



TACOMA HOUSING AUTHORITY

RESOLUTION 2014-22-10(4)

Date: October 22, 2014
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Project Based Voucher Renewal, Flett Meadows Apartments

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 current contract for Flett Meadows Apartments is expired. This resolution will renew the contract for Flett Meadows.

Flett Meadows is owned by LASA and located at 4408 South 74th Street Tacoma, WA 98409.

Renewing this HAP contracts supports Tacoma Housing Authority's mission of "providing high quality, stable and sustainable housing and support services to people in need". Without the HAP contract for Flett Meadows, 13 families will be in jeopardy of losing their quality, stable housing as it would no longer be affordable. Most clients that enter Flett Meadows enter their program receiving and qualifying for TANF or SSI. Most incoming clients qualify for minimum rent. The loss of the HAP contract would increase rents from approximately \$75/month (minimum rent) to \$926-1389/month. This would be unaffordable for these clients and reduce the supply of affordable stable housing for the low income population.

Flett Meadows

Contract Expiration	Number of units under contract	Occupancy	Potential Impact on Residents	Population Served	Property Amenities	Recommendation
9/1/2013	13, 9-3 BR units and 4-2 BR units.	Averages 97% per month	Flett Meadows rents are close to FMR for THA. The 3 BR unit rents for \$1389/mo. and the 2 BR unit rents for \$926/month. Their clients must be homeless and be under 30% AMI to qualify. Based on these rents the clients could never afford these units without the Project Based subsidy.	Tax Credit property that has 30% AMI and homeless set-aside.	Easy access to shopping, transportation and medical services. LASA also provides a wide variety of services and case management. These include employment and life skills support. Residents are screened and a needs assessment determines what services are needed	Recommend extending 10 years

Recommendation

Approve Resolution 2014-22-10(4) authorizing renewal of the Flett Meadows Apartments Project Based Vouchers for a period of 10 years.



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RESOLUTION 2014-22-10(4)

Project Based Voucher Renewal, Flett Meadows Apartments

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

Whereas, Tacoma Housing Authority (THA) has project based vouchers (PBV) at the Flett Meadows Apartments under a contract that has expired;

Whereas, Flett Meadows Apartments has thirteen (13) project based vouchers

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 Agreement to Execute a Housing Assistance Payment (AHAP) and/or Housing Assistance Payment (HAP) contracts with Flett Meadows Apartments.

Approved: October 22, 2014


Stanley Rumbaugh, Chair