



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2011-10-12 (1)

DATE: October 12, 2011  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: Approval of THA's 2012 Moving to Work Plan

### **Background**

THA has completed its Fiscal Year 2012 Moving to Work Plan for submittal to HUD. THA posted its plan for public review beginning July 29, 2011. Two public hearings were held September 12, 2011. THA met independently with Northwest Justice on August 10, 2011. Additional review included:

- 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, 2010.
- Meeting with the SAFE committee on September 7, 2011

All meetings reviewed plan components, received comments and feedback and answered questions. A compilation of the public comments received are included in Appendix I of THA's Moving to Work Plan. Overall, the plan was completed in consultation with staff, community members, legal advocates and its residents.

This Plan serves as a replacement of the Annual Plan. All activities outlined in the Plan will require THA policy revisions that will come to the Board in November of this year.

As we've discussed previously, this plan is meant to accomplish three main objectives:

- 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.

### **THA is proposing 4 activities this year.**

#### **Activity 1: Local Policy for Port Outs**

THA will limit the ability of voucher households to move with their voucher out of Tacoma. THA will allow these "port outs" to the following circumstances:

- moving because of employment when there are no reasonable transportation options that would get the household to the new job from a home in Tacoma;
- moving because of education when they are no reasonable transportation options that would get the household to the educational service from a home in Tacoma;
- moving to escape domestic violence;
- moving when necessary to accommodate a disability;
- moving to another jurisdiction whose PHA will absorb the voucher.

This limitation obviously restricts a households' choice of housing but makes exceptions for the primary reasons that make portability important to the program and to THA, e.g, jobs, education, safety and accommodation of a disability. THA proposes this limit on portability for the following reasons:

- it helps keep very scarce housing dollars in Tacoma;
- it will save THA from paying a rent in another jurisdiction like King County or Seattle at higher rates than Tacoma's market;
- it will save THA paying other PHAs who refuse to absorb ported vouchers for the cost of administering THA vouchers;
- it will allow THA to accurately assess the impacts of the MTW policies in our local community;
- it will allow THA to try out policies such as its new occupancy standards, minimum rents and perhaps term limits. Otherwise, a voucher household could avoid those restrictions by moving out of town.

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

THA seeks to utilize 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. 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, persons discharged from prison 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 would bring this flexibility to our public housing units that the board has already approved with our use of vouchers.

### **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. This approach offers the following advantages to THA:

- it would align our use of our resources with local priorities;
- it would save THA from the burden of choosing and monitoring the service partner, while leaving THA as much or as little control in a specific instance as it might wish to have;
- it would allow Pierce County and the City to meet a match of funding required for its receipt of funding from the Gates Foundation;

**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 2011-10-12 (1) authorizing the Executive Director to submit the Housing Authority of the City of Tacoma’s Fiscal Year 2012 Moving to Work (MTW) Plan.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2011-10-12 (1)

**2012 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**

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 1/1/2012, 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.

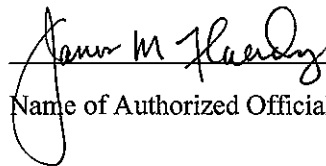
Housing Authority of the City of Tacoma


WA005

PHA Name

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)

  
Name of Authorized Official

  
Title