



TACOMA HOUSING AUTHORITY

RESOLUTION 2011-10-12 (3)

DATE: October 12, 2011
 TO: Board of Commissioners
 FROM: Michael Mirra, Executive Director
 RE: Management of the THA Public Housing Waitlist

Background

THA proposes to change how the Public Housing waitlist is managed. The table below highlights the major changes in policy. If adopted, THA would include the changes in the public housing policy document the Admissions and Continued Occupancy Plan (ACOP).

| <u>Current Policy</u> | <u>Proposed Policy</u> |
|--|--|
| <ul style="list-style-type: none"> • Date and time of application with preferences for criteria below: • Income • Elderly/Disabled • Displaced victims of domestic violence • Working household | <ul style="list-style-type: none"> • Select all households based on date and time of application. • Provide a preference to project based voucher participants in transitional housing units that meet the graduation requirements of their program. |
| <ul style="list-style-type: none"> • Currently when an applicant reaches the top of the public housing waiting list they are housed in the next available vacancy • Waiting list is not site specific. | <ul style="list-style-type: none"> • Waiting lists for each Public Housing site • Project based and public housing lists would be merged for Salishan and New Hillside Terrace • This will give families the opportunity to apply for the property they wish to live at |

The most significant change in policy that we are requesting is the removal of preferences from THA's waiting list. Preferences make administration of the waiting lists difficult because:

- a) The preferences need to be verified before an applicant can be housed;
- b) Some households claim all preferences, even though they may not qualify for them, and this can lead to erroneous placement on the waiting list;
- c) Verifying preferences can be very time consuming for staff;
- d) Households who do not qualify for THA's preferences may never be served.

Eliminating the preferences on all THA waiting lists will allow us to spend less time verifying how people should be placed on the waiting list and more time qualifying people to move into affordable housing. THA still has mechanisms in place to continue serving a greater number of special needs populations through special-purpose housing. These housing options include:

- THA's seven public housing units designated for elderly and disabled households
- McCarver Rental Assistance for homeless households in the McCarver school area
- Project-based vouchers in transitional housing units
- Future special programs funded with MTW funds

In addition, THA will continue to serve only households that have incomes below 80% AMI and at least 75% of households served will be below 50% AMI.

Recommendation

Approve Resolution 2011-10-12 (3) authorizing THA to adopt proposed changes to the Public Housing waitlist and incorporate these changes into the appropriate sections of the THA Admissions and Continued Occupancy Policy.



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MANAGEMENT OF THE THA PUBLIC HOUSING WAITLIST

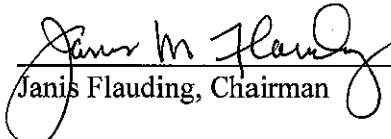
WHEREAS, The Admissions and Continued Occupancy Policy relates to the administration of the Public Housing program and is required by HUD.

WHEREAS, THA is required to adopt local selection policies relating to management of its public housing waiting list(s).

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

Approve Resolution 2011-10-12 (3) authorizing THA to adopt proposed changes to the Public Housing waitlist and incorporate these changes into the appropriate sections of the THA Admissions and Continued Occupancy Policy.

Approved: October 12, 2011



Janis Flauding, Chairman