



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2017-10-25 (2)

**DATE:** October 25, 2017

**TO:** THA Board of Commissioners

**FROM:** Michael Mirra  
Executive Director

**RE:** Authorization to Adopt New Procurement Policy For THA Affiliates

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*This resolution provides guidance on when tax credit entities and other businesses of which Tacoma Housing Authority (THA) is a member or partner are required to follow THA's procurement policy.*

### Purpose

Tacoma Housing Authority ("THA") is a member and/or partner of several tax credit and other businesses that design, construct, and maintain affordable housing projects. This resolution serves two purposes:

- (1) provides guidance on when those businesses are required to follow THA's procurement policy; and
- (2) establishes a policy that, even when not required by law, those businesses will endeavor to pay Washington State residential prevailing wages to laborers, workers, and mechanics on new construction projects, if THA determines in its sole and absolute discretion that the payment of such wages is feasible.

### Background

Legal counsel for THA has provided confidential legal advice to the Board concerning this resolution.

### Recommendation

Approve Resolution No. 2017-10-25 (2).



# TACOMA HOUSING AUTHORITY

## **RESOLUTION 2017-10-25 (2)** **(Authorization to Adopt New Procurement Policy)**

A **RESOLUTION** concerning procurements conducted by tax credit and other legal business entities of which the Tacoma Housing Authority is either a member or partner

**WHEREAS**, The Housing Authority is a member and partner of several tax credit and other business entities that design, construct, and maintain affordable housing projects ("Separate Entities"); and

**WHEREAS**, The Housing Authority intends to confirm when Separate Entities are not required to follow the Housing Authority's procurement policy; and

**WHEREAS**, even if not legally required to do so, the Housing Authority desires to provide some protections to employees of contractors of Separate Entities against substandard wages if feasible; now, therefore, be it

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

1. When Separate Entities develop affordable housing projects, and such projects are not designed, constructed, or maintained at the cost of Washington State, any municipality of Washington State (including the Housing Authority) or the federal government, the Separate Entity is not required to follow the Housing Authority's existing procurement policy.
2. Even if not required by law, Separate Entities will endeavor to pay no less than the residential prevailing wage rate to laborers, workers, and mechanics, as published by the Department of Labor & Industries, on new construction projects, when in the Housing Authority's sole and absolute discretion, the payment of such wages is feasible. The foregoing does not relieve Separate Entities of any obligation to pay any prevailing rate of wage required by law.
3. 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.
4. This resolution shall be in full force and effect from and after its adoption and approval.

**Approved: October 25, 2017**

  
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Janis Flauding, Chair

## 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. 2017-10-25 (2) (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on October 25, 2017, and duly recorded in the minute books of the Authority.

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 of Commissioners of the Authority 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 October 25, 2017.

HOUSING AUTHORITY OF THE CITY OF  
TACOMA

By: Michael Mirra  
Michael Mirra, Executive Director