



TACOMA HOUSING AUTHORITY

RESOLUTION 2020-01-17 (1)

Date: January 17, 2020

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Approval of a Project Based Voucher Contract for Horizon House Alliance for Hilltop Lofts

Tacoma Housing Authority (THA) issued a Request for Proposals for Project Based Vouchers. This resolution will award 57 Project Based Vouchers to Horizon Housing Alliance (HHA) for Hilltop Lofts.

Background

On December 9, 2019, THA issued a Request for Proposals (RFP) for up to 60 project-based vouchers. THA received one response 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 proposal.

Respondent	Project Name	Brief Project Description	Request	Ranking
Horizon Housing Alliance	Hilltop Lofts	The property is located in the Hilltop at 1120-24 Martin Luther King Jr Way. The project proposes to develop 57 studio units of permanent supportive housing for homeless single adults. The property will provide on-site case management and support services. Twenty-nine (29) of the units will serve households up to 30% of AMI; 14 units at 40% of AMI and 14 units up to 60% of AMI.	57 vouchers	1
		TOTAL	57 vouchers	

At this time, the RFP review committee recommends awarding 57 project-based vouchers to Horizon Housing Alliance for Hilltop Lofts. This project is viable and in line with THA's strategic mission, vision and values.

With the approval of this resolution, THA will begin negotiating contracts with Horizon Housing Alliance. The contract terms will be up to fifteen (15) years.

Recommendation

Approve Resolution 2020-01-17 (1) authorizing THA's Executive Director to execute Project Based Voucher (PBV) Housing Assistance Payment (HAP) contract with Horizon Housing Alliance for Hilltop Lofts.



TACOMA HOUSING AUTHORITY

RESOLUTION 2020-01-17 (1)

(Approval of Project Based Voucher Contract Horizon House Alliance for Hilltop Lofts)

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

WHEREAS, Horizon Housing Alliance presented a strong project. This project will provide 57 units of permanent supportive housing for homeless individuals and small families. The revenue from vouchers is essential to ensure sufficient funds for operations and services; and

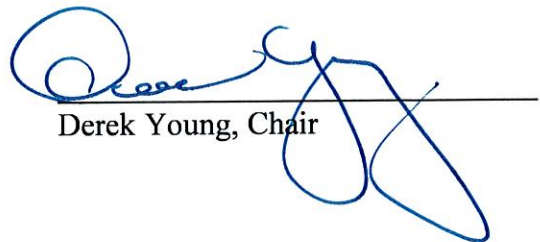
WHEREAS, The effective date of each contract will be up to the discretion of the Executive Director; and

WHEREAS, The 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:

The Board authorizes THA's Executive Director to execute a Project Based Voucher (PBV) Housing Assistance Payment (HAP) contract with Horizon Housing Alliance for the proposed Hilltop Lofts Project.

Approved: January 17, 2020


Derek Young, Chair