



## RESOLUTION 2026-03-25 (2)

**Date:** March 25, 2026  
**To:** THA Board of Commissioners  
**From:** April Black  
Executive Director  
**Re:** Administrative Plan Changes to Waitlist Preferences

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*This resolution would approve the decision to update the Tacoma Housing Authority (THA)'s waitlist preferences to ensure participants in federally funded programs that are at risk of losing funding and participants whose housing is disrupted due to necessary rehabilitation can be offered a voucher to remain stably housed.*

### BACKGROUND

The United States Department of Housing and Urban Development (HUD) allows public housing authorities (PHAs) to develop local preferences for their waitlist to address local housing needs. THA is seeking to update two of our existing waitlist preferences to address a couple of challenges that have arisen.

First, funding for the Emergency Housing Voucher Program (EHV) has been cut prematurely. THA serves 115 households through the EHV program. As a result of this cut, THA is faced with ensuring EHV families can remain stably housed. To do this, staff have been working with third party housing providers and exploring the option of transitioning households to the Housing Choice Voucher (HCV). Current waitlist preferences allow HCV households who have had their assistance terminated to be offered a voucher once funding is available. However, this language does not include families whose program is facing funding cuts or who have not yet been terminated. Additionally, though EHV is an off-shoot of HCV program, the current language does not provide guidance on whether the preference extends to special-voucher programs or if the preference is only for traditional HCV participants. Clarifying the scope of the

policy is essential to ensure households in our federally funded programs could remain stably housed if there is a disruption to program funding.

Second, current preferences allow, and HUD policy mandates, households who have requested Choice Mobility to be served ahead of people on the THA waitlist. (Choice Mobility is the path for residents to request a tenant-based voucher to rent on the private rental market.) Due to the resyndication of Salishan and Hillside Terrace, THA anticipates that there may be a few families who may not qualify to return to their units but would benefit from a tenant-based voucher to remain stably housed. These tenants are facing a tight timeline in which they may need to find alternative housing. As a result, staff propose modifying our current Choice Mobility preference to allow households on the list for a voucher to be served first if they are facing housing disruptions due to the rehabilitation of the unit.

**A 30-day public comment period was held to solicit community feedback on these proposed changes. No comments were submitted in response to the notice of proposed changes to the waitlist preferences.**

## RECOMMENDATION

Staff from the Department of Strategic Initiatives, in consultation with other departments, recommend updating our waitlist preferences to include families who are facing or are at risk of losing program funding as well as families whose unit is undergoing rehabilitation. The table outlines on the next page outlines the proposed changes for which we seek approval.

| Related Topic                   | Original Policy/Process   | Proposed Change   |
|---------------------------------|---|---|
| <p><b>Local Preferences</b></p> | <p><b>Families Terminated Due to Funding</b><br/> The PHA will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding.</p>  | <p><b>Families Terminated Due to Funding</b><br/> The PHA will offer a preference to any family that has been terminated <u>or is at risk of being terminated</u> from HCV <u>and other federally funded programs managed by THA</u> due to insufficient program funding.</p>   |
| <p><b>Local Preferences</b></p> | <p><b>THA Tenants on the Transfer/Choice Mobility Waitlist</b><br/> THA will allow those on the transfer waitlist to be served ahead of those on the regular waitlist. As they become available, THA will offer a voucher or unit to households on the transfer waitlist (families are not required to accept the HCV).</p> | <p><b>THA Tenants on the Transfer/Choice Mobility Waitlist</b><br/> THA will allow those on the transfer waitlist to be served ahead of those on the regular waitlist. As they become available, THA will offer a voucher or unit to households on the transfer waitlist (families are not required to accept the HCV). <u>Households on the list due to the rehabilitation of their unit may be granted priority over other households on the Transfer/Choice Mobility waitlist.</u></p> |



## RESOLUTION 2026-03-25 (2)

### (Administrative Plan Changes to Waitlist Preferences)

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

**WHEREAS**, HUD allows PHA to develop local preferences for their waitlist to address local housing needs; and

**WHEREAS**, THA is seeking to update two of the agency's waitlist preferences in order to address housing instability that may arise from potential losses to funding in federal funding and property resyndication; now, therefore, be it

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

THA's waitlist preferences are updated such that households participating in programs that are at risk of being terminated and households who are impacted by the rehabilitation of their unit may be granted priority.

**Approved: March 25, 2026**

  
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Stanley Rumbaugh, Chair