



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2021-06-23 (1)

**Date:** June 23, 2021

**To:** THA Board of Commissioners

**From:** Michael Mirra  
Executive Director

**Re:** Continued Moratorium on Time Limit End of Participation Program Exits

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*This resolution would authorize a revised COVID-19 Executive Action 12.2 allowing for a continued moratorium on time limit-driven program exits and suspension of non-housing related program conditions through December 31, 2022.*

### Background and Summary of Recommendations

Tacoma Housing Authority (THA) has four rental assistance programs that have time limits:

- Housing Opportunity Program (HOP)
- College Housing Assistance Program (CHAP)
- Child Housing Opportunity Program (CHOP)
- Family Unification Program for Youth (FUP-Y)

Three of these programs have fixed subsidy rent calculations (HOP, CHAP, CHOP) and two have non-housing related program requirements (CHAP and CHOP). In June 2020, THA noted that COVID-19 and the resulting economic crisis was harming participants in these programs. In response, THA suspended time limits through December 31, 2020, and in October 2020, extended this moratorium through December 31, 2021.

The pandemic and the economic hardship continue to afflict participants in these programs. This resolution would extend the moratorium on time limits and suspend all non-housing related program conditions until December 31, 2022.

This resolution would have the Board approve this extension by revising the October 2020 Executive Action 12.1. Below is a summary of what this resolution will do:

- THA will continue paying housing assistance payments (HAP) for households beyond their normal time limit through December 31, 2022. This applies to the Housing Opportunity Program (HOP), Child Housing Opportunity Program (CHOP) and College Housing Assistance Program (CHAP). This applies to the Family Unification Program Youth (FUPY) as permissible by Housing and Urban Development (HUD) waivers.
- THA will suspend all non-housing related program conditions through December 31, 2022. At that time, THA will reconsider the applicability and usefulness of these conditions. This applies to the Child Housing Opportunity Program (CHOP) and College

## Housing Assistance Program (CHAP).

The addendum to Executive Action 12 is attached to this resolution.

NOTE: This resolution will effectively suspend the CHAP program for two years. While staff propose this to protect present program participants, the suspension also means that other TCC and UW-Tacoma students waiting their turn will not get their turn. That population of students is just as needy. That population are just as disproportionately students of color as current participants.

While this resolution is based on the economic and housing needs that have resulted from the COVID-19 pandemic, staff have been analyzing the efficacy of time-limits and fixed subsidies on our Housing Opportunity Program (HOP), Child Housing Opportunity Program (CHOP), and College Housing Assistance Program (CHAP). The Board will see this report at a future Board meeting, which may result in recommendations for longer term changes to these programs.

### Recommendation

Authorize THA's Executive Director to revise and implement the COVID-19 Executive Action 12.2 allowing for a continued moratorium on time limit-driven program exits and suspend non-housing related program requirements through December 31, 2022.





# TACOMA HOUSING AUTHORITY

## RESOLUTION 2021-06-23 (1)

### **(Continued Moratorium on Time Limit End of Participation Program Exits, Transition to Income-Based Rent Calculation, and Suspension of Non-Housing Related Program Requirements)**

**WHEREAS**, THA has four time-limited rental assistance programs: Housing Opportunity Program (HOP), Child Housing Opportunity Program (CHOP), College Housing Assistance Program (CHAP) and Family Unification Program Youth (FUPY); and

**WHEREAS**, Two of which have non-housing related program requirements: Child Housing Opportunity Program (CHOP) and College Housing Assistance Program (CHAP); and

**WHEREAS**, Each time-limited program has participants scheduled to reach the end of their program participation before December 31, 2022; and

**WHEREAS**, Program participants have been significantly impacted by the COVID-19 pandemic and need longer term rental assistance with no non-housing related requirements through December 31, 2022; 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 revise and implement the COVID-19 Executive Action 12.2 allowing for a continued moratorium on time limit-driven program exits and suspension of non-housing related program conditions.

**Approved: June 23, 2021**

  
Stanley Rumbaugh, Chair



TO: Emergency Operations Committee

FROM: Michael Mirra, Executive Director

DATE: June 23, 2021

RE: Addendum to Executive Action 12

**Rental Assistance Clients: Continued Moratorium on Time Limit End of Participation Program Exits and Suspension of Non-Housing Related Program Requirements**

- Executive Action 12 created a moratorium on time limit exits from THA's voucher programs. That extension was set to expire December 31, 2020. An addendum to Executive Action 12 provided that THA will continue paying housing assistance payments (HAP) for households beyond their normal time limit through December 31, 2021. This addendum extends this moratorium through December 31, 2022.
  - This applies to the Housing Opportunity Program (HOP), Child Housing Opportunity Program (CHOP) and College Housing Assistance Program (CHAP). This applies to the Family Unification Program Youth (FUPY) as permissible by HUD waivers.
  - THA's final HAP payment for these extended households will be December 1, for the December 2022 HAP payment.
  - This policy change is effective immediately and until further notice.
- THA will suspend all non-housing related program conditions through December 31, 2022.
  - This applies to the Child Housing Opportunity Program (CHOP) and College Housing Assistance Program (CHAP).
  - This policy change is effective immediately and until further notice.