



TACOMA HOUSING AUTHORITY

RESOLUTION 2012-9-26 (1)

DATE: September 26, 2012
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Approval of THA's 2013 Moving to Work Plan

Each year, THA proposes new MTW activities intended to meet the statutory goals of the MTW program:

- Reduce costs and achieve greater cost effectiveness in federal expenditures;
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for low-income families.

Staff has gone through a robust community and staff consultation process that has led to eight (8) proposed activities for FY2013.

All activities outlined in the plan were covered in the August board study session that was held to discuss the proposed activities.

Highlights of the plan include:

- The Housing Opportunity Program (HOP) that limits time on the program for work-able families to five years and changes the subsidy structure to a fixed subsidy for all new admissions. This program will replace the Housing Choice Voucher waiting list; it will not impact Public Housing new admissions.
- Provide Moving to Work service grants for service partners.
- A Community enrichment activity that would enable THA to pursue endeavors such as a Children's Individual Development Accounts (IDA).
- Simplifying the leasing process in the Housing Choice Voucher program.
- Modifying the Family Self Sufficiency (FSS) program for Housing Choice Voucher and Public Housing.

- Interim rent reductions will only be processed if the adjusted income decreases by 20% and limited to two for Housing Choice Voucher and Public Housing participants.
- Changing the recertification cycle to triennials for senior/disabled population for the Housing Choice Voucher and Public Housing programs.
- Increase minimum rents to \$75 for work-able households for the Housing Choice Voucher and Public Housing programs.

Any adopted changes that are approved by the board and HUD will be updated in THA's policy documents the Administrative Plan (Section 8) and the Admissions and Continued Occupancy Policy (ACOP-Public Housing).

The draft plan can be found at:

http://www.tacomahousing.org/about/MTW/FY13_Annual_Plan_Draft.pdf

Section VII will continue to be modified until the Plan submission due date on October 15, 2012. This is the Sources and Uses section of the plan and cannot be finalized without more clarity about the 2013 budget.

Community and Staff Consultation

THA has spent most of the year planning for and preparing the annual 2013 Moving to Work (MTW) plan. During the planning process, there has been a wide range of community and staff input. There were three staff brainstorming sessions along with meetings with the Landlord Advisory Committee and the SAFE committee to gather ideas for potential activities. Based on feedback from those meetings, staff agreed to consider eight activities. After receiving approval from the Cabinet to go through the public hearing process, THA has taken the following actions to receive additional feedback:

- Three additional staff feedback sessions.
- Meeting with Northwest Justice Project on June 6, 2012.
- Meeting with the Tacoma Area Coalition of Individuals with Disabilities (TACID) on June 13, 2012.
- Meeting with Pierce County Aging and Long Term Care on June 23, 2012.
- Direct mailings to all THA landlords, all waitlist households that would be affected by proposed changes and to all current THA residents.
- A focus group with households off of THA's 2012 Voucher waitlist who could be affected by proposed changes.
- Public Hearing for those who would be affected from the voucher waitlist on July 9, 2012.
- Public Hearing for those who would be affected from the voucher waitlist on July 12, 2012.
- Public Hearing for landlords on July 18, 2012.
- Public Hearings for current residents and all interested parties on August 14, 2012.
- Public Hearings for current residents and all interested parties on August 16, 2012.
- Staff also held 11 public hearings at each public housing site in late August and September.

Feedback from staff, program participants, and advocates has been mostly supportive of the eight proposed activities. A full list of public comments is included in the draft plan on THA's website.

Recommendation

Approve Resolution 2012-9-26 (1) authorizing the Executive Director to submit the attached draft Housing Authority of the City of Tacoma's Fiscal Year 2013 Moving to Work (MTW) Plan with the understanding that Section VII will continue to be modified until the Plan submission due date on October 15, 2012.



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Annual Moving to Work Plan Certifications of Compliance

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan Amendment

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authority, if there is no Board of Commissioners, I approve the submission of the attached Annual Moving to Work Plan Amendment for the PHA fiscal year beginning 1/1/2013, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to receive invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan Amendment;
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 982.203.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

