



## RESOLUTION 2023-02-23 (3)

**Date:** February 22, 2023

**To:** THA Board of Commissioners

**From:** April Black  
Executive Director

**Re:** Approval of Revision to THA's Administrative Plan: Local Preferences

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*This resolution would authorize Tacoma Housing Authority (THA) to revise its Administrative Plan to receive referrals from Foundational Community Supports (FCS) providers to fill units within THA's portfolio and for its voucher programs.*

### BACKGROUND

Tacoma Housing Authority primarily provides subsidized housing assistance to those who apply and are selected off its consolidated waitlist. THA's waitlist includes limited preferences for specific populations.

The Washington State Health Care Authority (HCA) and the Centers for Medicare & Medicaid Services developed a Medicaid transformation demonstration that strengthens state efforts to improve health care for Washington families. The Foundational Community Supports (FCS) program, creates two targeted benefits that include services that help the most vulnerable beneficiaries obtain and keep stable housing and employment in support of their broader health needs.

**What it is:** Targeted Medicaid benefits that help eligible clients with complex health needs obtain and maintain housing and employment stability.

- Supportive housing services:
  - Community support services provide ongoing services and supports to help eligible individuals obtain and maintain stable housing.
- Supported employment services:

- Individual placement and supports help eligible individuals obtain and maintain stable employment.

The supportive housing services are ongoing supports to help eligible Medicaid clients find and keep stable, independent housing and include:

- Housing assessments
- Identifying housing resources
- Support obtaining a lease
- Independent living skills development
- Landlord relations
- Crisis management

**FCS provides these services to Medicaid-eligible households that fall into one of the groups below:**

- Individuals experiencing chronic homelessness as defined by the U.S. Department of Housing and Urban Development.
- Those dependent on costly institutional care.
- Those dependent on more restrictive adult residential care/treatment settings.
- In-home care recipients with complex needs.
- Those at highest risk for expensive care and negative outcomes.

Public Housing Authorities (PHA) are permitted to establish local preferences for the selection of families admitted to housing programs. PHA selection preferences must be described in the PHA's Administrative Plan (24 CFR 982.207). THA has several existing local preferences that include but are not limited to preferences for homeless set-aside units, THA transfers and special purpose voucher program applicants.

THA seeks to revise its Administrative Plan to create a local preference for FCS eligible households referred by community FCS providers. The number of successful (housed) referrals will be limited to 50 unit referrals and 50 voucher referrals per year.

This new referral stream will create a pipeline of Medicaid recipients who will benefit from supportive services from the housing application stage that will continue into their tenure as THA residents. THA has increasingly engaged with applicants with high barriers who do not have the supports in place to follow through with the housing application and eligibility process.

Pierce County Housing Authority recently piloted a similar preference and reports a strong partnership with hands-on service providers who report to their property sites weekly.

THA seeks to expand access to its housing programs especially through partnerships that provide ongoing supportive services to residents and clients. THA will continue to serve applicants from



## RECOMMENDATION

Approve Resolution 2023-02-23 (3) authorizing revisions to THA's Administrative Plan (Chapter 4 Section III.C) to create a waitlist preference policy for FCS eligible households.

### 4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

#### **Local Preferences [24 CFR 982.207; HCV p. 4-16]**

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

#### THA Policy

THA will select all households by date and time of application. There will only be preferences for the following:

- The Executive Director will, at their discretion, identify when, and if, to make a set number of Housing Choice Vouchers available in response to a federally-declared disaster. When these vouchers are made available, households that can document that they have been displaced by a presidentially declared Major Disaster Declaration (MDD) will be eligible for this preference. Displaced households will be able to apply, even if the waiting list is closed, and receive this emergency preference. In order to qualify the applicant must provide evidence that the family resided in the disaster area before occurrence. Eligibility will be verified by Tacoma Housing Authority. To demonstrate need the applicant may provide, as verified by FEMA, an assessment of damage to their property showing their pre-disaster residence is either uninhabitable or inaccessible. Applicant should provide documentation demonstrating a lack of, or insufficient insurance coverage to meet housing needs. Applicants must also meet PHA program eligibility requirements.
- The PHA will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding.
- THA will offer a preference to eligible homeless households referred by Pierce County's Coordinated Entry System for its homeless set aside units.
- **THA may offer a preference to Foundational Community Supports (FCS) eligible households referred by community FCS providers. The number of successful (housed) referrals may not exceed 50 unit referrals and 50 voucher referrals per year.**

- THA will also offer preferences for RAD exits, PBV exits, displacement due to disaster, and transfers.
- THA will allow those on the transfer waitlist to be served ahead of those on the regular waitlist in accordance with Chapter 12 of THA's ACOP. As of July 1, 2020



## **RESOLUTION 2023-02-23 (3)**

(Approval of Revision to THA's Administrative Plan: Local Preferences)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

**WHEREAS**, the Administrative Plan related to administration of THA's housing programs and is required by HUD; and

**WHEREAS**, the purpose of the Administrative Plan is to establish policies for carrying out programs in a manner consistent with HUD requirements and local goals and objectives contained in THA's Moving to Work plan; and

**WHEREAS**, Foundational Community Supports providers support low-income Medicaid eligible households with housing stability and other supportive services; and

**WHEREAS**, THA seeks to take referrals from Foundational Community Supports providers for its housing programs; and

**WHEREAS**, Changes to the Administrative Plan must be approved by THA Board of Commissioners; now, therefore, be it

***Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:***

**Approved: February 22, 2023**

A blue ink signature of Shennetta Smith, Chair, written over a horizontal line.

**Shennetta Smith, Chair**