



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2013-9-25 (3)

DATE: September 25, 2013  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: Project Based Voucher Renewal, New Look Apartments

### **Background**

THA provides project based vouchers (PBV) in a number of properties throughout the city. Current contracts have terms of 10-15 years. THA has a contract to provide 42 project based vouchers to the MLKHDA for its New Look Apartments property. The contract has expired and we are requesting the renewal of the contract for 10 years.

If Tacoma Housing Authority fails to renew the HAP contract for New Look Apartments, 42 residents will be in jeopardy of losing their safe and secure housing due to it no longer being affordable. Their rents would increase from approximately \$140/month to \$625/month. This would be a 400+% increase.

Although THA serves many elderly and disabled persons, our waiting list tells us that many more in our city need assistance. Renewing the HAP contract with New Look Apartments would allow the residents to continue to receive their subsidy and remain in their homes.

Number of units under contract	Occupancy	Potential Impact on Residents	Population Served	Property Amenities
42, 1 bedroom units	Averages 97% per month	New Look keeps their rents at a reasonable rate. Currently their rents are \$625 per month for a one bedroom unit. Although \$625 is a very low rent, \$155 below the payment standard, the average resident at New Look, receiving SSI in the amount of \$710 per month would be paying 88% of their income toward rent without the subsidy provided from the Project Based Voucher.	Many of these residents are elderly or disabled. 90% of the clients receive SSI.	Easy access to shopping, transportation and medical services.

### **Recommendation**

Approve Resolution 2013-9-25 (3) authorizing renewal of the New Look Project Based Vouchers for a period of 10 years.



## TACOMA HOUSING AUTHORITY

**WHEREAS**, Tacoma Housing Authority (THA) has a contract with the Martin Luther King Housing Development Agency (MLKHDA) to provide 42 project based vouchers (PBV) at the New Look Apartments;

**WHEREAS**, that contract is expiring;

**WHEREAS**, renewing the contract will keep the New Look rents affordable to its residents, who are very low-income elderly or disabled persons.

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

The Executive Director is authorized to execute another Housing Assistance Payment (HAP) contract with Martin Luther King Housing Development Agency for up to ten (10) years to place forty-two (42) project based vouchers at New Look Apartments.

**Approved:** September 25, 2013

  
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Greg Mowat, Chair