



TACOMA HOUSING AUTHORITY

RESOLUTION 2009-10-28 (3)

DATE: October 28, 2009
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Revitalization of Hillside Terrace 1800 and 2500 Blocks

Background

On July 14, 2009, the U.S. Department of Housing and Urban Development issued a Notice of Funding Availability for approximately \$113 million in HOPE VI Revitalization grants. The purpose of the HOPE VI program is to assist Public Housing Authorities to:

1. Improve the living environment for public housing residents of severely distressed public housing projects through the demolition, rehabilitation, reconfiguration, or replacement of obsolete public housing projects;
2. Revitalize sites on which such public housing projects are located and contributing to the improvement of the surrounding neighborhood;
3. Provide housing that will avoid or decrease the concentration of very low-income families; and
4. Build sustainable communities.

Tacoma Housing Authority (THA) Board of Commissioners identified revitalization of the Hillside Terrace 1800 and 2500 blocks as a priority in its Annual Plan submitted to HUD in June, 2009. The proposed revitalization is consistent with THA's Mission:

THA provides high quality, stable and sustainable housing and supportive services to people in need. It does this in ways that help them become self-sufficient, that strengthen communities and that use its public and private resources efficiently and effectively.

Since August, 2009, THA and its architectural partner GGLO have involved residents and community stakeholders in planning that has led to a clear conceptual design for the project.

The revitalization of Hillside Terrace will contribute to several of THA's Strategic Objectives.

Housing and Real Estate Development: THA will efficiently develop housing and other properties that are affordable, high quality, suitable to a range of needs and uses, sustainable and attractive.

- The revitalization project has been planned in partnership with residents to meet their needs and include the elements they have identified as attractive and inviting.

Building Communities: THA, by what it builds and how it builds, will create and strengthen communities and help them be safe, vibrant, prosperous, attractive and just.

- The revitalization project will demolish housing units that are deteriorating, costly to maintain, and outdated, and rebuild a community that includes a mix of units and incomes, and spurs investment, interest and positive development along Yakima Ave and in the MLK Corridor.

Assistance: THA will provide high quality housing and supportive services. Its supportive services will help people succeed as residents, neighbors, parents, students, and wage earners who can live without assistance. It will focus this assistance to meet the greatest need.

- The revitalization of Hillside Terrace will include a significant community and supportive services element, beginning before relocation and continuing after re-occupancy, to assist residents in accessing services that contribute to their prosperity and self-sufficiency.
- It will include an Early Childhood Education Center, in partnership with Tacoma Public Schools; and a community activities space for adults.

Environmental Responsibility: THA will develop and manage its properties and operations to improve the local and global environment. By its example and its expertise, THA will help others do the same.

- The revitalized Hillside Terrace community will incorporate green building and sustainability elements throughout its deconstruction, construction, and operations.

Recommendation

Approve Resolution 2009-10-28 (3) authorizing: (1) the Board Chairman to sign the attached HUD certification conveying the Board's approval of, among other items, the submission and agreement to the HOPE VI Revitalization application for the revitalization of Hillside Terrace 1800 and 2500-2700 bocks; (2) the Executive Director to submit an application not to exceed \$22 Million for HOPE VI Revitalization funds for this purpose.



TACOMA HOUSING AUTHORITY

RESOLUTION 2009-10-28 (3)

Revitalization of Hillside Terrace 1800 and 2500 Blocks

WHEREAS, The Housing and Urban Developments Office of Public and Indian Housing (PHI) announced that \$113 Million in HOPE VI Revitalization Grant Funds are available to Public Housing Authorities with severely distressed housing stock;

WHEREAS, Tacoma Housing Authority (THA) has deteriorated and distressed housing stock in the Hillside Terrace Community and is an eligible applicant for HOPE VI Revitalization funds;


WHEREAS, the current Hillside Terrace revitalization plan is consistent with THA's Mission and Strategic Objectives; and

WHEREAS, Staff has completed conceptual planning and feasibility in partnership with residents and community stakeholders, and recommends the submission of the HOPE VI Revitalization application.

Resolved by the Board of Commissioners of the Housing Authority of the City Of Tacoma, Washington, that:

1. The Board Chairman is authorized to sign the attached HUD certification conveying the Board's approval of, among other items, the submission and agreement to the HOPE VI Revitalization application for the revitalization of Hillside Terrace 1800 and 2500-2700 blocks;
2. The Executive Director is authorized to submit the HOPE VI Revitalization application to HUD in an amount not to exceed \$22 Million.

Approved: October 28, 2009



Ken Miller, Chairman

ATTACHMENT 30
HOPE VI REVITALIZATION APPLICANT CERTIFICATIONS

Acting on behalf of the Board of Commissioners of the Housing Authority listed below, as its Chairman, I approve the submission of the HOPE VI Revitalization application of which this document is a part and make the following certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

1. The public housing project or building in a project targeted in this HOPE VI Revitalization grant application meets the definition of severe distress in accordance with Section 24(j)(2) of the United States Housing Act of 1937 ("1937Act").
2. The PHA has not received assistance from the Federal government, State, or unit of local government, or any agency or instrumentality, for the specific activities for which funding is requested in the HOPE VI Revitalization application.
3. The PHA does not have any litigation pending which would preclude timely startup of activities.
4. The PHA is in full compliance with any desegregation or other court order related to Fair Housing (e.g., Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973) that affects the PHA's public housing program and that is in effect on the date of application submission.
5. The PHA has returned any excess advances received during development or modernization, or amounts determined by HUD to constitute excess financing based on a HUD-approved Actual Development Cost Certificate (ADCC) or Actual Modernization Cost Certificate (AMCC), or that HUD has approved a pay-back plan.
6. There are no environmental factors, such as sewer moratoriums, precluding development in the requested locality.
7. In accordance with the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128), the property targeted for acquisition or construction (including rehabilitation) is not located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, unless:
 - (a) The community in which the area is situated is participating in the National Flood Insurance program (see 44 CFR parts 59 through 79), or less than one year has passed since FEMA notification regarding such hazards; and
 - (b) Where the community is participating in the National Flood Insurance Program, flood insurance is obtained as a condition of execution of a Grant Agreement and approval of any subsequent demolition or disposition application.
8. The application does not target properties in the Coastal Barrier Resources System, in accordance with the Coastal Barrier Resources Act (16 U.S.C. 3501).

If selected for HOPE VI Revitalization funding:

9. The PHA will comply with all policies, procedures, and requirements prescribed by HUD for the HOPE VI Program, including the implementation of HOPE VI revitalization activities, in a timely, efficient, and economical manner.
10. The PHA will not receive assistance from the Federal government, State, or unit of local government, or any agency or instrumentality, for the specific activities funded by the HOPE VI Revitalization grant. The PHA has established controls to ensure that any activity funded by the HOPE VI Revitalization grant is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.
11. The PHA will not provide to any development more assistance under the HOPE VI Revitalization grant than is necessary to provide affordable housing after taking into account other governmental assistance provided.
12. The PHA will supplement the aggregate amount of the HOPE VI Revitalization grant with funds from sources other than HOPE VI in an amount not less than 5 percent of the amount of HOPE VI grant.
13. In addition to supplemental amounts provided in accordance with Certification 12 above, if the PHA uses more than 5 percent of the HOPE VI grant for the community and supportive services component, it will provide supplemental funds from sources other than HOPE VI, dollar for dollar, for the amount over 5 percent of the grant used for the community and supportive services component.
14. Disposition activity under the grant will be conducted in accordance with Section 18 of the 1937 Act.
15. The PHA will carry out acquisition of land, or acquisition of off-site units with or without rehabilitation to be used as public housing, in accordance with 24 CFR part 941, or successor part.
16. The PHA will carry out major rehabilitation and other physical improvements of housing and non-dwelling facilities in accordance with 24 CFR 968.11 2(b), (d), (e), and (g)-(o), 24 CFR 968.130, and 24 CFR 968.135(b) and (d) or successor part.
17. The PHA will carry out construction of public housing rental replacement housing, both on-site and off-site, and community facilities, in accordance with 24 CFR part 941 or successor part, including mixed-finance development in accordance with subpart F.
18. The PHA will carry out replacement homeownership activities in conformance with the requirements of section 24(d)(1)(J), which may include a homeownership proposal under Section 32 of the 1937 Act, the income limitations, and other applicable homeownership requirements of the 1937 Act.
19. The PHA will administer and operate public housing rental units in accordance with all requirements applicable to public housing, including the 1937 Act, HUD's implementing regulations thereunder, the ACC, the Mixed-Finance ACC Amendment (if applicable), and all other applicable Federal statutory, Executive Order, and regulatory requirements as such requirements may be amended from time to time.
20. The PHA will comply with:
 - (a) The Fair Housing Act (42 U.S.C. 3601-19) and regulations at 24 CFR part 100;
 - (b) The prohibitions against discrimination on the basis of disability under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations at 24 CFR part 8);

(c) Title II of the Americans with Disabilities Act (42 U.S.C 12101 et seq.) and its implementing regulations at 28 CFR part 36;

(d) The Architectural Barriers Act of 1968, as amended (42 U.S.C. 4151) and regulations at 24 CFR part 40).

21. The PHA will comply with regulations at 24 CFR 85.36(e) which require recipients of assistance (grantees and subgrantees) to take all necessary affirmative steps in contracting for purchase of goods or services to assure that small businesses, small disadvantaged businesses, minority firms, women's business enterprises, and labor surplus area firms are used when possible.

22. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Employment Opportunities for Lower Income Persons in Connection with Assisted Projects) and its implementing regulation at 24 CFR part 135, including the reporting requirements of subpart E.

23. The PHA will comply with Davis-Bacon or HUD-determined prevailing wage rate requirements to the extent required under Section 12 of the 1937 Act.

24. As applicable, the PHA will comply with the relocation assistance and real property acquisition requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and government-wide implementing regulations at 49 CFR part 24; relocation regulations at 24 CFR 968.108 or successor regulation (rehabilitation, temporary relocation); 24 CFR 941.207 or successor regulation (acquisition); and Section 18 of the 1937 Act as amended (disposition).

25. The PHA will comply with all HOPE VI requirements for reporting and providing access to records.

26. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821, et seq.) and is subject to 24 CFR part 35 and 24 CFR 965.701, as they may be amended from time to time, and Section 968.110(k) or successor regulation.

27. The PHA will comply with the policies, guidelines, and requirements of OMB Circular A-87 (Cost Principles Applicable to Grants, Contracts, and Other Agreements with State and Local Governments).

28. The PHA will comply with 24 CFR part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments), as modified by 24 CFR 941 or successor part, subpart F, relating to the procurement of partners in mixed finance developments.

29. The PHA will keep records in accordance with 24 CFR 85.20 that facilitate an effective audit to determine compliance with program requirements, and comply with the audit requirements of 24 CFR 85.26.

30. The PHA will start construction within 12 months from the date of HUD's approval of the Supplemental Submissions as requested by HUD after grant award. This time period may not exceed 18 months from the date the Grant Agreement is executed.

31. The PHA will submit the development proposal for the first phase of construction within 12 months of grant award.

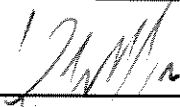
32. The PHA will complete construction within 48 months from the date of HUD's approval of the Supplemental Submissions. This time period for completion may not exceed 54 months from the date the Grant Agreement is executed.

33. All activities that include construction, rehabilitation, lead-based paint removal, and related activities will meet or exceed local building codes. New construction will comply with the latest HUD-adopted Model Energy Code issued by the Council of American Building Officials.

34. Prior to entering into an agreement with HUD, the PHA will submit a copy of their Code of Conduct, which will also describe the methods they will use to ensure that all officers, employees, and agents of their organization are aware of the Code of Conduct. This certification may be provided in the form of a letter.

Name of Housing Authority: Tacoma Housing Authority

Attested By: Board Chairman's Name: Ken Miller

Board Chairman's Signature: 

Date: October 28, 2009

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001,1010,1012, 32 U.S.C. 3729,3802)