



UPDATE ON HOUSING HILLTOP NORTH COMMERCIAL SPACE

TACOMA, WA – February 28, 2025— Since January 2022, Tacoma Housing Authority (THA) has planned to lease 10,000 square feet of commercial space in the Housing Hilltop North development to the Tacoma Urban Performing Arts Center (TUPAC). We worked closely with TUPAC to design the shell of this space to meet the organization's needs. Like the rest of the community, we've been eager to align the vision for this space with the community priorities outlined in our 2019 "Design the Hill" plan.

Throughout this process, we've communicated that our final decision to lease this space was contingent on TUPAC's ability to secure funding so that they could complete necessary tenant improvements (i.e. installing a dance floor, dressing rooms, and seating for performances, etc.) and pay rent. This expectation was mutually agreed upon and formalized through a Memorandum of Understanding that THA and TUPAC signed in September 2024.

We worked tirelessly to support TUPAC in their business planning and fundraising efforts to ensure their vision for this space could become reality. This included adjusting due dates, shifting requirements, offering support from our staff and our contractors, and securing over \$1.2 million in federal and philanthropic grants.

Ultimately, TUPAC was unable to meet the mutually agreed upon fundraising goals or satisfy the terms of the MOU. Because of this, we've made the difficult decision to withdraw from further negotiations and begin searching for another commercial tenant.

At THA, our primary mission is to provide affordable, high-quality, stable, and sustainable housing to low-income people who need it. We house 11,000 Tacomans each year, yet so many individuals and families still lack the affordable housing they need. Our commercial spaces serve as a source of unrestricted income that allows us to house more low-income people throughout Tacoma and Pierce County. It is important for us to support our commercial tenants so that they can serve the community; however, we must balance that support with our mission to house as many families as possible.

We recognize and appreciate the art and cultural value that TUPAC brings to the Hilltop community. We are disappointed that we're unable to pursue this partnership at this time.

We sincerely hope that they can continue their work in another location.

About Tacoma Housing Authority

Established in 1940, Tacoma Housing Authority provides high-quality, stable and sustainable housing and supportive services to people in need. It does this in ways that help them prosper and help our communities develop equitably. THA develops and manages real estate and provides rental housing. In partnership with thousands of private landlords, it helps families pay the rent in the private rental market. It delivers supportive services to help families succeed as “tenants, parents, students, wage earners and builders of assets who can live without assistance.” THA seeks to do its work in ways that help our community be an “attractive place to live, work, attend school, shop and play,” and that help Tacoma be “safe, vibrant, prosperous, attractive and just.” Learn more at www.tacomahousing.org.

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