TACOMA HOUSING AUTHORITY

RESOLUTION 2013-5-22 (2)

DATE: May 22, 2013

TO: Board of Commissioners

FROM: Michael Mirra, Executive Director

RE: Pierce County Special Program Housing Contract—Rapid Rehousing for Homeless Families with Children

Background

THA's 2012 Moving to Work Plan included an activity to allow THA to develop a regional approach for administering its special purpose housing programs. Under this activity:

> *THA would be allowed to use the competitive funding process established by the local government jurisdiction (Pierce County Consortium) to award THA funds/resources for sponsor based housing. THA would commit MTW dollars and or housing units to be awarded through the locally established funding cycle. This would allow THA to "pool" resources with the local jurisdiction to meet the local needs as prioritized through city and or county planning process. THA would ensure that grantees serve households below 80% AMI and would establish mandatory reporting and audit guidelines to monitor the success of the program. THA would have an audit system in place to ensure compliance with rules and regulations including PIH Notice 2011-45.*

This resolution will allow THA to use this MTW flexibility to contract with Pierce County's Community Connections division. This contract will serve homeless households with children through the county's rapid rehousing program. This program will provide short term rental assistance. It will provide an increasing amount of funds for this purpose starting with $80,000 for 2013 and increasing year to year to $ 1million 2017 and remaining at that level for 2018, the last year of the contract. The initial $80,000 will serve at least 19 households.. Funding provided by THA is not intended to provide long-term support, nor will it be able to address all of the financial and supportive service needs of individuals and families. Supportive services to address other needs, as well as administration costs, will use funds from other City, County, State and Federal sources. All THA funds will be used for rental assistance.

The Board will remember that this contract is important to our effort to make THA's resources accessible to a growing and worrisome population of homeless families with children our City.

The money for 2013 for this contract is included in the REMHS Rental Assistance HAP budget line item. Future years will be funded through this same budget or through MTW reserves. The

contract does allow for termination if our funding for the contract either is eliminated, reduced, or used up.

Terms

The initial contract will be June 1, 2013 through December 31, 2018.

THA's maximum payment to Pierce County for all services and reimbursable expenses, if any, shall not exceed:

- $80,000 for calendar year (CY) 2013.
- $400,000 for CY 2014
- $650,000 for CY 2015
- $900,000 for CY 2016
- $1,000,000 for CY 2017
- $1,000,000 for CY 2018

Under the terms of the contract, short term rental assistance will be valued at an average of $600 per month per household for up to 24 months.

Reporting Requirements and Evaluation

Pierce County, through its subcontracted service providers, will be required to report on a quarterly basis on the following metrics:

- The number of households served
- Monthly subsidy paid on behalf of each household
- Length of time each household spends on the program
- In-kind value of casework provided
- Each household's income at entry to program
- Each household's income at exit from program
- Change in household income
- Change in household earned income
- Each household's housing stability 3, 6 and 12 months after exit from the program
- Number of households transitioning to another rent subsidy program upon exit

THA will aggregate this data and include it in its MTW Annual report.

Recommendation

I recommend approving Resolution 2013-5-22 (2) authorizing the Executive Director to execute a contract with Pierce County for the purpose of providing rental assistance to homeless families with children as part of Pierce County's rapid re-housing program.

TACOMA HOUSING AUTHORITY

RESOLUTION 2013-5-22 (2)

PIERCE COUNTY SPECIAL PROGRAM HOUSING CONTRACT—RAPID REHOUSING

WHEREAS, Tacoma Housing Authority (THA) has an approved Moving to Work (MTW) activity allowing it to use a regional approach for administering its special purpose housing programs;

WHEREAS, Pierce County has been selected to oversee some of THA's special programs, to select qualified service providers to administer the programs, and to comply with all State and Federal regulations connected with THA's Moving to Work funds;

WHEREAS, Pierce County has conducted a competitive process and selected qualified service providers to administer these funds for rental assistance for homeless unaccompanied youth and young adults;

WHEREAS, this contract will have a term of June 1, 2013 through December 31, 2018;

WHEREAS, the contract amount exceeds the $100,000 spending limit for the Executive Director.

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

The executive director is authorized and directed to execute a contract with Pierce County in the amount of $80,000 for calendar year (CY) 2013; $400,000 for CY 2014; $650,000 for CY 2015; $900,000 for CY 2016; $1,000,000 for CY 2017; $1,000,000 for CY 2018 for the purpose of providing rental assistance to homeless families with children as part of Pierce County's rapid-rehousing program.

Approved: May 22, 2013

Greg Mowat for
Janis Flauding, Chair