Tacoma Housing Authority

New Salishan Development

(Mostly in pictures)

May 1, 2013

Tacoma Housing Authority
902 South L Street
Tacoma, WA 98405
(253) 207-4421
www.tacomahousing.org

Salishan Redevelopment:

- Salishan is an ambitious project.
- It has ambitious development and design goals.
- It has ambitious goals of social justice.

THA's Vision

THA envisions a future where everyone has an affordable, safe and nurturing home, where neighborhoods are attractive places to live, work, attend school, shop and play, and where everyone has the support they need to succeed as parents, students, wage earners and neighbors.

THA's Mission

THA provides high quality, stable and sustainable housing and supportive services to people in need. It does this in ways that help them prosper and help our communities become safe, vibrant, prosperous, attractive and just.

Some of THA's Strategic Objectives

Housing and Real Estate Development

THA will efficiently develop housing and properties that serve primarily families and individuals unable to find the affordable and supportive housing they need. Its work will promote the community's development. Its properties will be financially sustainable, environmentally innovative, and attractive.

Some of THA's Strategic Objectives

Environmental Responsibility

THA will develop and operate its properties in a way that preserves and protects natural resources.

Some of THA's Strategic Objectives

Property Management

THA will manage its properties so they are safe, efficient to operate, good neighbors, attractive assets to their neighborhoods and places where people want to live.

Housing and Supportive Services

THA will provide high quality housing, rental assistance and supportive services. Its supportive services will help people succeed as tenants, parents, students, wage earners and builders of assets who can live without assistance. It will focus this assistance to meet the greatest need.

Salishan Redevelopment: Award Winning

- **LEED PLATINIUM CERTIFICATION for Phase 3 (2010)**
  United States Green Building Council

- **EXCELLENCE IN SUSTAINABLE COMMUNITY DESIGN (2010)**
  Home Depot Foundation

- **COMMUNITY SERVICE CONSTRUCTION AWARD (2008)**
  A. Philip Randolph Institute (Tacoma Chapter)

- **EXCELLENCE IN FAIR HOUSING, HOUSING JUSTICE AWARD (2008)**
  Fair Housing Center of Washington

- **EXCELLENCE IN CONSTRUCTION, MULTIFAMILY CATEGORY (2008)**
  International Place for Seniors at Salishan (Korean Womens Association)
  Associated Builders and Contractors of Western Washington

- **GOVERNOR'S SMART COMMUNITIES JUDGE'S MERIT AWARD (2007)**
  Washington State Department of Community, Trade and Economic Development

Salishan Redevelopment: Award Winning [continued]

- **BUILDER's CHOICE AWARD FOR DESIGN AND PLANNING (2007)**
  Builder's Magazine

- **CHARTER AWARD FOR NEIGHBORHOOD DESIGN (2007)**
  Congress for New Urbanism

- **CREATING COMMUNITY CONNECTION AWARD (2007)**
  American Institute of Architects/U.S. Department of Housing and Urban Development

- **AWARD FOR MULTI-FAMILY HOUSING DESIGN (2007)**
  American Institute of Architects

- **VISION 2020 AWARD (2006)**
  Puget Sound Regional Council

- **COMMUNITY SERVICE AWARD (2004 - 2005)**
  A. Philip Randolph Institute (Tacoma Chapter)

New Salishan: Partners

Development Partners

- Lorig Associates
- U.S. Dept. of Housing and Urban Development
- City of Tacoma
- Habitat for Humanity
- Korean Womens Association
- Community Health Care
- Quadrant Homes
- American Baptist Homes of the West
- Benjamin Ryan

Financial Partners

- U.S. Department of Housing and Urban Development
- Washington State Housing Finance Commission
- City of Tacoma
- MMA Financial LLC
- Washington State Dept. of Community, Trade and Economic Development
- Citicorp Municipal Mortgage, Inc
- Bank of America
- RBC Capital Markets Apollo Equity Partners
- Pierce County
- EPA
- Heritage Bank
- Federal Home Loan Bank of Seattle
- Boeing Employees Credit Union
- Washington Families Fund
- Bill & Melinda Gates Foundation, Sound Families Program
- Federal Highways Administration
- Key Bank
- United Way of Pierce County

Construction

- Walsh Construction Co.
- Tucci and Sons
- Gary Merlino Construction Company

New Salishan: Partners

Architects, Engineers and Designers

- Torti Gallas and Partners
- Parametrix
- McGranahan Architects
- The Berger Partnership
- The Pomegranate Center

Financial Consultants

- CSG Financial

Community Partners

- Salishan Association
- CDC Management Services
- Construction Oversight Committee

Service Partners

- Sound Families Program
- Building Changes
- Community Health Care
- Salishan Association
- Northwest Leadership Foundation
- Metro Parks
- Bates Technical College
- Tacoma-Pierce County Health Department
- U.S. Dept. of Housing and Urban Development
- Comprehensive Health Education Foundation

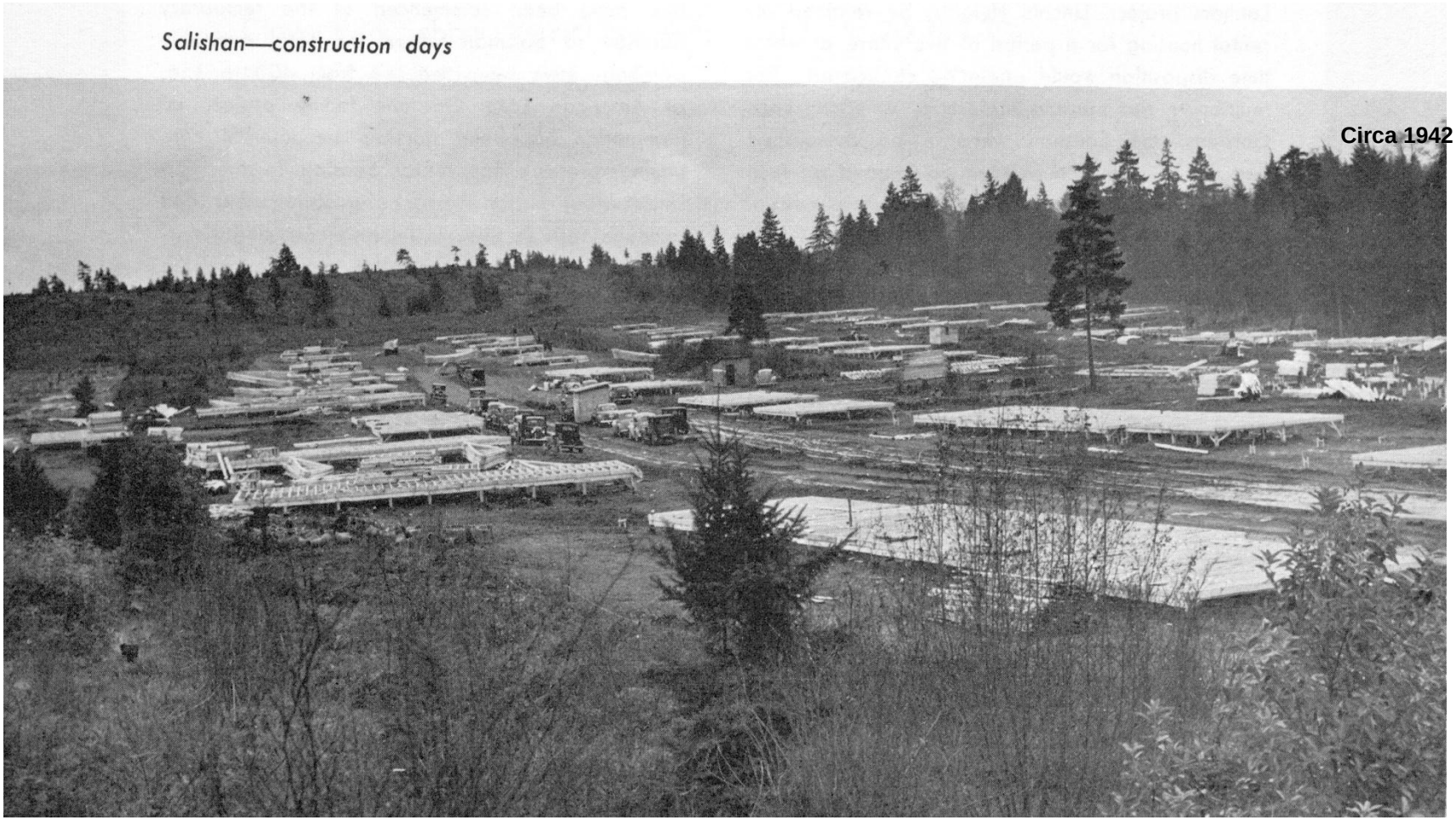
Attorneys

- Foster Pepper
- Ballard Spahr Andrews and Ingersoll
- GordonDerr LLP
- Gordon Thomas Honeywell
- Kantor Taylor McCarthy

Salishan: A Beginning in 1942

- World War II
- Puget Sound shipyards and military bases
- Large migration of workers, soldiers and their families
- Worsening a shortage of affordable and decent housing

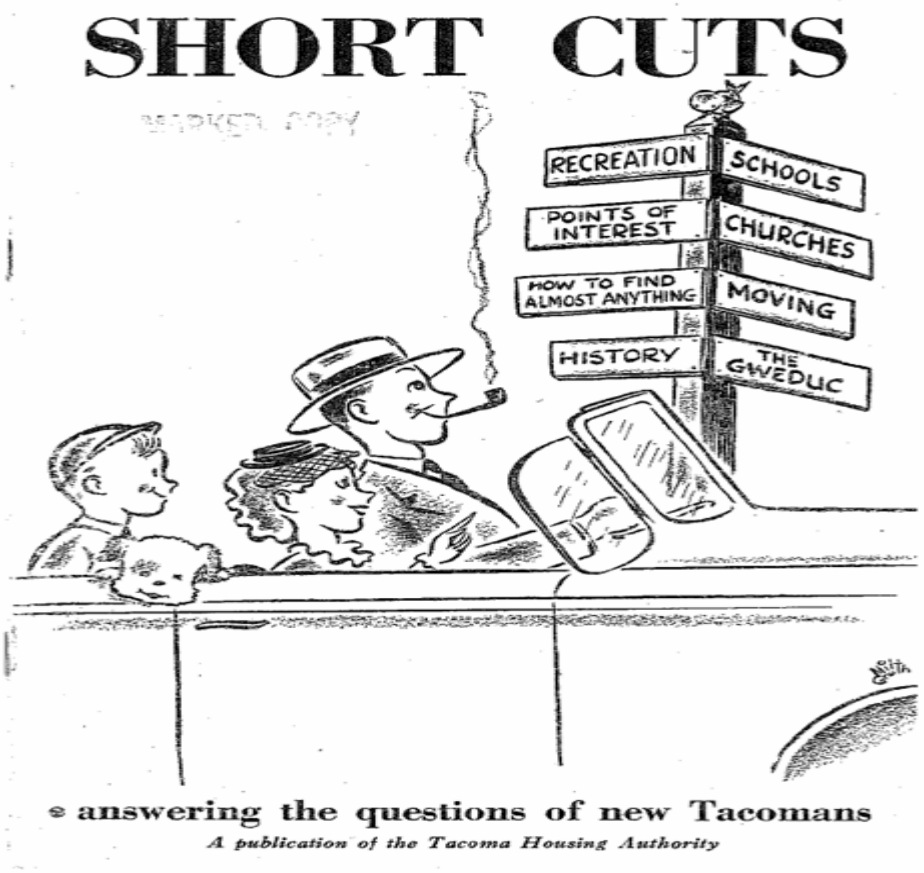
Salishan 1942



Circa 1942

Early Salishan

Early Salishan
[from THA Booklet for Salishan Residents]



Early Salishan [from 1945 THA Booklet for Salishan Residents]

INSIDE INFORMATION

Ration points. Gasoline coupons. Overcrowding. No cigarets. No time. No fun! The kindliest people often get cranky with one another under these conditions, and housewives and war workers are hard pressed to do the job that the war demands.

With this in mind, we have designed this booklet. Its chief purpose is to make living easier for you, with as few rules and regulations as possible. We have tried to give you a lot of useful and interesting information, and believe it contains something for each of you, and your children too.

We offer this handbook with the hope that it will help to make life in a wartime community simpler and more pleasant. We recommend that you start with a gweduc hunt!

JOHN SCHLARB JR.
Executive Director
Tacoma Housing Authority

424 Provident Building
Tacoma 2, Washington
February 1945

Early Salishan [from 1945 THA Booklet for Salishan Residents]

FOR WOMEN MAINLY

The house you live in was built under wartime restrictions. Some of the equipment is not what you or we would choose, but all of it will give you good service if you take a few extra pains.

The Housing Authority need make no apology for the fine hardwood floors in most of the houses. We do urge you to spare them from paint and the scrub pail; use the wax that the management supplies.

Early Salishan [from 1945 THA Booklet for Salishan Residents]

YOU AND YOUR LANDLORD

No matter what state you came from, you'll find neighbors among the residents of Tacoma's three war housing communities. Every state, plus Canada and Australia, is represented in the population of 2,500 families. Leading the list are Washington with 28%, Oregon with 16% and California with 15%. Texas, Louisiana and Mississippi have contributed many families. Most of the recent arrivals are from the Dakotas, Wisconsin, Minnesota and Illinois.

Maybe you don't like people from Patagonia or anybody who plays the ocarina. Friend, our advice is to smile good morning and forget about Patagonia. We'd hate to see any of our residents get taken in by the ideas of a demented European paperhanger and his two-bit propagandists in this country. A thing we all like about the United States is that this country is big enough for all races, all creeds. We want to keep our housing communities that big, too.

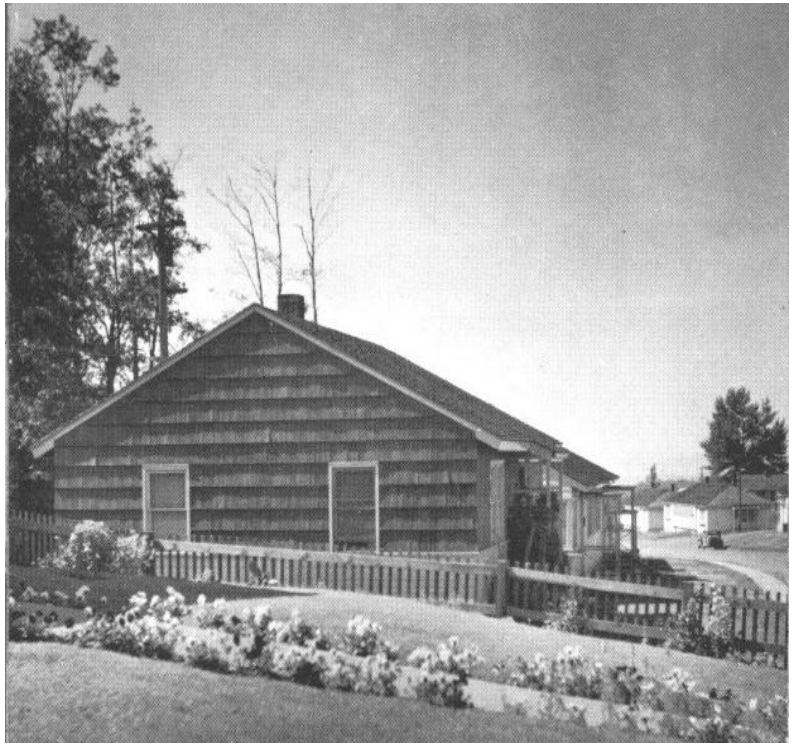
More than half of the residents (56%) are employed in shipbuilding, 4% are in aircraft, and the remaining 40% are in miscellaneous war industries. The average family has 4.3 persons.

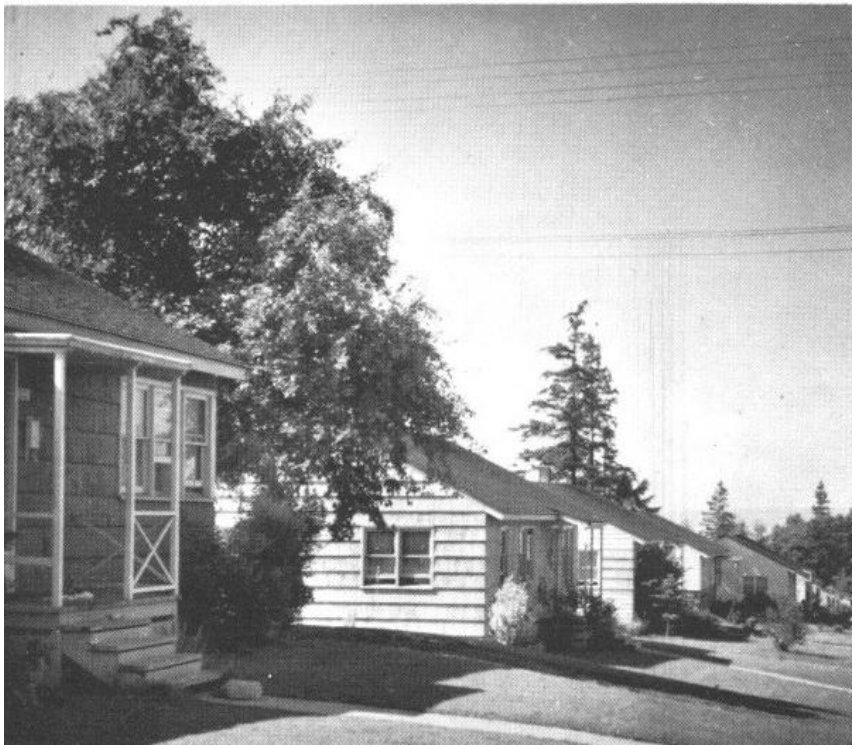
To house all these average families the federal government spent $10,396,523, which is enough money to carpet 26 acres with $1 bills or to make a row of $100 bills 10 miles long. Any way you figure it's a lot of money, which is why the Housing Authority is especially pleased when residents use their heads and hands to help keep operating expenses down. Here are a few statistics:

Salishan: 1945 to 2000

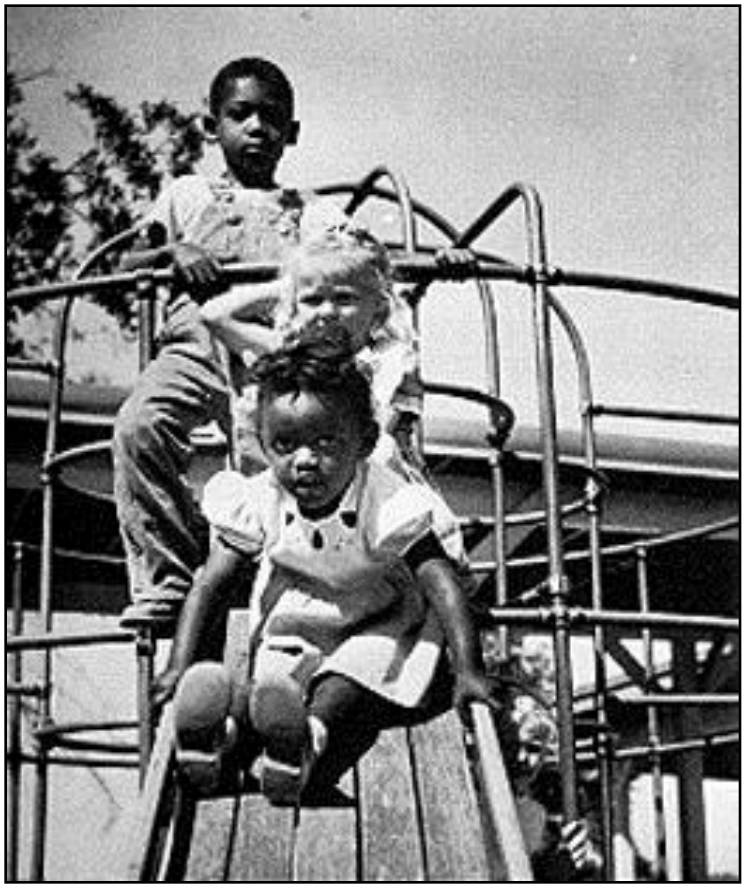
- Important part of Tacoma's affordable housing portfolio
- The City's largest public housing community
- One of the city's few racially integrated neighborhoods
- Important gateway community for new Americans, especially after the Vietnam War

Early Salishan [probably 1950's]





Early Salishan [probably 1950's]



Fifty years later.

Old Salishan – 2003

Old Salishan – 2003

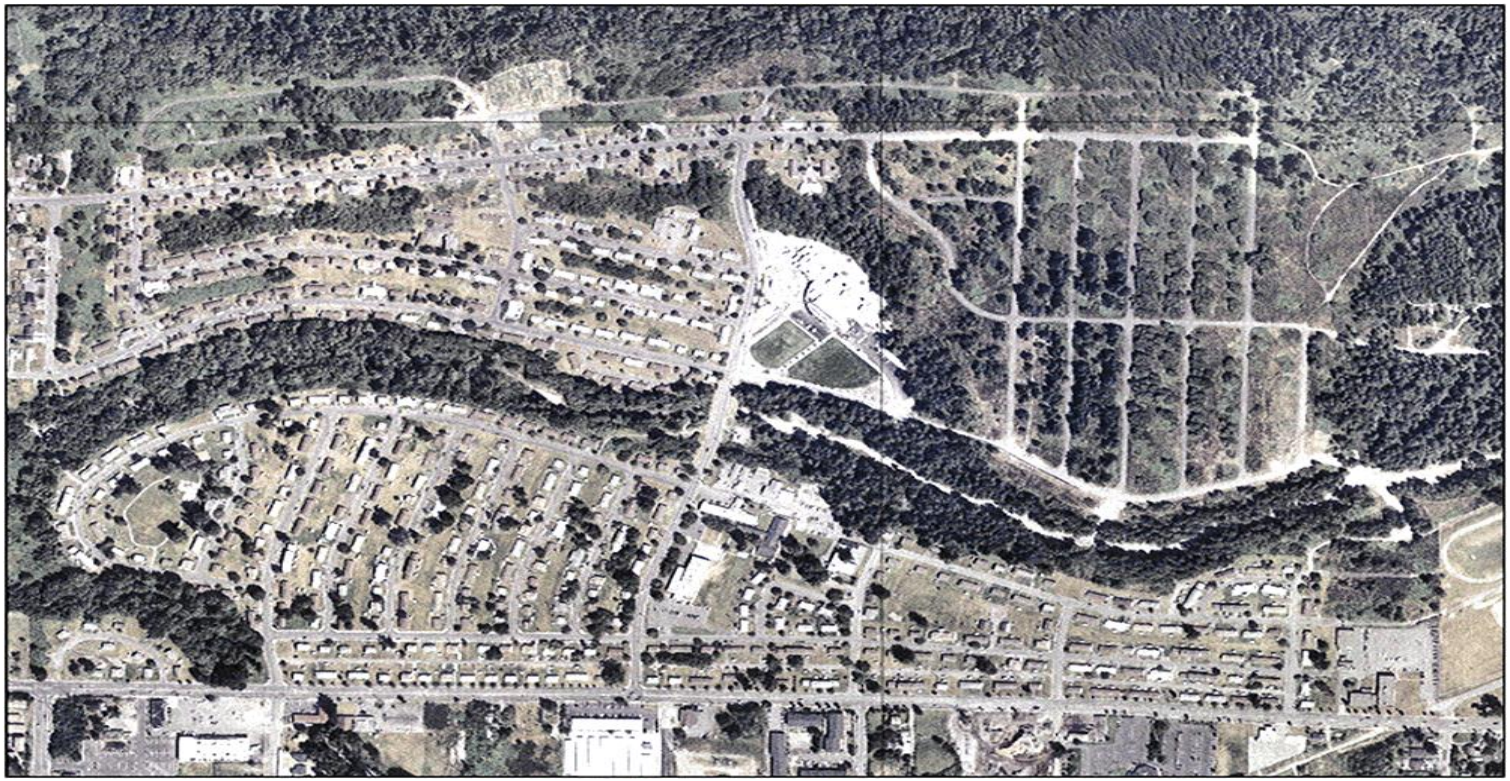
Old Salishan – 2003

Really Old Salishan - 2003

Salishan Redevelopment: Where We Started

- 855 worn out and unsustainable public housing units built in 1942
- Failing 4 kvolt electrical distribution system
- Worn out water distribution system
- Worn out sewer system

SALISHAN - 2000



New Salishan Site Map

Salishan Overall Site Plan

TACOMA HOUSING AUTHORITY
TORTI GALLAS AND PARTNERS

TACOMA SALISHAN

Salishan Redevelopment: Development Goals

New infrastructure

- New electrical distribution system
- New water distribution system
- New sewer system
- New system of bio-infiltration swales
- New roads
- New curbs
- New lights

Salishan Redevelopment: Development Goals

- Increase in number of dwelling units to 1,350 – 1,500
- 920 affordable apartments for rent
- 300 – 350 single family homes for sale
- 110 apartments reserved for seniors
- 36 apartments for homeless families, with services
- Mix of incomes
- More larger units
- More accessible units and visitable units
- No net loss of affordable housing units
- More human services
- Homeownership
- Environmentally responsible design
- Financially sustainable

Salishan Redevelopment: 5 Homeownership Goals

- Selling land for homeownership as an important part of THA's strategy to finance the redevelopment.
- Neighborhood of both renters and home owners.
- Neighborhood with a wide range of incomes.
- Racially diverse pool of home purchasers to complement the diverse population of renters.
- Affordable home ownership chances for low-income families.

Salishan Redevelopment: Homeownership Goals Affordable Homes for Sale to Low Income Families

- THA homeownership efforts started before any demolition:
  - Identifying Salishan families who wanted to buy a home and who could be made ready to do so
  - Classes:
    - ~ how to shop for a mortgage,
    - ~ how to shop for a house,
    - ~ how to own a house
  - Credit repair
  - Individual Development Accounts (IDAs)
  - Housing Vouchers usable to help with mortgage payments
  - City of Tacoma's downpayment assistance program

- 25% of Salishan home affordable to ≤60% A.M.I. (about $ 48,000 for a family of four) and reserved for sale to such families

Salishan Redevelopment: Homeownership Goals Affordable Homes for Sale to Low Income Families

- Nearly 100 relocated Salishan families moved directly to homes they purchased
- 20 of these families bought homes in New Salishan!
- Average income of Phase I affordable purchasers: $ 26,092 (46.7% AMI)

Salishan Redevelopment Phase I: Homeownership Sale Prices

- Average Below Market Rate Home: $ 194,587
- Average Market Rate: $ 220,130
- Average Sales Price: $ 213,646

Note: Does not include 6 homes sold by Habitat for Humanity and 11 homes THA sold.

Salishan Redevelopment: Homeownership Goals Racially Diverse Pool of Purchasers (Phase I)

Race	Salishan Total 2008 [renters and homebuyers]	Renters Total 2008[1]	Homeowners		
			2008 Salishan Homebuyers[2]	2000[3] Tacoma Owner Occupied Household	2000[3] Pierce County Owner-Occupied Households 2005
American Indian/Alaskan Native	<1%	2%	0%	1.1%	.9%
Asian	37%	43%	21%	5%	3.5%
Black or African American	18%	31%	13%	8.2%	4.1%
Native Hawaiian/Pacific Islander	2%	4%	7%	.4%	.4%
White	40%	43%	54%	81.2%	87.9%
Mixed/Race/Other/Unknowns	2%	1%	6%	4.1%	3.2%
Hispanic	13%	7%	3%	2.1%	0.6%

1. 2008 Tacoma Housing Authority database statistics
2. Includes only conventional home mortgage originations and excludes such loans for which no data was available.
   Source: Quadrant Homes: Assessment of Diversity at Salishan and New Home Communities in Washington (Fair Housing Center of Washington 2007) (page6)
3. 2000 Census Tables H14 and H15H

Salishan Redevelopment:

Services in walking distance

Salishan Redevelopment: Services in Walking Distance

- Lister Elementary School at Salishan
- Blix and Roosevelt Elementary Schools
- First Creek Middle School at Salishan
- Kimi and Dr. George Tanbara Medical and Dental Clinic
- Swan Creek Public Library at Salishan (planned)
- Tacoma Narrows Federal Credit Union (planned)
- Cottesmore Child Development Center (planned)
- Tacoma Goodwill Industries Job training (planned)
- Teen center (planned)
- Delicatessan (planned)
- THA's community Services

New Salishan: Lister Elementary School

New Salishan: Lister Elementary School

New Salishan: Lister Elementary School

New Salishan: New First Creek Middle School

Opened September 2009

Including:

- baseball and softball fields
- soccer/football field
- tennis courts
- track

Salishan Campus Core

Salishan Campus Core

Kimi and Dr. George Tanbara Medical and Dental Clinic
COMMUNITY HEALTH CARE

Salishan Campus Core

Bio-Infiltration Swales

- Keeps runoff out of Commencement Bay
- Future of urban design

- Designed to keep 91% of rainfall on site and soaking into the ground
- Keeps water out of city's storm water system

More Bio-Infiltration Swales

We also want Salishan to look lovely.

New Salishan (Phase 1) - Rental Housing

New Salishan (Phase 1) - Rental Housing

New Salishan (Phase 1) - Rental Housing

New Salishan (Phase I) - Rental Housing

New Salishan (Phase 1) - Rental Housing

New Salishan (Phase 1) - Rental Housing

New Salishan (Phase 1) - Rental Housing

New Salishan (Phase 1) - Rental Housing

New Salishan Phase 2 Ribbon Cutting: August 12, 2009

U.S. Senator Patty Murray,
U.S. Rep. Norm Dicks,
State Senator Debbie Regala,
and others,
cut the ribbon on Phase 2

New Salishan (Phase 2) - Rental Housing

New Salishan (Phase 2) - Rental Housing

New Salishan - Rental Housing

New Salishan - Rental Housing

New Salishan - Rental Housing - Big Closets

New Salishan - Streetscape

New Salishan - Streetscape

Senior Housing: **International Place**
(Korean Womens Association)

Senior Housing: **Salishan Gardens** (American Baptist Homes of the West)

New Salishan – Homeownership - Quadrant Homes

New Salishan – Home Ownership - Historic Preservation

New Salishan – Landscaping

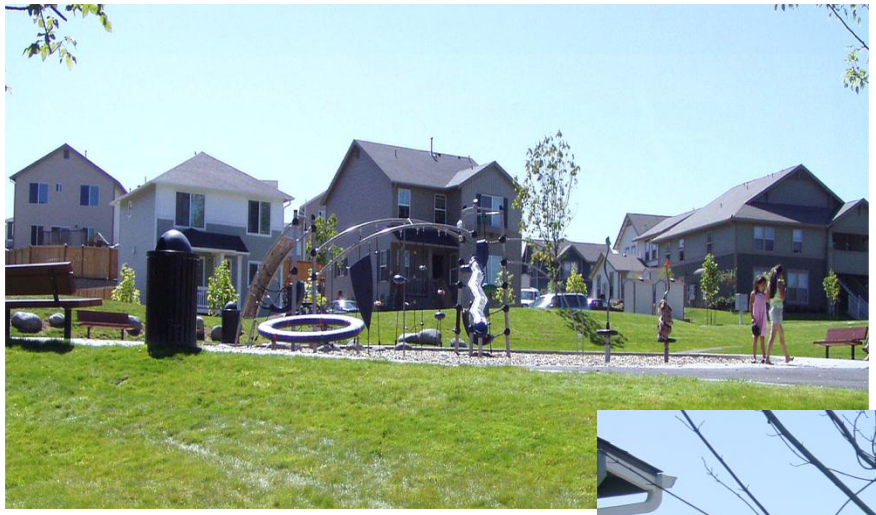
kb

May 1, 2013

Salishan Redevelopment: Parks

Salishan Redevelopment: Parks

Salishan Redevelopment: Parks



Salishan Redevelopment: Parks

New Salishan – Century Trees

Every part of New Salishan will have a century tree.

In Phase 1, we planted this sequoia.

In Phase 2, this red oak.

New Salishan – Century Trees

New Salishan Phase 3: The Final Phase

Phase 3 will have:

- 90 affordable rental units
- 18 market rate rental units
- 78 townhomes for sales.

New Salishan Phase 3 Ribbon Cutting: December 8, 2010

Mayor Marilyn Strickland

Former Mayor Bill Baarsma

City Councilmember Marty Campbell

County Councilmember Rick Talbert

and others

cut the ribbon on Phase 3

New Salishan Phase 3: Opened in January 2011

New Salishan Phase 3: Opened in January 2011

New Salishan Phase 3: Opened in January 2011

New Salishan Phase 3: Opened in January 2011

New Salishan: **Construction Management Success**

- THA has managed contracts for 7 parts of Salishan, including infrastructure for nearly 100 acres of ground.
- Each contract has come in:
  - on time or before time
  - on budget or below budget
  - or both.

Salishan Redevelopment: Community Economic Goals

"Spend a Dollar Twice"

- Contracting with firms owned by persons of color and women (MWBE)
- Hiring low income persons
- Purchasing locally

Salishan Redevelopment: Community Economic Goals

MWBE Goals		**MWBE Results**	
14 %	Minority Owned	26 %	Minority Owned
8 %	Women Owned	9 %	Women Owned
22%	**Total**	35 %	**Total**

Salishan Redevelopment: Community Economic Goals

Hiring Goal: 50% of New Jobs to the following groups of persons:

- Salishan residents or residents displaced by the construction
- Residents of THA's Other Communities
- Other Low-Income Persons in Tacoma

Hiring Results to Date: 90% of New Jobs have gone to people in those groups.

Salishan Redevelopment: Community Economic Goals

Local Subcontracting Spending to Date:

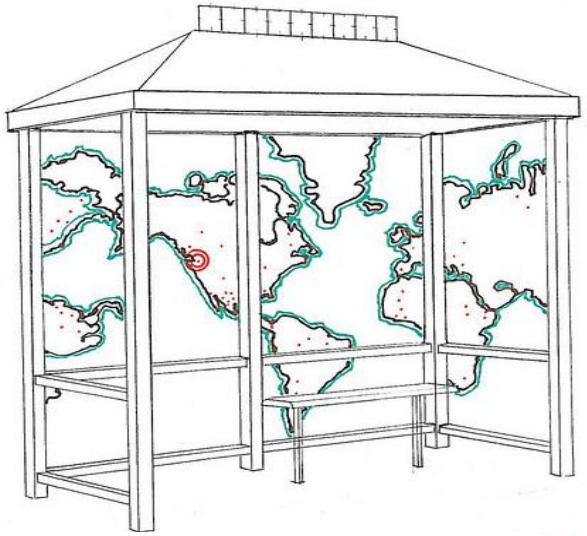
- **37%** Tacoma
- **46%** Pierce County (including Tacoma)
- **99%** in Washington State

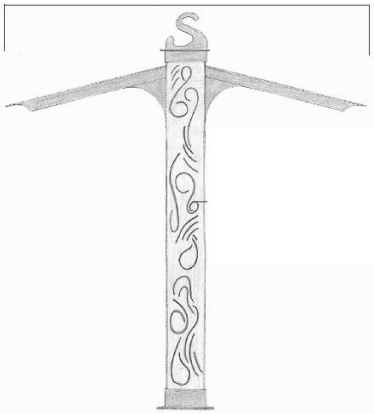
Salishan Shine Project

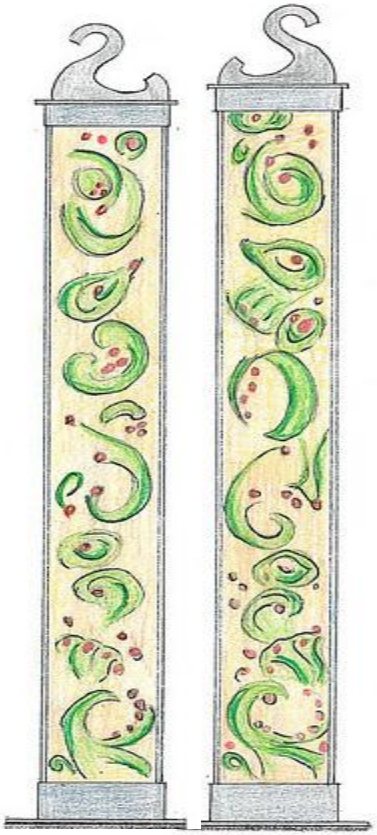
Salishan Shine Project

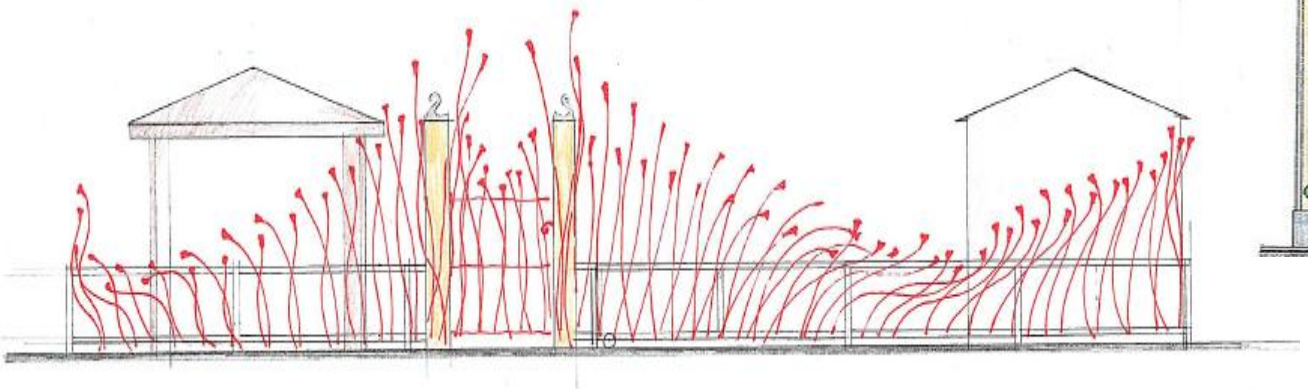
- First class outdoor recreation equipment for children from tots to teens
- Outdoor art
- Outdoor gathering spaces
- Pedestrian bridges across First Creek
- All done with a community collaboration

Salishan Shine: **Outdoor art**

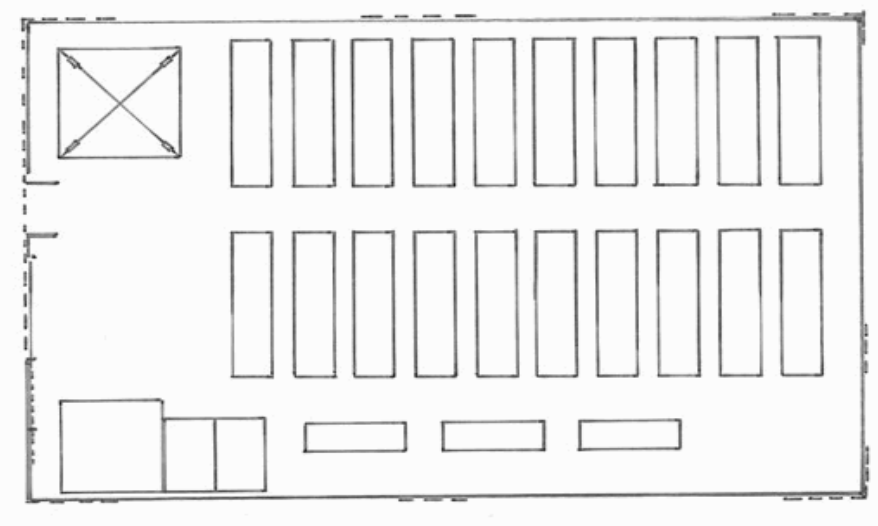




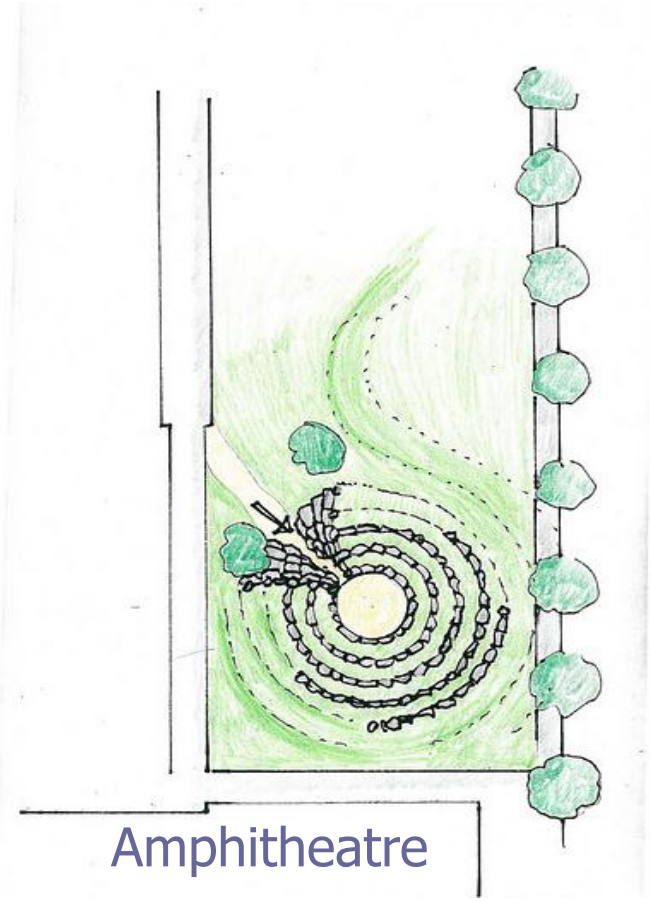




Salishan Shine: **Outdoor gathering spaces**



Community Garden



Amphitheatre

Salishan Shine: **First Class Outdoor recreation equipment for children**

[some designs from other places]

Salishan Shine: Garden Fence and Entrance

Salishan Shine – Community Gardens

Salishan Shine: Amphitheatre, Picnic Area and Playground

Salishan Shine: Bus Shelter Art

Salishan Shine: **Outdoor art - Turkey Dragon Project**

(some designs from other places)

Salishan Shine: **Pedestrian Bridges**

(some designs from other places)

New Salishan: The Challenge and the Charm

New Salishan will be the region's most diverse neighborhood:

- By race
- By language
- By national origin
- By income
- Homeowners and renters
- Tots, teens and seniors
- All abilities
- People who have lived in Salishan for 4 weeks
- People who have lived here for 4 decades

New Salishan!

HOUSING AUTHORITY
Established
1940
OF THE CITY OF TACOMA