



RESOLUTION 2025-09-24 (6)

Date: September 24, 2025

To: THA Board of Commissioners

From: April Black
Executive Director

Re: Unique Payment Standards for THA's Portfolio

This resolution would set a unique payment standard schedule for Tacoma Housing Authority's (THA) properties.

BACKGROUND

In 2011, THA proposed a Moving to Work (MTW) activity titled "Activity 3: Local Project-based Voucher Program." This activity authorizes THA to develop and implement policies and procedures for project-basing MTW block grant funds in a manner that is similar to, but may differ from, the 1937 Act statute and requirements regarding the project-basing of Housing Choice Vouchers.

One of the Housing and Urban Development (HUD)-approved authorizations permits THA to establish unique payment standards for project-based programs and allows project-based rents to exceed tax credit rents. This resolution would establish unique payment standards for THA's portfolio, allowing THA to set rents up to 120% of the Fair Market Rents. This flexibility would help maintain the financial sustainability of THA's properties.

RECOMMENDATION

Approve Resolution 2025-09-24 (6) to set unique payment standards for THA's portfolio up to 120% of Fair Market Rents



RESOLUTION 2025-09-24 (6)

(Unique Payment Standards for THA's Portfolio)

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

WHEREAS, THA has MTW authority to set unique payment standard schedules for its project based programs; and

WHEREAS, Setting unique payment standards permits THA to increase cashflow to improve the financial sustainability of its properties; and

WHEREAS, changes to the Payment Standards 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 unique payment standards for THA's portfolio up to 120% of the Fair Market Rents.

Approved: September 24, 2025

Stanley Rumbaugh, Chair