



TACOMA HOUSING AUTHORITY

RESOLUTION 2021-04-28 (4)

Date: April 28, 2021
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Hilltop Lofts Omnibus

This resolution will authorize Tacoma Housing Authority (THA) to serve as special member of Hilltop Lofts Housing, LLC (the "Company"), lease property to the Company, make a loan to the Company, and execute documents related to the closing with the investor member and various funders in connection with the development of Hilltop Lofts.

Background

THA has partnered with Horizon Housing Alliance (the "Sponsor") in connection with the development of the Hilltop Lofts Apartments to be located at 1120-1124 Martin Luther King Way, in Tacoma, Washington. This is a 57-unit permanent supportive housing project for individuals exiting homelessness. The community prioritized permanent supportive housing in THA's 2019 #DesigntheHill community engagement process.

The Hilltop Lofts Apartments will be owned and operated by the Company and located on land leased to the Company by THA. THA will serve as the special member of the Company. THA and the Sponsor will share a right of first refusal to acquire the Hilltop Lofts Apartments following the end of the 15-year tax credit compliance period. In exchange for an expected allocation of federal low-income housing tax credits and other federal tax benefits, Wells Fargo Affordable Housing Community Development Corporation (the "Investor") is expected to make capital contributions to the Company, which will be used by the Company to establish reserves, pay construction costs, and retire a portion of the Company's debt. Construction financing for the Hilltop Lofts Apartments will be provided by Wells Fargo Bank, National Association. Other anticipated funding sources include loans from the Washington State Department of Commerce, Pierce County, and the Tacoma Community Development Authority. THA will also provide the Company one or more additional loans in an amount not to exceed \$3,000,000 for the purpose of financing or refinancing costs associated with the development of the Hilltop Lofts Apartments, which will be payable from available cash flow, and which will be guaranteed by the Sponsor.

Recommendation

Approve Resolution No. 2021-04-28 (4).



TACOMA HOUSING AUTHORITY

RESOLUTION 2021-04-28 (4) (Hilltop Lofts Omnibus)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TACOMA, authorizing the Authority to serve as special member of Hilltop Lofts Housing, LLC; authorizing the lease of Authority property to Hilltop Lofts Housing, LLC; authorizing a loan to be made to Hilltop Lofts Housing, LLC to finance or refinance a portion of the costs associated with the development of a housing project to be located in the vicinity of 1120 to 1124 Martin Luther King Way, in Tacoma, Washington, to be known as Hilltop Lofts; approving the execution and delivery of documents relating to Hilltop Lofts Housing, LLC, the lease, the loan, and otherwise in connection with the development of the Hilltop Lofts housing project; and determining related matters.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TACOMA as follows:

Section 1. Recitals and Findings. The Board of Commissioners (the “Board”) of the Housing Authority of the City of Tacoma (the “Authority”) finds and determines that:

(a) Statutory Authorization. The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) “make and execute contracts and other instruments, including but not limited to partnership agreements” (RCW 35.82.070(1)); (ii) “delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper” (RCW 35.82.040); (iii) “make . . . loans for the acquisition, construction, reconstruction, rehabilitation, improvement, leasing or refinancing of land, buildings, or developments for housing for persons of low income” (RCW 35.82.070(18)), and (iv) “prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof” (RCW 35.82.070(2)). The phrase “housing project” is defined by RCW 35.82.020 to include, among other things, “any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks or other living accommodations for persons of low income.” The Uniform Electronic Transactions Act (chapter 1.80 RCW) provides that each governmental agency of the State of Washington “shall determine whether, and the extent to which, a governmental agency will send and accept electronic records and electronic signatures to and from other persons and otherwise create, generate, communicate, store, process, use and rely upon electronic records and electronic signatures” (RCW 1.80.170(1)).

(b) The Company. Horizon Housing Alliance, a California nonprofit public benefit corporation (the “Sponsor”) formed Hilltop Lofts Housing, LLC (the “Company”) by filing a Certificate of Formation with the Secretary of State of the State of Washington on January 13, 2020. Pursuant to an Operating Agreement for Hilltop Lofts Housing, LLC dated as of January 21, 2020 (the “Original Operating Agreement”), Hilltop Lofts Manager, LLC (the “Manager”), a Washington limited liability company of which the Sponsor is the sole member and manager, is the managing member of the Company, and the Authority is the initial investor member of the Company. Wells

Fargo Affordable Housing Community Development Corporation (or one or more of its affiliates) (collectively, the "Investor") is willing to be a special investor member in the Company and to make capital contributions to the Company if the Authority becomes a special member in the Company and relinquishes its investor member interest. In connection with the admission of the Investor as a special investor member, it is necessary to amend and restate the Original Operating Agreement, and to execute and deliver certain other agreements, certificates and documents relating to the Company and the Project (as defined below).

(c) The Project. The Sponsor formed the Company to finance the acquisition, construction, and equipping of an approximately 57-unit residential rental project located in the vicinity of 1120 to 1124 Martin Luther King Way, in Tacoma, Washington (the "Project"). The Authority owns the fee simple interest in the land on which the Project is to be located. To facilitate the Borrower's development of the Project, the Authority will lease its interest in the land on which the Project is to be located to the Borrower, and will encumber the Authority's fee interest with certain regulatory covenants and use restrictions. The land lease and real property encumbrances are necessary to support the poor and infirm and are important for the feasibility of the Project and are necessary to enable the Authority to carry out its powers and purposes under the Housing Authorities Law.

(d) Additional Findings. The Sponsor has requested that the Authority make a loan to the Borrower in the principal amount of not to exceed \$3,000,000 (the "Loan") to finance or refinance costs associated with the development of the Project, and the Authority has determined that it is in the best interest of the Authority to provide the Loan to the Borrower. The financial assistance to be provided by the Authority pursuant to this resolution is necessary to support the poor and infirm. The Board further finds that the Loan is important for the feasibility of the Project and is necessary to enable the Authority to carry out its powers and purposes under the Housing Authorities Law.

Section 2. Approval of Transaction Documents. The Authority's Executive Director, the Chair of the Board, and their respective designees (each, an "Authorized Officer" and, collectively, the "Authorized Officers"), and each of them acting alone, are authorized and directed to execute, deliver and, if applicable, file (or cause to be executed and delivered and, if applicable, filed) on behalf of the Authority (i) those documents listed in Exhibit A (collectively, the "Transaction Documents") in such forms as any Authorized Officer may approve (with the understanding that an Authorized Officer's signature on a Transaction Document shall be construed as the Authority's approval of such Transaction Document); and (ii) any other documents reasonably required to be executed by the Authority to carry out the transactions contemplated by the Transaction Documents. The Authorized Officers (and each of them acting alone) are further authorized and directed to take any other action and to execute such other documents as may be required to be taken or executed by the Authority under the provisions of or as necessary to carry out the transactions contemplated by the Transaction Documents (including the amendment of any such documents if necessary to further the purposes thereof or resolve ambiguities therein).

Section 3. Authorization to Lend Money; Authorization for Housing Authority Loan Documents. The Authority is authorized to lend to the Company up to \$3,000,000 of available

Authority funds pursuant to the terms of the Transaction Documents listed in Exhibit A under the heading "Housing Authority Loan Documents" (collectively, the "Housing Authority Loan Documents"). The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to determine the source (or sources) of funds for each loan contemplated under the Housing Authority Loan Documents.

Section 4. Approval of Ground Lease and Real Estate Encumbrances. In furtherance of its statutory authority to provide decent, safe and sanitary living accommodations for persons of low income, the Authority is authorized to (i) lease to the Borrower, for a term not exceeding 76 years, the land on which the Project is to be located; (ii) encumber the Authority's interest in the Project and the land on which it is to be located (including its fee interest therein) pursuant to certain covenant agreements, regulatory agreements, extended use agreements, and other similar encumbrances; and (iii) encumber the Authority's interest in property adjacent to the land on which the Project is to be located with certain easements necessary or desirable for the construction and operation of the Project (the documents referred to in subsections (i), (ii), and (iii) are collectively referred to as the "Real Estate Documents"); provided, however, the foregoing authorization does not include any encumbrance that provides the grantee or beneficiary the right or potential right to foreclose on (whether by judicial foreclosure, non-judicial foreclosure, deed in lieu, or otherwise), terminate, or otherwise vacate by any means all or any portion of the Authority's interest in such land, improvements, or property.

Section 5. Authority Regarding Membership Interests. The Authority is authorized to become a special member of the Company and to relinquish its investor member interests, upon the admission of the Investor as the Company's new investor limited partner. The Authorized Officers (or their designates), and each of them acting alone, are authorized and directed, without further Board approval, to take such actions on behalf of the Authority as are required to be taken by the Authority in its capacity as special member of the Company.

Section 4. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to: (i) determine that any document authorized by this resolution is, at the time such document otherwise would be executed, no longer necessary or desirable and, based on such determination, cause the Authority not to execute or deliver such document; (ii) execute and deliver and, if applicable, file (or cause to be delivered and/or filed) any government forms, applications, affidavits, certificates, letters, documents, agreements and instruments that such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein; and (iii) notwithstanding any other Authority resolution, rule, policy, or procedure, to create, accept, execute, send, use, and rely upon such tangible medium, manual, facsimile, or electronic documents, records and signatures under any security procedure or platform, as in such Authorized Officer's judgment may be necessary or desirable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 5 Execution of Duties and Obligations. The Board authorizes and directs the Authority's Executive Director to cause the Authority to fulfill the Authority's duties and obligations under the Transactions Documents.

Section 6. Acting Officers Authorized. Any action authorized or required by this resolution to be taken by the Authority's Executive Director may, in such person's absence, be taken by the acting Executive Director of the Authority.

Section 7. Changes to Titles or Parties. While the titles of and parties to the Transaction Documents may change, no change to such titles or parties shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce and perform the documents in their final form.

Section 8. Ratification and Confirmation. All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution (including, without limitation, the Authority's actions in connection with the formation of the Company and the execution of the Original Operating Agreement) are ratified and confirmed.

Section 9. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED by the Board of Commissioners of the Housing Authority of the City of Tacoma at an open public meeting held on April 28, 2021.

HOUSING AUTHORITY OF THE CITY
OF TACOMA

Chair, Board of Commissioners

ATTEST:

Executive Director

Exhibit A Transaction Documents

Company Documents

- Amended and Restated Operating Agreement by and among the Authority, the Managing Member, and the Investor;
- Development Fee Agreement by and among the Sponsor, the Authority and the Company; and
- Right of First Refusal, Purchase Option Agreement among the Sponsor, the Authority, the Company, the Managing Member, and the Investor.

Housing Authority Loan Documents

- Loan Agreement between the Authority, as lender, and the Company, as borrower;
- Promissory Note (Hilltop Lofts) by the Company for the benefit of the Authority;
- Leasehold Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (Hilltop Lofts) by the Company in favor of the Authority;
- Hazardous Substance Warranty/Indemnity Agreement by the Company for the benefit of the Authority;
- Regulatory Agreement between the Company and the Authority;
- Payment and Performance Guaranty made by the Sponsor in favor of the Authority.

Commerce Document

- Low Income Housing Covenant Agreement made by the Company and the Authority for the benefit of the Department of Commerce, a department of the State of Washington.

HUD Documents

- Agreement to Enter into Housing Assistance Payment Contract between the Authority and the Company;
- Housing Assistance Payment Contract between the Authority and the Company; and
- Rider to Agreement to Enter into Housing Assistance Payments Contract and Housing Assistance Payment Contract between the Authority and the Company.

Real Estate Documents

- Regulatory Agreement (Extended Use Agreement) relating to the Project among the Washington State Housing Finance Commission (the "Commission"), the Authority and the Company;
- Ground Lease Agreement between the Authority and the Company;
- Memorandum of Ground Lease between the Authority and the Company;
- Priority and Subordination Agreement (Hilltop Lofts) among the Company, the Sponsor, the Department of Commerce, Tacoma Community Redevelopment Authority, Pierce County, Wells Fargo Bank, National Association, the Authority, and the Commission;
- Restated and Amended Declaration of Covenants and Conditions among the City of Tacoma, the Company, and the Authority;
- Parking Easement Agreement between the Authority and the Company; and
- One or more easement agreements pertaining to utility access.

CERTIFICATE

I, Michael Mirra, the duly chosen, qualified and Executive Director of the Housing Authority of the City of Tacoma (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution 2021-04-28(4) (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on April 28, 2021 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That in accordance with RCW 43.06.220, and the Proclamations of the Governor of the State of Washington, as extended by the leadership of the Washington State Senate and House of Representatives (a) one or more options were provided for the public to attend the Meeting remotely, including by telephonic access, and (b) the means of attending the Meeting provided the ability for all persons attending the Meeting to hear each other at the same time;

3. The public was notified of access options for remote participation in the Meeting via _____; and

4. The Meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting through telephonic and/or internet means of remote access, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand on April 28, 2021.

HOUSING AUTHORITY OF THE CITY
OF TACOMA

Michael Mirra, Executive Director



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES REGULAR SESSION WEDNESDAY, MARCH 24, 2021

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session via Zoom at 4:45 PM on Wednesday, March 24, 2021.

1. CALL TO ORDER

Chair Rumbaugh called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 4:55 PM.

2. ROLL CALL

Upon roll call, those present and absent were as follows:

PRESENT	ABSENT
Commissioners	
Chair Stanley Rumbaugh	
Vice Chair Shennetta Smith (arrived late at 4:48 pm)	
	Commissioner Derek Young
	Commissioner Dr. Minh-Anh Hodge
Commissioner Pastor Michael Purter (arrived late at 4:54 pm)	
Staff	
Michael Mirra, Executive Director	
Sha Peterson, Executive Administrator	
	April Black, Deputy Executive Director
Rich Deitz, Interim Finance Director	
Amanda Parent, Interim Human Resources Director	
Frankie Johnson, Property Management Director	
Kathy McCormick, Real Estate Development Director	
Sandy Burgess, Administrative Services Director	
Julie LaRocque, Rental Assistance Director	
Cacey Hanauer, Client Support & Empowerment Director	

Chair Rumbaugh declared there was a quorum present @ 4:56 and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chair Rumbaugh asked for any corrections to, or discussion of the minutes for the Regular Session of the Board of Commissioners on Wednesday, February 24, 2021. Vice Chair Smith moved to adopt the minutes. Commissioner Purter seconded.

Upon roll call, the vote was as follows:

AYES:	3
NAYS:	None
Abstain:	None
Absent:	2

Motion approved.

4. GUEST COMMENTS

None.

5. COMMITTEE REPORTS

Real Estate Development Committee—Chair Rumbaugh, Commissioner Young

The committee met regarding Hilltop properties and the potential for partnerships. Chair Rumbaugh and Director McCormick reviewed the details of the proposed deal with Horizon Housing and Wells Fargo (tax credit investor) for the development of Hilltop Lofts, 57 units of permanent supportive housing for persons coming from homelessness. Real Estate Development (RED) will be presenting a resolution on the deal for the Board's approval. Commissioner Purter and Vice Chair Smith applauded Roberta Schur for her work in the negotiations. Chair Rumbaugh noted that the 57 units of transitional housing is a drop in the bucket to help the homeless. This still leaves three large parcels at Hilltop. RED is excited that it brings another partner to permanent supportive housing in the Pierce County arena. Chair Rumbaugh and Director McCormick also reported on the negotiations about the purchase of The Trees properties.

Finance Committee—Commissioner Hodge and Commissioner Young

Nothing to report.

Education Committee—Vice Chair Smith, Commissioner Hodge

Nothing to report.

Citizen Oversight Committee—Vice Chair Smith, Commissioner Purter

The committee noted discussions regarding the creation of a virtual property tour. Vice Chair Smith will speak with Director Frankie Johnson.

Diversity, Equity and Inclusion Committee—Vice Chair Smith, Commissioner Hodge

No regular meeting.

6. COMMENTS FROM THE EXECUTIVE DIRECTOR

Executive Director (ED) Michael Mirra directed the board to his report. He also reviewed the possibility that Congress will revive earmarks, now known as Community Project Funding. In anticipation of that possibility, THA's Congressional delegation invited THA to apply. THA will be submitting applications for four requests:

- Fund for acquisition
- James Center North infrastructure
- Commercial space in THA's Hilltop Housing project
- Elevator repair and security measures

Commissioner Purter thinks it is a grand opportunity and now is the ideal time. Vice Chair Smith agreed 100%. There was unanimous consent from the Board. Board Chair Rumbaugh will sign the support letters.

Bezos negotiations continue. ED Mirra provided the board an update. He thanked Vice Chair Smith, Director Hanauer, Janette Simon of Salishan Association, Rebecca Spencer and THA staff for all the work they have put in the negotiations.

ED Mirra introduced THA's new Marketing and Communications Manager Nick Tolley. He comes with lots of experience in community communication. Nick is happy to be at THA and is impressed by all the things THA is doing. He has been busy meeting with the leadership team. Chair Rumbaugh welcomed Nick. "We are happy to have him on board, and I am looking forward to see his world expand a little bit."

7. ADMINISTRATIVE REPORTS

Finance

Interim Finance Department (FD) Director Rich Deitz directed the board to the finance report. Finance has been busy with yearend reconciliation and submitting REAC reports to HUD on time. Audits are starting to wind down. The next financial report will likely be presented in May. THA is in good shape thus far. Funding for 2021 from Housing and Urban Development (HUD) will be received in a week. Chair Rumbaugh asked if there were any extraordinary items in revenue or expenses. No, responded Director Deitz. Chair Rumbaugh inquired about the \$2.5M BFIM Buyout and the length of time that THA will carry the potential loss. According to Director Deitz, BFIM was an investor for Hillside Terrace and Sals 1, 2 and 3. This is a contingent liability and THA will only carry it until the end of the year.

MTW Cash Line is at zero, and there is \$1.6M in HUD. HUD is waiting until they do year-end reconciliation to release funds. There is a planned \$750k draw. Unencumbered is at \$8.2M, which is where we want to be.

Vice Chair Smith moved to ratify the payment of cash disbursements totaling \$5,241,074 for the month of February 2021. Commissioner Purter seconded.

Upon roll call, the vote was as follows:

AYES: 3
NAYS: None
Abstain: None
Absent: 2

Motion Approved.

Administrative Services

Administrative Services (AS) Director Sandy Burgess directed the board to her report. AS has been busy hiring and has selected an associate director and risk manager. Other positions have been posted. AS will have an expanded staff to support work in the agency. Director Burgess thanked Rebecca and Karen for their thorough job on her board report. Renew Tacoma shows on Chart 1. Per Unit Per Year (PUPY) expenses are higher than budgeted. The primary overage is K Street and fire watching expenses during 2020. Chart 2 shows the rest of the properties in THA's portfolio. A few are higher than budgeted. Chair Rumbaugh asked if the Bay Terrace issues were related to HVAC. She will have more HVAC information on her next report. Director Burgess also mentioned that the elevators get an extraordinary amount of abuse. Director Deitz added that some expenses are related to budgeting. Some are service contracts under warranty, which is noted on the upcoming budget. Table 3 shows 2019 PUPY compared to 2020. Highlights indicate where the PUPY is going down. Chair Rumbaugh noted that Sals 1 and 3 are way down. Compliance shows 384 reasonable accommodation requests in 2020, 70% of which were approved with modification; the decrease from 2019 is related to the pandemic. Most requests were for extra bedroom for a caregiver or equipment. AS is working on a metric in OpenDoor to gather information regarding the number of approved but not implemented.

Client Support and Empowerment

Client Support and Empowerment (CSE) Director Cacey Hanauer directed the board to her report. Director Hanauer has been having community consultations that resulted in fruitful conversations between THA and early childhood providers. She also provided a series of trauma-informed trainings for staff and YMCA staff. All seven senior and disabled buildings are set-up for the delivery of the COVID vaccine on April 6 and 7. Family properties will come after that. Martha Matthias has leading this effort. ED Mirra asked if the vaccines are going to be Pfizer and if a second dose would be required. If two doses are required, the Health Department will schedule a second visit to the buildings. ED Mirra asked how many residents Martha believes will decline. Martha will find out. Some have already gotten vaccinated through their health care. Martha thinks there are 70 residents signed-up already. Staff have been hard at work. Chair Rumbaugh mentioned the discussion at last month's meeting regarding the shooting at Bay Terrace. The discussion noted the trauma associated with that shooting and THA efforts to support the

residents. The Chair also asked for a review of efforts to identify and enforce lease responsibility for the incident.

Rental Assistance

Rental Assistance (RA) Director Julie LaRocque directed the board to her report. RA staff have been busy preparing for potential additional vouchers and funding from the American Rescue Plan. RA worked closely with Pierce County Human Services regarding RA program. They have refined their process to help things roll out more smoothly than the CARES Act program. There will be one portal for everyone to apply to and folks will receive funds based on where they live and what they are eligible for. Staff are working closely with landlords and clients to get the word out about the funds and putting the information on THA's social media platforms. Staff are preparing for the 1st floor remodel. Bids will start coming soon and staff will have an idea how much will be spent. THA is utilized at 101.3%, which is an interesting number due to the letter received from HUD. The letter discussed utilization of Moving to Work (MTW) agencies. They were scheduling meetings for agencies that are underutilized. It was alarming, according to Director LaRocque, because THA is not underutilized. Staff looked into the data with finance and discovered that HUD was not counting special programs because there is no way to count them (local non-traditional programs including Property Based Subsidies and Rapid Rehousing). Those are reported annually during MTW reporting. RA reached out to the MTW office who said that they would talk about it in a future meeting. Staff are still trying to figure it out. It may be money that is sitting on the shelf, but staff are trying to be prepared for whatever they may ask. Chair Rumbaugh asked about the RA program from Pierce County and if voucher holders are looking for relief between the voucher amount and actual rent. He wanted to know if there was a sense of how much. According to Director LaRocque, they do not know how much. The landlord engagement specialist is always sending out surveys. Chair Rumbaugh asked if the funds would cover all shortfalls for voucher holders. "It will go back to March of last year," responded Director LaRocque.

Property Management

Property Management (PM) Director Frankie Johnson directed the board to her report. It has been a busy month for PM. PM provided Fair Housing training last month for current and new staff to orient them to Fair Housing laws. Arlington is 100% leased and has its first vacancy. Things are moving right along, and staff are making sure new clientele have what they need. The Rise is 61% leased and all of the units with the exception of five have been assigned. It has been somewhat challenging. Some of the THA tenants identified as needing a smaller unit and, for that reason, were asked to transfer to The Rise were able to decline for good cause—children with disabilities with the school they need, or reasonable accommodation requests. Director Johnson gave kudos to Marquis Jenkins, Sherri Tift, Trina Atkins and Lester Pogue.

Virtual Tours has been a wish list item for Director Johnson. It will provide opportunities for virtual tours of units and amenities and the neighborhood around them. That will

improve the number of turn downs because they will be able to see the dimensions. Chair Rumbaugh added that it will also save staff time from showing units. Commissioner Purter thanked Director Johnson for the effort.

The Bay Terrace shooting was unfortunate all the way around. Three young men who lived in the property have been arrested and incarcerated. Lease enforcement was the next step. Each family requested a grievance hearing and staff are in this process. Staff are in negotiations. Chair Rumbaugh stated that he gave a virtual talk to Lincoln High School students about juveniles in the adult criminal justice system for violent crimes and talked about the Bay Terrace shooting. He thanked Director Johnson and staff for their efforts. Commissioner Purter will keep everyone in his prayers. It is a hard decision to make. He asked if there is fear of retaliation from either side and if there has been additional security put in place. According to Director Johnson, there has been no report of retaliation fears, but she imagines that some tenants are asking that same question. Director Johnson stated that there is additional security at Arlington and The Rise. Vice Chair Smith asked if there are client services offered for the families affected. According to Director Hanauer, staff are connecting with all families involved and reaching out to the neighbors to make sure they are getting support.

Real Estate Development

Real Estate Development (RED) Director Kathy McCormick directed the board to her report. The Greater Tacoma Foundation approved the \$2M for THA to purchase properties and will be able to leverage the dollars for many acquisitions. It is very flexible, with no income restrictions. Tacoma Community College decided not to build student housing due to a significant drop in enrollment. Staff are working on a joint development agreement with Bridge Meadows who does intergenerational housing.

8. EXECUTIVE SESSION

The board went into Executive Session at 6:22 pm for 25 minutes to discuss real estate transactions and related possible litigation. The board came back into regular session at 6:47 pm.

9. COMMENTS FROM COMMISSIONERS

None.

11. ADJOURNMENT

There being no further business to conduct, the meeting ended at 6:48 pm.

APPROVED AS CORRECT

Adopted: April 28, 2021



Stanley Rumbaugh, Chair