



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES REGULAR SESSION WEDNESDAY, NOVEMBER 14, 2018

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at Bay Terrace, 2550 South G. Street, Tacoma, WA 98405 at 4:45 PM on Wednesday, November 14, 2018.

1. CALL TO ORDER

Chair Hodge called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 5:00 PM.

2. ROLL CALL

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

PRESENT	ABSENT
Commissioners	
Chair Minh-Anh Hodge	
Vice Chair Derek Young	
	Commissioner Arthur Banks
Commissioner Stanley Rumbaugh (arrived late at 5:05 pm)	
Commissioner Shennetta Smith (participated by phone)	
Staff	
Michael Mirra, Executive Director	
Sha Peterson, Executive Administrator	
April Black, Deputy Executive Director	
Ken Shalik, Finance Director	
Toby Kaheiki, 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 Hodge declared there was a quorum present at 5:01, and proceeded.

Client Support and Empowerment

Client Support and Empowerment (CSE) Director Cacey Hanauer directed the board to her report. CSE is reorganizing its management structure to allow supervisors to focus on staff development and support. CSE will also be defining its scope of service to figure out what can be expected from the team. CSE staff helped a total of 119 individuals and families from being evicted, saving THA \$952K this year. Commissioner Rumbaugh and Director Hanauer discussed how THA calculates this number.

Rental Assistance

Rental Assistance (RA) Director Julie LaRocque directed the board to her report. RA is reviewing a new application for project-based subsidy for 26 units; staff will present this proposal to the board at the next meeting. RA staff are still fashioning the new project-based contracts the board already approved for the Hotel Olympus and Rialto. RA is struggling to get certifications with the clients for Hotel Olympus. Utilization is up a little; RA hopes to get the units utilized as soon as the contracts are signed. Commissioner Rumbaugh inquired if this would bring utilization to 95 percent. Director LaRocque said it would.

Property Management

Property Management (PM) Director Frankie Johnson directed the board to her report. Unit turn time for October was 18 days and leasing days is down to one. Next month will be challenging because a couple of units were vacated in September. PM is experiencing challenges in the leasing area. Commissioner Rumbaugh asked if THA has had leasing problems with large units in the past. Director Johnson said set asides for large units present different challenges. ED Mirra noted the continuing puzzle of how, in the middle of an emergency shortage in the city of affordable housing, THA can ever be short of customers. Director Johnson reviewed the challenges of matching applicants with the sometimes narrow eligibility requirements imposed by financing sources. She added that this is also the month where families do not want to move. THA is also competing with itself — some are offered a unit only to find out they can also have a Housing Opportunity Program (HOP) voucher.

Director Johnson introduced THA's new Facilities Manager David Dailey. PM also hired Jamila Saidi to replace Gretchen Sinkula's position as portfolio manager. Director Johnson also reported that THA has changed its security company from Pacific Security to Pierce County Security. She reviewed the reasons for the change.

Real Estate Development

Real Estate Development (RED) Director Kathy McCormick directed the board to her report. The RED team is currently focused on staffing; it recently filled their two front office positions. RED is also focused on bids, project planning and closing out projects.

Director McCormick said that this month she will present a resolution asking the board to authorize THA to negotiate and execute a contract with Korsmo Construction for pre-construction and construction services for the Arlington Drive Campus. Director McCormick also assisted CSE Director Hanauer with the RFP process for the Arlington Drive Apartments service provider. RED has been receiving bids for the Hilltop master planning. Planning for James Center North is going well; as part of that planning THA hosted an Open House last night with 30 attendees. Most people were curious and feedback was positive. RED staff are trying to close out the Rental Assistance Demonstration (RAD) and the Bay Terrace II project. RED is also trying to finish the Alberta Canada construction.

8. OLD BUSINESS

None.

9. NEW BUSINESS

9.1 Tacoma Housing Authority 2018-11-14 (1) (Housing Hilltop – Tax Credit Partnership)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma authorizing the Authority to form a limited liability limited partnership in connection with the development of an affordable rental housing project in the vicinity of the 1000 block of South L Street (at 10th & 11th) in the City, and providing for related matters.

WHEREAS, The Housing Authority of the City of Tacoma (the “Authority”) seeks to encourage the provision of long-term housing for low-income persons residing within the City of Tacoma, Washington (the “City”); and

WHEREAS, The Authority owns land in the vicinity of 10th & S L and 11th & S L Streets in the City, upon which the Authority intends to develop, construct, equip, operate and maintain approximately 75 units of affordable rental housing for low-income persons (the “Project”); and

WHEREAS, The anticipated financing for the Project will come from various funding and credit enhancement sources, including low-income housing tax credits, loans from public and private lenders, and grants, and certain of these funding sources will require the formation of a limited liability limited partnership to maximize the benefits and minimize the risks to the Authority; and

WHEREAS, The Housing Authorities Law (chapter 35.82 RCW) authorizes the Authority, among other things, to: (i) “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)); (ii) “lease or rent any dwellings . . . buildings, structures or

facilities embraced in any housing project” (RCW 35.82.070(5)); (iii) “make and execute contracts and other instruments, including but not limited to partnership agreements” (RCW 35.82.070(1)); (iv) “make . . . loans for the . . . acquisition, construction . . . rehabilitation, improvement . . . or refinancing of land, buildings, or developments for housing of persons of low income” (RCW 35.82.070(18)); and (v) “delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper” (RCW 35.82.040); and

WHEREAS, RCW 35.82.020 defines “housing project” to include, among other things, “any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwelling apartments, mobile home parks or other living accommodations for persons of low income;” and

WHEREAS, The Board finds and determines that both the Partnership (as defined below) and the Project will provide for the necessary support of the poor within the City, and that any financing provided by the Authority for the Project is important for project feasibility and is necessary to enable the Authority to carry out its powers and purposes under chapter 35.82 RCW; and

WHEREAS, Based on the consideration of funding sources available for the Project, the need for affordable housing in the City, and other matters, the Board determines it is necessary that the Authority proceed with the transactions described in this resolution;

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington, as follows:

1. The Authority is authorized to participate in the formation of, and become a partner in, a Washington limited liability limited partnership (the “Partnership”). The Board intends that the Partnership will acquire, develop, construct, equip, operate and maintain the Project and receive low-income housing tax credits in connection therewith.
2. The Authority’s Executive Director, the Authority’s Deputy Executive Director and their respective designees (each, an “Authorized Officer” and, collectively, the “Authorized Officers”), and each of them acting alone, are authorized on behalf of the Authority to: (i) execute, deliver and file (or cause to be executed, delivered and filed), to the extent required by law, a partnership agreement, a certificate of limited partnership and all such forms, certificates, applications and other documents that are necessary to form the Partnership; (ii) determine the name of the Partnership; and (iii) take any other action that they deem necessary and advisable to give effect to this resolution and the transactions contemplated herein. The Authority’s Executive Director is delegated the authority to cause, in his discretion, the Partnership to be created as a Washington limited liability company, in which case all references in this resolution to limited liability limited partnership, partnership agreement, general partner, limited partner, chapter 25.10 RCW, and certificate of limited

partnership shall be deemed to be references to limited liability company, operating agreement, managing member, investor member, chapter 25.15 RCW and certificate of formation, respectively.

3. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority (in its individual capacity and/or in its capacity as the Partnership's general partner) to: (i) apply for, and enter into contracts relating to, such funding for the Project as they deem necessary or desirable, including without limitation public and/or private sector financing, Community Development Block Grant(s), Washington State Housing Trust Fund grant(s) and/or loan(s), an allocation of private activity bond volume cap from the Washington State Department of Commerce or the Washington State Housing Finance Commission, as applicable, and other federal, state and local funds; (ii) apply for any and all necessary approvals from the U.S. Department of Housing and Urban Development in connection with such funding; (iii) lend or grant all or any portion of the money derived from such funding sources to the Partnership, and/or cause any contracts relating to such funding to be assigned to the Partnership; (iv) apply to the Washington State Housing Finance Commission for an allocation of (or approval of the use of) low income housing tax credits for the Project (depending on whether the Authorized Officers determine to pursue "9%" or "4%" tax credits), enter into such agreements (including a credit reservation and carryover allocation contract), provide such documents (including cost certifications) necessary to secure such allocation (or approval), and cause such allocation (or any portion thereof) to be assigned to the Partnership if the allocation initially is made to the Authority; (v) seek and approve investors to serve as subsequent limited partners in the Partnership in connection with the receipt of low income housing tax credits for the Project; (vi) negotiate with potential investors regarding their acquisition of limited partnership interests in the Partnership and, if the Executive Director determines the same to be advisable, limited partner or member interests in limited partnerships and/or limited liability companies formed to finance other Authority tax credit projects; (vii) execute documents pursuant to which Authority funds (including amounts granted or lent to the Authority for the Project) may be lent to the Partnership; (viii) prepare all appropriate resolutions for Board review and approval; (ix) prepare all documents required so that the Authority and the Partnership comply with state and federal securities laws; (x) negotiate contracts relating to the use, management and naming of the Project or Project buildings; (xi) take all necessary and appropriate actions for the Partnership to acquire the Project by sale or lease from the existing owner thereof (including entering into any option to lease, or lease, necessary to provide the Partnership with control of the Project site); (xii) apply for bond insurance and other credit enhancement for any bonds to be issued by the Authority to finance the Project (but only if the Authority's Executive Director determines such credit enhancement to be cost effective); (xiii) solicit investment banking firms to serve as the lead underwriter(s) and as members of a selling group

(if any) for any bonds to be issued for the Project, and select such lead underwriter(s) and the members of any selling group (if the Executive Director determines that a selling group is desirable); (xiv) apply for ratings of any bonds to be issued by the Authority for the Project (but only if the Authority's Executive Director determines such ratings to be desirable); (xv) assist in the preparation of any official statement to be used in connection with the offering of any bonds by the Authority to finance the Project; and (xvi) otherwise execute the Authority's rights under the Partnership Agreement. Nothing herein shall commit the Authority to issuing bonds to finance the Project.

4. The Authority is authorized to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the actions authorized by this resolution. To the extent any fees or predevelopment costs are incurred and payable by the Partnership prior to the time the Authority enters into a formal loan agreement, the Authority may lend money to the Partnership to pay such costs, with the loan bearing interest at such rate that the Executive Director determines, in his discretion (which may be 0% per annum).
5. The Authorized Officers, and each of them acting alone, are hereby directed, and granted the discretionary authority, to execute and deliver any and all other certificates, documents, agreements and instruments that are necessary or appropriate in their discretion to give effect to this resolution and to consummate the transactions contemplated herein, including, but not limited to, any development services agreement between the Partnership and the Authority (and/or others) providing for the development of the Project, contracts with architects, engineers and other consultants, and construction contracts.
6. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.
7. This resolution shall be in full force and effect from and after its adoption and approval.

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting 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 No. 2018-11-14(1) (the "Resolution") is a true and correct copy of the resolution of the Authority's Board of Commissioners (the "Board") as adopted at a meeting of the Board held on November 14, 2018, and duly recorded in the Authority's minute books.

2. That such 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 such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board 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 November 14, 2018.
HOUSING AUTHORITY OF THE CITY OF TACOMA

By: _____
Michael Mirra, Executive Director

Comments: Commissioner Rumbaugh inquired about next steps. According to Director McCormick RED will continue the planning process, refine the number of units, and identify interests by community groups to solidify and fold into the plan. After that, RED will solidify the phasing process for developing out the Hilltop project which will include Mr. Mac, Key Bank, New Look, and 902 bullpen. Four parcels are being planned next and this LLLP will do part of the contracting work for two parcels, beginning with Key Bank and Mr. Mac. Commissioner Rumbaugh asked about Key Bank. Director McCormick responded that the building is not completely leased but Fab 5 is leasing the bottom floor.

Commissioner Rumbaugh motioned to approve the resolution. Vice Chair Young seconded the motion.

AYES: 4
NAYS: None
Abstain: None
Absent: 1

Motion Approved: November 14, 2018

Dr. Minh-Anh Hodge, Chair

9.2 RESOLUTION 2018-11-14 (2)
(Extension of Pierce County Rapid Rehousing Contracts)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, THA has been investing in the Pierce County Rapid Rehousing system since 2013; and

WHEREAS, The THA board directed the THA staff to reevaluate the contracts on an annual basis in response to the demonstrated need based on the prior year's spending provided by the County. This review looked at successes and challenges to date and provides a recommendation for future funding the following year; and

WHEREAS, The Family and Youth Rapid Rehousing contracts will be extended through 2019; and

WHEREAS, Other administrative items needing to be added to the contract and the extension of the contract must be negotiated between Pierce County and THA; 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 negotiate these changes to the respective Pierce County contracts.

Comments: Commissioner Rumbaugh wanted to know how much of the full expenditure being reported is a result of getting individuals housed and how much is caused by market rate increase. Tess Colby will be able to provide the requested data but wanted to assure the board that the mass majority of THA dollars are being spent on rent. ED Mirra asked if there is a pattern where people housed end up. Tess responded that they are getting pushed out of the City of Tacoma, and this is another data that she can provide.

Commissioner Rumbaugh motioned to approve the resolution. Vice Chair Young seconded the motion.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	None
Abstain:	None
Absent:	1

Motion Approved: November 14, 2018

Dr. Minh-Anh Hodge, Chair

9.3 RESOLUTION 2018-11-14 (3)
(Arlington Drive Youth Campus GC/CM Contractor)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, The Housing Authority of the City of Tacoma (THA) is committed to developing new affordable housing in the City of Tacoma; and

WHEREAS, THA is seeking to develop the site known as Arlington Drive with up to 58 new affordable housing units for rent and a 12-bed Crisis Residential Center; and

WHEREAS, On September 24, 2018, THA solicited proposals for a GC/CM contractor to provide pre-construction and construction services; and

WHEREAS, On October 29, 2018, THA received five (5) qualified and responsive Proposals; and

WHEREAS, An evaluation team, comprised of three (3) THA staff, reviewed and scored the proposals according to the evaluation criteria listed in the RFP; and

WHEREAS, The evaluation team recommends Korsmo Construction to provide preconstruction and construction services with a negotiated Guaranteed Maximum Price (GMP); now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:

THA's Executive Director is authorized to negotiate and, if those negotiations are successful, to enter into an agreement with Korsmo Construction not-to-exceed \$95,000 for pre-construction services and negotiate a Guaranteed Maximum Price (GMP) for construction at the conclusion of the bidding phase.

Comments: John Korsmo was in attendance and addressed the board. He is excited about the opportunity to work with THA and has a great team for this project. He also felt this was a great project to get started with THA. John is looking to personally get involved and serve youth homeless in Tacoma and Pierce County. Korsmo Construction just finished Eastside Community Center and is currently working with YWCA. Commissioner Rumbaugh wanted to know what it was about this project that John found more appealing than previous projects. According to John, timing and size of the project lined up for his team.

Commissioner Rumbaugh motioned to approve the resolution. Vice Chair Young seconded the motion.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	None
Abstain:	None
Absent:	1

Motion Approved: November 14, 2018

Dr. Minh-Anh Hodge, Chair

**9.4 RESOLUTION 2018-11-14 (4)
(Contract for Arlington Drive Apartments Service Provider)**

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, The City of Tacoma and Pierce County have a growing population of homeless youth without families and homeless young adults; and

WHEREAS, The City of Tacoma and Pierce County are presently without services necessary to responsibly and effectively serve these young people; and

WHEREAS, As a result this young people face physical and sexual exploitation, lifelong developmental and educational impairments, health and mental health damage and blighted economic and emotional prospects, and our City and County face increased costs of emergency services, mental health and health services and judicial and jail services; and

WHEREAS, Serving homeless youth without families and homeless young adults fits well within THA's mission and strategic objectives; and

WHEREAS, THA has secured funding to develop a Crisis Residential Center for youth age 12-17 who are experiencing homelessness and has executed an agreement with Community Youth Services to provide services and operate the facility; and

WHEREAS, THA has secured funding to develop up to 58 units of rental housing for young adults age 18-24 experiencing homelessness; and

WHEREAS, These young adults will need services that THA does not provide and does not have the capacity to provide; THA needs a high capacity social service partner with the requisite expertise and experience; and

WHEREAS, THA engaged in a thorough and thoughtful community consultation process to develop a scope of services for a service provider to offer; and

WHEREAS, To help THA select the service partner THA engaged community voices, to include formerly homeless youth, service providers, city and county representatives, neighboring homeowner and others; 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 negotiate, and if those negotiations are successful, to execute an agreement with the YMCA of Greater Seattle, Accelerator Branch, to provide services for the Rental Housing being developed for Young Adults as part of the Arlington Campus for Homeless Youth and Young Adults.

	YMCA of Greater Seattle		Metropolitan Development Council		Pioneer Human Services		The Coffee Oasis	
	Points Awarded	Narrative	Points Awarded	Narrative	Points Awarded	Narrative	Points Awarded	Narrative
Letter of Intent (5 possible points)	5	All letters of intent met the specified criteria	5	All letters of intent met the specified criteria	5	All letters of intent met the specified criteria	5	All letters of intent met the specified criteria
Guiding Principles, Project Approach, and Budget (30 possible points)	29	Clearly stated understanding that relationships between participant and staff are integral to engagement. Strong understanding of trauma-informed care. Prioritize housing first and minimal barriers to housing. Prioritize cultural humility and hiring staff with lived experience. Will use evidence-based program that requires intense fidelity monitoring and yields predictable outcomes related to permanent housing. Reasonable, well thought out and thorough budget and staffing levels.	22	Prioritize housing first. Will remind clients that "choices come with consequences" and that their housing is time limited. Contradicting the housing first model. Individualized planning and services are required for each resident depending on their needs and history. Prospective language. Awareness that services should not retraumatize clients and mention of trauma informed care. Flexible staff schedules to accommodate client needs. Reasonable budget, but specific positions to be funded are heavily reliant on peer supports. Unclear about wages per position. No mention of paid mental health/chemical dependency staff.	20	Institutional approach with consistent reference to "treatment" throughout the proposal and interviews. Mention of housing first but also reference intense biopsychosocial assessment as necessary within 48 hours of entry and service regimens akin to inpatient treatment. Young people would stay in ground level transitional units for the first 48 hours to allow provider to engage supports. Level of treatment (1-3, 3 being the most intense) determines frequency of meetings with staff via assessments, group meetings, and individual counseling. Will engage a comprehensive treatment team including other young people, family and friends. Biggest budget at \$2.2m with \$665,000 funding gap. Remainder to be filled via Medicaid for clinical services. Stated reliance on THA to raise the uncovered funding.	18	Mention of trauma informed care and harm reduction, but no specifics of what either mean or how they translate to implementation. Clear understanding that young people need flexible intake processes and time to build relationships with staff before engaging in services. Culturally responsive environment is described as "non-discriminatory" with attention paid to hiring the "best qualified staff". When asked during the interview what makes a staff "qualified" the response was repeatedly "experience working in social services and education" without regard to lived experience or diversity. Consistently called women "girls" during interviews and referenced homeless young adults as the "children of our society" in one of the interviews. Proposed 32 full-time staff with a total staffing budget of only \$1,468m. During interviews they stated that scaling up would "be no big deal". We already serve 1,000 kids per year, what's another 60? Indicating a severe lack of understanding of the magnitude of this project.
Experience and Capacity of Project Team (30 possible points)	27	20 years of experience housing homeless young adults in various types of housing programs. Largest housing provider for young adults in all of King County. County-wide crisis responders for youth and young adults. Offer outpatient mental health and chemical dependency treatment. Gang intervention and violence prevention programming. Experienced leadership. Proposed Director of Arlington lives three blocks from Salishan. No social services offered by the YMCA of Greater Seattle in Pierce County. YMCA of Pierce and Kitsap Counties has a strong presence in the community.	18	15 months of experience providing permanent supportive housing with the Avenue Apartments with "2-3 exits", two of which left to permanent housing, one unknown. Experience with supportive employment, counseling and chemical dependency counseling. Heavy reliance on peer support specialists but unclear how they will be supported.	18	Experience with young adults limited to one program serving young people 18-20 years old and focused on helping young people transition back into the community from justice system involvement. Other programs serving young people focus on youth under 18 years old. Oversight of Arlington would include a Clinical Director, Director of Youth and Young Adult Programs and Director of Research and Client Outcomes.	15	Two years of experience providing supportive housing for young adults. Ten years of experience in job training, outreach and drop in services. Experience providing 24hr services for young adults since 2013. Prospective language with regard to staff who would work at Arlington, including education, training and experience expectations. No reference to preference for those with lived experience or diversity dimensions.
	YMCA of Greater Seattle		Metropolitan Development Council		Pioneer Human Services		The Coffee Oasis	
	Points Awarded	Narrative	Points Awarded	Narrative	Points Awarded	Narrative	Points Awarded	Narrative
Service Plan, Metrics and Evaluation (30 possible points)	29	The YMCA uses the YV LifeSet service model. This model is a nationally known service regimen founded in evidence. It requires strict evaluation, evidence based interventions, small caseloads (no more than 10 clients per case manager), minimum of once per week meetings, comprehensive treatment plans, and team approach. Proven outcomes: 77% stably housed, 74% increase in education credentials, 89% avoiding further justice system involvement. Opportunity for services with less intensity including live-in resident manager for 24hr assistance and a housing case manager. On-site mental health and substance use treatment.	23	Prospective language. One care coordinator per every 24 residents. One meeting per month and access to all MDC services including behavioral health, chemical dependency, employment and education supports. Peer specialists available for more frequent meetings. Staff available 24 hours per day. Local to Tacoma with connections to several local organizations including REACH, Shared Housing Services, Team Child, Vado, Associated Ministries, Oasis Youth Center and the Center for Children and Youth Justice.	20	Service planning includes several intense assessments including the mini mental status exam, the American Society of Addiction Medicine Dimensions, and Social Determinants of Health assessment. Scores on these assessments will determine the young person's "level". No plan for young people who are uninterested in intensive assessments and services. Experience in Tacoma and established relationships with several service providers including Oasis Youth Center, Wellspring Family Services, Columbia Legal Services, and Northwest Justice Services. Assessments are clear but anticipated outcomes are not identified.	15	Service model includes emphasis on social enterprise and job training programs. Mention of providing "culturally appropriate on-site and off-site services, including, case management, health screenings and therapy appointments", but few specifics about how residents' individual needs will be assessed and/or addressed. Outcome measurements focus on safety, well-being, permanent connections, and self-sufficiency. No mention of permanent housing as an outcome measurement.
Ability to Help THA Find Service Funding (15 possible points)	5	There is strong philanthropic support for YV LifeSet, including a potential \$1.1 match up to \$1m in the state of WA outside King County. Solidified legislative strategy to include funding in 2019 state budget. The YMCA has more than 100 government contracts and projected \$14,000,000 budget in 2018. The Y expects to pull medical funding via Foundational Community Supports and billing for mental health/chemical dependency services. Current and prospective support from the Ballmer Group, Ralikes Foundation, Campion Foundation, The Boeing Company, Cheney Foundation, The Russell Family Foundation, The United Way of Pierce County and the Benford Foundation. The Y has a strong reputation and presence within philanthropic, local, state and federal funders. Plans to tie into the Anchor Communities Initiative in Pierce County.	2	State that each unit will come furnished with bedding, houseware, and bathroom accessories via community donations. MDC has a fund development staff to support funding, including grant writing and grassroots efforts to raise money. Utilize medical billing via Foundational Community Supports. Little presence locally or at the state level regarding young adult homelessness.	2	Proposal to pay for clinical services via Medicaid and applications for additional clinical funding through various federal block grants. Funding gap of \$665,000 is expected to be covered by THA which was mentioned in interviews. Mention of "community foundations [and] corporate giving at federal, state and county levels of government" as potential funding streams in the proposal. No additional specifics mentioned.	1	Expect to raise 55% of funding (approximately \$840,000) via social enterprise with THA providing the remainder of funds. Mention pursuing funding via state and federal funding, but unclear through which specific funding streams.
Point Total	85		70		65		54	

Comments: Mark Putnam with YMCA thanked the board for the opportunity to be the service provider for Arlington Drive Apartments. YMCA is thrilled to be a part of such an innovative project, and will bring their housing first philosophy in their approach to engage young adults. They will also be looking at qualitative

data to track success. The homelessness and affordable housing crisis is in part due to why YMCA is servicing outside of King County. Aaron Fox, also with YMCA, spoke about their commitment to equity. They value education and training, trauma informed care, and ongoing training for staff. He is an East Tacoma resident and has seen the need for a solid service provider. Commissioner Rumbaugh asked what qualitative data the Y can measure and track. According to Mark they can measure how the programs are doing from input and feedback. Commissioner Rumbaugh is interested in tracking the fundamental issues of education completion, job acquisition and job skills training for those coming out of institutions and would like the opportunity to discuss data collected. Chair Hodge would also like feedback from the young adults themselves. Vice Chair Young asked if this is the first project the Y is doing in Pierce County and Mark responded yes.

[A gentleman also invited himself to the podium to speak. His name is Dartanyon Pratcher. He spoke of his experience in some social service activities.]

Vice Chair Young motioned to approve the resolution. Commissioner Rumbaugh seconded the motion.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	None
Abstain:	None
Absent:	1

Motion Approved: November 14, 2018

Dr. Minh-Anh Hodge, Chair

9.4 RESOLUTION 2018-11-14 (5)
(Amendment to Architectural and Engineering Services with Mithun Architects for Hilltop Parcels Project)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, The Housing Authority of the City of Tacoma (the “Authority”) seeks to encourage the provision of long term housing for low income persons residing in the City of Tacoma, Washington (the “City”); and

WHEREAS, On September 26, 2018, the Board approved Resolution 2018-9-26(2) authorizing the Executive Director to negotiate and execute a contract not-to-exceed \$250,000 with Mithun Architects for the Hilltop Parcels project; and

WHEREAS, At this time, THA would like to increase the not to exceed amount of the contract to \$250,000 to cover the increased cost of community engagement activities requested by THA; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:

Authorize THA's Executive Director to negotiate and execute an amendment to the contract with Mithun Architects for its Hilltop Parcels to increase its not-to-exceed amount to \$275,000.

Vice Chair Young motioned to approve the resolution. Commissioner Rumbaugh seconded the motion.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	None
Abstain:	None
Absent:	1

Motion Approved: November 14, 2018

Dr. Minh-Anh Hodge, Chair

9. COMMENTS FROM COMMISSIONERS

Commissioner Rumbaugh thinks it is disturbing that staff have to work in the shadow of security concerns and thanked everybody for staying with it and encouraged staff to report any concerns they have. Chair Hodge thanked ED Mirra and staff.

10. EXECUTIVE SESSION

None.

11. ADJOURNMENT

There being no further business to conduct the meeting ended at 6:27 PM.

APPROVED AS CORRECT

Adopted: December 12, 2018



Dr. Minh-Anh Hodge, Chair
STAR RUMBAUGH