



RESOLUTION 2026-08-26 (2)

Date: August 26, 2026

To: THA Board of Commissioners

From: Priya Saxena, Director of Strategic Initiatives

Re: Approval to Amend THA's 2026 Moving to Work Plan

This resolution would authorize Tacoma Housing Authority's (THA) Executive Director to submit an amendment to THA's 2026 Moving to Work (MTW) Plan.

BACKGROUND

In accordance with its MTW agreement, THA must submit an annual MTW Plan to the Department of Housing and Urban Development (HUD). Through THA's annual MTW plan, THA outlines its priorities and how we will use our MTW flexibility to continue to serve our participants, community, and partners in 2026. HUD requires a Plan Amendment when an existing activity is modified in a manner that requires additional authorization and may affect households served by THA.

The amended 2026 MTW Plan includes the following changes:

- *Activity 5: Local Policies for Fixed-Income Households and Activity 6: Local Policies for Non-Fixed Income Households* to seek approval to change the tenant's portion of rent.
- *Activity 27: Local Payment Standards Policy* to maintain its schedule of implementing payment standard changes.
- *Activity 16: Creation and Preservation of Affordable Housing* to clarify the use of its Property-Based Subsidy (PBS) rent calculation (this is a planned non-significant change, not amendment).

Summary of Proposed Changes (full amended Activities are attached):

Related MTW Activity	Topic	What changes are being proposed?
Activity 5: Local Policies for Fixed-Income Households; and Activity 6: Local Policies for Non-Fixed Income Households	Changes to Tenant Rent Portions	To ensure program sustainability during periods of reduced funding, THA seeks authorization for the option to implement the following measures as needed: 1. Increase tenant rent by up to 3.5 percentage points (from 28.5% to 32%). 2. Subsidize rent, not utilities.
Activity 27: Local Payment Standards Policy	Changes to Payment Standards Implementation	To reduce the administrative burden of implementing new payment standards within THA's biennial and triennial recertification schedule, THA seeks to waive the HUD regulation that requires PHAs to apply payment standard increases as early as one year of their effective date.
Activity 16: Creation and Preservation of Affordable Housing	Clarifications to Property-Based Subsidy Model	To support the development of additional housing units and reduce agency costs, THA seeks clarify its authority to apply the property-based subsidy rent calculation to Project-Based Voucher (PBV) and RAD PBV properties owned by THA or its partners.

THA anticipates that adopting these changes will further the agency's ability to increase cost-effectiveness in its programs.

The amended 2026 MTW Plan draft can be found on THA's webpage on the Notice for Public Comment and Public Hearing: <https://www.tacomahousing.org/news/2026/2026-mtw-plan-amendment/>.

Public Comment and Public Hearing Process

The public comment period for this amendment was held between July 10, 2026 – August 9, 2026. There were no comments received through the public comment forum.

THA held a public hearing on its 2026 amended MTW Plan on July 29, 2026. Three members of the public, including at least one THA customer, attended. Comments were shared by two attendees and focused on Activities 5 and 6. Guests shared concerns about making changes to how THA calculates rent and increasing the total tenant portion of rent. They also shared an understanding of the difficult position public housing authorities are in today in needing to offer services and programming in a challenging financial environment. THA staff acknowledged these concerns and explained that THA is actively exploring various policy options to soften the impact of changing the tenant rent calculation. THA's priority is to maintain financially sustainable, high-quality programs while preserving the current number of residents and voucher holders, even if funding remains flat or declines.

RECOMMENDATION

Approve Resolution 2026-08-26 (2) authorizing THA's Executive Director to submit an amendment to the Housing Authority of the City of Tacoma's Fiscal Year 2026 Moving to Work Plan.



RESOLUTION 2026-08-26 (2)

Approval to Amend THA's 2026 Moving to Work Plan

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

WHEREAS, the MTW Plan is required by HUD; and

WHEREAS, the purpose of the MTW Plan is to establish local goals and objectives for the fiscal year; and

WHEREAS, amendments to the MTW 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:

THA's Executive Director is authorized to submit this amendment to THA's 2026 MTW Plan.

Approved: August 26, 2026


Stanley Rumbaugh, Chair