TACOMA HOUSING AUTHORITY

RESOLUTION NUMBER 2012-6-27 (1)

DATE: June 27, 2012

TO: Board of Commissioners

FROM: Michael Mirra, Executive Director

RE: Amendment to THA's 2012 Moving to Work Plan

THA would like to amend its 2012 Moving to Work (MTW) plan. The amendment will allow THA the flexibility to spend MTW funds on local non-traditional affordable housing units. Local non-traditional affordable housing units are defined as units that will be rented to or sold to families whose incomes are at or below 80% of Area Median Income (AMI), but that are not public housing or project based housing choice voucher units. THA has broader authority to use funds in this way but HUD rules require us to include this use as a separate MTW activity in order to activate that broader use.

THA will report on all local, non-traditional activities in the annual MTW report including the number of families served and the level assistance provided.

Examples of what this MTW activity will allow THA to do include:

- Spend MTW funds to acquire properties to include in THA's affordable housing stock
- Use MTW funds to rehab affordable units that are not Section 8 or 9
- Provide Gap financing for non-PHA development of affordable housing
- Use MTW funds on tax credit projects that do not include voucher or public housing units

I am recommending that THA approve the resolution to amend its 2012 Moving to Work plan. The amendment will allow THA to spend MTW funds to preserve, rehab and develop affordable housing that is not financed under the public housing or project based voucher programs.

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AMENDMENT TO THA'S MOVING TO WORK AGREEMENT

WHEREAS, an amendment to THA's 2012 Moving to Work plan is required to maximize THA's flexibility to develop, rehab and preserve affordable housing units.

WHEREAS, THA has broader authority to use federal funds and HUD rules require THA to include this use as a separate Moving to Work activity in order to activate that broader use.

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

1. Authorize THA to adopt the amendment to THA's 2012 Moving to Work Plan with HUD allowing THA to spend MTW funds to preserve, rehab and develop affordable housing that is not financed under the public housing or project based voucher programs.

Approved: June 27, 2012

Janis Flauding, Chair