



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2015-12-16 (7)

**Date:** December 16, 2015  
**To:** THA Board of Commissioners  
**From:** Michael Mirra  
Executive Director  
**Re:** Public Housing Scattered Sites Homebuyer Assistance-HomeSight Contract

This resolution will authorize the Executive Director to award a contract to HomeSight in the amount of \$209,000 to help THA sell its single family public housing homes to qualified low-income purchasers.

### **Background**

On June 24, 2015, the Board approved resolution number 2015-6-24 (4) that authorized the disposition and sale of THA's 34 public housing scattered sites. THA seeks to sell the homes to low-income household for whom the purchase would be a responsible investment. THA staff issued a Request for Proposal (RFP) to provide homebuyer counseling and education classes, to develop a sale schedule based on a pipeline of qualified buyers, to help prospective purchasers find first and/or second mortgages and down payment assistance from the Washington State Housing Finance Commission, to market homes to Public Housing and non-Public Housing residents, to develop an affirmative fair housing marketing plan, and to monitor the recapture/anti-speculation provisions of the sales contracts.

THA posted the RFP on June 22, 2015. THA hosted a preproposal meeting on July 1, 2015. THA staff received two proposals. Only one was responsive and responsible – from HomeSight, a nonprofit organization that promotes homeownership of low-income households. Staff determined HomeSight is qualified to provide the services.

The proposed contract pays HomeSight a fee of \$6,150 per home, paid from the proceeds of sale.

### **Recommendation**

Approve Resolution 2015-12-16 (7) authorizing THA's Executive Director to award the contract to HomeSight, for the amount of \$209,100



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2015-12-16 (7)

### (Public Housing Scattered Sites Homebuyer Assistance – HomeSight Contract)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

**WHEREAS**, On June 24, 2015, the Board approved resolution number 2015-6-24 (4) that authorized the disposition and sale of THA's 34 public housing scattered sites.

**WHEREAS**, THA seeks to sell the homes to low-income household for whom the purchase would be a responsible investment.

**WHEREAS**, THA staff issued a Request for Proposal (RFP) to provide homebuyer counseling and education classes, to develop a sale schedule based on a pipeline of qualified buyers, to help prospective purchasers find first and/or second mortgages and down payment assistance from the Washington State Housing Finance Commission, to market homes to Public Housing and non-Public Housing residents, to develop an affirmative fair housing marketing plan, and to monitor the recapture/anti-speculation provisions of the sales contracts.

**WHEREAS**, THA posted the RFP on the WEBS listing serve and THA's website and forwarded it to three plan holders, and

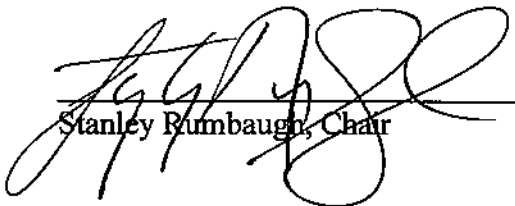
**WHEREAS**, Two firms submitted proposals by the deadline of July 10, 2015, and THA determined that the one from HomeSight was responsive and responsible, and

**WHEREAS**, Staff determined that HomeSight was qualified to perform the services for the amount of not to exceed \$209,100, now, therefore be it

**Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:**

The Executive Director is authorized to negotiate, and if those negotiations are successful, execute a contract to HomeSight, in the amount of \$209,100 for the Home Buyer Assistance contract for the sale of the Public Housing Scattered Sites.

**Approved: December 16, 2015**

  
Stanley Rumbaugh, Chair