



Tacoma Housing Authority Community Impacts & Program Updates



City of Tacoma
City Council Study Session
August 30, 2022




1

Our Work

Vision:

- We envision a future where everyone has an affordable, safe and nurturing home, where neighborhoods are attractive places to live, work, attend school, shop and play, and where everyone has the support they need to succeed as parents, students, wage earners, neighbors and builders of assets.



2



Our Work

Mission:

- We provide high quality, stable and sustainable housing and supportive services to people in need. THA does this in ways that help them prosper and help our communities become safe, vibrant, prosperous, attractive and just.

3



We assist renters in the private rental market.

We help people pay rent in the private market.

- We assist over 2,500 households with tenant-based subsidies each year.

We invest in other systems to provide housing.

- We invest \$2 million per year in the Pierce County family and young adult homeless systems. These dollars pay to house over 300 families per year.
- In addition to the families with students that we already house, we will invest \$400,000 per year to house homeless Tacoma Public Schools families. This school year, we hope to house 120 TPS families.


4



We own and manage housing and real estate.

As of today, we have about 1,586 units in our portfolio.

5

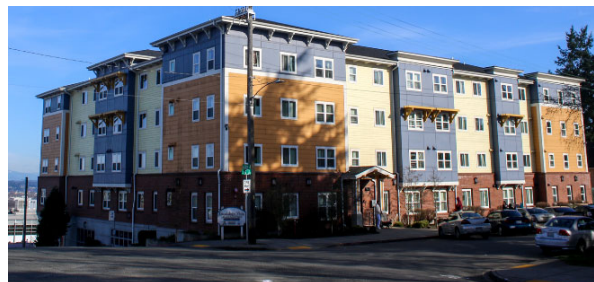


We help develop or finance housing for other Tacoma and Pierce County organizations that share our mission.

- We invest in over 600 units of housing owned by partner agencies.
- We do this with long-term subsidy contracts.



Cascade Park Vista owned by Cascade Park Homes



Guadalupe Vista owned by Catholic Community Services

6

We develop housing and real estate.



The Rise at 19th

Arlington Apartments



7

Housing Hilltop



8

We buy existing property to make it affordable and available to voucher holders.

Outrigger Apartments



*49-unit property
Purchased in 2015*

North Highland Court



*35-unit property
Purchased in 2022*

Highland Crest



*73-unit property
Purchased in 2017*

9

We provide or arrange supportive services for our customers.



10

The work we do takes everyone.

None of this work, and the impact THA has on the community, could be accomplished without an amazing group of staff and our community partners.

Thank you to the City of Tacoma for your support, vision, and leadership through the years.

11

Our Community Investments



\$60-90 Million
Spent Annually

This investment includes private dollars leveraged with THA funds. Yearly amounts vary with size and number of real estate development projects.

THA pays nearly \$4M per month in housing subsidies to keep households stably housed.

12

Who We Serve



10,793
People
in Tacoma



4,393
Households
Receive THA assistance to
pay rent to private &
non-profit landlords

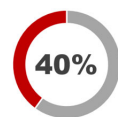


1,586
Households
Live in THA properties



740
Financed Units
THA helped other
non-profits finance
or develop

Children & Youth



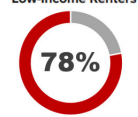
of people we help are
children & youth, age 18
& younger. THA serves
more than 3,400
school-age children.

Elderly & Disabled



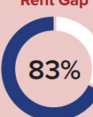
of people we help are
elderly and/or disabled.
They live on very limited
income. On average, their
household income is
\$14,560 per year.

Extremely
Low-Income Renters



of the families that THA
help have "extremely low"
income. For an average
family of four, this is
\$30,450 or less each year
in total household income.

Affordable
Rent Gap



or higher of rental housing
in Tacoma is not affordable
to very or extremely low-
income households. To
afford a 2-bedroom
apartment in Tacoma
requires a full-time wage of
\$32 per hour (\$67k/year).

13

Real People in Need of Affordable Housing

This Dental
Assistant makes
\$4,160 a month

This Childcare
Provider makes
\$3,343 a month

Registered Dental Assistant

Dental office N. Tacoma
Tacoma, WA

Apply on Salary.com Apply on Indeed

6 days ago Full-time No degree mentioned

Job highlights

Searched by Google from the original job post

Qualifications

- All applicants should have a minimum of 3 years experience, but willing to train the right person for the job
- Must be a Registered Dental Assistant in Washington to be considered for the position.
- Registered Dental Assistant (Required)

Responsibilities

- Tuesday, Wednesday, Thursday 7-3:30, Fridays as needed

Benefits

- Pay From \$24.00 per hour
- 401(k) Matching

2 more items

More job highlights

Actual jobs pulled from Ziprecruiter.com 12/14/2021

ParaEducator SpEd 1:1 LRC

Teacher - Tacoma Public Schools
Tacoma, WA (1 other)

Apply on Indeed Apply on ZipRecruiter Apply on Indeed Apply on Indeed Apply on Indeed

17 days ago Full-time

Job highlights

Searched by Google from the original job post

Qualifications

- Associate's degree or 72 credit hours of post secondary education or passing state test to demonstrate knowledge, demonstrated ability to assist in instructing students, and...
- Equivalent combination of education and experience will be evaluated by the Human Resources Department for comparability
- Knowledge of assigned developmental, behavioral, and/or physical disabilities
- Knowledge of assigned subject areas and basic learning styles
- Knowledge of effective instructional methods for students with disabilities
- Knowledge of safe and proper methods of lifting and positioning of students

17 more items

Responsibilities

- Hours per day: 8:00
- This position entails a certificated teacher with instructional and personal care needs for students with a broad range of disabilities, including medically fragile.

Benefits

- Salary Level: PMA 2013-20
- Union: Days per year: 194 (192 + 11 holidays) Active

Average 2 bedroom rent in Tacoma is \$1,685.

Most property managers require 3x the rental amount in monthly income (\$5,055). That is roughly \$29/hour.

Who can afford to rent?

14

Expanding THA's role in Creating More Affordable Housing Options

- Purchase apartment complexes and make rents affordable to renters
- Purchase apartment complexes and make units available to households searching for housing with vouchers
- Invest voucher dollars into housing that could be made immediately available to households in housing crisis
- Support public policy to make development of housing easier in the community (Home in Tacoma)
- Align THA's goals and strategies with the local government strategies (City of Tacoma's Affordable Housing Action Strategy)
- Explore whether THA can subsidize homeownership purchases (help households build assets and wealth)

15

Expanding THA's role in Creating More Affordable Housing Options (cont'd)

Over 700
units in the
next 5 years

Project Name	Location	Description
Hilltop Lofts	Earnest S Brazill St and Martin Luther King Jr Way	<ul style="list-style-type: none"> • Owned by Horizon Housing • THA provides a long-term lease on the land. THA received the land from the City. • THA will place 57 vouchers in the project to make it deeply affordable to households exiting homelessness.
KWA's S 15 th and Tacoma	S 15 th and Tacoma Ave	<ul style="list-style-type: none"> • Owned by Korean Women's Association • 88 units of affordable housing at 50% of AMI, expected to be online in Spring 2024 • THA will place 15 vouchers in the project to make units deeply affordable to homeless veterans
Housing Hilltop	S L St and S 11 th St	<ul style="list-style-type: none"> • Owned and developed by THA • 231 units; 13,500 sq ft commercial space 103 parking spaces. Units at 60% AMI • \$10M in THA funds, \$1M in City funds, and \$900,000 in TCRA will be used in this \$120M project.
New Life Housing	S I St between S 12 th and S 13 th St	<ul style="list-style-type: none"> • Owned by Shiloh Baptist Church • 60 units of affordable housing and 50% of them will be set aside as permanent supportive housing • THA has helped secure the \$28M in funding it has in place • THA will place 20 vouchers in the project to make units deeply affordable to homeless veterans
Hillsdale Heights	S 60 th and McKinley Ave	<ul style="list-style-type: none"> • In negotiation: Bridge Meadows will be the owner/developer on property currently owned by THA; THA intends to provide a long-term lease on the land. • Develop up to 144 units of mixed generational housing with a focus on people adopting from foster care system
James Center North (Aviva Crossing)	S Mildred across from TCC	<ul style="list-style-type: none"> • This is a nearly 7 acre site. THA plans to sell two parcels on this site, one to Mercy NW and one to Koz Development. THA will either sell the property or partner with another entity to develop the remainder of site. There will be 150 units of affordable housing.
Hillside 1500	1507 S G St	<ul style="list-style-type: none"> • There are currently 16 THA-owned units on this property. The site is fully occupied. The site could be redeveloped to add more housing (up to 50 units).

16

Expanding THA's role in Housing Stability (Anti-Displacement)

Keeping people housed

- Since the moratorium on rent increases lifted effective July 1, 2021, THA staff processed 963 interim certification rent increase requests, with an overall average percentage increase of 16.3% (\$174) of previous contract rents.
- By comparison, in 2020, staff processed 278 rent increase requests with an average 9.7% (\$99) of previous contract rents.
- Prior to the pandemic, in 2019, the averages were still considerably lower than they are post moratorium, at a 10.2% (\$99) increase of previous contract rents.
- In recent weeks, we've seen increases of \$500 and \$1,000/month.
- While we are seeing 17% increases in rent, our budget will not increase by an equivalent amount.
- **In our budget planning we will prioritize keeping pace with current rents to keep people housed. This will impact THA's ability to make other housing investments.**

17

Expanding THA's role in Housing Stability (Anti-Displacement)

Remaining Competitive So Subsidized Households Can Find Housing

- THA gathers listings of available housing each week. Over the past three months, less than 15% of available units are within THA's payment standard.
- No MFTE units are within THA's payment standard.
- 45% of households with vouchers cannot find housing to rent.
- THA will need to increase payment standards by at least 10% to be more competitive in the market.
- **Increasing the value of vouchers to help people find housing where they can use their voucher will impact THA's budget. This will impact THA's ability to make other housing investments.**

Bedroom Size	Payment Standard
0	\$1,056
1	\$1,162
2	\$1,484
3	\$2,108
4	\$2,540
5	\$2,921
6	\$3,302
7	\$3,683
8	\$4,064

Effective 12/01/2021

18



19