



TACOMA HOUSING AUTHORITY

RESOLUTION 2016-06-22(4)

Date: June 22, 2016
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Moving to Work (MTW) Reserve Commitment

This resolution would update the Board's commitment of Tacoma Housing Authority's (THA) Moving to Work (MTW) reserves. These reserves are essential for purposes vital to THA's mission and to cover important obligations.

Background

THA is an MTW agency, and therefore subject to Housing and Urban Development (HUD) Cash Management. Currently, any eligible Housing Assistance Payment (HAP) funds not reported on the agency's monthly Voucher Management System (VMS) report to HUD as HAP expenditures remain at HUD until the agency submits a request based on expenditures to draw it down.

Furthermore, HUD is now requiring MTW agencies to report on the status of their commitments on their monthly VMS report.

Over the years, THA has built up reserves in both its MTW and Business Activity areas. In doing so, the agency plans for the future in both capital and operational areas, and identifies areas where the Reserve funds will allow THA to move forward in accomplishing its goals.

Formally committing these funds with Board approval is a useful planning tool. It also helps HUD understand their purposes.

Resolution 2015-07-30(2) provided the latest approved list of commitments for 2015. This resolution will update the agency commitments based on the 2016 mid-year budget revision.

Recommendation

Approve Resolution 2016-06-22(4) committing THA MTW reserves as identified in the attached Schedule of MTW Reserve Commitments.



TACOMA HOUSING AUTHORITY

RESOLUTION 2016-06-22(4) COMMITMENT OF MOVING TO WORK RESERVES

WHEREAS, For THA has to be effective in its mission it must plan its use of financial resources over multi-year periods and has assembled reserves for those purposes; and

WHEREAS, The Authority has assembled adequate reserves for those purposes through its responsible prudent, and patient management and budgeting; and

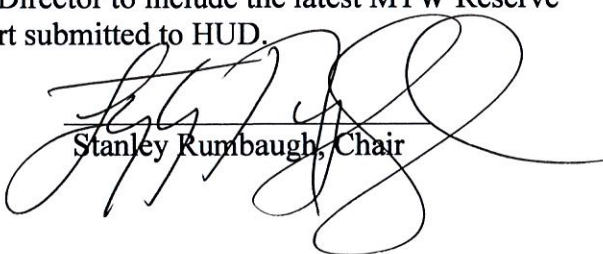
WHEREAS, The attached Schedule of MTW Reserve Commitments updates Resolution 2016-07-30(2), and reflects the Authority's current plans for such capital and operational expenditures of MTW reserve's; and

WHEREAS, The Authority intends to include a Schedule of MTW Reserve Commitments in the MTW annual report, including language that allows for shifting monies between the identified commitments; now, therefore, be it

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

1. The Board authorizes commitments of the Authority's MTW Reserves as outlined in the attached Schedule of MTW Reserve Commitments, subject to adjustment in future budgets and budget revisions.
2. The Board authorizes THA's Executive Director to include the latest MTW Reserve Commitments in the annual MTW Report submitted to HUD.

Approved: June 22, 2016


Stanley Rumbaugh, Chair

Schedule of MTW Reserve Commitments

Planned Expenditure	Current Commitment	Revised Commitment	Planned Expenditure Date
2nd Phase of Hillside Terrace redevelopment project	\$ 2,420,000	\$ -	Completed
Renovation/Remodel of 2nd Floor of Administrative Building	\$ 1,789,000	\$ -	Completed
Renovation/Remodel of Salishan Family Investment Center	\$ 579,500	\$ 579,500	12/31/2017
Renovation of Salishan Maintenance Shop	\$ 286,500	\$ 286,500	12/31/2017
RAD Conversion Costs - Capital Contributions to Projects	\$ 1,500,000	\$ -	Completed
Software Conversion for Unsupported/Obsolete ERP Software (Visual Homes)	\$ 1,100,000	\$ 750,000	6/30/2017
Education Projects - McCarver & Others	\$ 310,000	\$ 310,000	12/31/2018
Exigent Health & Safety Issues (Meth Remediation)	\$ 260,000	\$ -	Properties primarily Tax Credit
Children Savings Account Cohort		\$ 300,000	12/31/2020
Affordable Housing (Re)/Development (Hilltop/RAD)	\$ -	\$ 2,000,000	12/31/2018
Total Committed Funds	\$ 8,245,000	\$ 4,226,000	