



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-03-28 (5)

Date: March 28, 2018

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Korean Women's Association (KWA) Proposal for Portland Avenue Community Center

Purpose

The purpose of this resolution is to authorize Tacoma Housing Authority's (THA) Executive Director to submit a proposal, in partnership with KWA, responding to the Request for Proposal issued by Metro Parks for a community based entity to repurpose the Portland Avenue Community Center.

Background

Metro Parks Tacoma has issued a Request for Proposal seeking interested parties to lease or purchase the Portland Avenue Community Center on Tacoma's Eastside, and to facilitate community based programs and services. The Portland Avenue Community Center is adjacent to Portland Avenue Park located at 3513 East Portland Avenue in Tacoma. This is a 9,326 SF facility built in 1988. It is located on 14 acres of land. Metro Parks will retain public ownership of the grassy areas, parking lot, restrooms, play areas and picnic shelter. Metro Parks is open to relocating these amenities on the site if it will better meet the intentions of the responder.

Metro Park would be able to enter into an inter-governmental transfer of the property with THA. This transfer would ensure continued public involvement and oversight of the property, which Metro Parks would value.

KWA seeks to create a "Lifelong Learning Center" on the site that would consolidate their senior meals program, provide space for large events, offer classes in cooking, and provide mental health services, Tai Chi, programs for seniors to mentor youth, provide youth with specialized services, and support inter-generational learning partnerships. KWA is prepared to remodel the current community center to accommodate these uses. It will pay for the remodeling with their own resources and expect free use of the space in exchange for their investment. THA would provide construction oversight and project management services.

KWA will also establish an endowment to provide the funds for on-going operations and programs and, in addition to consolidating the senior meal programs, will locate its staff to work

out of the new facility.

THA expects to negotiate an agreement with Metro Parks that would allow Metro Parks to take back the facility if programming does not meet their proposal requirements. THA would execute a lease with KWA for managing the program and all building operations and maintenance. KWA has the experience to provide the programming and property management.

Over time, KWA and THA would work together to develop up to 150 units of senior housing on some of the vacant land on the site that will be included in this transaction. The intent to do so will be covered in future agreements with KWA and Metro Parks.

Recommendation

Approve Resolution 2018-03-28 (5) authorizing THA's Executive Director to approve, execute and deliver all documents necessary to respond to the Request for Proposal issued by Metro Parks for the Portland Avenue Community Center.



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-0 3-28 (5)

(Approval to Submit Proposal to Metro Parks in Partnership with the Korean Women's Center for the Portland Avenue Community Center)

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 is seeks to support projects and programs that provide continued learning opportunities and meet community needs; and

Whereas, Metro Parks Tacoma has issued a Request for Proposal (RFP) for organizations interested in leasing or purchasing the Portland Avenue Community Center to facilitate community-based programs and services; and

Whereas, THA has worked with the Korean Women's Association on past projects and knows the organization to be financially strong and capable of renovating the center, offering programs and services and paying for all operating and maintenance costs; and

Whereas, The Housing Authority and KWA are respected community organizations in Tacoma and this collaboration will provide Metro Parks with an assurance that the community goals for repurposing this facility will be done; and

Whereas, state law allows THA and Metro Parks to enter into an inter-governmental transfer of the property. This will allow Metro Parks to transfer the Portland Avenue site to THA to facilitate the KWA proposal; 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 directed and authorized to submit a proposal, in partnership with KWA, to Metro Parks for repurposing the Portland Avenue Community Center.

Approved: March 28, 2018



Janis Flauding, Chair