



TACOMA HOUSING AUTHORITY

RESOLUTION 2017-02-22 (3)

Date: February 22, 2017

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Extension of Project Based Voucher Contract: Pacific Courtyard

This resolution would extend the Project Based Voucher Housing Assistance Payments contract (PBV HAP) for Metropolitan Development Council's (MDC) Pacific Courtyard for one (1) year.

Background

Tacoma Housing Authority (THA) has been subsidizing MDC's Pacific Courtyard through PBV assistance since March, 2005. The project currently provides 24-month transitional housing to twenty-three (23) formerly homeless families. The original PBV contract expired in 2015 and was extended for two years to allow THA, MDC, Pierce County and other Pacific Courtyard 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 10 more years if certain conditions are met. THA provided these conditions to MDC 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 PBV 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.

THA and MDC have not had an opportunity to negotiate a model that meets these terms. The one year extension will give the entities time to negotiate a workable option or terminate the agreement.

Recommendation

Authorize THA's Executive Director to negotiate a one (1) year extension to the MDC Pacific Courtyard Project Based Voucher Housing Assistance Payment Contract.



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RESOLUTION 2017-2-22 (3) **(Extension of Project Based Voucher Contract: Pacific Courtyard)**

WHEREAS, THA has been providing project based voucher assistance to MDC's Pacific Courtyard property since 2005; and

WHEREAS, Pacific Courtyard houses formerly homeless families; and

WHEREAS, A one year extension will allow THA and MDC to negotiate the terms of a longer term contract; 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 one (1) year extension to the MDC Pacific Courtyard Project Based Voucher Housing Assistance Payment Contract.

Approved: February 22, 2017



Dr. Arthur C. Banks, Chair