



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2019-04-24 (3)

**Date:** April 24, 2019  
**To:** THA Board of Commissioners  
**From:** Michael Mirra  
Executive Director  
**Re:** 2019 MTW Plan Amendment to Modify HQS

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*This resolution would authorize Tacoma Housing Authority's (THA) Executive Director to submit an amendment to Tacoma Housing Authority's (THA) 2019 Moving to Work (MTW) Plan.*

### Background

This resolution seeks approval to submit an amendment to THA's 2019 MTW Plan. The amendment seeks Housing and Urban Development's (HUD) approval to streamline current Housing Quality Standards (HQS) processes and keeping them in-house to reduce time and money from contracting with third-party entities.

The Housing Opportunity through Modernization Act of 2016 (HOTMA) made changes to statutes that govern HUD programs, including changes to how "PHA-owned housing" is defined and to the Project-Based Voucher (PBV) program. A majority of THA's housing stock has been converted from Public Housing to Project-Based under the Rental Assistance Demonstration (RAD) program. Therefore, THA must seek HUD approval to deviate from any statutes implemented under HOTMA.

According to HOTMA, for a unit that is PHA-owned, a PHA must identify and use an independent entity to perform certain functions. Relevant to this amendment, these functions include the following: conducting HQS inspections, negotiating contract rents and determining rent reasonableness. Through previous MTW approval, THA is permitted to conduct its own HQS inspections for its project-based units. This amendment seeks to expand upon that and seek approval to conduct the following functions:

1. Conduct its own HQS inspections for *all* units that are owned, managed or subsidized by THA – not just those that are project based.
2. Determine rent reasonableness and negotiate contract rents for units that are owned, managed or subsidized by THA.

This amendment is an important piece in moving forward with THA's current batch of RAD transactions as it will allow THA to negotiate its own contract rents and rent reasonableness – otherwise THA must seek a HUD approved independent entity to perform those tasks. In addition to that, the proposed amendment also seeks HUD's approval to perform these functions for all units that THA owns, manages or subsidizes rather than limiting the approval to PBV units.

### **Public Comment**

The amended 2019 Plan was posted to the THA website and social media platforms on March 12, 2019. A public hearing was scheduled and held on March 22, 2019, with no attendees. The public comment period officially closes on April 12, 2019; however, no comments have been received to date.

### **Recommendation**

Approve Resolution 2019-04-24 (3) authorizing THA's Executive Director to submit an amendment to the Housing Authority of the City of Tacoma's Fiscal Year 2019 Moving to Work (MTW) Plan.



# TACOMA HOUSING AUTHORITY

## **RESOLUTION 2019-04-24 (3) (2019 MTW Plan Amendment to Modify HQS)**

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

**WHEREAS**, The MTW Plan is required by HUD; and

**WHEREAS**, The purpose of the MTW Plan is to establish local goals and objectives for the fiscal year; and

**WHEREAS**, THA seeks to streamline its HQS processes by seeking HUD approval to permit THA to conduct its own HQS inspections, contract rent negotiations and determining rent reasonableness in lieu of a HUD approved independent entity; and

**WHEREAS**, Changes to the MTW Plan must be approved by the THA Board of Commissioners; now, therefore, be it

*Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:*

THA's Executive Director is authorized to submit this amendment to THA 2019 MTW Plan.

**Approved: April 24, 2019**

  
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Dr. Minh-Anh Hodge, Chair