



TACOMA HOUSING AUTHORITY

RESOLUTION 2013-9-25 (2)

DATE: September 25, 2013
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Authorization to Support the Puget Sound Regional Council's "Growing Transit Communities Compact"

Background

This resolution would state THA's support for the Puget Sound Regional Council's "Growing Transit Communities Compact." In June of 2011, the THA Board of Commissioners passed a resolution supporting the Puget Sound Regional Council's (PSRC) "Growing Transit Communities Consortium." The resolution allowed THA to participate in the planning process to devise regional strategies for the following purposes:

- provide more transportation choices.
- promote equitable, affordable housing.
- enhance economic competitiveness.
- support existing communities.
- coordinate and leverage federal policies and investment.
- value communities and neighborhoods.

Since that time, PSRC has worked with agencies and organizations around the region on a regional compact resulting in three main goals for the strategies:

- attract more of the region's residential and employment growth near high-capacity transit.
- provide housing choices affordable to a full range of incomes near high-capacity transit.
- increase access to opportunity for existing and future community members in transit communities.

The planning group developed twenty-four strategies that revolve around these three main goals. From overarching regional approaches to local and individual actions, together these provide a set of coordinated steps toward ensuring a prosperous, sustainable, and equitable future. As a whole, the strategies are a call to action for partners across the region to redouble efforts to create great urban places and build equitable communities around transit. Fully recognizing the strong policy foundation embodied in regional and local plans, as well as the innovative work in implementing those plans to date, the Partnership makes these recommendations as a challenge to do more than is being doing today.

The Growing Transit Communities Recommended strategies and actions fall into four groupings:

1. **The Foundation Strategies** recommend a regional and local framework for ongoing work to support transit communities. Modeled on the relationships and values at the heart of the Growing Transit Communities Partnership, these strategies envision an ongoing regional effort involving diverse partners and community members in decision making and implementation at all levels.
2. **The Strategies to Attract Housing and Employment Growth** recommend actions to make great urban places that are attractive to households and businesses, remove barriers to development and support development in emerging markets.
3. **The Strategies to Provide Affordable Housing Choices** recommended actions to define and quantify housing needs, preserve existing and supply new housing choices, and capitalize on the value created by the private market, enhanced by transit investments, in order to achieve the broadest range of affordability in transit communities.
4. **The Strategies to Increase Access to Opportunity** recommend actions to understand regional disparities in access to opportunity, identify existing and potential new resources and tools to meet community needs, and build support for equitable opportunities through education, coalitions, and leadership.

Recommendation

Approve Resolution 2013-9-25 (2) authorizing the Executive Director to support and sign on to the Growing Transit Communities Compact.



TACOMA HOUSING AUTHORITY

RESOLUTION 2013-09-25 (2)

AUTHORIZATION TO SUPPORT AND SIGN ON TO THE GROWING TRANSIT COMMUNITIES COMPACT

Whereas, THA agrees that the region's long-range growth management, economic, environmental, and transportation goals depend heavily on continued investment in more and better public transportation services;

Whereas, THA acknowledges the acute need for additional resources and tools to create and preserve affordable housing throughout the region;

Whereas, THA recognizes that cities and counties will require new resources to create the critical physical and social infrastructure that will support growth, including transportation, utilities, recreation, and public services;

Whereas, THA agrees that progress toward equitable transit communities requires a cooperative, regional approach with diverse partners across governmental and nongovernmental sectors that supports and builds upon existing and ongoing planning efforts by regional and local governments and transit agencies;

Whereas, THA commits to build upon the work of the Growing Transit Communities Partnership through the promotion of equitable transit communities in light rail station areas and transit nodes located within the region's three long-range light rail transit corridors, and around transit nodes outside these corridors in other parts of the region;

Whereas, THA recognizes that each corridor is at a different stage of high capacity transit system development, and that future stations may be identified and sited that should also be considered under this Compact;

Whereas, THA understands that this Compact is designed to express the intent of diverse partners to work together toward common goals, with specific actions identified by partners appropriate to their roles and responsibilities;

Whereas, THA recognizes that the policies and programs promoted by the Partnership may also benefit community development around other transit investments and corridors, including but not limited to bus rapid transit, streetcar, commuter rail, intercity express bus, and ferries;

Whereas, THA supports a continuing process of collaboration and coordinated action to advance the development of equitable transit communities, as guided by the following goals, signatories to this Compact will strive to: attract more of the region's residential and employment growth to high capacity transit communities.

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

1. The Tacoma Housing Authority supports the Growing Transit Communities Compact; and,
2. The Executive Director of the Tacoma Housing Authority, or his representative, is authorized to sign on to the Growing Transit Communities Compact.

Approved: September 25, 2013



Greg Mowat, Chair



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.



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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



Greg Mowat, Chair