



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2018-01-23 (1)

**Date:** January 23, 2019  
**To:** THA Board of Commissioners  
**From:** Michael Mirra  
Executive Director  
**Re:** Arlington Youth Campus Apartments on Arlington Property: HUD Disposition Amendment

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*This resolution will allow for the completion of the Housing and Urban Development (HUD) disposition process needed to build the apartments planned as part of the Arlington Youth Campus.*

### Background

To develop the vacant lots for the Arlington Youth Campus as rental apartments and a future phase project, Tacoma Housing Authority (THA) must submit an Inventory Removal Application to the Department of Housing and Urban Development (HUD) Special Application Center (SAC) for disposition approval.

Once HUD approves it, the disposition will allow THA to enter a long-term lease of land to the "Arlington Youth Campus LLLP" for the parcel identified for the 58 units of affordable rental units for homeless young adults. The development will be financed using a combination of Low Income Housing Tax Credits (LIHTC), other sources and debt.

Upon passage of this resolution, THA is prepared to submit the Inventory Removal Application to the SAC. The SAC is expected to respond with approval in approximately 90 days from presenting the application.

### Recommendation

Authorize THA's Executive Director to complete and submit the disposition application to support the development of the rental housing for the Arlington Youth Campus.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2019-01-23 (1)

### (Approval to Submit a Disposition Application to HUD for the Sale of the Arlington Land to Arlington Youth Campus LLLP)

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

**WHEREAS**, The Housing Authority of the City of Tacoma (the "Authority") seeks to encourage the provision of long term housing for low income persons residing in the City of Tacoma, Washington (the "City"); and

**WHEREAS**, The development of the Arlington Youth Campus will result in the building of a community to support youth and young adults experiencing homelessness; and

**WHEREAS**, The development will include new rental apartment units, new infrastructure and new community facilities and allow for future development on the remaining property; and

**WHEREAS**, Ownership of the land for the apartments will be converted via a long-term lease from Tacoma Housing Authority to a tax credit ownership entity, Arlington Youth Campus LLLP; and

**WHEREAS**, The development of the Arlington Youth Campus Apartments and disposition of the land will result in additional affordable rental units and benefit low and very low income young adults, experiencing homelessness; and

**WHEREAS**, Housing for homeless has been identified as a priority by the City of Tacoma; and

**WHEREAS**, There is a continuing need for affordable housing within the City of Tacoma as identified in the City's consolidated plan; now, therefore, be it

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

THA's Executive Director is authorized and directed to complete and submit the disposition application for the Arlington Youth Campus and upon approval by HUD, initiate development activities.

**Approved: January 23, 2019**

  
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Dr. Minh-Anh Hodge, Chair