



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-11-14 (2)

Date: November 14, 2018
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Extension of Rapid Rehousing (RRH) Contracts with Pierce County

This resolution would approve extensions to the two Rapid Rehousing contracts with Pierce County.

Background

Tacoma Housing Authority (THA) began this investment in 2013 through two contracts with Pierce County: (1) funding housing for homeless families with children and (2) housing for homeless young adults aged 18-24. The initial amount of the contracts was \$330,000 and the family contract set a schedule to scale up the investment each year until 2017. Under the contracts, THA's investment increased to \$1.288 million annually in 2017 and 2018. \$1 million of the funds are in the Family contract while the remaining \$288,000 is in the Young Adult contract. The current contracts are set to expire at the end of 2018. The contracts allow THA to increase, decrease or end that investment at any time.

In 2017, staff provided the Board with a full evaluation of THA's investments in the Pierce County family and young adult rapid rehousing systems. At that time, the THA Board of Commissioners directed staff to review these contracts annually and provide recommendations for future funding in following years. This resolution recommends offering an extension on both contracts through 2019.

During the assessment in 2017, THA looked at a number of items related to these investments including:

- The number of unique households served;
- The number of households served with this program that could be counted in THA's Moving to Work (MTW) substantially the same reporting;

- The per unit month cost to serve each household and how those costs compared to other THA programs; and
- The number of returns to homelessness after participation in this program.

Like the findings from last year's evaluation, per household costs and the number of households that we can count for Housing and Urban Development (HUD) purposes remain a concern. The per household cost remains high compared to THA's Housing Opportunity Program (HOP) and voucher programs which means the number of households counted for HUD purposes is lower than THA's mainline programs. However, the households served with these funds are the most vulnerable in our community and cannot access the housing THA offers through its mainline programs. Until THA has other immediate housing options available, it is wise to continue this investment. It is likely that continued investment in this system will become a point of discussion after we see the efficacy of the redesigned and expanded ESHAP program for families and the completion of Arlington Drive for young adults. In fact, some of these dollars might need to be redirected into those programs to fill any funding gaps to provide services in those programs. Most likely, those conversations will begin in the 2020 budget planning process.

In addition to the reasons listed above, staff are making the recommendation to extend the contracts for 2019 for the following reasons:

1. The County projects that it will expend 100% of its funding for both contracts in CY2018. This utilization is a big improvement over past years.
2. Both contracts have kept expenses for overhead and case management support below 25%. For the Family contract, 78% of funds have been spent on rental assistance. For the Young Adult contract, 81% of funds have been spent on rental assistance.
3. For the first eight months of 2018, the county served 113 unique families and 42 unique young adults with its expended funds. These households and these young people are among the most vulnerable in our community. THA dollars are providing housing and services that is just not available elsewhere. All of THA's programs serve people who are disproportionately comprised of persons of color, households headed by women and persons with disabilities. This disproportionately is particularly true of persons experiencing homelessness, especially young people. LGBTQ also feature disproportionately among homeless young people. In this way, THA's investment in RRH serves these underserved populations.
4. The percentage of households housed with THA funds that do not return to the homeless system continue to remain near the national average of 85% for both populations. This information is shown in the table below:

Percent remaining housed by month post participation:	Family RRH (N=177)	Young Adult RRH (N=50)
<i>6 months</i>	154 households (87%)	40 households (80%)
<i>12 months</i>	143 households (92%)	39 households (98%)
<i>24 months</i>	140 households (98%)	37 households (95%)

Recommendation

This resolution recommends adopting Resolution 2018-11-14 (2) to extend the Family and Young Adult Rapid Rehousing contracts with Pierce County through 2019.



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-11-14 (2) **(Extension of Pierce County Rapid Rehousing Contracts)**

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, THA has been investing in the Pierce County Rapid Rehousing system since 2013; and

WHEREAS, The THA board directed the THA staff to reevaluate the contracts on an annual basis in response to the demonstrated need based on the prior year's spending provided by the County. This review looked at successes and challenges to date and provides a recommendation for future funding the following year; and

WHEREAS, The Family and Youth Rapid Rehousing contracts will be extended through 2019; and

WHEREAS, Other administrative items needing to be added to the contract and the extension of the contract must be negotiated between Pierce County and THA; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City Of Tacoma, Washington, that:

THA's Executive Director is authorized to negotiate these changes to the respective Pierce County contracts.

Approved: November 14, 2018



Dr. Minh-Anh Hodge, Chair