



Pierce County Housing Authority

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[PCHA Pursues Section 18 Repositioning, Ultimately Preserving Safe, Decent, and Affordable Housing for 124 Families, Generating \\$40,000,000 for Affordable Housing Development, and Bringing \\$10,000,000 in Federal Funding to the Local Economy Over the Next Ten Years](#)

Pierce County Housing Authority received approval from the Department of Housing and Urban Development to begin a multi-year strategy repositioning its Low-Income Public Housing (LIPH) assets with the sale of the homes. Their approved plan preserves subsidized housing for all current participants and removes as few units as possible from the affordable housing stock of Pierce County.

The Authority's LIPH units are scattered, single-family homes acquired by PCHA with HUD from the 1980s to the 1990s. Currently, there are 124 homes, which range in location from Bonney Lake to Gig Harbor, with the densest concentration of units in Parkland.

Because of funding allocations at the federal level, the Public Housing program lacks the financial resources necessary to maintain the level of housing quality that we expect and require for our housing units. Despite the high scores PCHA received on recent HUD inspection assessments, PCHA estimates nearly \$28,000,000 in capital maintenance expenses will be needed over the next 15 to 20 years. Because future capital funding is uncertain, and deferred maintenance costs are increasing. PCHA is acting proactively to preserve the health and safety of its residents and preserve its financial viability, and ensure that it can continue serving 2,600 families and providing over 670 affordable rental units for years to come.

PCHA will relocate the homes' residents over the next two to three years. Participants in the program have been informed of this move at least once annually since PCHA's five-year plan filing in 2018. Each household will receive a Tenant Protection Voucher, preserving their rental subsidy. **They will be assisted in finding, visiting, and applying for new rental housing by a PCHA Relocation Specialist. PCHA will also cover expenses for application fees, administrative fees, pet deposits, security deposits, moving costs, and more. No family will be financially burdened by relocation.** All residents will be relocated to new rental property by the end of 2025.

Once the homes are vacant, they will be sold. The resident participant will first have the right of refusal to the house before being helped with the relocation process. PCHA will offer families information and resources for finding outside assistance towards homeownership. HUD expects PCHA to sell these homes in as-is condition at Fair Market Value.

If the LIPH participant is unwilling or unable to purchase, participants in PCHA's Family Self Sufficiency program, which helps low-income PCHA participants towards homeownership, will be contacted and offered the next right of refusal.

To minimize the loss of affordable inventory, the remaining homes will be available for negotiated sale to qualified nonprofits with affordable housing homeownership programs to be selected in an open approval process. For more information on this process, or if your organization would like to be involved, please [visit SEC18-23-01](#).

As from PCHA's Board of Commissioner's Mark Martinez, "This exciting effort is the result of years of planning and preparation. The results will allow us to serve a greater number of deserving people in Pierce County and sets up the Authority for even more growth in the next phase of our plan." The combined sale proceeds to PCHA are estimated to bring \$43,000,000 minus transaction and relocation expenses. The Tenant Protection Vouchers our LIPH participants receive will bring an estimated additional \$10,000,000 of federal dollars to the local private housing economy over the next ten years.

PCHA intends to leverage sale proceeds up to \$200,000,000 through federal grants and loans and use it to create more affordable, sustainable, and dignified housing for Pierce County's low-income residents.

For a complete explanation of the PCHA Section 18 Repositioning process, please visit our website at <https://www.pchawa.org/community/section-18> or contact Riley Guerrero at 253-993-6493, or rguerrero@pchawa.org.