



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-8-26 (3)

Date: August 26, 2015
To: THA Board of Commissioners
From: Michael Mirra, Executive Director
Re: Project Based Voucher Contract Approval

Background

This resolution will allow the executive director to negotiate and sign an Agreement to Execute a Housing Assistance Payment (AHAP) contract and a Housing Assistance Payment (HAP) contract to project base 52 vouchers into Bay Terrace Phase 2.

Tacoma Housing Authority (THA) plans to complete the redevelopment of the former Hillside Terrace 2500 block site. In late 2014, THA completed the first phase as Bay Terrace Phase 1. THA is planning Bay Terrace Phase 2. THA has secured 9% tax credits and well-qualified investors to purchase those credits. Bay Terrace Phase 2 will include 74 units. THA needs to project based vouchers into 52 of the units. These vouchers will make those units affordable to very low-income households and provide the property with a reliable rental income. This anticipated rental income has allowed THA to finance the construction. The 52 units with project based subsidy will be set aside for households with the following incomes:

Bedroom Size	No. of Units	AMI Served
1 bedroom	13	30%
1 bedroom	10	40%
2 bedroom	10	30%
2 bedroom	9	40%
3 bedroom	7	30%
3 bedroom	3	40%
Total	52	

THA will execute the AHAP immediately to complete the financial closing. It will execute the HAP when the units are finished. We anticipate finishing this in early 2017. THA does not need to go through a competitive process to award these vouchers to Bay Terrace Phase 2. This is because our approved Moving-to-Work activity allows THA to place vouchers without an RFP into properties where it has an ownership interest without an RFP.

Recommendation

Approve Resolution 2015-8-26 (3) authorizing THA's Executive Director to execute an Agreement to Execute a Housing Assistance Payment (AHAP) and Housing Assistance Payment (HAP) contract with 2500 Court G LLLP.



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RESOLUTION 2015-8-26 (3)

BAY TERRACE PHASE 2: Project Based Voucher Contract Approval

WHEREAS, the financing for Bay Terrace Phase 2 requires THA to project based vouchers into 52 of its units;

WHEREAS, through THA's Moving-to-Work (MTW) flexibilities, it does not need to issue a Request for Proposals and to have the property compete for the vouchers;

WHEREAS, THA must negotiate the terms of the contract to project base the vouchers with the tax credit investor; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City Of Tacoma, Washington, that:

the Executive Director is authorized to negotiate the terms of an Agreement to Execute a Housing Assistance Payment (AHAP) and a Housing Assistance Payment (HAP) contract with 2500 Court G LLLP and to execute those contracts.

Approved: August 26, 2015


Stanley Rumbaugh, Chair