



TACOMA HOUSING AUTHORITY

RESOLUTION 2016-08-24(7)

Date: August 24, 2016
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Extension of Project Based Voucher Contract: Flett Meadows

This resolution would extend the project based voucher housing assistance payments contract (PBV HAP) for LASA's Flett Meadows for ten (10) years.

Background

THA has been subsidizing LASA's Flett Meadows through project based voucher (PBV) assistance since September 2004. The project currently provides 24 month transitional housing to thirteen (13) formerly homeless families. The original PBV contract expired in 2014. THA extended it for two years to allow THA, LASA, Pierce County and other Flett Meadows funders plan to transition the property from transitional housing to another model. HUD and other funders have directed this transformation away from transitional housing which is no longer the preferred strategy for serving homeless families.

Through this process, we have been operating with the understanding that THA will continue the PBV contract for up to 15 more years certain conditions are met. THA provided these conditions to LASA in May 2015. They are as follows:

- *Provide permanent supportive housing or some version of it that we can recognize as including meaningful supportive services for special needs populations that THA does not provide; AND*
- *Provide some preference for THA households whose need for those services causes them to fail in our housing program, such as the high need families in the McCarver program. OR*
- *We would consider extending the project based voucher contract for other low-income families only if by doing so we (i) promote their economic integration into market rate housing or neighborhoods or (ii) promote the construction of affordable housing or (iii) preserve affordability that would otherwise be lost.*



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We believe we have a proposal for Flett Meadows that meets both conditions. The proposal includes the following:

- Extend the contract for ten (10) years;
- Add one more unit to the contract for a total of fourteen (14) units;
- Increase the contract rent to payment standard;
- Allow all families currently residing in in good standing at Flett Meadows to remain in place;
- LASA will continue to provide supportive services to the families living in Flett Meadows;

- As units become vacant, LASA will make the units available to families searching for housing with Rapid Rehousing (families that are homeless and have been referred to a services provider through the coordinated entry system).
 - Most likely, LASA will partner with one or two service providers that receive Rapid Rehousing funds to create a quick referral process.
 - Families referred in this way will receive case management within the rapid rehousing model from the third-party service provider. As the household stabilizes the third-party service provider will exit and the family will receive services from LASA;

- If referrals are not available through Rapid Rehousing, LASA will accept referrals for vacant units from THA. Families referred by THA would be those at risk of homelessness that THA and LASA mutually agree would benefit from services and housing at Flett Meadows. (*Note: this proposal is subject to funder approval and may not be allowable because of the capital dollars in the property that require admission of homeless families*);
- THA's Administrative Plan will be updated to reflect the admissions process that will be used for these project based units.

Recommendation

Authorize THA's Executive Director to negotiate a ten (10) year extension to the LASA Flett Meadows Project Based Voucher Housing Assistance Payment Contract, with the conditions set forth.



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(Extension of Project Based Voucher Contract: Flett Meadows)

WHEREAS, THA has been providing project based voucher assistance to LASA's Flett Meadows property since 2004; and

WHEREAS, Flett Meadows houses formerly homeless families; and

WHEREAS, Failure to extend this contract would lead to a loss of affordable housing units; 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 negotiate, and if those negotiations are successful to execute, a ten (10) year extension to the LASA Flett Meadows Project Based Voucher Housing Assistance Payment Contract and add one additional unit to the contract, for a total of fourteen (14) units. The contract will have the conditions set forth in the cover memo to this resolution.

Approved: August 24, 2016



Dr. Arthur C. Banks, Chair