



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-09-26 (4)

Date: September 26, 2018
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Approval of Project Based Voucher Contracts

Tacoma Housing Authority (THA) issued a Request for Proposals for Project Based Vouchers. This resolution will award Project Based Vouchers to Pioneer Human Services' Rialto Apartments and Korean Women's Association's Hotel Olympus.

Background

On August 7, 2018, THA issued a Request for Proposals (RFP) for up to 50 project-based vouchers. THA received two responses for these vouchers. Proposals were scored based on:

- Owner experience
- Extent to which services for special populations are provided onsite
- Extent to which the project further THA's goal of deconcentrating poverty and expanding housing and economic opportunities
- Overall project viability
- Percentage of assisted units in the property—the lower the percentage the higher the score
- Additional points were awarded for projects serving households below 30% area median income (AMI), working households and serving special needs populations.

The following page includes a summary of the proposals and their rankings.

Respondent	Project Name	Brief Project Description	Request	Ranking
Pioneer Human Services	Rialto Apartments	The property is located in downtown Tacoma at 311 S 9 th Street. The property serves low-income households with criminal histories. The property provides on-site case management and support services. These vouchers will be used to serve existing households with incomes below 50% AMI	13 vouchers	1
Korean Women's Association	Hotel Olympus	The property is located in downtown Tacoma at 815 S Pacific Avenue. The property will provide case management to the tenants of the site with a focus on access to benefit programs, education and employment services. These vouchers will be used to serve existing households with incomes below 50% AMI. The additional revenue for the property will help KWA invest money into this aging property that was built in 1809.	49 vouchers	2
		TOTAL:	62 vouchers	

At this time, the RFP review committee recommends awarding project based vouchers to both projects. These two projects were the most viable and most in line with THA's strategic mission, vision and values. Even though we only released 50 vouchers for bid, I recommend committing to both projects for a total of 62 vouchers. The award would result in 62 households receiving rental subsidies and will increase THA's overall voucher utilization by that number.

With the approval of this resolution, THA will begin negotiating contracts Pioneer Human Services and Korean Women's Association. The contract terms will be up to fifteen (15) years.

Recommendation

Approve Resolution 2012-9-26 (4) authorizing THA's Executive Director to execute Project Based Voucher (PBV) Housing Assistance Payment (HAP) contracts with Pioneer Human Services and Korean Women's Association.



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-09-26 (4) (Approval of Project Based Voucher Contracts)

WHEREAS, Tacoma Housing Authority (THA) has held a competitive process for project based vouchers; and

WHEREAS, Pioneer Human Services was the highest scoring respondent and will be awarded thirteen (13) project based vouchers; and

WHEREAS, Korean Women's Association was the second highest scoring respondent and will be awarded forty-nine (49) project based vouchers; and


WHEREAS, The effective date of each contract will be up to the discretion of the Executive Director; and

WHEREAS, Each contract will be negotiated with the property and will be in effect for up to fifteen years (15); now, therefore, be it

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

THA's Executive Director is authorized to execute Project Based Voucher (PBV) Housing Assistance Payment (HAP) contracts with Pioneer Human Services and Korean Women's Association.

Approved: September 26, 2018



Dr. Minh-Anh Hodge, Chair