



TACOMA HOUSING AUTHORITY

RESOLUTION 2016-12-14 (2)

Date: December 14, 2016
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Extension of Project Based Voucher Contract: Tyler Square

This resolution would extend the project based voucher housing assistance payments contract (PBV HAP) for Tacoma Rescue Mission's Tyler Square for ten (10) years.

Background

Tacoma Housing Authority (THA) has been subsidizing Tacoma Rescue Mission's (TRM) Tyler Square through project based voucher (PBV) assistance since February, 2005. The project currently provides 24-month transitional housing to fifteen (15) formerly homeless families. The original PBV contract expired in 2015 and was extended for two years to allow THA, TRM, Pierce County and other Tyler Square funders' plan to transition the property from transitional housing to another model.

Through this process, we have been operating with the understanding that THA will continue the PBV contract for up to 15 more years if certain conditions are met. THA provided these conditions to TRM in May 2015. They are as follows:

- *Provide permanent supportive housing or some version of it that we can recognize as including meaningful supportive services for special needs populations that THA does not provide; AND*
- *Provide some preference for THA households whose need for those services causes them to fail in our housing program, such as the high need families in the McCarver program; OR*
- *We would consider extending the project based voucher contract for other low-income families only if by doing so we (i) promote their economic integration into market rate housing or neighborhoods or (ii) promote the construction of affordable housing or (iii) preserve affordability that would otherwise be lost.*

We believe we have a proposal for Tyler Square that meets both conditions—special needs population and preserving affordability that would otherwise be lost. The proposal includes the following:

- Extend the contract for ten (10) years;
- Upon execution of the extension, the property would be designated as permanent, clean and sober housing;
- Allow all families currently in Tyler Square and in good standing to remain in place if they agree to the clean and sober requirements of the property;
- TRM will continue to provide supportive services to the families living in Tyler Square;
- Allow TRM to develop a tenant selection policy that may be less restrictive than THA's criteria for tenant based vouchers but still in compliance with THA's Moving to Work contract and Fair Housing Laws.
- As units become vacant, Tyler Square will make the units available to families:
 - With incomes at or below 30% AMI;
 - That meet the category 1 definition of homelessness;
 - That have at least one child under the age of 18;
 - With at least one adult in the households who is a recovering alcoholic or drug addict and is participating in a program of recovery (using RCW 59.18.550 as a guide).

The proposed requirements are allowed under the Project Based Voucher regulations in 24 CFR 983.56.

Recommendation

Authorize THA to negotiate, and if those negotiations are successful to execute, a ten (10) year extension to the Tacoma Rescue Mission's Tyler Square Project Based Voucher Housing Assistance Payment Contract, with the conditions set forth.



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WHEREAS, THA has been providing project based voucher assistance to Tacoma Rescue Mission's Tyler Square property since 2005; and

WHEREAS, Tyler Square houses formerly homeless families; and

WHEREAS, Failure to extend this contract would lead to a loss of affordable housing units; now, therefore, be it

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

The Board authorizes THA's Executive Director to negotiate, and if those negotiations are successful to execute, a ten (10) year extension to the Tacoma Rescue Mission's Tyler Square Project Based Voucher Housing Assistance Payment Contract. The contract will have the conditions set forth in the cover memo to this resolution.

Approved: December 14, 2016



Dr. Arthur C. Banks, Chair