



TACOMA HOUSING AUTHORITY

RESOLUTION 2011-10-12 (2)

DATE: October 12, 2011
 TO: Board of Commissioners
 FROM: Michael Mirra, Executive Director
 RE: Management of the Voucher Waitlists

Background

THA proposes to change the Section 8 waitlist is managed. The table below highlights the major changes in policy. If adopted, THA would include the changes in the Section 8 policy document the Administrative Plan.

Current Policy	Proposed Policy
<ul style="list-style-type: none"> Households are selected based on date and time of application with preferences for criteria below: Income Elderly/Disabled Displaced victims of domestic violence 	<ul style="list-style-type: none"> Select all households based on a lottery. Must be at or below 80% AMI to be eligible for the lottery
<ul style="list-style-type: none"> One list for the tenant based voucher program. When project based voucher unit is available, staff calls the top applicants on the voucher waiting list to see if they are interested. Applicants can decline the unit and continue waiting for a tenant-based voucher 	<ul style="list-style-type: none"> A waiting list for tenant-based vouchers Separate waiting lists for each Project Based Voucher site
<ul style="list-style-type: none"> Anyone who receives a project based voucher can automatically apply for a tenant based voucher after one year. 	<ul style="list-style-type: none"> THA will no longer offer a tenant based voucher to those who receive a project based voucher. A tenant who receives a project based voucher will be able to stay in that residence as long as they have a need and continue to qualify.
<ul style="list-style-type: none"> Transitional housing agencies receive a voucher for each participant after she or he graduates. 	<ul style="list-style-type: none"> Graduates would receive a special preference on the public housing site of their choice upon graduation.

The most significant change in policy that we are requesting is the removal of preferences from THA's waiting list. Preferences make administration of the waiting lists difficult because:

- a) The preferences need to be verified before an applicant can be housed;
- b) Some households claim all preferences, even though they may not qualify for them, and this can lead to erroneous placement on the waiting list;
- c) Verifying preferences can be very time consuming for staff;
- d) Households who do not qualify for THA's preferences may never be served.

Eliminating the preferences on all THA waiting lists will allow us to spend less time verifying how people should be placed on the waiting list and more time qualifying people to move into affordable housing. THA still has mechanisms in place to continue serving a greater number of special needs populations through special-purpose housing. These housing options include:

- THA's seven public housing units designated for elderly and disabled households
- McCarver Rental Assistance for homeless households in the McCarver school area
- Project-based vouchers in transitional housing units
- Future special programs funded with MTW funds

In addition, THA will continue to serve only households that have incomes below 80% AMI and at least 75% of households served will be below 50% AMI.

Recommendation

Approve Resolution 2011-10-12 (2) authorizing THA to adopt proposed changes to the voucher waitlists and incorporate these changes into the appropriate sections of the THA Administrative Plan.



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RESOLUTION 2011-10-12 (2)

MANAGEMENT OF THE THA VOUCHER WAITLISTS

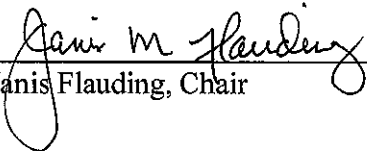
WHEREAS, The Administrative Plan relates to the administration of the tenant-based and project-based voucher programs and is required by HUD.

WHEREAS, THA is required to adopt local selection policies relating to management of its voucher waiting list(s).

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

Approve Resolution 2011-10-12 (2) authorizing THA to adopt proposed changes to the voucher waitlists and incorporate these changes into the appropriate sections of the THA Administrative Plan.

Approved: October 12, 2011



Janis Flauding, Chair