



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES SPECIAL SESSION FRIDAY, JANUARY 17, 2020

The Commissioners of the Housing Authority of the City of Tacoma met in Special Session at 902 South L. Street, Tacoma, WA 98405 at 12:00 PM on Wednesday, January 17, 2020.

1. CALL TO ORDER

Chair Young called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 12:05 PM.

2. ROLL CALL

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

PRESENT	ABSENT
Commissioners	
Chair Derek Young	
Vice Chair Stanley Rumbaugh (arrived late at 12:17 pm)	
Commissioner Dr. Minh-Anh Hodge	
	Commissioner Dr. Arthur C. Banks
Commissioner Shennetta Smith	
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 and Empowerment Director	

Chair Young declared there was a quorum present @ 12:06 pm and proceeded.

3. NEW BUSINESS

3.1 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.

Comments: The Real Estate Development team recommends 57 vouchers to be awarded to Hilltop Lofts. Staff expects to be fully paid for the land and Tacoma Housing Authority will have influence on the design.

Commissioner Hodge motioned to approve the resolution. Commissioner Smith seconded the motion.

AYES: 3
NAYS: None
Abstain: None
Absent: 2 (Vice Chair Rumbaugh was not yet in attendance)

Motion Approved: January 17, 2020

Derek Young, Chair

3.2 RESOLUTION 2020-01-17 (2) (Approval of Project Based Voucher Contracts)

WHEREAS, Mercy Housing Northwest is requesting sixteen (16) project-based vouchers; and

WHEREAS, The project is new construction and will require an Agreement to Enter into a Housing Assistance Payment (AHAP) contract. THA and Mercy Housing Northwest will seek the required subsidy layering and environmental reviews prior to executing such a contract; 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:

THA's Executive Director is authorized to negotiate, and if those negotiations are successful, to execute a Project Based Voucher (PBV) Agreement to Enter Into a Housing Assistance Payment (AHAP) and subsequent Housing Assistance Payment (HAP) contracts with Mercy Housing Northwest for its MLK Senior Housing project on the Hilltop.

Comment: The application for 9% credit is due January 22nd. Mercy Housing is requesting sixteen (16) project-based vouchers.

Commissioner Hodge motioned to approve the resolution. Commissioner Smith seconded the motion.

Upon roll call, the vote was as follows:

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

Motion Approved: January 17, 2020

Derek Young, Chair

**3.3 RESOLUTION 2020-01-17 (3)
(Pierce County Contract for Rapid Rehousing Homeless Housing Programs)**

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 and homeless housing programs since 2013; and

WHEREAS, The contract has been re-written to combine THA's investment and historical contract amendments into a new contract effective January 1, 2020; and

WHEREAS, The contract will be in effect through 2020; 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, and to sign a new Pierce County contract for housing for families and young adults experiencing homelessness.

Comments: There have been 7 amendments since the inception of the Pierce County contracts. The contract will change from annual renewal to renewals every two years.

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

Upon roll call, the vote was as follows:

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

Motion Approved: January 17, 2020

Derek Young, Chair

3.4 RESOLUTION 2020-01-17 (4)
(Contract with Pierce County for Tacoma Schools Housing Assistance Program (TSHAP))

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

Whereas, The Tacoma Schools Housing Assistance Program (TSHAP) seeks to stabilize McKinney-Vento families experiencing housing instability within the Tacoma Public Schools (TPS) by providing an avenue in which McKinney-Vento households who are literally homeless or at risk of homelessness can access Coordinated Entry and receive housing services through Pierce County; and

Whereas, THA, TPS and Pierce County Human Services share a vested interest to serve families with children and improve outcomes for students and the schools that serve low-income families; and

Whereas, THA will invest \$400,000 for the TSHAP beginning in 2020 and will scale the investment over five years. The total five-year investment will be up to \$3.8 million; and

Whereas, THA's investment will be limited to use on housing-only. Funds for the supportive services to administer the housing funds must be secured from elsewhere; 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 enter into contract negotiation with Pierce County to administer the TSHAP program. The value of the contract will be up to \$3.8 million over five years.

Comments: Executive Director Mirra secured funds for TSHAP from Tacoma Public Schools. Tacoma Housing Authority has not secured service dollars from the City but submitted a request for funds to Balmer foundation. This investment is limited to housing only.

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

Upon roll call, the vote was as follows:

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

Motion Approved: January 17, 2020

Derek Young, Chair

4. COMMENTS

The Tacoma School District signed Tacoma Housing Authority's Letter of Intent (LOI) for THA's exploration of whether it would like to accept TPS's offer of the Gault school property. The LOI is non-binding. Staff are getting estimates to tear down anything that is not part of the original building, issuing a Request for Qualifications (RFQ) for community engagement, and trying to find out other funding sources to repurpose the school. Tacoma

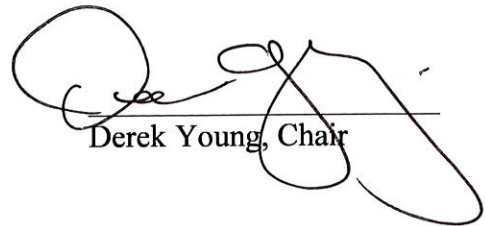
Housing Authority will need to spend \$75K in consultation prior to signing a purchase and sale agreement.

10. ADJOURNMENT

There being no further business to conduct, the meeting ended at 1:03 pm.

APPROVED AS CORRECT

Adopted: February 26, 2020



Derek Young, Chair