



TACOMA HOUSING AUTHORITY

THA REAL ESTATE DEVELOPMENT SINCE 2002* [since the beginning of the development of New Salishan]

February 7, 2018

THA PORTFOLIO OF HOUSING UNITS AND LAND FOR HOUSING DEVELOPMENT			
	Units	Unit-Years	
		A unit-year estimates the time remaining before a unit will need major capital repairs; assumes 25 unit-years for newly built or newly fixed up units; 0-23 unit-years for other units	
EXISTING UNITS as of 2002		Unit-Years as of 2002	
Old Salishan	855	0 years/unit	0
Senior Units	353		1,765
Hillside 1500 Block	16		80
Hillside 1800 Block	23		115
Hillside 2300 Block	46		230
Hillside 2700 Block	81	5 years/unit (avg.)	405
Bergerson Terrace	72		360
Dixon Village	31		155
Single Family Homes	93		465
Stewart Court	58		290
Subtotal Existing Units/Unit-Years in 2002	1,628		3,865
UNITS SOLD/DEMOLISHED SINCE 2002			
Old Salishan (demolished)	-855		
Hillside 1800 Block (demolished)	-23		
Hillside 2500 Block (demolished)	-81		
Stewart Court (sold)	-58		
Single Family Homes (sold; some sales pending)	-93		
Subtotal Sold/Demolished Units since 2002	-1,110		
UNITS FIXED UP SINCE 2002			
		Unit-Years as of 2017	
Bergerson Terrace (2017)	72	25 years/unit	1,800
Dixon Village (2017)	31	25 years/unit	775
Hillside Terrace (1500 and 2300 block)(2002)	62	10 years/unit	620
7 Buildings for Seniors/Disabled Persons (2017)	353	25 years/unit	8,825
Subtotal of Units Fixed-Up Since 2002	518		12,020
UNITS BUILT SINCE 2002			
		Unit-Years as of 2017	
New Salishan (2004 – 2010) <i>(not counting 110 senior units & 379 home sales developed by THA partners)</i>	630	16 years/unit (avg.)	10,080
Bay Terrace (rebuilt Hillside 2500 block)(2017)	144	25 years/unit	3,600
Prairie Oaks Apartments (2015)	15	23 years/unit	345
Subtotal Built Units since 2002	789		14,025
UNITS PURCHASED SINCE 2002			
		Unit-Years as of 2017	
New Look Apartments (2015; to be fixed up 2018)	48	25 years/unit	1,200
Outrigger Apartments (2015)	49	15 years/unit	735
Highland Crest (2017)	73	15 years/unit	1,095
Allenmore Brownstones (sale pending)	58	25 years/unit	1,450
Subtotal Units Purchased since 2002	228		4,480
TOTAL UNITS/UNIT YEARS as of 2017	1,535		30,525
Net Change Since 2002	-93		26,660 (689% increase)
PLANNED UNITS AS OF 2017 ON VACANT LAND THAT THA OWNS			
Arlington Drive Youth Campus	52-72		
Salishan Remaining Lots	18		
Hillside 1800 Block	70		
Vacant Land Purchased Since 2002			
James Center North	300-500		
Hillsdale Heights	100-150		
Hilltop Parcels	150		
TOTAL OF PLANNED UNITS as of 2017	690-960		

UNITS IN OTHER PORTFOLIOS THAT THA FINANCED

THA finances the development of units owned and managed by non-profit partners or others. Sometimes THA is the lender. Sometimes it issues bonds. Sometimes it is the developer. Sometimes it provides the land or sells the housing. Most of the time it project-bases housing vouchers into the development under long-term contracts to finance construction debt, operations and affordability.

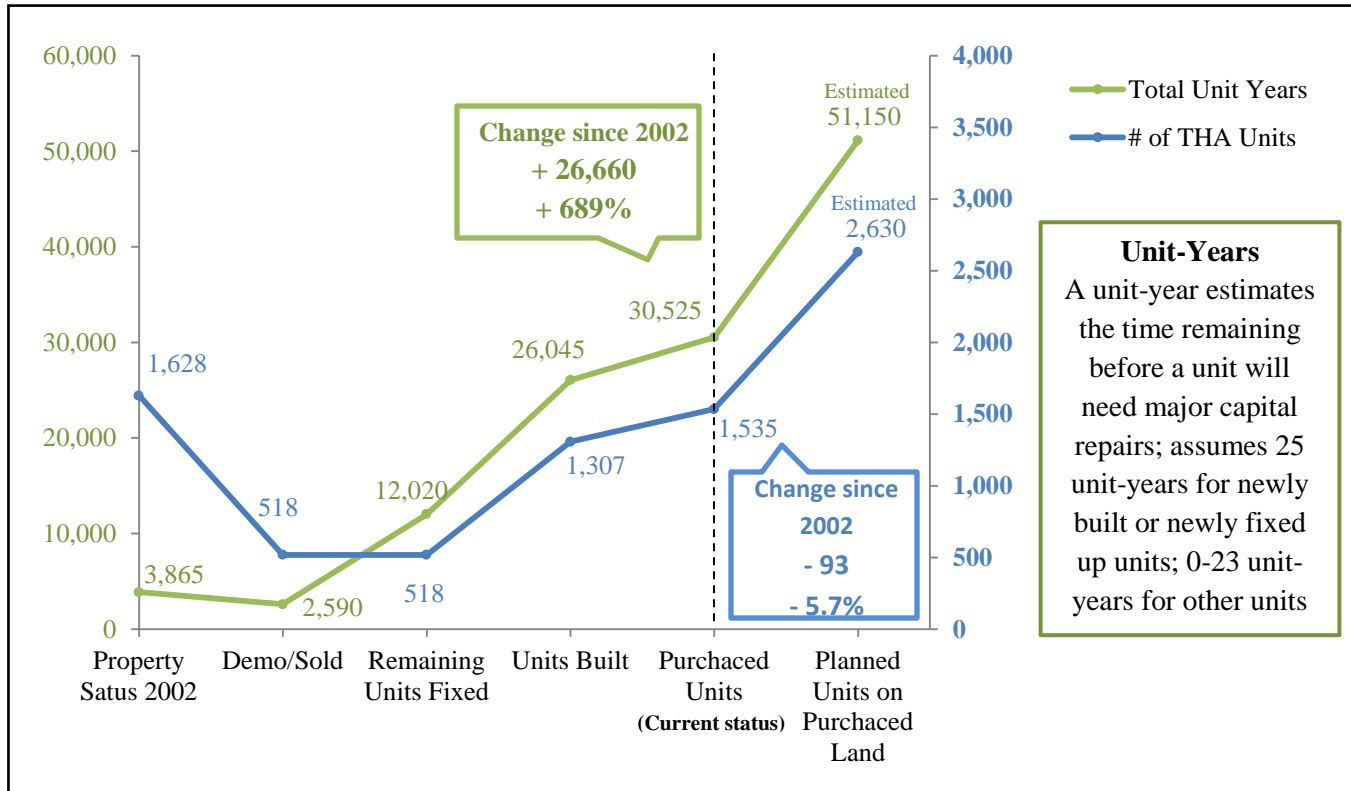
TOTAL THA FINANCED UNITS IN OTHER PORTFOLIOS 1,026

* These data do not include about 3,500 low-income households that receive tenant-based rental assistance under various THA programs that pay rent to landlords on the private rental market.



Tacoma Housing Authority – Real Estate Development Since 2002

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Average Unit-Years

2002: 5 years

2018: 21.3 years

Upon completion of planned units on THA owned land	
% change in unit-years	+ 1,223%
% change in units	+ 62%

Total THA Affordable Housing Impact	
THA owned Affordable Units-2018	1,535
THA rental Assistance Households	3,500 (approx.)
*THA Financed Affordable Housing Units	1,026
Planned Units on THA Purchased Land	825 (approx.)
Total	6,886

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