



RESOLUTION 2025-09-24 (1)

Date: September 24, 2025

To: THA Board of Commissioners

From: April Black
Executive Director

Re: Third Party Project-Based Voucher (PBV) Rent Limits

This resolution would limit the amount of rent that third-party providers can charge for project-based vouchers.

BACKGROUND

Tacoma Housing Authority (THA) contracts with multiple third-party providers to provide affordable housing using the Project Based Voucher (PBV). PBVs are tied to the unit, and third parties typically accept referrals through Coordinated Entry, or they manage their own waitlist. THA houses approximately 619 households through our third-party PBV partners.

It is customary for THA's third-party partners to cap rents at the Housing Choice Voucher (HCV) payment standard level. This has been an ongoing practice and THA's third-party partners have been agreeable to following these limits. However, THA has not formally adopted a rent cap to ensure that our partners maintain rents at the HCV payment standard level.

24 CFR 983.301 outlines how rents are set on the PBV program:

Amount of rent to owner. Except for certain tax credit units as provided in paragraph (c) of this section, the rent to owner must not exceed the lowest of:

- (1) An amount determined by the PHA in accordance with the Administrative Plan not to exceed 110 percent of the applicable fair market rent (or the amount of any applicable exception payment standard) for the unit bedroom size minus any utility allowance;
- (2) The reasonable rent; or
- (3) The rent requested by the owner.

Federal regulations permit PBV rents to be set as high as 110% FMR. However, if THA's third-party partners were to set rents that high, THA would be unable to afford to maintain these partnerships and would serve far fewer households. The purpose of this resolution is to codify what has become the status quo and establish a policy capping third party PBV rents at the payment standards set for the HCV program.

RECOMMENDATION

Approve Resolution 2025-09-24 (1) to amend the Administrative Plan and establish a rent cap for third-party PBV providers that aligns with THA's housing choice voucher payment standards.



RESOLUTION 2025-09-24 (1)

(Third Party Project-based voucher (PBV) Rent Limits)

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

WHEREAS, the Administrative Plan relates to the administration of the Housing Choice Voucher Program and is required by HUD; and

WHEREAS, the Administrative Plan establishes policies for carrying our programs in a manner consistent with HUD requirements and local goals and objectives contained in THA’s Moving to Work Plan; and

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

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

Staff are authorized to adopt the following update to the Administrative Plan to reflect the proposed policy changes.

Policy Proposal	Applicable THA Policy Requiring Revision
<p>The maximum gross rent (rent plus utilities) for third-party PBV units, shall be the lower of:</p> <ul style="list-style-type: none"> • The current applicable payment standard applied to the same size units in the THA tenant-based Housing Choice Voucher Program • The Owner’s request • Rent Reasonable 	<p>17-VIII.B. RENT LIMITS [24 CFR 983.301] Except for certain tax credit units (discussed below), the rent to owner must not exceed the lowest of the following amounts:</p> <ul style="list-style-type: none"> • An amount determined by the PHA, not to exceed 110 percent of the applicable fair market rent (or any HUD-approved exception payment standard) for the unit bedroom size minus any utility allowance; • The reasonable rent; or • The rent requested by the owner.

Approved: September 24, 2025


Stanley Rumbaugh, Chair