



## RESOLUTION 2026-11-05 (7)

**Date:** November 5, 2025

**To:** THA Board of Commissioners

**From:** April Black  
Executive Director

**Re:** Amendment to Sale of 3 Acres of Hillsdale Heights to Bridge Meadows

---

*This resolution would authorize the Executive Director to take into account use restrictions imposed on the property and related matters in the negotiations of a Purchase and Sale Agreement for the sale of approximately 3 acres of the Hillsdale Heights property to Bridge Meadows for development of intergenerational housing.*

### BACKGROUND

Bridge Meadows has been awarded the 9% tax credit allocation for 2025. THA is working towards finalizing the purchase and sale negotiations and wants to consider the affordable component of the Bridge Meadows project delivering 60 units of affordable housing at 30% (30 units) and 50% (30 units) AMI, without the use of project-based vouchers, as part of the negotiations.

### RECOMMENDATION

Approve Resolution 2025-11-05 (7) authorizing the Executive Director to take into account use restrictions imposed on the property and related matters in the negotiations of a purchase and sale agreement for approximately 3 acres of land for the development of 60 units of intergenerational housing, and if those negotiations are successful, to execute a contract with Bridge Meadows for the sale of this land.



## HOUSING AUTHORITY OF THE CITY OF TACOMA

### RESOLUTION NO. 2025-11-05 (7)

A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Tacoma, amending Resolution 2024-08-28(4) to clarify that the sale price for the Hillside Heights property may take into account use restrictions imposed on the property, and determining related matters.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF HOUSING AUTHORITY OF THE CITY OF TACOMA as follows:

Section 1. Recitals and Findings. The Board of Commissioners (the “Board”) of the Housing Authority of the City of Tacoma (the “Authority”) finds and determines:

- (a) Original Resolution. On August 28, 2025, the Board adopted Resolution 2024-08-28(4) (the “Original Resolution”) authorizing, among other things, the sale of certain Property (as defined in the Original Resolution) to Bridge Meadows, an Oregon nonprofit corporation, or an affiliate or designee thereof (the “Buyer”) in exchange for a purchase price equal to the fair market value of the Property.
- (b) Use Restrictions and Fair Market Value. In connection with the proposed development of the Property as affordable intergenerational housing, the Authority anticipates that use restrictions will be recorded against the Property requiring that the Property be developed and operated as housing affordable to households at or below specified income levels. The Authority further anticipates that such use restrictions may reduce the fair market value of the Property.
- (c) Clarification to Fair Market Value Sale Price Requirement. The Authority has determined that the development of the Property as housing affordable to persons of low-income would provide a needed housing resource in the City of Tacoma and is consistent with the Authority’s statutory purposes. The Board wishes to clarify that use restrictions to be imposed upon the Property should be taken into account in determining the fair market value of the Property for purposes of establishing the minimum purchase price for the Property authorized by the Original Resolution.

Section 2. Definitions. Capitalized terms used but not otherwise defined in this resolution shall have the meanings ascribed thereto in the Original Resolution.



Section 3. Amendment of Original Resolution. Section 2 of the Original Resolution is hereby amended and restated to provide as follows [*new text double underlined, deleted text struck through*]:

Section 2. The Authority is authorized to sell the Property to the Buyer for a purchase price of not less than fair market value as determined by ~~an appraisal acceptable to the Authorized Officers (as hereinafter defined), and each of them acting alone, which~~ determination may take into account use restrictions imposed or to be imposed upon the Property. The Authority's Executive Director, any Deputy Executive Director of the Authority, and their respective designees (each, an "Authorized Officer" and, collectively, the "Authorized Officers"), and each of them acting alone, are authorized on behalf of the Authority to cause the Property to be sold to the Buyer and, in connection therewith, to: (i) determine the timing of such sale; (ii) determine the purchase price (subject to the limitation set forth above); (iii) determine the terms of any such sale (provided, no such sale shall be made by means of an installment purchase contract without further Board approval); and (iv) execute, deliver and, if applicable, file a purchase and sale agreement, transfer deed and other property transfer instruments as any such Authorized Officer deems necessary or desirable to carry out the transactions contemplated by this resolution. In connection with such conveyance, the Board hereby authorizes each Authorized Officer to take any and all actions necessary to dispose of the Property in accordance with this resolution.

Section 4. No Other Changes. Except as and to the extent modified by this resolution, the Original Resolution shall remain in full force and effect.

Section 5. Ratification and Confirmation. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 6. Severability. If any provision in this resolution is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provision of this resolution and shall in no way affect the validity of the other provisions of this resolution.

Section 7. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED by the Board of Commissioners of the Housing Authority of the City of Tacoma at an open public meeting thereof this 5th day of November, 2025.

HOUSING AUTHORITY OF THE CITY OF  
TACOMA

By  \_\_\_\_\_  
Chair

ATTEST:

 \_\_\_\_\_  
Executive Director