



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2018-09-26 (1)

**Date:** September 26, 2018  
**To:** THA Board of Commissioners  
**From:** Michael Mirra  
Executive Director  
**Re:** Project Based Voucher Housing Assistance Payments Contract: Pacific Courtyard

*This resolution would authorize the renewal of the Project Based Voucher Housing Assistance Payments contract (PBV HAP) for Metropolitan Development Council's (MDC) property Pacific Courtyard.*

### Background

Tacoma Housing Authority (THA) has been subsidizing MDC's Pacific Courtyard through PBV assistance since March, 2005. The project currently provides 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.

In February, 2017, THA's Board considered and approved Resolution 2017-02-22(3). This Resolution provided that in order for THA to continue to provide PBV assistance to Pacific Courtyard for up to 10 more years, MDC had to meet the following conditions:

- 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 agreed to a one (1) year extension of this project based upon the previously cited Resolution. The understanding between THA and MDC was that MDC would convert these units



to permanent supportive housing, or face the prospect of losing THA assistance for the 23 units. This Resolution expired on February 28, 2018.

In February, 2018, MDC confirmed to THA that the 23 units were not yet converted to permanent supportive housing. When THA asked for a timeframe when this final conversion would occur there was no response from MDC. THA made multiple efforts since 2015 to engage MDC in a thoughtful process of how to continue PBV assistance to these units at Pacific Courtyard. THA has done this to ensure compliance with policies and regulations, and to further its mission of providing housing to low-income families in the community.

Due to MDC's failure to meet the conditions of the 2017 resolution, the THA Board adopted Resolution 2018-03-28(2). In this Resolution, the Board authorized the termination of the PBV HAP Contract between THA and MDC for Pacific Courtyard effective September 30, 2019. This timeframe gave MDC six months as a last chance to comply with the conversion requirements, and one additional year, if needed, in order to give proper notice to tenants that the PBV HAP Contract would terminate and THA's assistance would cease.

In the following six months, MDC has worked diligently to convert its housing model to permanent housing as required in order to maintain the current subsidy of the 23 units at Pacific Courtyard. In a letter dated August 20, 2018, MDC confirmed that it received approval from all required funders to convert the transitional housing units to permanent affordable housing for homeless households. MDC will work with Rapid Rehousing to identify extremely low-income households that require a subsidy to sustain permanent housing. In addition, MDC will provide individualized case management services to the residents in the 23 identified units to support greater stability. The conversion of these units will occur by October 1, 2018, and affected residents have already been notified.

THA is satisfied that MDC has fulfilled its obligation under the previous PBV HAP contract, as well as the requirements outlined in previous Board Resolutions. Specifically, MDC has converted all units to permanent housing with supportive services, and set aside five (5) units with preference for THA households who experience significant challenges in THA's other programs. In addition, the renewal of this PBV HAP contract preserves housing in our community that would otherwise be lost, as MDC would not have another funding source to maintain the affordability of these 23 units. Therefore, THA proposes to renew the PBV HAP Contract with MDC for the 23 units located at Pacific Courtyard, and not terminate the contract as requested and approved in Board Resolution 2018-03-28 (2).

### **Recommendation**

Authorize the renewal of THA's PBV HAP Contract with MDC for ten (10) years. With this renewal, THA will provide project-based housing assistance for 23 units at Pacific Courtyard. All other terms of the original HAP Contract will remain in effect.



# TACOMA HOUSING AUTHORITY

## **RESOLUTION 2018-09-26 (1)** **(Renewal of Project Based Voucher Contract: Pacific Courtyard)**

**WHEREAS**, THA has provided project based voucher assistance to MDC's Pacific Courtyard since 2005; and

**WHEREAS**, THA provides PBV assistance to 23 units at Pacific Courtyard; and

**WHEREAS**, MDC has met the requirements set forth by THA to renew the PBV HAP contract; and

**WHEREAS**, MDC has succeeded in converting the 23 units at Pacific Courtyard to permanent housing as required by THA; now, therefore, be it

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

The Board authorizes the renewal of the PBV HAP Contract between THA and MDC for Pacific Courtyard for a period of ten (10) years.

**Approved:     September 26, 2018**

  
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Dr. Minh-Anh Hodge, Chair