



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2013-9-25 (4)

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

### 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 with Mercy Housing to provide 8 project based vouchers at its Hillside Gardens property. That contract is expiring.

Hillside Gardens is located at 1708 South "G" Street Tacoma, WA 98405. This property is in an up and coming area of Tacoma. In addition to it being a neighbor of THA's Hillside Terrace, it is surrounded by several new, high end properties as well as University of Washington, Tacoma and Downtown.

THA's subsidy makes Hillside Gardens affordable to low-income households. Renewing the HAP contract with Hillside Gardens would allow the residents to continue to receive their subsidy, important services and remain in their homes.

Contract Expiration	Number of units under contract	Occupancy	Potential Impact on Residents	Population Served	Property Amenities
8/27/13	8, 2 bedroom units	88% Since the site only has 8 units receiving subsidy, one empty unit makes a big difference in occupancy rate.	Rents for these units are below the payment standard (2 BR \$973) at \$900/ mo for a 2 BR unit but if their income was anything except the top of the 30% range, they would be paying well over 50% of their income for rent.  If clients would have to pay the full amount of rent, they would most likely have to move and lose access to the valuable services Hillside Gardens provides.	Families with incomes below 30% AMI	*Community room *Computer lab *Outdoor children's play area *On-site parking *After school and summer youth programs *Adult life skills classes *ESL classes *Financial literacy program

### Recommendation

Approve Resolution 2013-9-25 (4) authorizing renewal of the Hillside Gardens Project Based Vouchers for a period of 10 years.



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## RESOLUTION 2013-9-25(4)

**WHEREAS**, Tacoma Housing Authority (THA) has a contract with Mercy Housing for 8 project based vouchers (PBV) at the Hillside Gardens Apartments ;

**WHEREAS**, that contract is expiring;

**WHEREAS**, the vouchers make Hillside Gardens Apartments affordable to low-income households.

*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 Mercy Housing for up to ten (10) years to place eight (8) project based vouchers at Hillside Garden Apartments.

**Approved:** September 25, 2013

  
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Greg Mowat, Chair