



TACOMA HOUSING AUTHORITY

RESOLUTION 2017-11-15 (9)

Date: November 15, 2017

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Contract Amendment to Increase Project Based Vouchers at Harborview Manor

This resolution will authorize the addition of 20 Project Based Vouchers for Harborview Manor, a senior housing community in Tacoma.

Background

Harborview Manor is a 169-unit high rise community at South 9th and Fawcett Avenue for -income seniors. The average age of the residents is above 75 years. American Baptist Homes of the West (ABHOW) owns Harborview Manor and manages it. Currently Tacoma Housing Authority and ABHOW have a Project Based HAP (Housing Assistance Payment) contract to project vouchers into 125 units in the building. This means THA pays its share of the rent directly to ABHOW. The rental stream that THA provides under this contract helped ABHOW to finance a substantial fix-up of the building in 2013. ABHOW, for its part under the contract, agrees to rent those units only to extremely low-income seniors. Harborview Manor is requesting the addition of 20 Project Based Vouchers to this contract. These additional vouchers will increase the number of units affordable to extremely low-income seniors. With the addition of these 20 vouchers this property will become 86% subsidized by THA.

Harborview Manor has been a very good partner for our vouchers. It has consistently maintained a utilization rate between 98-100% with an average HAP payment of \$496 per month. This HAP payment is below our average payment for our HOP program at \$509 per month and our traditional vouchers of \$652 per month. It is low in part because the units under the contract are largely either studios or one bedroom. All this helps THA with its utilization and budget challenges.

Harborview Manor provides a good rental value for our Project Based Voucher program. It provides a lovely environment for the residents. Amenities include:

<ul style="list-style-type: none"> • ADA-accessible elevators • Library • Computers with free internet service • Beauty salon licensed professionals • Mini-mart 	<ul style="list-style-type: none"> • On-site laundromat • Bus and railway stops nearby • Private weekly van transport service • Exercise room • Community space for parties and events • Covered and uncovered parking
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Community services and activities include:

- Service coordinator for connecting residents to community and medical services
- Safety seminars
- Massage therapist visits
- Weekly bingo
- Holiday celebrations
- Neighborhood excursions
- Daily coffee service
- Evening social events

Recommendation

I recommend that the Board approve this resolution to allow THA to add 20 vouchers to its project based contract with Harborview Manor.



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

Whereas, American Baptist Homes of the West (ABHOW) owns Harborview Manor at South 9th and Fawcett in Tacoma. This building has 169 units. It houses only elderly residents;

Whereas, THA presently provides 125 project based vouchers to the building. Doing this helped to finance ABHOW's major fix-up of the building in 2013. The vouchers also make the units affordable to extremely low-income seniors.

Whereas, ABHOW has requested THA to add 20 vouchers to the contract. Doing this will help ABHOW finance the building's operations. It will also make those additional 20 units affordable to extremely low-income seniors.

Whereas, This contract with ABHOW helps THA with its own budget and utilization requirements. It helps in two ways. **First**, ABHOW has a rate of using our vouchers between 98% to 100%. **Second**, the cost of these vouchers is lower than THA's program average. It is lower because the units in Harborview Manor are studios or one bedroom.

Whereas, Harborview Manor provides a lovely building with numerous amenities and services.

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

The Board authorizes THA to increase the number of project based vouchers to Harborview Manor by 20.

Approved: November 15, 2017



Janis Flauding, Chair