



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2010-10-27 (1)

DATE: October 27, 2010  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: Approval of THA's Moving to Work Application

### **Background**

By this resolution, staff asks the Board for authorization to submit its draft MTW Plan to HUD for HUD's approval. This Plan will serve as a replacement of the HUD Annual. If HUD approves this proposal, THA will have to implement them with policy revisions that will come to the Board in Spring 2011.

The Board heard the details of this proposal at its study session of October 15<sup>th</sup>. Here are some summary elements of the proposal and its origins.

### **1. MOVING TO WORK (MTW) DESIGNATION**

This proposal is the next step in THA's designation as a Moving to Work (MTW) public housing authority. As the Board knows, we have been seeking this designation since 2003. HUD granted it to THA earlier this year. We negotiated our MTW agreement with HUD this Summer. This draft MTW plan is the next step.

In summary, HUD expects our plan to serve three goals:

- To make us more efficient
- To help our assisted families become self-sufficient
- To increase their housing choices.

### **2. STUDY AND CONSULTATION**

Staff consulted widely and studied its options extensively. These efforts included the following:

- THA staff held brainstorming sessions on July 7, July 10, July 28, August 4, August 25, September 1, September 15, October 13, and October 27, 2010
- THA posted its plan on its web site for public review beginning September 7, 2010.
- THA hosted public meetings on October 5, 6, 7 and 12, 2010, all with available translators in four languages.

- THA also met independently with an attorney for the local Legal Services program, Northwest Justice Project on June 29, 2010 and October 1, 2010.
- THA Board of Commissioners held study sessions on November 18, 2009 and October 15, 2010
- THA's Executive Team reviewed the proposals several times.
- THA engaged the services of Seasholtz Consulting to conduct an independent analysis of the effects the proposal will have on residents and on THA. The Board heard the results of that analysis on October 15<sup>th</sup>.

A compilation of the public comments, with THA responses, is included in Appendix I of THA's Moving to Work Plan.

### 3. REASONS FOR THE PROPOSAL

This proposal will serve the following purposes of the MTW program:

- 2.1 Reduce Program Costs:** The proposal will reduce costs and achieve greater cost effectiveness in federal expenditures. We estimate that it will save THA \$420,942 in the first full year (following implementation the initial implementation in 2011). Over four years, we estimate a total savings of \$2.01 million.

These savings will serve two important purposes. In conjunction with the change in occupancy standards for the voucher program (see Resolution 2010-10-27(2)) they will allow THA to maintain its present level of services and avoid further cuts. The Board will recall that this year's budget imposed a 10% cut in expenditures by losing three staff persons and leaving 6 positions vacate. Even so the budget had a \$250,000 shortfall. these changes will fill that shortfall. We also project a \$750,000 shortfall next year. These changes will cover that as well.. Once fully implemented, they will allow THA to serve more families.

These savings will arise in two main ways.

**First**, the proposal will reduce the administrative burden and paper shuffle required to administer the voucher and public housing programs. For example:

- We will reduce the number of annual recertifications for households with stable incomes.
- We will reduce the number of inspections for units that pass two inspections without difficulty.
- We will schedule inspections by group locations rather than by anniversary date. This will allow an inspection to inspect locations in the same part of town on the same trip.

**Second**, some households will pay more or get less, some will pay or get about the same, and some will pay less. In general:

- Seniors and disabled persons will pay about the same.
- Low wage working families will pay less.
- High income families paying less than 30% of their income in rent and utilities and work-able persons who do **not** work will pay more.

The notable changes that will affect what people pay or get include the following:

- increase in the minimum rent;
- eliminate the flat rent that allows high income families to pay a small percentage of their income in rent;
- eliminate the utility allowance check. (THA can no longer afford to pay people to live in its housing);
- offer two rent pilot programs that will allow households to keep more of their rising earned income.

**Encourage Workable Persons to Increased Earned Income:** The proposals give incentives for households with work-able adults to increase their earned income. It does this primarily through two rent pilot programs. Work-able households will choose the pilot program that suits them. Either one will allow the household to keep more of its increased earned income than the present rules. THA will also be able to use some of the savings from these proposals to support its self-sufficiency programs that help families prosper.

**Increase Housing Choices For Low-Income Families.** The proposals will allow THA to offer more housing choices especially for households with special needs. For example:

- The proposal will increase THA's use of project based vouchers. This use of vouchers has been effective in matching housing with supportive services.
- Project based vouchers is also a way to get affordable units into market rate developments and in that way economically and racially integrate those developments that otherwise would be harder for voucher holders to rent.
- THA will create special program uses for tenant based vouchers. This will allow THA to direct vouchers to programs that can match our housing assistance with other forms of support that households with special needs

more require. *E.g.*, family unification services for households recovering their children from foster care; independent living services for youth aging out of foster care; stabilization services for homeless families; services for chronically homeless adults.

- THA will also direct its cost savings to its own supportive services that help high risk households succeed in our housing or housing programs.

**Recommendation**

Approve Resolution 2010-10-27 (1) authorizing the Executive Director to submit the Housing Authority of the City of Tacoma's Fiscal Year 2011 Moving to Work (MTW) Plan. NOTE: the resolution is in a format that HUD directs us to use.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2010-10-27 (1)

### Annual Moving to Work Plan Certifications and 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**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual

Moving to Work Plan for the PHA fiscal year beginning 1/1/2011, 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 public 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 discuss the Plan and 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;
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 of the Rehabilitation 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 to fair housing choice 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 records reflecting 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 Standards and 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
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the City of Tacoma  
PHA Name

WA005  
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Dr. Arthur C. Bonke  
Name of Authorized Official

Chairman  
Title