



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2011-7-27 (3)

DATE: July 27, 2011  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: Disposition Application for 1800/2500 Hillside Terrace

### **Background**

As a part of the redevelopment of the 1800 and 2500 blocks of Hillside Terrace, THA will be demolishing the 104 units of housing that currently exist on these two blocks and in their place constructing 140 units on the 2500 block. For the immediate future the 1800 block will remain vacant. In order to do this, THA must submit an Inventory Removal Application to the Special Application Center (SAC) for disposition approval.

The dispositions proposed will consist of a) the long term lease of land and improvements to the 2500 Yakima LLLP for Phase I of the redevelopment; b) the long term lease of land and improvements to the 2500 Court G LLLP for Phase II of the redevelopment. The disposition of land and improvements for these improvements will result in the development of 140 units of affordable tax credit rental units.

Upon passage of this resolution, THA is prepared to submit the Inventory Removal Application to the SAC. SAC approval is expected in approximately 90 days.

Staff expects that HUD will complete its review of THA's application to dispose of these blocks of Hillside Terrace by the end of the year. Acceptance by HUD of THA's application does not commit THA to the actual demolition of the properties. Should all funding commitments needed to begin redevelopment activities not be committed by the end of the year, THA has the option of postponing demolition until all project financing commitments are in place. HUD's approval of THA's disposition application would be active for six years.

### **Recommendation**

Approve Resolution 2011-7-27 (S) authorizing and directing the Executive Director or his designee to complete and submit the Inventory Removal Application for 1800/2500 Hillside Terrace.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2011-7-27(3) DISPOSITION APPLICATION FOR 1800/2500 HILLSIDE TERRACE

**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 within the City of Tacoma, Washington;

**Whereas,** The redevelopment of 1800/2500 Hillside Terrace will result in the demolition of all existing public housing units, and the redevelopment of a mixed income community, including new rental units, new infrastructure and new community facilities;

**Whereas,** Ownership of the rental units will be conveyed via a long-term lease from the Tacoma Housing Authority to the tax credit ownership entities;

**Whereas,** The redevelopment of 1800/2500 Hillside Terrace and the disposition of land will result in more affordable rental units to benefit low and very low income residents of Tacoma;

**Whereas,** There is a continuing need for affordable housing within the city of Tacoma as identified in the City's consolidated plan; and

**Whereas,** The disposition is consistent with the 2011 Annual Plan

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

The Executive Director or his designee is authorized and directed to complete and submit the Inventory Removal Application for 1800/2500 Hillside Terrace.

**Adopted: July 27, 2011**

*James M. Glady* on behalf of Arthur  
Dr. Arthur C. Banks, Chairman *Banks*