TACOMA **HOUSING AUTHORITY**

RESOLUTION 2012-1-25 (1)

DATE: January 25, 2012

TO: Board of Commissioners

FROM: Michael Mirra, Executive Director

RE: Administrative Plan Update

Background

The Administrative Plan relates to the administration of the Housing Choice Voucher program. HUD requires all public housing authorities that administer a voucher program to have such a plan. The purpose of the administrative plan is to establish policies for carrying out the program in a manner consistent with HUD requirements and local goals and objectives contained in the THA's Moving to Work plan. This administrative plan is a supporting document to the PHA agency plan, and is available for public review as required by CFR 24 Part 903.

This resolution updates THA's plan to make it consistent with the 2012 Moving to Work Activities that the Board approved in October. THA reached out to the public and residents regarding the MTW changes by doing the following:

- Mailings to all Section 8 households
- Mailings to all Public Housing and Community Service households
- A THA Board of Commissioners information session on September 9, 2011.
- Review by the THA Executive Team on August 23, 2011.
- Meeting with the SAFE committee on September 7, 2011

Only 3 of the 4 MTW activities apply to the Section 8 program and need to be adopted.
The Board will recognize these from previous discussion.

Activity 1: Local Policy for Port Outs

THA will limit the ability of voucher holders to "port out" to other jurisdictions. The plan will limit port outs to households that are moving because of employment, education, need to flee domestic violence (VAWA) or a reasonable accommodation of a disability. THA will also determine whether there are reasonable transportation options available for the household member(s) to get to that employment or school from a home in Tacoma. THA will allow ports for any reason to another housing authority that will absorb the voucher. The restriction in portability in other cases will serve two main purposes. It will preserve scarce housing dollars for Tacoma residents. It will allow THA to accurately assess the impacts of the MTW policies in our local community.

Activity 3: Develop a Regional Approach for Special Purpose Dollars

Under this activity THA would be allowed to use the competitive funding process established by the local government jurisdiction (Pierce County or the City of Tacoma) to award THA funds/resources. 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 still have the authority to establish mandatory reporting and audit guidelines to monitor the success of the programs.

Activity 4: Local Blended Subsidy (LBS)

THA will use MTW authority to create a local blended subsidy that will combine Public Housing and Section 8 operating subsidies to fund units. Public housing subsidy alone does not provide enough income to financially sustain a property and using project based vouchers redirects money that could be used in the local housing market. When THA demolished and then re-built Salishan it did not replace the same number of public housing units. The public housing units that were not replaced remain "on the shelf" with HUD. This activity will allow us to put these unused public housing units into future projects. By combining the two sources of funds, we can maximize available public housing resources and offset the gap in operational funds with voucher funding.

Recommendation

Approve Resolution 2012-1-25 (1) authorizing THA to update its Administrative Plan to reflect the activities approved in THA's 2012 MTW Plan.

TACOMA HOUSING AUTHORITY

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ADMINISTRATIVE PLAN UPDATE

WHEREAS, The Administrative Plan relates to the administration of the Housing Choice Voucher program and is required by HUD;

WHEREAS, The Administrative plan is to establish policies for carrying out the programs in a manner consistent with HUD requirements and local goals and objectives contained in the THA's Moving to Work Plan.

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

Approve Resolution 2012-1-25 (1) authorizing THA to adopt the updates to the Administrative plan to reflect the activities approved in THA's 2012 MTW Plan.

Approved: January 25, 2012

Greg Mowat V.C.

Janis Flaugling, Chair