



2025 Moving To Work Plan



Tacoma Housing Authority

August 28, 2024 | Public Hearing

Presented by: Christine Nguyen, Planning and Policy Analyst

Our Vision and Mission

THA's Vision

THA envisions a future where everyone has an affordable, safe and nurturing home, where neighborhoods are attractive places to live, work, attend school, shop and play, and where everyone has the support they need to succeed as parents, students, wage earners and neighbors.

THA's Mission

THA provides high quality, stable and sustainable housing and supportive services to people in need. It does this in ways that help them prosper and help our communities become safe, vibrant, prosperous, attractive and just.

What is Moving to Work?

In 2010, Tacoma Housing Authority was selected to be a Moving to Work (MTW) agency. THA's MTW designation allows us to have exemptions from many existing HUD public housing and voucher rules and provides funding flexibility (what we refer to as single fund flexibility). This flexibility allows us to design locally- driven programs and policies that best serve Tacoma's low-income communities.

Three MTW objectives:

1. Increase housing choice
2. Increase economic independence
3. Reduce cost and achieve greater cost-effectiveness



Examples How THA is Using MTW to Further our Agency Goals

Goal: Increase Amount of Available Housing for Low-Income Families

Property-based subsidies (PBS)

Single fund fungibility

Biennial and Triennial Certifications

Local Inspections Policy

Acquisition and Development

Local PBV flexibilities

Landlord engagement activities

Excluding Student Financial Aid from Income Calculation

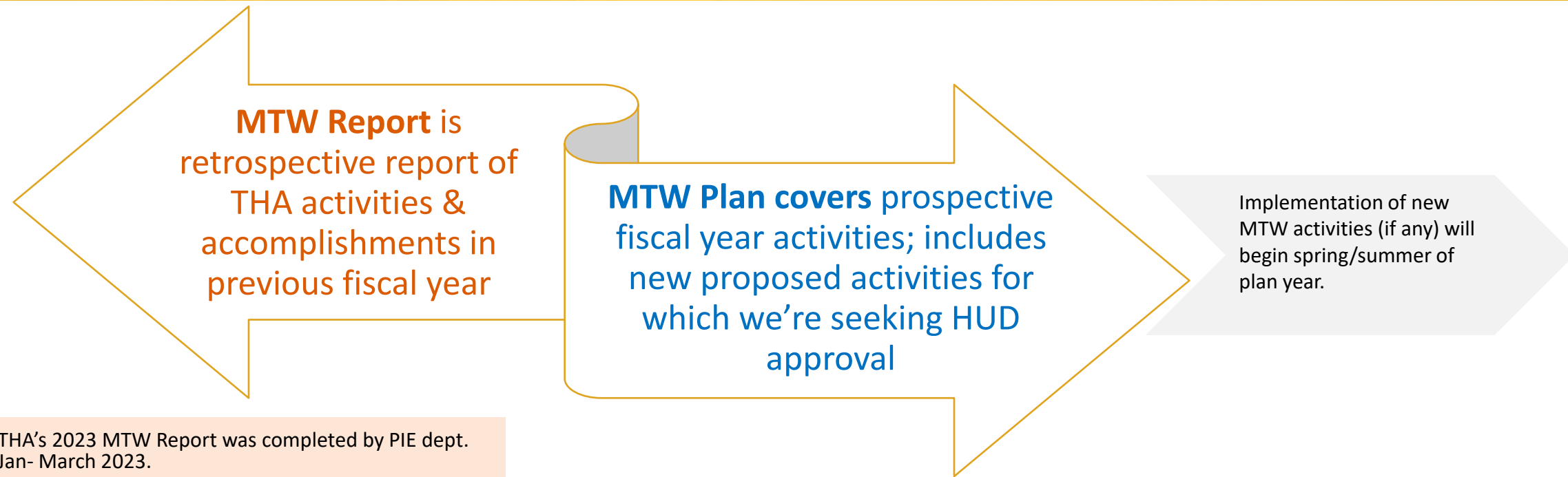
Local Rapid Re-housing

FSS Pay Points

Flexible programming for supportive services

Goal: Increase Housing Access and Stability

MTW Plan vs. Report: Timeline of Completion & Dates Covered



- THA's 2023 MTW Report was completed by PIE dept. Jan- March 2023.
- Submitted to HUD by March 31 each year.

Key Dates for 2025 MTW Plan:

Public Comment Period: 8/15/24 to 9/14/24 with public hearings on 8/26/24 and 8/28/24.

Resolution for BOC approval: 9/25/24



2025 MTW Plan Highlights

What's Featured in 2025 MTW Plan

- All activities proposed from FY 24 plan now fall under 'existing/approved activities':
 - Activity #26: Local Homeownership Flexibilities
 - Activity #27: Local Payment Standards Policy
- Preview of new THA 2025 THA goals
- We may use MTW single fund flexibility to offset shortfalls in operational subsidy.

Overall, not many new changes since we included significant changes (which we're still implementing) in the FY24 plan, approved Feb 2024.

Clarifying MTW Waivers in relation to HOTMA

MTW Waivers we're still interested in using:

- **Continuing to eliminate the elderly/disabled deduction and the dependent deduction and continuing to eliminate medical deductions below \$2500;** THA will continue to implement 28.5% total tenant payment (TTP) until the rent calculation evaluation results conclude.
- **Continuing to process interim decreases only when a household's income loss is 20% or more.**
- **Continuing to exclude 100 percent of a student's financial aid from the income calculation.** This includes all student financial aid, regardless of the source of the loan.
- **Continuing to utilize existing HQS waivers;** seeking apply waivers to new NSPIRE inspection standards.

What is the Housing Opportunity through Modernization Act of 2016 (HOTMA)?

- The HOTMA final rule for Sections 102, 103, 104 (published February 2023) provides additional guidance for conducting income reviews, households that are over-income in public housing, and asset limits.
- Because of THA's status as an MTW agency, we can waive numerous policies that would change due to HOTMA.

MTW Households to be Served in 2025

Note: this does not include households served in THA's special program vouchers:

- FUP: Family Unification Program
- FYI: Foster Youth to Independence
- Mainstream Vouchers
- NED: Non-Elderly Disabled
- VASH: Veterans Affairs Supportive Housing

In 2025, we plan on serving 4,507 households	
3,951	Housing Choice Vouchers and Public Housing Units
75	Rapid Rehousing Subsidies
481	Property-Based Subsidies



Additional Resources & Links

MTW-Related Acronyms & Definitions (1 of 2)

- **Financial Self-Sufficiency Program (FSS):** Tacoma Housing Authority's Family Self-Sufficiency (FSS) program is an employment and asset building program that matches families with community services to help in building economic security. The goal is for families achieve the goals and plan for a future they set for themselves. THA has implemented flexibilities under it's FSS Program under MTW Activity #19.
- **Housing Opportunity through Modernization Act of 2016 (HOTMA):** HOTMA was signed into law on July 29, 2016. The HOTMA final rule for Sections 102, 103, 104 (published February 2023) provides additional guidance for conducting income reviews, households that are over-income in public housing, and asset limits. Because of THA's status as an MTW agency, we can waive numerous policies that would change due to HOTMA.
- **Housing Quality Standards (HQS):** The HUD minimum quality standards for tenant-based programs. HQS standards are required both at initial occupancy and during the term of the lease. THA has implemented flexibilities under MTW Activity #25. Beginning October 2024, THA intends to follow HUD's new inspection standard, NSPIRE with THA's inspections-related MTW flexibilities applied (upon HUD approval)
- **Moving to Work (MTW):** A HUD demonstration program that provides THA the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. THA's MTW status allows exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their Federal funds.

MTW-Related Acronyms & Definitions (2 of 2)

- **National Standards for the Physical Inspection of Real Estate (NSPIRE):** NSPIRE is a new method for conducting and processing inspections of HUD-assisted housing developed by HUD's Real Estate Assessment Center (REAC). The NSPIRE final rule was published May 11, 2023. NSPIRE standards will replace Uniform Physical Condition Standard (UPCS) and the Housing Quality Standards (HQS).
- **Policy, Improvement, and Evaluation (PIE) Department:** The THA department that leads the development and submission of THA's MTW plan and report.
- **Property-Based Subsidies (PBS):** THA provides subsidy contributions to properties to make units affordable to very-low-income households. Rents are not based on tenant income but rather are fixed rents with fixed subsidies based on the area median income (AMI) restrictions set by unit or by property. PBS falls under one of THA's local, non-traditional programs and THA has implemented flexibilities under MTW Activity #16 to fund this program in partnership with private and non-profit partners.
- **Rapid Re-Housing (RRH):** Housing assistance in which rental assistance and supportive services are provided (for THA-funded RRH) for families with children and young adults experiencing homelessness in Pierce County. RRH falls under one of THA's local, non-traditional programs and THA has implemented flexibilities under MTW Activity #15 to fund this program in partnership with Pierce County.
- **Substantially the Same (StS) Requirement:** A HUD statutory requirement in which THA must serve substantially the same number of households as would have been served had THA not participated in the MTW demonstration. THA must maintain a utilization target of 95% (95% Substantially the Same baseline) to be compliant.
- **Total Tenant Payment (TTP):** The total tenant payment (TTP) represents the minimum amount a family must contribute toward rent and utilities. THA utilizes MTW flexibility to alter the TTP percentage for households to 28.5% of income.

Submitting Comments

- View the 2025 DRAFT MTW Plan and Submit your comments here: (or scan QR Code!)
- <https://www.tacomahousing.org/news/2025-mtw-draft-plan/>

**All feedback must be received
by 5pm PT on September 14,
2024**



Find out more information about MTW and view THA's MTW plans and reports here:

<https://www.tacomahousing.org/resources/moving-to-work/>

Thank You!



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