



TACOMA HOUSING AUTHORITY

RESOLUTION 2014-22-10 (3)

Date: October 22, 2014
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Project Based Voucher Renewal – Eliza McCabe

Background:

THA provides project based vouchers (PBV) in a number of properties throughout the city. Current contracts have terms of 10-15 years. We are coming upon contract expiration dates for over half of our contracts in the next five years. The Eliza McCabe contract is expired. I recommend that THA extend it by ten years.

Eliza McCabe is owned by Mercy Housing and located at 2315 Yakima Ave, Tacoma, WA 98405. In addition to it being a neighbor of Hillside Terrace, it is surrounded by several new, high end properties as well as the University of Washington, Tacoma and Downtown. Although the rents are under the payment standard for THA the rents are such that without the Project Based assistance attached to the unit, the rents would not be affordable for the clients and Tacoma would lose valuable affordable housing in this up and coming neighborhood.

The property provides services free of charge and are available to help the residents become self-sufficient. Although THA serves this same population, many of our HCV families are not fortunate enough to have access to the programs Eliza McCabe provides. Renewing the HAP contract with Eliza McCabe would allow the residents to continue to receive their subsidy, important services and remain in their homes.

Eliza McCabe

Contract Expiration	07/31/2013
Number of Units Under Contract	10
Occupancy	3 month average: 100% per month
Potential Impact on Residents	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 Eliza McCabe provides
Population Served	Families with incomes below 30% AMI
Property Amenities	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 2014-22-10(3) authorizing renewal of the Eliza McCabe Townhouses Project Based Vouchers for a period of 10 years.



TACOMA HOUSING AUTHORITY

RESOLUTION 2014-22-10 (3)

PROJECT BASED VOUCHER CONTRACT RENEWAL-- ELIZA MCCABE

A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Tacoma

Whereas, Tacoma Housing Authority (THA) has ten (10) project based vouchers (PBV) at the Eliza McCabe Townhouses;

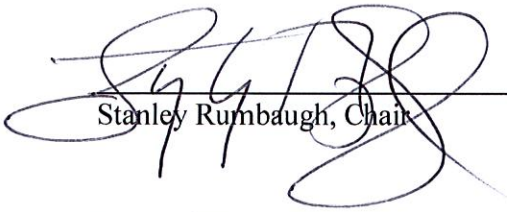
Whereas, THA's contract to provide those vouchers has expired;

Whereas, the contract will be negotiated with the property and will be in effect for up to ten years (10).

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:

1. the Executive Director is authorized to execute a new Project Based Housing Assistance Payment (HAP) contract with Eliza McCabe Townhouses for ten (10) vouchers.

Approved: October 22, 2014



Stanley Rumbaugh, Chair