
Addendum: Response to HUD Comments and Questions – June 17, 2010

On May 23, 2010, HUD provided a set of comments and questions regarding SHA's 2009 MTW Report submitted on March 31, 2010. This section provides supplemental information requested by HUD.

II – Occupancy and Admissions Policies

Seattle Housing Authority actively project-bases Housing Choice Vouchers to meet a variety of local needs described in Section II. HUD regulations allow housing authorities to project-base up to 20 percent of their authorized vouchers. SHA, through exercising its MTW flexibilities, has adopted a policy allowing the project-basing of up to 25 percent of its authorized vouchers (excluding replacement housing). The following is a summary of SHA's current project-basing statistics.

Type of Voucher	# of Vouchers	% of Total
Project-based Vouchers	1,653	20%
Project-based Replacement Vouchers	708	8%
MTW Voucher Allocation	8,354	100%

HUD typically allows on 25 percent of any given project's units to receive project-based Housing Choice Voucher assistance, except when the project is service enriched. SHA's local project-basing policy allows the agency to project-base up to 100 percent of a building. While SHA has exceeded the 25 percent cap in 78 projects (summarized in the table below), they all include supportive services that make them eligible without use of SHA's MTW flexibility.

Percent of Project Units with Project-based Assistance	# of Projects
Less than 25%	27
25 - 49%	24
50 - 74%	10
75 - 99%	15
100%	26
Single Family Dwellings/Scattered Sites	3
Total Projects	105

VII – Owned and Managed Units

The following sentence on page 35 is corrected to state, "...overall, this totaled 47 vacates related to cause – less than one percent of public housing households."

Required Certifications

- At least 75 percent of families assisted by SHA are very low-income.
 - At the end of 2009, 96.5 percent of households served by SHA were very low-income (as detailed in Attachment B).
- SHA 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 2009, SHA’s resources provided housing for 15,419 households.* This is more than 1,830 households above the 13,586 units authorized under HUD’s traditional housing programs operated by SHA (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.
- SHA 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%
2009	56%	24%	15%	4%	1%

* Data differs from that found in Appendix B 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%.

Additional Statements Requested by HUD

- SHA actively utilizes HUD’s Enterprise Income Verification (EIV) system.
- SHA does not include American Recover and Reinvestment Act funds in its MTW block grant.