



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2012-1-25 (2)

DATE: January 25, 2012  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: ACOP Plan Update

### **Background**

The Admissions and Continued Occupancy Policy (ACOP) relates to the administration of the Public Housing program. HUD requires this document from all public housing authorities that administer public housing. The purpose of the ACOP 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 ACOP plan is available for public review as required.

THA must update the ACOP plan with the 2012 Moving to Work Activities that the Board approved in October. Two public hearings were held October 24, 2011. THA met independently with Northwest Justice regarding the MTW plan on August 10, 2011. Additional review included:

- 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 2 of the 4 MTW activities apply to the Public Housing program and need to be adopted.**

The Board will recognize these activities from previous discussions.

### **Activity 2: Special Purpose Housing**

THA seeks to use public housing units to provide special purpose housing for targeted populations. Under this model, THA would execute a lease with partnering service providers who would be responsible for choosing individuals/families for the units or in other ways THA would set aside units to serve these populations. The service provider would develop programs and policies that would best serve special needs populations in need of housing and services. This activity could serve populations such as homeless youth and young adults, families where children have been removed from the home, disabled individuals in need of intensive case

management, etc. The main goal of this activity would be to allow THA to leverage its housing units/dollars with available service dollars to best serve individuals and families in the area.

This use of public housing units, and a similar use of vouchers, balances the elimination of local preferences governing the waiting lists. The Board approved their elimination. Those preferences favored some special populations but the preferences were not effective and they made it difficult to manage the waiting list. This special purpose use of public housing units and vouchers will allow THA to serve these special populations more effectively.

**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 (2) authorizing THA to update its ACOP Plan to reflect activities approved in THA’s 2012 MTW Plan.



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## RESOLUTION 2012-1-25 (2)

### ACOP Plan Update

**WHEREAS**, The Admissions and Continued Occupancy Plan (ACOP) relates to the administration of the Public Housing program and is required by HUD;

**WHEREAS**, The ACOP 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 (2) authorizing THA to update the ACOP plan to reflect activities approved in THA's 2012 MTW Plan.

**Approved:** January 25, 2012

  
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Janis Flauding, Chair