



TACOMA HOUSING AUTHORITY

RESOLUTION 2012-12-19 (5)

DATE: December 19, 2012
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Project Based Voucher Contract Approval

Background

On August 6, 2012, THA issued a Request for Proposals for up to 110 project-based vouchers. THA has also set aside 46 of these vouchers for THA's own Hillside Terrace Phase 1 project. Under THA's Moving to Work authority, we may award this property project based vouchers without going through a competitive process.

THA received four responses for the remaining 64 vouchers. Proposals were scored based on:

- Owner experience
- Extent to which services for special populations are provided onsite
- Extent to which the project further THA's goal of de-concentrating poverty and expanding housing and economic opportunities
- Overall project viability
- Percentage of assisted units in the property—the lower the percentage the higher the score
- Additional points were awarded for projects serving households below 30% AMI, working households and serving special needs populations.

There was an opportunity for respondents to score up to 460 points (115 per reviewer).

Below is a list of the respondents and their respective scores awarded by a review committee of THA staff. The committee recommends awarding the top two requests for a total of 58 vouchers:

Respondent	Project Name	Brief Project Description	Request	Score
Mercy Housing	New Tacoma 2	A new 40 unit development for senior residents with case management and resident services provided on-site.	8 vouchers	359

Respondent	Project Name	Brief Project Description	Request	Score
Catholic Community Services (CCS)	Nativity House	A newly developed day and night shelter for homeless adults, kitchen facilities to serve meals three times per day, and 50 units of permanent supportive housing. CCS is requesting PBVs for the 50 units of permanent supportive housing.	50 vouchers	245
MDC	Randall Townsend	A 35 unit acquisition/rehab project to provide permanent supportive housing with 24 hour support services on-site.	20 vouchers	226
Korean Women's Association	Olympus Hotel	A 49 unit existing building that serves low-income households in downtown Tacoma. KWA is requesting vouchers to cover existing operating deficits.	11 vouchers	202

The top two projects were the most viable and most in line with THA's strategic mission, vision and values.

The committee is recommending to leave the six (6) unawarded vouchers "on the shelf" until a later time. We hope to use these vouchers in the future to spur market rate development and secure affordable units in properties that would be otherwise unaffordable to THA's customers.

With the approval of this resolution, I will begin negotiating contracts with Mercy Housing and Catholic Community Services. The contract terms will be up to fifteen (15) years. As discussed during the budget process, neither an Agreement to Execute a Housing Assistance Payment (AHAP) nor Housing Assistance Payment (HAP) contract will be executed until the FFY 2013 funding clarifies (especially sequestration) and we have confidence that THA will have adequate funds in the future to honor these contracts. However, we would like to issue tentative award letters to close the RFP process.

This resolution will also allow me to execute an AHAP and HAP contract on behalf of Hillside Terrace Phase I, LLC to place 46 project based vouchers in the redeveloped Hillside Terrace Phase I. The AHAP contract will be executed immediately in order to complete the financial closing for this development.

Recommendation

Approve Resolution 2012-12-19 (5) authorizing the Executive Director to execute Agreement to Execute a Housing Assistance Payment (AHAP) and/or Housing Assistance Payment (HAP) contracts with Mercy Housing, Catholic Community Services and Hillside Terrace Phase I LLC.



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PROJECT BASED VOUCHER CONTRACT APPROVAL

WHEREAS, Tacoma Housing Authority (THA) has held a competitive process for project based vouchers;

WHEREAS, Mercy Housing's New Tacoma 2 was the highest scoring respondent and should receive eight (8) project based vouchers;

WHEREAS, Catholic Community Housing's Nativity Housing was the second highest scoring respondent and should receive fifty (50) project based vouchers;

WHEREAS, Hillside Terrace Phase I was not required to compete for vouchers and will receive 46 project based vouchers;

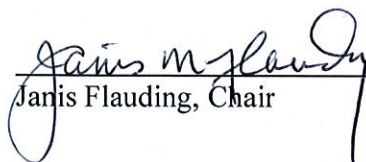
WHEREAS, the effective date and terms of each contract will be up to the discretion of the Executive Director except no contract term will exceed fifteen (15) years;

WHEREAS, THA will negotiate each contract separately with the requesting organization.

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

Approves Resolution 2012-12-19 (5) authorizing the Executive Director to negotiate and if those negotiations are successful to execute Agreement to Execute a Housing Assistance Payment (AHAP) and/or Housing Assistance Payment (HAP) contracts with Mercy Housing, Catholic Community Services and Hillside Terrace Phase I LLC.

Approved: December 19, 2012


Janis Flauding, Chair