of 12/31/2010

Program	Disabled Minors	Non-Elderly Disabled	Elderly Disabled	Total Disabled	Total Individuals
HCV Tenant-based	242	1,954	1,067	3,263	11,101
HCV Project-based	50	1,100	329	1,479	4,279
Section 8 Mod Rehab	4	347	142	493	887
Section 8 New Construction	-	50	14	64	100
Section 8 Total	296	3,451	1,552	5,299	16,367
Percent of Total	1.8%	21.1%	9.5%	32.4%	
2009 Year-end	215	3,218	1,301	4,734	14,862
Percent of Total	1.4%	21.7%	8.8%	31.9%	
Percent Change from Prior Year	37.7%	7.2%	19.3%	11.9%	10.1%
Difference in Ratios	0.4%	-0.6%	0.7%	0.5%	

SSHP Residents as of 12/31/2010

	Disabled Minors	Non-Elderly Disabled	Elderly Disabled	Total Disabled	Total Individuals
SSHP Totals	0	82	147	229	1,057
Percent of Total	0.0%	7.8%	13.9%	21.7%	
2009 Year-end	0	78	153	231	1,063
Percent of Total	0.0%	7.3%	14.4%	21.7%	
Percent Change from Prior Year	0.0%	5.1%	-3.9%	-0.9%	-0.6%
Difference in Ratios	0.0%	0.4%	-0.5%	-0.1%	

Other Non-Federal Program Residents as of 12/31/2010

Program	Disabled Minors	Non-Elderly Disabled	Elderly Disabled	Total Disabled	Total Individuals
HOPE VI Tax Credit	-	4	5	9	622
Special Portfolio – Seattle Housing	-	7	-	7	214
Special Portfolio – Privately Managed	N/A	24	N/A	24	446
Section 8 Total	-	35	5	40	1,282
Percent of Total	0.0%	2.7%	0.4%	3.1%	
2009 Year-end					Not available.
Percent: Projected					
Percent Change from Prior Year					Not available.
Difference in Ratios					

Households served in Seattle by unit size at year end – comparing Seattle Housing’s first year of MTW (1999), the prior year (2009), and the current year (2010)

Program	Year	0-Br	1-Br	2-Br	3-Br	4-Br	5+Br	Total
Low Income	1999	257	3,158	1,470	935	231	36	6,087
Public Housing	2009	799	2,371	913	679	184	37	4,983
	2010	795	2,402	946	680	180	37	5,040
Housing Choice Voucher Tenant- & Project-based Assistance ⁵	1999	250	1,117	1,079	872	279	82	3,679
	2009	1,394	2,043	1,833	1,188	399	140	6,997
	2010	1,547	1,991	1,839	1,228	388	139	7,132
Section 8	1999	10	141	0	0	0	0	151
New Construction	2009	0	95	0	0	0	0	95
	2010	0	97	0	0	0	0	97
Seattle Senior	1999	161	913	85	0	0	0	1,159
Housing Program	2009	0	871	89	0	0	0	960
	2010	0	862	89	0	0	0	951
Other Non-Federal	1999	0	0	0	0	0	0	0
	2009	45	128	227	138	17	2	557
	2010	55	194	269	51	7	0	576
Total	1999	678	5,329	2,634	1,807	510	118	11,076
	2009	2,238	5,508	3,062	2,005	600	179	13,592
	2010	2,397	5,546	3,143	1,959	575	176	13,796
Distribution of	1999	6.1%	48.1%	23.8%	16.3%	4.6%	1.1%	
Unit sizes	2009	16.5%	40.5%	22.5%	14.8%	4.4%	1.3%	
	2010	17.4%	40.2%	22.8%	14.2%	4.2%	1.3%	

⁵Excludes Mod Rehab units.

Average Length of Participation by Housing and Household Type

Elderly/Disabled Households (elderly or disabled head of household) as of 12/31/2010

Program	Households	Average Number of Years	2 Years or Less	2-5 Years	5-10 Years	10-20 Years	20 Years or More
Public Housing	3,284	10	23%	18%	19%	28%	12%
HCV Tenant-Based	2,860	8	19%	21%	35%	18%	6%
HCV Project-Based	1,492	3	56%	28%	14%	2%	0%
Section 8 Mod-Rehab	513	6	44%	16%	17%	21%	2%
S8 New Construction	75	10	13%	21%	16%	44%	5%
Seattle Senior Housing Program	951	7	27%	20%	25%	26%	2%
Other Non-Federal	23	5	22%	39%	30%	9%	0%
Total Elderly/Disabled	9,198	8	29%	21%	24%	20%	7%

Family Households (non-elderly, non-disabled head of household, including single individuals) as of 12/31/2010

Program	Households	Average Number of Years	2 Year or Less	2-5 Years	5-10 Years	10-20 Years	20 Years or More
Public Housing	1,709	6	40%	26%	15%	14%	5%
HCV Tenant-Based	1,911	6	29%	27%	30%	12%	2%
HCV Project-Based	840	2	75%	16%	8%	0%	0%
Section 8 Mod-Rehab	209	4	55%	19%	14%	10%	2%
S8 New Construction	22	3	64%	18%	18%	-	-
Seattle Senior Housing Program	282	3	61%	26%	10%	3%	0%
Other Non-Federal	4,973	5	44%	25%	19%	10%	2%
Total Family	4,973	5	44%	25%	19%	10%	2%

All Households as of 12/31/2010

Program	Households	Average Number of Years	2 Year or Less	2-5 Years	5-10 Years	10-20 Years	20 Years or More
Public Housing	4,993	8	29%	21%	17%	23%	10%
HCV Tenant-Based	4,771	7	23%	23%	33%	16%	5%
HCV Project-Based	2,332	3	63%	24%	12%	1%	0%
Section 8 Mod-Rehab	722	5	47%	17%	16%	18%	2%
S8 New Construction	97	8	25%	21%	16%	34%	4%
Seattle Senior Housing Program	951	7	27%	20%	25%	26%	2%
Other Non-Federal	305	3	58%	27%	11%	4%	0%
Total Combined	14,171	7	34%	22%	22%	17%	5%

Applicant Demographics

Low-Income Public Housing Applicants as of 12/31/2010

Unit Size	Caucasian	African / African American	Native American	Asian & Pacific Islander	Total
0/1 bedroom	1,623	1,565	108	683	3,979
2 bedroom	396	799	39	365	1,599
3 bedroom	85	240	8	108	441
4 bedroom	11	63	3	18	95
5 bedroom	-	25	-	-	25
LIPH Total⁶	2,115	2,692	158	1,174	6,139
Percent of Total	34.5%	43.9%	2.6%	19.1%	
2009 Year End	1,839	2,412	166	954	5,371
Percent of Total	34.2%	44.9%	3.1%	17.8%	
Percent Change from Prior Year	15.0%	11.6%	-4.8%	23.1%	14.3%
Difference in Ratios	0.2%	-1.1%	-0.5%	1.4%	

⁶ Applicants to HOPE VI communities are not included in this analysis.

Housing Choice Voucher Applicants as of 12/31/2010

Unit Size	Caucasian	African / African American	Native American	Asian & Pacific Islander	Total
All bedroom sizes⁷	563	992	55	211	1,821
Percent of Total	30.9%	54.5%	3.0%	11.6%	100.0%
2009 Year End	642	1,054	64	226	1,986
Percent of Total	32.3%	53.1%	3.2%	11.4%	
Percent Change from Prior Year	-12.3%	-5.9%	-14.1%	-6.6%	-8.3%
Difference in Ratios	-1.4%	1.4%	-0.2%	0.2%	

⁷ Seattle Housing no longer tracks Housing Choice Voucher applicants by bedroom size. Excludes 9 households with unknown race.

Section 8 New Construction Applicants as of 12/31/2010

Unit Size	Caucasian	African / African American	Native American	Asian & Pacific Islander	Total
0/1 bedroom	138	86	11	18	253
Section 8 New Construction Total	138	86	11	18	253
Percent of Total	54.5%	34.0%	4.3%	7.1%	
2009 Year End	83	52	11	12	158
Percent of Total	52.5%	32.9%	7.0%	7.6%	
Percent Change from Prior Year	66.3%	65.4%	0.0%	50.0%	60.1%
Difference in Ratios	2.0%	1.1%	-2.6%	-0.5%	

SSHP Applicants as of 12/31/2010

Unit Size	Caucasian	African / African American	Native American	Asian & Pacific Islander	Total
0/1 bedroom	363	135	13	115	626
2 bedroom	9	5	-	3	17
SSHP Total	372	140	13	118	643
Percent of Total	57.9%	21.8%	2.0%	18.4%	
2009 Year End	349	112	9	105	575
Percent of Total	60.7%	19.5%	1.6%	18.3%	
Percent Change from Prior Year	6.6%	25.0%	44.4%	12.4%	11.8%
Difference in Ratios	-2.8%	2.3%	0.5%	0.1%	

Income distribution as a percent of median income

Applicant Household Annual Incomes as of 12/31/2010

Program	Below 30% Median Income	30% - 50% Median Income	50% - 80% Median Income	Over 80% Median Income	Total
Low Income Public Housing	5,833	263	25	18	6,139
HCV Tenant-based	1,684	113	28	5	1,830
Section 8 New Construction	247	5	1	-	253
Seattle Senior Housing Program ⁸	559	57	22	3	641
Unique Households⁹	7,696	390	69	24	8,179
Percent of Total	94.1%	4.8%	0.8%	0.3%	
2009 Year End	5,685	344	52	23	6,104
Percent of Total	93.1%	5.6%	0.9%	0.4%	
Percent Change from Prior Year	35.4%	13.4%	32.7%	4.3%	34.0%
Difference in Ratios	1.0%	-0.9%	0.0%	-0.1%	

⁸Excludes two households with no income documented. ⁹Applicant households may appear on more than one wait list; therefore the unique households row does not equal the sum of the program rows.

Data notes – the following notes apply to all tables within this appendix:

- Low Income Public Housing – excludes occupants of employee and agency units
- Housing Choice Vouchers - Excludes households that have left Seattle Housing’s jurisdiction (a.k.a. port-outs - 1,873 households); excludes households using vouchers in the SSHP program (160 households accounted for in the SSHP demographics); and includes households that have entered Seattle Housing’s jurisdiction (a.k.a. port-ins; 530 households)
- Other Non-Federal – excludes occupants of units managed by Seattle Housing for other owners (14 households)

Appendix D– Consolidated Financial Statements

Following are the Seattle Housing Authority's Consolidated Financial Statements for Fiscal Year 2010. These figures represent unaudited fiscal year end financial data. The audited Financial Statements will be available in May 2011.

THE HOUSING AUTHORITY OF THE CITY OF SEATTLE, WASHINGTON

Statement of Net Assets

December 31, 2010

Assets	<u>Primary government</u>
Current assets:	
Cash and cash equivalents	\$ 2,259,236
Restricted cash	7,105,405
Investments	40,459,348
Accounts receivable:	
Tenant rentals and service charges	412,159
Other	1,065,327
Due from:	
Other governments	2,517,739
Component units	3,050,968
Inventory and prepaid items	834,533
Restricted investments	2,393,550
Deferred charges	1,798,792
Notes receivable	—
Notes receivable from component units	63,272
Other	3,688
Total current assets	<u>61,964,017</u>
Noncurrent assets:	
Investments	3,507,625
Restricted investments	21,023,855
Due from component units	21,905,465
Other	1,484,113
Capital assets:	
Land	70,504,337
Land improvements	26,983,527
Leasehold improvements	749,651
Structures	366,506,200
Equipment	17,133,424

Construction in progress	64,270,286
Less accumulated depreciation	<u>(202,182,736)</u>
Capital assets, net	343,964,689
Notes receivable, net of allowance	15,635,696
Notes receivable from component units (net of excess loss on investment of \$1,503,515)	178,815,004
	<u>586,336,447</u>
Total noncurrent assets	
Total assets	<u>\$ 648,300,464</u>

THE HOUSING AUTHORITY OF THE CITY OF SEATTLE, WASHINGTON

Statement of Net Worth

December 31, 2010

Liabilities and Net Assets	<u>Primary government</u>
Current liabilities:	
Accounts payable:	
Vendors and contractors	\$ 5,451,316
Other	3,988,595
Accrued liabilities	2,932,854
Due to component units	331,407
Short-term borrowings	16,077,425
Current portion of long-term debt	11,708,891
Deferred revenue	3,263,671
Total current liabilities	<u>43,754,159</u>
Noncurrent liabilities:	
Due to primary government	
Security deposits	1,486,232
Deferred revenue	42,206,775
Long-term debt, less current portion:	
Notes payable	53,444,343
Bonds payable	96,075,557
Accrued compensated absences	3,093,005
Net OPEB liability	703,000
Total noncurrent liabilities	<u>197,008,912</u>
Total liabilities	<u>240,763,071</u>
Net assets:	
Invested in capital assets, net of related debt	198,354,620
Restricted for debt service	9,027,044
Unrestricted (deficit)	200,155,729
Total net assets	<u>407,537,393</u>
Total liabilities and net assets	<u>\$ 648,300,464</u>

THE HOUSING AUTHORITY OF THE CITY OF SEATTLE, WASHINGTON

Statement of Revenues, Expenses, and Changes in Net Assets

Year ended December 31, 2010

	<u>Primary government</u>
Operating revenues:	
Tenant rentals	\$ 19,853,164
Housing assistance payment subsidies	96,202,546
Operating subsidies and grants	20,983,973
Other	18,789,651
Total operating revenues	<u>155,829,334</u>
Operating expenses:	
Housing operations and administration	45,033,321
Tenant services	3,726,846
Utility services	4,718,662
Maintenance	20,082,664
Housing assistance payments	73,550,131
Other	462,036
Depreciation and amortization	10,059,962
Total operating expenses	<u>157,633,622</u>
Operating loss	<u>(1,804,288)</u>
Non-operating revenues (expenses):	
Intergovernmental	274,244
Interest expense	(7,479,431)
Interest income	5,453,447
Change in fair value of investments	
Loss on investment in limited partnerships	
Disposition of assets	(19,878,330)
Net non-operating revenues (expenses)	<u>(21,630,070)</u>
Change in net assets before capital contributions	<u>(23,434,358)</u>
Contributions:	
Capital contributions	46,544,071
Partners' contributions	
Total contributions	<u>46,544,071</u>
Change in net assets	23,109,713
Total net assets at beginning of year	<u>384,427,680</u>
Total net assets at end of year	<u>\$ 407,537,393</u>

THE HOUSING AUTHORITY OF THE CITY OF SEATTLE, WASHINGTON

Statement of Cash Flows

Year ended December 31, 2010

	<u>Primary government</u>
Cash flows from operating activities:	
Receipts from residents	\$ 19,950,925
Receipts from other sources	22,626,376
Operating grants and subsidies received	112,982,893
Advances to affiliates	2,203,387
Payments to vendors	(71,973,222)
Housing assistance payments	(73,550,131)
Payments to employees	(17,427,811)
Net cash provided by operating activities	<u>(5,187,583)</u>
Cash flows from capital and related financing activities:	
Capital contributions	46,387,130
Acquisition and construction of capital assets	(72,888,167)
Proceeds from dispositions of property and equipment	51,313,179
Proceeds from short-term borrowings	9,654,302
Proceeds from long-term borrowings	3,623,402
Payments on notes and bonds	(21,851,388)
Interest payments	(7,825,246)
Net cash used by capital and related financing activities	<u>8,413,212</u>
Cash flows from investing activities:	
Interest received	2,445,591
Maturity of investment securities	39,038,739
Purchases of investment securities	(40,432,084)
Payment on notes receivable	25,126,092
Issuance of notes receivable	(32,729,535)
Net cash used by investing activities	<u>(6,551,197)</u>
Increase in cash and cash equivalents	<u>(3,325,568)</u>
Cash and cash equivalents at beginning of year	<u>12,690,209</u>
Cash and cash equivalents at end of year	<u>\$ 9,364,641</u>
Reconciliation of operating loss to net cash used by operating activities:	
Operating loss	\$ (1,804,288)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation and amortization	10,059,962

Gain on sale of property	(15,139,824)
Changes in assets and liabilities:	
Accounts receivable and other assets	(754,030)
Inventory and prepaid items	(33,800)
Accounts payable and other liabilities	(1,600,879)
Accrued compensated absences	(867,176)
Deferred revenue and other	4,952,452
Total adjustments	<u>(3,383,295)</u>
Net cash provided by operating activities	\$ <u><u>(5,187,583)</u></u>
Noncash investing, capital, and financing activity:	
Increase in fair value of investments	\$ 45,566

Appendix E – Capital Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Project and
 Capital Fund Financing Program
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMD No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number: American Recovery and Reinvestment Act (ARRA)		Fiscal Year: 2009	
PIA Name: Seattle Housing 120 Sixth Avenue North Seattle WA 98109		Capital Fund Program Grant No: WA19500150105 Replacement Housing Project Grant No:		Fiscal Year of Grant Approval: 2009	
Type of Grant: <input type="checkbox"/> Original Amendment <input type="checkbox"/>		2010 ARRA Performance Report <input checked="" type="checkbox"/>			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CPP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)		61,074.00	53,168.00	53,168.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1450 Fees and Chgs.		385,000.00	1,600,337.00	1,600,337.00
8	1460 Site Acquisition				
9	1450 Site Improvement	6,900,000.00	10,380,697.00	10,380,697.00	9,448,451.00
10	1461 Dwelling Structures	3,500,000.00	6,216,172.41	5,008,802.00	5,008,802.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment		14,530.47	14,530.00	14,530.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		12,414.12	12,414.00	12,414.00
17	1499 Development Activities ⁴	7,069,888.00	0.00		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report a Revised Annual Statement.
³ Funds with fewer than 250 units in management may use 100% of CFF funds for operations.
⁴ CFF funds shall be used for operations.

Part I: Summary		FFY of Grant: 2009			
PHA Name: Seattle Housing 120 Sixth Avenue North Seattle WA, 98109		FFY of Grant Approval: 2009			
Grant Type and Number: American Recovery and Reinvestment Act (ARRA) Capital Fund Program Grant No: WA19S00150109 Replacement Housing Factor Grant No: Date of CFFP:					
Type of Grant <input type="checkbox"/> Original Amendment <input checked="" type="checkbox"/> 2010 MTW Performance Report <input type="checkbox"/>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	17,069,888.00	17,069,888.00	17,069,888.00	16,137,642.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation				
Signature of Executive Director <i>[Signature]</i>		Signature of Public Housing Director		Date 3/2/11	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		FFY of Grant: 2009						
PHA Name: Seattle Housing Authority 120 Sixth Avenue North Seattle WA, 98109		Grant Type and Number: American Recovery and Capital Fund Program Grant No: WA19S00150109 CFPP (Yes / No): No Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 4	Funds Obligated 2	Funds Expended 2	
Bell Tower	New windows; Exterior waterproofing either by recoating or recladding; 15 UFAS unit modifications as well as common area UFAS upgrades; Ventilation system improvements; Correct water line problems	1460		3,500,000	3,026,981.41	3,073,307	3,073,307	
Bell Tower	Construction Project Manager To Oversee Upgrades	1410			61,074	53,108	53,108	
Bell Tower	Architectural Design and Permit Fees	1430			385,000	346,641	346,641	
Bell Tower	Community Room Furniture	1475			14,530	14,530	14,530	
Bell Tower	Temporary Moving of Residents and Parking Reimbursements	1495			12,414	12,414	12,414	

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Part II: Supporting Pages											
PHA Name: Seattle Housing Authority 120 Sixth Avenue North Seattle WA, 98109			Grant Type and Number: American Recovery and Capital Fund Program Grant No: WA19S00150109 CFFP (Yes / No): No Replacement Housing Factor Grant No:			FFY of Grant: 2009					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²				
Rainier Vista Phase II North A	Infrastructure Improvements to allow future construction of low income units including public housing units; Rental Term Sheet for Phase II has been submitted to HUD	1450		6,500,000	10,380,697	10,380,697	9,448,451				
Rainier Vista Phase II South	Two uses of funds in Mixed Finance transaction to fill gap from tax equity reduction and bridge financing for future program income from sale of lan been submitted to HUD	1499		7,069,888	0						
Tamarack Place	Architectural, Permits and other Soft Co	1430				1,253,696	1,253,696				
Tamarack Place	Construction of low income housing un	1460		0	3,189,191	1,935,495	1,935,495				

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² To be completed for the Performance and Evaluation Report.

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Seattle Housing 120 Sixth Avenue North Seattle WA, 98109		Capital Fund Program Grant No: WA00100001709R Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> MTW 2010 Performance Report		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	450,000	450,000	450,000	173,329
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	850,000	1,087,746	1,087,746	948,451
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable	8,645,000	8,462,254	8,462,254	1,662,552
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	55,000	0	0	
17	1499 Development Activities ⁴				

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary		FFY of Grant: 2009	
PHA Name: Seattle Housing		FFY of Grant Approval: 2009	
120 Sixth Avenue North		Capital Fund Program Grant No: WA00100001709R	
Seattle		Replacement Housing Factor Grant No:	
WA, 98109		Date of CFFP:	
Type of Grant			
<input checked="" type="checkbox"/> MTW 2010 Performance Report		<input type="checkbox"/> Reserve for Disasters/Emergencies	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Development Account		<input type="checkbox"/> Final Performance Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	10,000,000	10,000,000
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation		
Signature of Executive Director		Signature of Public Housing Director	
<i>Jones M Treacy</i>		<i>[Signature]</i>	
Date		Date	
3/2/11			

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		FFY of Grant: 2009		Status of Work	
PHA Name: Seattle Housing Authority 120 Sixth Avenue North Seattle WA, 98109		Capital Fund Program Grant No: WA00100001709R CFPP (Yes / No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Denny Terrace							
	Construction & Program Staff Salaries and Benefits	1410		450,000	450,000	450,000	173,329
	Architectural, Engineering Costs and Permit Costs	1430		850,000	1,087,746	1,087,746	948,451
	Ventilation improvements, new insulated exterior cladding and windows, roof repairs, unit interior upgrades, common area interior upgrades, intercom system, and electrical modifications	1460		8,645,000	8,462,254	8,462,254	1,662,552
	Temporary Relocation of Residents	1495		55,000	0		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part I: Summary		Grant Type and Number: Capital Fund Program Grant No: WA00100003909G		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Seattle Housing 120 Sixth Avenue North Seattle WA, 98109		Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Amendment <input type="checkbox"/>		MTW 2010 Performance Report <input checked="" type="checkbox"/>			
<input type="checkbox"/>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	381,618.00	381,619.00	381,618.00	158,027.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,440,183.00	1,365,184.00	1,365,184.00	625,299.00
8	1440 Site Acquisition		1,075,000.00	1,075,000.00	1,075,000.00
9	1450 Site Improvement				
10	1460 Dwelling Structures	5,180,708.00	5,180,708.00	5,180,708.00	5,180,708.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	11,462.00	11,463.00	11,462.00	884.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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⁴ RHF funds shall be included here.

Part I: Summary		Grant Type and Number: American Recovery and Reinvestment Act (ARRA)		FFY of Grant: 2009	
PHA Name: Seattle Housing 120 Sixth Avenue North Seattle WA, 98109		Capital Fund Program Grant No: WA00100003909G Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant		<input type="checkbox"/> Original Amendment <input type="checkbox"/> MTW 2010 Performance Report <input type="checkbox"/>			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	8,013,972	8,013,972	8,013,972	7,039,918
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation				
Signature of Executive Director <i>Jones M Tibbitts</i>		Signature of Public Housing Director		Date 3/2/11	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary		Grant Type and Number:		FFY of Grant: 2009	
PHA Name: Seattle Housing Authority		Capital Fund Program Grant No: WA00100009009T		FFY of Grant Approval: 2009	
120 Sixth Avenue North		Replacement Housing Factor Grant No:			
Seattle		Date of CFFP:			
WA, 98109					
Type of Grant					
<input checked="" type="checkbox"/> MTW 2010 Performance Report		<input type="checkbox"/> Revised Amendment			
<input type="checkbox"/>		<input type="checkbox"/>			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0 \$	3,360,605 \$	3,360,605 \$	1,058,176
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 10,000,000	\$ 6,639,395	\$ 6,639,395	\$ 2,564,367
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary		Grant Type and Number:		FFY of Grant: 2009	
PHA Name: Seattle Housing Authority		Capital Fund Program Grant No: WA00100009009T		FFY of Grant Approval: 2009	
120 Sixth Avenue North		Replacement Housing Factor Grant No:			
Seattle		Date of CFFP:			
WA, 98109					
Type of Grant					
<input checked="" type="checkbox"/> MTW 2010 Performance Report		<input type="checkbox"/> Revised Amendment (revision no.)			
<input type="checkbox"/>		<input type="checkbox"/>			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹	Obligated	Expended
		Original	Revised²		
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000.00	\$ 3,622,543.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation				
Signature of Executive Director		Signature of Public Housing Director		Date	
Lorena M Ticeberg		Date: 7/27/2010		3/2/11	

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Appendix F – Previously Approved Activities Numbering Matrix

The tables in this appendix, which show how the current numbering system corresponds with the previous numbering system, are reprinted from the 2011 MTW Plan.

MTW initiatives are overarching areas of reform that SHA is pursuing, such as rent reform or the local project-based HCV program. SHA had obtained approval from HUD for most of these initiatives through Annual Plans and other means prior to execution the Amended and Restated MTW Agreement. During that time, MTW agencies were not required to specify policy elements or waivers being used to implement the initiative. For the purpose of evaluating the impact and success of these initiatives, SHA has made an effort to break down the specific elements of the initiative into “activities.” Activities have been renumbered from the numbers provided in SHA’s 2010 MTW Plan to better relate them to their original initiative and to one another as appropriate. The numbers used in the 2010 plan are listed below as “formerly known as” for reference.

MTW Activities – Active

Active status indicates that an activity has been will be in active implementation in 2011 or is under active development for implementation.

MTW Activity #1 – Development Simplification

MTW Activity #1.P.02 (Formerly #70)	Streamlined public housing acquisitions: Acquire properties for public housing without prior HUD approval, provided that HUD site selection criteria are met.
Program: Public Housing	This activity was first included in SHA's 1999 MTW Agreement. SHA began implementing this MTW flexibility in 2004 with the establishment of its Real Property Acquisition Protocol. Additional public housing units may be acquired in 2011 using this protocol, including buildings in the SSHP portfolio.
MTW Activity #1.P.05 (Formerly #72)	Streamlined public housing demo/dispo process: Utilize a streamlined demolition/disposition protocol negotiated with the Special Applications Center for various public housing dispositions (including those for vacant land at HOPE VI sites and scattered sites property sales).
Program: Public Housing	This activity was first included in SHA’s HUD-approved 2000 MTW Annual Plan. Implementation began in 2004 with the establishment of the streamlined demo/dispo protocol agreed to between SHA and HUD's Special Acquisitions Center (SAC). SHA plans to continue to utilize the streamlined disposition process for scattered sites and vacant land at HOPE VI sites in 2011.

MTW Activity #2 - Family Self-Sufficiency Program

MTW Activity #2.A.03 (Formerly #19)	FSS escrow accounts: Use local policies for determining escrow calculation, deposits, and withdrawals.
Program: Multiple	This activity was first included in SHA's HUD-approved 2007 MTW Annual Plan. Implementation of aspects related to escrow calculation are Inactive, pending hopeful revisions to the language in the public housing and housing choice voucher FSS NOFAs. The NOFAs currently prescribe the escrow deposit calculation. MTW flexibility cannot be applied to NOFAs. Other elements are anticipated to be implemented in 2011.
MTW Activity #2.A.04 (Formerly #20)	FSS participation contract: Locally designed contract terms including length, extensions, interim goals, and graduation requirements.
Program: Multiple	This activity was first included in SHA's HUD-approved 2007 Annual Plan. Implementation of aspects related to contract length are Inactive, pending hopeful revisions to the language in the public housing and housing choice voucher FSS NOFAs. The NOFAs currently prescribe a five year contract period with one two-year renewal. MTW flexibility cannot be applied to NOFAs. Other elements are anticipated to be implemented in 2011.
MTW Activity #2.A.05 (Formerly #23)	FSS Program Coordinating Committee: Restructure Program Coordinating Committee (PCC) to better align with program goals and local resources.
Program: Multiple	This activity was first included in SHA's HUD-approved 2007 MTW Annual Plan. Implementation is planned for 2011.
MTW Activity #2.A.06 (Formerly #21)	FSS program incentives: Provide incentives to FSS participants who do not receive escrow deposits.
Program: Multiple	This activity was first included in SHA's HUD-approved 2007 MTW Annual Plan. Implementation is planned for 2011.
MTW Activity #2.A.07 (Formerly #22)	FSS selection preferences: Up to 100% of FSS enrollments may be selected by local preferences.
Program: Multiple	This activity was first included in SHA's HUD-approved 2007 Annual Plan. Due to reductions in HUD funding for FSS staff, the program will not be enrolling new participants until capacity is created through attrition of current participants or additional funding. Implementation will take place when new enrollments are made.

MTW Activity #3 - Inspection Protocol

MTW Activity #3.H.01 (Formerly #27)	Inspect SHA-owned properties: Allows SHA staff, rather than a third party entity, to complete HQS inspection of SHA owned properties.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2001.
MTW Activity #3.H.03 (Formerly #25h2)	Cost-benefit approach-reduced frequency of inspections: Cost-benefit approach to housing inspections allows SHA to establish local inspection protocol. Current protocol, established in 2010, allows for inspections every other year for residents who have not moved.
Program: Vouchers	This activity was first included in SHA's approved 2009 MTW Annual Plan. SHA may begin implementation during 2011.
MTW Activity #3.H.04 (Formerly #HI-2010-05)	Self-certification for minor fails: Self-certification by landlords of correction of minor failed inspection items.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2010 MTW Annual Plan. Implementation began in 2010.
MTW Activity #3.P.01 (Formerly #25p)	Cost-benefit approach-reduced frequency of inspections: Cost-benefit approach to housing inspections allows SHA to establish local inspection protocol. Current protocol, established in 2003, allows for inspections every other year for residents who have not moved.
Program: Public Housing	This activity was first included in SHA's HUD-approved 1999 MTW Annual Plan. SHA began implementing a local inspection protocol in 2003 in its high-rise properties. The number of eligible units has declined considerably as SHA has had to obtain tax-credit financing in more than 55 percent of its public housing units. In 2011 SHA may increase the frequency of inspections in some units/properties and, if SHA does bring public housing subsidy into the SSHP portfolio, SHA will use this MTW activity to maintain the current inspection frequency in SSHP of once every three years for most residents.

MTW Activity #4 - Investment Policies

MTW Activity #4.A.01 (Formerly #83)	Investment policies: SHA may replace HUD investment policies with Washington State investment policies.
Program: Multiple	This activity was first included in SHA's 1999 MTW Annual Plan. Implementation began in 1999 with the adoption of policies allowing for this additional investment option. None of SHA's current investments utilize this MTW flexibility, however, that may change as SHA reevaluates the performance of its investments regularly.

MTW Activity #5 - Local Leases

MTW Activity #5.A.01 (Formerly #68)	Self-sufficiency requirement: All households receiving subsidy from SHA (public housing or voucher) in HOPE VI communities must participate in self-sufficiency activities.
Program: Multiple	This activity was first included in SHA's HUD-approved 1999 and 2001 MTW Annual Plans. Implementation began in 1999 and has continued with each new phase brought on line in SHA's HOPE VI mixed-income communities.

MTW Activity #6 - MTW Block Grant & Fungibility

MTW Activity #6.A.01 (Formerly #14, 31, and 96)	MTW Block Grant: SHA combines all eligible funding sources into a single MTW Block Grant used to support eligible activities.
Program: Multiple	SHA began utilizing MTW Block Grant fungibility with the commencement of MTW participation in 1999. Metrics are not required by HUD for this activity in and of itself.
MTW Activity #6.A.03 (Formerly #32)	Operating reserve: Maintain an operating reserve consistent with sound management practices.
Program: Multiple	SHA began implementing this activity with the commencement of MTW participation in 1999. Metrics are not required by HUD for this activity in and of itself.

MTW Activity #8 - Special Purpose Housing

MTW Activity #8.P.01 (Formerly #12)	Agency units for housing and related supportive services: Make residential units available for service-enriched housing by partner agencies.
Program: Public Housing	SHA began making public housing units available to agencies for service-enriched housing prior to MTW participation. This activity has been continued under MTW since 1999. SHA expects to add 21 units to the existing 84 units under this activity in 2011.
MTW Activity #8.P.02 (Formerly #13)	Agency units for services: Make residential units available as office space for community activities, management use, and partner agencies providing services in and around the community.
Program: Public Housing	SHA began making public housing units available to agencies for services prior to MTW participation. This activity has been continued under MTW since 1999. While this is an activity available to non-MTW agencies, because SHA does not use the standard HUD process to obtain approval, it is considered an MTW activity.
MTW Activity #8.P.03 (Formerly #82)	Designate LIPH units for specific purposes/ populations: SHA may designate properties/units for specific purposes such as elderly or smoke-free.

Program: Public Housing	This activity was first included in SHA's 2000 and 2001 MTW Annual Plans. SHA may have used an alternative MTW process for obtaining HUD approval, but the policies themselves are available to all PHAs so SHA is no longer using MTW in this area. In 2011, if SHA decides to add public housing subsidy to the Seattle Senior Housing Program, this MTW flexibility will be used to maintain the current designation of the buildings as 90 percent elderly and 10 percent non-elderly disabled, with no one under the age of 18 living in the units.
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MTW Activity #9 - Project-based Program

MTW Activity #9.H.01 (Formerly #25h1)	Cost-benefit inspection approach: Cost-benefit approach to housing inspections allows SHA to establish local inspection protocol. Protocol established in 2004 allows project-based building management to self-certify that HQS is met at the time of move in for mid-year turnover project-based units.
Program: Vouchers	This activity was first included in SHA's HUD-approved 1999 MTW Annual Plan. Implementation began in 2004.
MTW Activity #9.H.02 (Formerly #40)	Assets in rent calculation: Only calculate income on assets declared as valuing \$5,000 or more.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. This activity was implemented in 2005 to be consistent with tax credit processes, as many project-based properties also have tax credit financing. In late 2010 this activity will be replaced by MTW Activity #10.H.12, except for tax credit financed properties that elect to have SHA verify asset income between \$5,000 and \$50,000 due to other funding commitments.
MTW Activity #9.H.03 (Formerly #44)	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.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2000.
MTW Activity #9.H.04 (Formerly #42)	Contract term: Project-based commitments renewable up to 40 years.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2000.
MTW Activity #9.H.05 (Formerly #43)	Eligible unit types: Modify the types of housing accepted under a project-based contract - allows shared housing and transitional housing.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. SHA began implementation in 2002.
MTW Activity #9.H.06 (Formerly #45)	HAP contracts: Modify the HAP contract to ensure consistency with MTW changes and add tenancy addendum.

Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2000. Because this activity is only implemented to support other MTW activities described elsewhere, evaluation of the contract changes in and of themselves is not necessary.
MTW Activity #9.H.07 (Formerly #46)	Non-competitive allocation of assistance: Allocate project-based subsidy non-competitively to SHA controlled units.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation of this activity began in 2000.
MTW Activity #9.H.08 (Formerly #50)	Owners conduct new and turn-over inspections: Allows project-based owners to conduct their own new construction/rehab inspections; allows the management entity to complete unit turnover inspections (rather than SHA); implements inspection sampling at annual review.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2005.
MTW Activity #9.H.09 (Formerly #37)	Percent of vouchers that may be project-based: Raise the percentage of vouchers that may be project-based above HUD limits.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. SHA established a 25 percent cap in September 2000. Per SHA's HUD-approved 2008 MTW Annual Plan, SHA may raise the cap in future years.
MTW Activity #9.H.10 (Formerly #49)	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.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2008.
MTW Activity #9.H.12 (Formerly #39)	Streamlined admissions: Streamline applications process for project-based HCV units.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. This activity was initially implemented in 2000, continuous refinement of the application process for maximum efficiency is ongoing.
MTW Activity #9.H.14 (Formerly #47)	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).
Program: Vouchers	This activity was first included in SHA's HUD-approved 2004 MTW Annual Plan. Implementation began in 2004.
MTW Activity #9.H.16 (Formerly #1)	Admissions-admit felons under certain conditions: Allows for the admission into Project-based Voucher and Mod Rehab units of Class B and Class C felons 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.

Program: Vouchers	This activity was first included in SHA's HUD-approved 2005 MTW Annual Plan. Implementation began in 2005.
MTW Activity #9.H.17 (Formerly #36)	Program-based vouchers: Allocate floating voucher subsidy to a defined group of units or properties.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2007 MTW Annual Plan. Implementation began in 2007 in SHA's Seattle Senior Housing Program.
MTW Activity #9.H.18 (Formerly #51)	Provider-based vouchers: Provide vouchers to selected agencies to couple with intensive supportive services. The agency master leases units and subleases to tenants.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2007 MTW Annual Plan and revised in the 2008 MTW Annual Plan. Implementation began in 2007 .

MTW Activity #10 - Rent Policy Reform

MTW Activity #10.H.01 (Formerly #52)	Rent burden-include exempt income: Exempt income included for purposes of determining affordability of a unit in relation to 40% of household income.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2005.
MTW Activity #10.H.02 (Formerly #61)	Rent cap-use gross income: Rent burden calculated on 30% of Gross Income, up from HUD's standard 30% of Adjusted Income.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2005.
MTW Activity #10.H.03 (Formerly #54)	Rent Reasonableness at SHA owned units: Allows SHA staff to perform Rent Reasonable determination for SHA owned units.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2000.
MTW Activity #10.H.04 (Formerly #33)	Payment standard: SHA may develop local voucher payment standards.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2002 MTW Annual Plan. In 2002 SHA adopted a policy to allow the payment standard to exceed 120% of Fair Market Rent (FMR) if certain market triggers or other guidelines are met. Since that time, HUD changed the geographic area it uses to determine FMRs effecting Seattle. This change made FMRs more reasonable and SHA has maintained payment standards between 90-100% of FMR, making use of this activity unnecessary at this time. However, the MTW activity remains active in the event that market conditions change. In 2011 SHA may revise voucher payment standards such that they will be determined based on local, timely market information rather than HUD's FMRs.

MTW Activity #10.H.05 (Formerly #57)	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.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2003 MTW Annual Plan. Implementation may begin in 2011, pending the outcomes of SHA's unified rent policy efforts.
MTW Activity #10.H.06 (Formerly #34)	Payment standard-SROs: SHA may use the studio payment standard for SRO units.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2003 MTW Annual Plan. Implementation began in 2003.
MTW Activity #10.H.09 (Formerly #53)	Rent reasonableness streamlining: Allows SHA to streamline rent reasonable determinations.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2006 and 2009 MTW Annual Plans. Implementation is planned for 2010.
MTW Activity #10.H.10 (Formerly #58h)	Rent reviews for fixed-income households every three years: Rent reviews conducted for households exclusively on fixed-incomes (SS/SSI/pensions) only every three years.
Program: Vouchers	This policy element was included in SHA's HUD-approved 2009 MTW Annual Plan. Implementation began in 2010.
MTW Activity #10.H.11 (Formerly #HR-2010-01)	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.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2010 MTW Annual Plan. Implementation began in 2010.
MTW Activity #10.H.12 (Formerly #HR-2010-02)	Asset income threshold: SHA will increase the threshold for calculating asset income to an amount up to \$50,000.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2010 MTW Annual Plan. Implementation began in 2010.
MTW Activity #10.H.13 (Formerly #HR-2010-03)	Streamlined medical deduction: SHA will provide medical deductions based on a standardized schedule.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2010 MTW Annual Plan. Implementation is planned for late 2010/early 2011.
MTW Activity #10.P.01 (Formerly #56)	Absolute minimum tenant payment: Tenants pay a minimum rent (\$50 or more) even if rent calculation and/or utility allowance would normally result in a lower rental payment or even reimbursement.

Program: Public Housing	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2001.
MTW Activity #10.P.02 (Formerly #TBD)	Earned Income Disregard: HUD's Earned income Disregard is not offered to public housing residents.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2001.
MTW Activity #10.P.03 (Formerly #58p)	Every third year rent reviews for fixed-income households: Rent reviews conducted for households exclusively on fixed-incomes (SS/SSI/pensions) only every three years. Rent increases by Social Security Cost of Living Adjustment in intervening years.
Program: Public Housing	SHA included this policy element in its 2001 MTW Annual Plan. The first year of avoided rent reviews was 2004. Eligible units for this activity have declined due to the use of tax credit financing in more than 55% of SHA's public housing units.
MTW Activity #10.P.06 (Formerly #66)	Tenant Trust Accounts: A portion of working public housing residents' income may be deposited in an escrow account for use toward self-sufficiency purposes.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan and revised in the 2005 MTW Annual Plan. SHA established the Tenant Trust Account program in 2000 and began implementation in 2001. In 2005, the program was revamped, as outlined in the 2005 Annual Plan. Implementation of the revised program began in 2006 and continues.
MTW Activity #10.P.07 (Formerly #55)	Ceiling rent 2 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. After that time, the tenant's rent is calculated as 30% of adjusted gross income.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2005 MTW Annual Plan. SHA has been implementing it ever since (where not prohibited by other funding requirements).
MTW Activity #10.P.08 (Formerly #59)	Impute income from public benefits: SHA may impute income in rent calculation for tenants declaring no income who appear eligible for, but who have not pursued, benefits from the State's Employment Security or Department of Social and Health Services (such as Unemployment or TANF).
Program: Public Housing	This activity was first included in SHA's HUD-approved 2005 Annual Plan. Adopted changes were outlined in the 2005 MTW Annual Report and implementation began that year.
MTW Activity #10.P.12 (Formerly #76p)	Utility allowance-schedule: SHA may change utility allowances on a schedule different for current residents and new move-ins.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2008 MTW Annual Plan. Implementation occurred in 2008. Further use has not been necessary since and is not anticipated in 2011.

MTW Activity #10.P.15 (Formerly #74)	Utility allowance-frequency of utility allowance updates: SHA may revise the schedule for reviewing and updating utility allowances due to fluctuations in utility rates to no more than annually.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2009 MTW Annual Plan. In 2010 SHA began implementing a revised policy for making utility allowance changes in selected mixed-finance communities.

MTW Activity #11 - Resource Conservation

MTW Activity #11.P.01 (Formerly #18)	Energy protocol: Employ a cost-benefit approach for resource conservation in lieu of HUD-required energy audits every five years.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation began in 2000.

MTW Activity #12 - Waiting Lists, Preferences, and Admissions

MTW Activity #12.H.01 (Formerly #6h)	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.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation of this activity began in 2000 with the inception of the MTW Project-based Program.
MTW Activity #12.H.02 (Formerly #11)	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.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 and 2002 MTW Annual Plans. SHA solicited applications and allocated vouchers to agencies in 2002 and 2006. SHA also awarded agency vouchers through a competitive NOFA in support of King County's Ten Year Plan to End Homelessness in 2007 and 2008.
MTW Activity #12.H.03 (Formerly #9)	Special issuance vouchers: Establish a "special issuance" category of vouchers to address circumstances where timely issuance of vouchers can prevent homelessness or rent burden.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2003 MTW Annual Plan. Implementation of this activity began in 2003.
MTW Activity #12.H.05 (Formerly #4)	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.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2008 MTW Annual Plan. Implementation will begin when SHA begins pulling applicants off of the tenant-based waiting list in 2010 or 2011.

MTW Activity #12.P.02 (Formerly #6p)	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.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. Implementation of this MTW activity began in 2000.
MTW Activity #12.P.03 (Formerly #3)	Expedited waiting list: Allow applicants referred by selected partners (primarily transitional housing providers) to receive expedited processing and receive the "next available unit."
Program: Public Housing	This activity was first included in SHA's HUD-approved 2004 MTW Annual Plan. Implementation began in 2004.
MTW Activity #12.P.04 (Formerly #5)	No waiting list: Allows for filling units without a waiting list.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2008 MTW Annual Plan. SHA continues to explore implementation options and may pilot this activity in 2011.

MTW Activity #13 - Homeownership

MTW Activity #13.A.01 (Formerly #17)	Down payment assistance: Allocate MTW Block Grant funds to offer a local down payment assistance program.
Program: Multiple	SHA's Down Payment Assistance Program was established in 2004 and included in both the 2004 and 2005 MTW Annual Plans. The first phase of SHA's Down Payment Assistance (DPA) Program began in 2004 and ended 2006 in conjunction with a ROSS grant. The second phase began 2006 and was completed in 2009. The third phase is expected to begin 2012, with the development of homeownership units at Lake City Village, and end in 2014.

MTW Activity #15 - Combined Program Management

MTW Activity #15.A.01 (Formerly #15)	Combined program management: Combined program management for project-based vouchers and public housing in communities operating both subsidy types.
Program: Multiple	This activity was first included in SHA's HUD-approved 2008 MTW Annual Plan. Implementation began in 2008.

MTW Activity #16 – Local Asset Management Program

MTW Activity #N/A (Formerly #29)	Local Asset Management Program: Use asset management principles to optimize housing and services.
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Program: Multiple	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. In its 2010 Annual Plan, SHA submitted a detailed Local Asset Management Program for HUD approval. Metrics are not required by HUD for this activity in and of itself.
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MTW Activity #17 - Performance Standards

MTW Activity #N/A (Formerly #30)	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).
Program: Multiple	This activity was first included in SHA's HUD-approved 1999 MTW Annual Plan. SHA has utilized alternative performance measurements ever since. In 2009 SHA implemented an alternative satisfaction survey to the RASS and began working with other MTW agencies to explore a HUD-approved alternative to PHAS. Evaluation of this activity in and of itself is not required by HUD.

MTW Activities – Inactive

Activities can be “inactive” for a variety of reasons. These reasons include changes in HUD regulations or market conditions that make the activity unnecessary at this time and withholding implementation until such time as the agency has the capacity to effectively implement the activity. If circumstances change or opportunities present themselves, an activity listed in this section may be activated during 2011. Any such changes will be detailed in SHA's 2011 MTW Report.

MTW Activity #1 - Development Simplification

MTW Activity #1.P.01 (Formerly #81)	Design guidelines: SHA may establish reasonable, modest design guidelines, unit size guidelines and unit amenity guidelines for development and redevelopment activities.
Program: Public Housing	This activity was first included in SHA's 1999 MTW Agreement. SHA has not yet needed to exercise this MTW flexibility.
MTW Activity #1.P.03 (Formerly #94)	Total Development Cost limits: Replace HUD's Total Development Cost limits with reasonable limits that reflect the local market place for quality construction.
Program: Public Housing	This activity was first included in SHA's HUD-approved 1999 MTW Annual Plan. SHA has not yet needed to implement this MTW flexibility.
MTW Activity #1.P.04 (Formerly #73)	Streamlined mixed-finance closings: Utilize a streamlined process for mixed-finance closings.

Program: Public Housing	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan. SHA anticipates using HUD's new Streamlined Application Process in Public/Private Partnerships for the Mixed-Finance Development of Public Housing Units. Until such time as HUD publishes final regulations, SHA will continue to use the expedited mixed-finance closing process used in its closings that took place between 2005 and 2007. However, it is not believed that MTW authority is necessary for HUD to continue to offer this streamlined process.
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MTW Activity #2 - Family Self-Sufficiency Program

MTW Activity #2.A.01 (Formerly #87)	FSS: Partner with City: Partner with the City of Seattle to share responsibilities and resources for a new integrated FSS program.
Program: Multiple	This activity was first included in SHA's HUD-approved 1999 MTW Annual Plan. SHA has not yet chosen to implement this MTW flexibility.
MTW Activity #2.A.02 (Formerly #92)	SJI preference + time limits: Preference for Seattle Jobs Initiative participants coupled with time limits.
Program: Multiple	This activity was first included in SHA's 1999 HUD-approved MTW Annual Plan. SHA has not yet implemented this MTW flexibility.

MTW Activity #3 - Inspection Protocol

MTW Activity #3.H.02 (Formerly #26)	Fines for no-shows at inspections: Impose fines on the landlord or participant for failing to be present at scheduled inspections.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2005 MTW Annual Plan. SHA has not exercised this MTW flexibility. It appears that bundling of inspections has reduced no-shows at inspections sufficiently that this activity is no longer needed. However, SHA will continue to monitor no-shows and may implement fines at a later date.

MTW Activity #5 - Local Leases

MTW Activity #5.P.01 (Formerly #84)	Local lease: SHA may implement its own lease, incorporating industry best practices.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2001 MTW Annual Plan. To date, SHA's local lease changes have not required MTW flexibility, with the exception of that outlined in Activity #5.A.01. SHA may exercise this in the future.
MTW Activity #5.P.02 (Formerly #24)	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.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2008 MTW Annual Plan. SHA has not exercised this MTW flexibility.

MTW Activity #5.P.03 (Formerly #28)	Lease term for public housing units with Tax Credit overlay: Allow leases of less than one year.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2009 MTW Annual Plan. However, SHA has not yet implemented this activity.

MTW Activity #6 - MTW Block Grant & Fungibility

MTW Activity #6.H.01 (Formerly #78)	Utilization goals: Utilization defined by use of budget authority.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2003 MTW Annual Plan. In recent years Congress has clarified that housing authorities can lease more than 100% of allocated vouchers, making use of this activity unnecessary for SHA at this time.

MTW Activity #8 - Special Purpose Housing

MTW Activity #8.A.01 (Formerly #79)	Conditional housing: Housing program for those who do not currently quite meet SHA's minimum LIPH qualifications
Program: Multiple	This activity was first called out in SHA's HUD-approved 2000 MTW Annual Plan, although implementation began prior to MTW participations. The intent of this activity is current being met through MTW Activity #8.P.01 and SHA's local project-based program.
MTW Activity #8.A.02 (Formerly #7)	Program-specific waiting lists: Operate separate waiting lists for specific programs such as service enriched units.
Program: Multiple	This activity was first called out in SHA's HUD-approved 2000 MTW Annual Plan, although implementation began prior to MTW participations. MTW Activity #8.P.01 Agency Units for Housing and the several activities related to the Project-based Program cover SHA's current use of this flexibility.
MTW Activity #8.A.03 (Formerly #69)	Service enriched housing: With the help of key partners, SHA may develop supportive housing communities.
Program: Multiple	This activity was first included in SHA's HUD-approved 2001 MTW Annual Plan. The intent of this activity is current being met through MTW Activity #8.P.01 and SHA's local project-based program.
MTW Activity #8.P.04 (Formerly #16)	Definition of elderly: Change definition of elderly for HUD-designated elderly preference public housing from 62 to 55.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2008 MTW Annual Plan. However, SHA has not yet decided to implement this activity.

MTW Activity #8.P.05 (Formerly #35)	Pet-free environments: Establish pet-free environments in connection with selected service enriched housing.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2009 MTW Annual Plan. However, SHA has not yet decided to implement this activity.

MTW Activity #9 - Project-based Program

MTW Activity #9.H.11 (Formerly #38)	Rent cap-30% of income: Project-based participants can not pay more than 30% of their adjusted income for rent and utilities.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2000 Annual Plan. Implementation began in 2000. MTW flexibility is not currently required to implement this activity. If HUD policies change in the future, SHA may exercise this flexibility.
MTW Activity #9.H.13 (Formerly #41)	Competitive allocation process: Commit vouchers to the City's competitive process for housing funding.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2004 MTW Annual Plan. At that time it was believed that MTW was needed for this activity. SHA's first voucher award to a Levy project was in 2005. MTW is no longer needed for this activity. If HUD rules change in the future, SHA will reactivate this activity.
MTW Activity #9.H.15 (Formerly #48)	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.
Program: Vouchers	This activity was first called out in SHA's HUD-approved 2004 MTW Annual Plan. SHA no longer believes MTW flexibility was/is required for this activity.
MTW Activity #9.H.19 (Formerly #71)	Streamlined admissions and recertifications: SHA may streamline admissions and recertification processes for provider-based and project-based programs.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2009 MTW Annual Plan. This activity is currently under development.

MTW Activity #10 - Rent Policy Reform

MTW Activity #10.H.07 (Formerly #67)	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.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2005 MTW Annual Plan. This activity is under development.
MTW Activity #10.H.08 (Formerly #65)	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.

Program: Vouchers	This activity was first included in SHA's HUD-approved 2006 MTW Annual Plan. The implementation of this policy is on hold.
MTW Activity #10.P.04 (Formerly #90)	Rent freezes: Voluntary rent policy freezes rent in two year intervals.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan and implemented shortly thereafter. In 2005 SHA revised its rent policy and elected to only keep the top rent ceiling, now reflected in MTW Activity #55.
MTW Activity #10.P.05 (Formerly #93)	TANF rent calculation: Calculate TANF participant rent on 25% of gross income.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2000 MTW Annual Plan and implemented shortly thereafter. In 2005 SHA revised its rent policy and elected to stop implementation of this MTW flexibility.
MTW Activity #10.P.09 (Formerly #60)	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.
Program: Public Housing	This activity was first called out in SHA's HUD-approved 2005 MTW Annual Plan. Due to the technological investment required to manage an alternative rent policy, partner providers are still utilizing HUD's standard rent policy. SHA's HOPE VI communities operate aspects of SHA's alternate public housing rent policy.
MTW Activity #10.P.10 (Formerly #64)	Studio vs. 1 bedroom: Differentiate rents for studios vs. 1 bedroom units.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2005 MTW Annual Plan. SHA has not yet implemented this policy.
MTW Activity #10.P.11 (Formerly #77)	Utility allowance-self-sufficiency and resource conservation: Change utility allowance where metering permits to encourage self-sufficiency and resource conservation.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2005 and 2008 MTW Annual Plans. SHA has not yet utilized this MTW flexibility.
MTW Activity #10.P.13 (Formerly #62)	Streamlined for fixed income: Further streamline rent policy and certification process for fixed income households.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2009 MTW Annual Plan. SHA continues to explore implementation beyond MTW Activity #10.P.03-Triennial Rent Reviews.
MTW Activity #10.P.14 (Formerly #63)	Streamlined rent policy for partnership units: Allow non-profit partners operating public housing units to implement simplified rent policies.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2009 MTW Annual Plan. The intent of this activity is currently being met through MTW Activity #10.P.09.

MTW Activity #10.P.16 (Formerly #75)	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.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2009 MTW Annual Plan. SHA has not yet utilized this MTW flexibility.

MTW Activity #12 - Waiting Lists, Preferences, and Admissions

MTW Activity #12.A.01 (Formerly #85)	Local preferences: SHA may establish local preferences for federal housing programs.
Program: Multiple	This activity was first included in SHA's 2002 MTW Annual Plan. SHA may have used an alternative MTW process for obtaining HUD approval, but the policies themselves are available to all PHAs. Therefore, MTW flexibility is not currently being used.
MTW Activity #12.H.04 (Formerly #8)	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.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2008 MTW Annual Plan. SHA began implementing this in 2008. However, at this time MTW flexibility is not needed. If HUD policies change to require use of MTW flexibility, this activity will be utilized.
MTW Activity #12.H.06 (Formerly #10)	Streamlined eligibility verification: Streamline eligibility verification standards and processes, including allowing income verifications to be valid for up to 180 days.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2009 MTW Annual Plan. This activity is under development. Implementation is not anticipated in 2011.
MTW Activity #12.P.01 (Formerly #91)	Site-based waiting lists: Applicants can choose from several site-specific and/or next available waiting lists.
Program: Public Housing	This activity was first included in SHA's 1999 MTW Annual Plan. SHA may have used an alternative MTW process for obtaining HUD approval, but the policy itself is available to all PHAs. Therefore, MTW flexibility is not currently being used.
MTW Activity #12.P.05 (Formerly #2)	Eligibility criteria: Unique eligibility criteria for specific units or properties, such as service enriched units.
Program: Public Housing	This activity was first included in SHA's HUD-approved 2008 MTW Annual Plan. SHA's current needs are being met through implementation of MTW Activity #8.P.01.

MTW Activity #13 – Homeownership

MTW Activity #13.H.01 (Formerly #97)	Monthly mortgage assistance: SHA may develop a homeownership program that includes a monthly mortgage subsidy.
Program: Vouchers	This activity was first included in SHA's HUD-approved 2008 MTW Annual Plan. SHA plans to explore implementation options in 2011 and may implement in 2012.

MTW Activity #14 - Related Non-Profits

MTW Activity #14.A.01 (Formerly #89)	Related non-profit contracts: SHA may enter into contracts with any related nonprofit.
Program: Multiple	This activity was first included in SHA's HUD approved 2004 MTW Plan. MTW flexibility has not yet been needed to accomplish related goals.

MTW Activities – No longer allowable

Since the inception of MTW, HUD has determined that certain activities that were allowable under SHA's 1998 MTW Agreement are no longer allowable. These activities are listed below.

MTW Activity #6 - MTW Block Grant & Fungibility

MTW Activity #6.A.02 (Formerly #86)	Obligation and expenditure timelines: SHA may establish timelines for the obligation and expenditure of MTW funds.
Program: Multiple	SHA began implementing this activity with the inception of its MTW program. However, HUD no longer allows implementation of this activity.

MTW Activity #7 - Procurement

MTW Activity #7.A.01 (Formerly #80)	Construction contract: Locally-designed form of construction contract that retains HUD requirements while providing more protection for SHA.
Program: Multiple	This activity was first included in SHA's 1999 and 2005 HUD-approved MTW Annual Plans. However, since that time HUD has taken the position that this is not an allowable MTW activity.
MTW Activity #7.A.02 (Formerly #88)	Procurement policies: Adopt alternative procurement system that is competitive, and results in SHA paying reasonable prices to qualified contractors.
Program: Multiple	This activity was first included in SHA's 1999 HUD-approved MTW Annual Plans. However, since that time HUD has taken the position that this is not an allowable MTW activity.

MTW Activity #7.A.03 (Formerly #95)	Wage rate monitoring: Simplified process for monitoring the payment of prevailing wages by contractors.
Program: Multiple	This activity was first included in SHA's 1999 HUD-approved MTW Annual Plans. However, since that time HUD has taken the position that this is not an allowable MTW activity.