



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES REGULAR SESSION WEDNESDAY, July 27, 2016

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at 911 North K. Street, Tacoma, WA at 4:45 PM on Wednesday, July 27, 2016.

1. CALL TO ORDER

Vice Chair Banks called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 4:56 PM.

2. ROLL CALL

Upon roll call, those present and absent were as follows:

PRESENT	ABSENT
Commissioners	
Chair Stanley Rumbaugh	
Vice Chair Arthur Banks	
	Commissioner Janis Flauding
Commissioner Minh-Anh Hodge	
Commissioner Derek Young	
Staff	
Michael Mirra, Executive Director	
Sha Peterson, Executive Assistant	
April Black, Deputy Executive Director	
	Ken Shalik, Finance Director
Barbara Tanbara, Human Resources Director	
	Pat Patterson, Property Management Director
	Kathy McCormick, Real Estate Development Director
Todd Craven, Administration Director	
Greg Claycamp, Client Services Director	
Sandy Burgess, Associate Director for AD & Asset Management	

Vice Chair Banks declared there was a quorum present @ 4:56 pm and proceeded. Chair Stanley Rumbaugh arrived at 5:00 pm.

5. COMMITTEE REPORTS

Real Estate Development Committee—Commissioner Rumbaugh

Nothing to report.

Finance Committee—Commissioner Hodge and Commissioner Young

The committee met on Monday for an Entrance Audit. In terms of THA's financial situation, everything is on time and there are no discrepancies, according to Commissioner Hodge.

Education Committee—Commissioner Hodge

Nothing to report.

Citizen Oversight Committee—Vice Chair Banks

Nothing to report.

6. COMMENTS FROM THE EXECUTIVE DIRECTOR

Executive Director (ED) Michael Mirra was hoping to present an interlocal agreement between THA and Tacoma Public Schools memorializing and governing their partnership, but negotiations are continuing. He expects to have an agreement to present in August to both the THA board and the school board.

ED Mirra provided the board an update on recent visits THA hosted by Congressman Heck and HUD Deputy Secretary Nani Coloretti. Both visits went well.

7. DEPARTMENT REPORTS

Finance

Finance Director Ken Shalik was not in attendance. ED Mirra reported on his behalf. Most notable on the Cash Report is that much of THA's balance is non-federal money..

Chair Rumbaugh moved to ratify the payment of cash disbursements totaling \$6,784,211 for the month of June, 2016. Commissioner Hodge seconded.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	None
Abstain:	None
Absent:	1

Motion Approved: July 27, 2016

Policy, Innovation and Evaluation

Policy, Innovation and Evaluation (PIE) Director April Black directed the board to her report. Director Black's report has everything she promised she would report to the board quarterly, with the exception of Housing Assistance Program (HAP). The PIE report has a synopsis of the MTW submitted by THA, which has not yet been approved by HUD.

The board requested additional information regarding Rapid Rehousing. More specifically, the board would like to know:

- Of the persons applying, how many are served (receiving housing)
- People served vs. the number of applications received
- What percentage of vouchers are involved with the RAD program

Director Black will provide the information on her next report to the board.

Director Black reported that staff were watching the rising rents in the Tacoma rental market for what adjustments may be appropriate to the value of the vouchers. So far, she reports, THA's voucher holders seem to be managing with THA's vouchers according to the various metrics THA tracks. Chair Rumbaugh expressed concerns with devoting more assets to paying rent for the same number of people. Vice Chair Banks reminded the board that in 2011, THA made changes to the voucher program utility allowance and the size of voucher that families can receive for the purpose of saving money. THA saved a significant amount of money and those savings have been redirected to RAD and other programs that allow THA to serve money households or to provide more or better services. ED Mirra stated that the next budget cycle that will be an occasion for the board to judge what tradeoffs it wishes to make between increasing the value of vouchers, providing those additional services or serving more households.

Administration

Administration (AD) Director Todd Craven directed the board to his report. Director Craven invited the board to see an OpenDoor demonstration. An invitation will be sent out to those interested. Director Craven provided an update on the OpenDoor project. There is still more work to do, but most of the present work is being done by consultants. THA is on track and on budget so far. The major items administration is working on is the integration between SalesForce and THA's finance system Intact. The consultant firm EightCloud tested a new rent calculator with Rental Assistance; Rental Assistance is excited with what they have seen so far. Lastly, Administration hired a SalesForce Administrator. Sandra Peterson was hired a month ago and is a good addition to Administration and to THA.

Client Services

Client Services (CS) Director Greg Claycamp directed the board to his report. Client Services is making changes to its administrative plan. Rental Assistance Division and Policy are undertaking actions to improve efficiency for site-based waitlists. Updating

information is crucial to fill vacancies in a timely manner and by doing so, non-responsive and unreachable households are removed from the lists. Out of the four thousand households contacted, 25% were responsive. This rate is expected to improve as more recent applicants are reached.

THA will close the waitlist on July 31st. There are enough eligible households on the current list to fill vacancies for a while. Below is the proposed new rules governing the waitlist:

- Households will be required to update their information every 90 days. Households that fail to update their information after a notice will be placed on a hold status; after 180 days, they will be removed from the waitlist.
- 3-5 applicants will be notified per vacancy.
- All site lists will extend no more than two years. The lists will close and open when there is a need.

The board requested information regarding the number of units added and filled in a year. Associate Director of Rental Assistance Julie LaRocque will find out and will have the information at the next board meeting. According to ED Mirra, the Property Management (PM) report shows that last month it took PM 30 days to turn units; much of the problem was attributed to finding interested tenants off a stale waiting list.

Property Management

Property Management (PM) Director Pat Patterson was not in attendance. Portfolio Manager Frankie Johnson reported on Director Patterson's behalf. She elaborated on the need for a new way to keep the waiting list fresh. According to Ms. Johnson, PM will connect with applicants off the waiting list as soon as PM knows of an impending vacancy. This is important because the increase in unit turn time is often due to the lack of connection with tenants. In addition, having the virtual tours on-line will provide tenants the opportunity to view units and decide if they are interested or not. One meth unit turned in 75 days, which is the first meth turn by THA (an outside contractor would have turned it in 90 days). PM has been down 3.5-4 FTE. The new proposal for changes with waitlist management will allow PM to mitigate problems before they get to the unit. Ms. LaRocque added that with OpenDoor, staff will be able to reach 3-5 applicants by text each time there is a vacancy. Portfolio wide, 100% of work orders were addressed in 24 hours. PM has also started implementing measures to improve customer service.

Real Estate Development

Real Estate Development (RED) Department Director Kathy McCormick was not in attendance. ED Mirra reported on her behalf.

Bay Terrace II is going well although there are remaining challenges with the City. It is asking THA to put in highway guardrails along Yakima and to take down some very mature trees as part of the work..

Last month, the board adopted the resolution to use Arlington Drive at Salishan for a community youth campus. ED Mirra, Deputy Executive Director Black, and Associate

Director Sandy Burgess have been working on this project. They are in discussions with the City, the County and Community Youth Services. Community Youth Services (CYS) applied for state funding, which the state awarded. THA is planning a robust community consultation regarding this proposal. Vice Chair Banks asked that we consult the church and apartment building across from Arlington Drive.

The Many Lights Foundation (MLF) submitted a proposal to THA to partner in the development of intergenerational project, which will house seniors, as well as families fostering or adopting children. MLF is also in discussions with a Tacoma organization, HopeSparks, that may result HopeSparks absorbing MLF.

8. NEW BUSINESS

8.1 RESOLUTION 2016-07-27(1) (Ratify OPEIU Contract)

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, The collective bargaining agreement between the Tacoma Housing Authority (THA) and the Office and Professional Employees International Union (OPEIU) expired on June 30, 2015; and

WHEREAS, THA and OPEIU signed two Contract Extension Agreements on March 17, 2015, and September 29, 2015, respectively, extending the contract to end on February 29, 2015; and

WHEREAS, THA and OPEIU reached a tentative agreement on a new collective bargaining agreement; THA staff in the OPEIU bargaining unit have voted on July 7, 2016; and

WHEREAS, The Board of Commissioners finds that the collective bargaining agreement is fair and reasonable and that it would serve THA's interests; 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 execute the collective bargaining agreement with the Office and Professional Employees International Union.

Vice Chair Banks motioned to approve the resolution. Commissioner Young seconded the motion.

Upon roll call, the vote was as follows:

AYES: 4
NAYS: None
Abstain: None
Absent: 1

Motion Approved: July 27, 2016

Stanley Rumbaugh, Chair

**8.2 RESOLUTION 2016-07-27(2)
(Conversion of Subsidy for Hillside Terrace and Salishan Properties from Public Housing to RAD)**

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma authorizing the Authority's participation in HUD's Rental Assistance Demonstration program with respect to the Hillside Terrace Phase I, Hillside Terrace Phase II, Salishan One, Salishan Two, Salishan Three, Salishan Four, Salishan Five and Salishan 6 Projects; authorizing the Authority to loan money to various limited liability companies and limited partnerships to finance improvements to such projects; authorizing the *de minimis* reduction of public housing units at the Hillside Terrace 1500 Block Project; authorizing the amendment of agreements to address requirements of HUD's Rental Assistance Demonstration program; and determining related matters.

WHEREAS, RCW 35.82.040 authorizes the Authority to "delegate to one or more of its agents or employees such powers or duties as it may deem proper"; and

WHEREAS, RCW 35.82.070 authorizes the Housing Authority of the City of Tacoma (the "Authority"), among other things, to "prepare, carry out, acquire, lease and operate housing projects; [and] to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any

part thereof,” “make and execute contracts and other instruments, including but not limited to partnership agreements,” and “make . . . loans for the . . . rehabilitation, improvement . . . or refinancing of land, buildings, or developments for housing of persons of low income”; and

WHEREAS, The Authority is the general partner of Hillside Terrace Phase I Limited Partnership (“HTI Partnership”), which limited partnership developed a 21-unit affordable rental housing project commonly known as Hillside Terrace

Phase I (the “HTI Project”), on property located on the 2300 Block of South G Street in Tacoma, Washington, that was leased to HTI Partnership by the Authority; and

WHEREAS, To finance the HTI Project, HTI Partnership incurred loans from the State of Washington Department of Community, Trade and Economic Development, Office of Community Development (“Commerce”), the Tacoma Community Redevelopment Authority (“TCRA”), and the Authority; and

WHEREAS, The Authority is the general partner of Hillside Terrace Phase II Limited Partnership (“HTII Partnership”), which limited partnership developed a 25-unit affordable rental housing project commonly known as Hillside Terrace Phase II (the “HTII Project”), on property located on the 2300 Block of South G Street in Tacoma, Washington, that was leased to HTII Partnership by the Authority; and

WHEREAS, To finance the HTII Project, HTII Partnership incurred loans from Commerce and the Authority; and

WHEREAS, The Authority is the general partner of Hillside Terrace 1500 Block Limited Partnership (“HT1500 Partnership”), which limited partnership developed a 16-unit affordable rental housing project commonly known as Hillside Terrace 1500 Block (the “HT1500 Project”), on property located at 2330 South G Street, Tacoma, Washington, that was leased to HT1500 Partnership by the Authority; and

WHEREAS, To finance the HT1500 Project, HT1500 Partnership incurred loans from the Authority; and

WHEREAS, The Authority is the managing member of Salishan One LLC, which limited liability company developed a 90-unit affordable rental housing project (the “Salishan One Project”) on property located at 1724 East 44th Street, Tacoma, Washington, that was leased to Salishan One LLC by the Authority; and

WHEREAS, To finance the Salishan One Project, Salishan One LLC incurred loans from the ARCS Commercial Mortgage Co., L.P. (“ARCS”), Commerce and the Authority; and

WHEREAS, The Authority is the managing member of Salishan Two LLC, which limited liability company developed a 90-unit affordable rental housing project (the “Salishan Two Project”) on property located at 1725 East 44th Street, Tacoma, Washington, that was leased to Salishan Two LLC by the Authority; and

WHEREAS, To finance the Salishan Two Project, Salishan Two LLC incurred loans from the ARCS, Commerce and the Authority; and

WHEREAS, The Authority is the managing member of Salishan Three LLC, which limited liability company developed a 90-unit affordable rental housing project (the “Salishan Three Project”) on property located at 1726 East 44th Street, Tacoma, Washington, that was leased to Salishan Three LLC by the Authority; and

WHEREAS, To finance the Salishan Three Project, Salishan Three LLC incurred loans from the ARCS, Commerce and the Authority; and

WHEREAS, The Authority is the managing member of Salishan Four LLC, which limited liability company developed a 90-unit affordable rental housing project (the “Salishan Four Project”) on property located at 1727 East 44th Street, Tacoma, Washington, that was leased to Salishan Four LLC by the Authority; and

WHEREAS, To finance the Salishan Four Project, Salishan Four LLC incurred loans from the Bank of America, N.A., Commerce and the Authority; and

WHEREAS, The Authority is the managing member of Salishan Five LLC, which limited liability company developed a 90-unit affordable rental housing project (the “Salishan Five Project”) on property located at 1728 East 44th Street, Tacoma, Washington, that was leased to Salishan Five LLC by the Authority; and

WHEREAS, To finance the Salishan Five Project, Salishan Five LLC incurred loans from Citicorp Municipal Mortgage Inc., Commerce and the Authority; and

WHEREAS, The Authority is the managing member of Salishan Six LLC, which limited liability company developed a 90-unit affordable rental housing project (the “Salishan Six Project”) on property located at 1729 East 44th Street, Tacoma, Washington, that was leased to Salishan Six LLC by the Authority; and

WHEREAS, To finance the Salishan Six Project, Salishan Six LLC incurred loans from Washington Community Reinvestment Association, Commerce and the Authority; and

WHEREAS, The HTI Project, the HTII Project, the Salishan One Project, the Salishan Two Project, the Salishan Three Project, the Salishan Four Project, the Salishan Five Project and the Salishan Six Project (collectively, the "RAD Projects" and, together with the HT1500 Project, the "Projects") and the HT1500 Project currently support the Authority's public housing activities; and

WHEREAS, THA applied to the U.S. Department of Housing and Urban Development ("HUD") to allow the RAD Projects to be converted from public housing projects to project-based Section 8 projects under HUD's Rental Assistance Demonstration ("RAD") program, and HUD has approved of such conversions, subject to the meeting of certain conditions by the Authority and by HTI Partnership, HTII Partnership, Salishan One LLC, Salishan Two LLC, Salishan Three LLC, Salishan Four LLC, Salishan Five LLC and Salishan Six LLC (collectively, the "RAD Entities" and, together with HT1500 Partnership, the "Owner Entities"); and

WHEREAS, One of such conditions of the RAD program is the requirement that certain rehabilitation improvements be made to each RAD Project; and

WHEREAS, Pursuant to the authority provided by RCW 35.82.070, to THA expects to lend money to the RAD Entities to finance such rehabilitation improvements; and

WHEREAS, In connection with the conversion from public housing subsidies to project-based Section 8 subsidies for the RAD Projects, certain provisions of the RAD Entities' partnership agreements, operating agreements, project leases, loan documents and related documents must be amended, certain existing public housing agreements must be terminated, and certain RAD program agreements must be entered; and

WHEREAS, The Board finds and determines that the financial assistance to be provided by the Authority pursuant to this resolution is necessary to support the poor and infirm; and

WHEREAS, In connection with the *de minimis* reduction of four public housing units at the HT1500 Project, certain existing public housing agreements relating to the HT1500 Project must be terminated; and

WHEREAS, The period during which federal low-income housing tax credits can be allocated to the partners of HT1500 Partnership has expired, and HT1500 Partnership's limited partners have offered to transfer their limited partnership interests to the Authority or its affiliate; and

WHEREAS, Based on the consideration of funding sources available for the Projects, the need for affordable housing in the City, and other matters, it is necessary that the Authority proceed with the transactions described in this resolution; now, therefore, be it

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

1. Organizational Documents. The Authority's Executive Director and the Authority's Deputy Executive Director (each, an "Authorized Officer" and, collectively, the "Authorized Officers"), and each of them acting alone, are authorized and directed to negotiate, execute, deliver and, if applicable, file (or cause to be executed and delivered and, if applicable, filed) on behalf of the Authority an amendment to the existing limited partnership agreement or operating agreement, as applicable, of each RAD Entity to remove references to public housing requirements, to insert references to RAD program requirements, to provide for additional capital contributions by the Authority (to the extent necessary or desirable to finance rehabilitation and other costs) and to make other revisions to such agreement as any Authorized Officer determines to be necessary or desirable to accomplish the conversion of each RAD Entity's Project from a public housing project to a project-based Section 8 project.
2. Amendments to Project Leases. The Authorized Officers (and each of them acting alone) are authorized to negotiate, execute, deliver and, if applicable, file (or cause to be executed, delivered and, if applicable, filed) on behalf of the Authority (acting on its own behalf or in its capacity as general partner or managing member of each Owner Entity, as applicable): (i) an amendment to each existing Lease Agreement between the Authority and a RAD Entity, in each case to remove references to public housing requirements, to insert references to RAD program requirements, and to make other revisions to such agreement as any Authorized Officer determines to be necessary or desirable to accomplish the conversion of the RAD Project from a public housing project to a project-based Section 8 project; and (ii) an amendment to the Memorandum of Lease Agreement between the Authority and each RAD Entity to reflect amendments made to such Lease Agreement.
3. Existing Loan Documents and HUD Documents. The Authorized Officers (and each of them acting alone) are authorized and directed to negotiate, execute, deliver and, if applicable, file (or cause to be executed and delivered and, if applicable, filed) on behalf of the Authority (acting on its own behalf or in its capacity as general partner or managing member of each Owner Entity, as applicable): (i) those documents described in Exhibit A under the headings "Existing Loan Documents" and "HUD Documents" as they apply to each Owner Entity and Project (provided, not all of such HUD Documents will be applicable to the HT1500 Project); (ii) such other documents relating to each Owner Entity's existing loans as any Authorized Officer determines to be necessary or desirable to accomplish the conversion of the Owner Entity's Project from

a public housing project; and (iii) any document not described in Exhibit A under the heading "HUD Documents" that HUD requires in connection with such conversion.

4. Approval of Rehabilitation Loan Documents. The Authority is authorized to lend each RAD Entity money necessary to fund rehabilitation improvements to the Project operated by such RAD Entity; *provided*, the aggregate principal amount of all such loans made to the RAD Entities shall not exceed \$11,000,000. The Authority shall cause each such loan to be evidenced by the documents described in Exhibit A under the heading "Rehabilitation Loan Documents". The Authorized Officers (and each of them acting alone) are authorized and directed to take all actions required of the Authority in connection with the rehabilitation loan to be made by the Authority to each RAD Entity. In particular, the Authorized Officers (and each of them acting alone) are authorized to negotiate, execute, deliver and, if applicable, file (or cause to be executed, delivered and, if applicable, filed) on behalf of the Authority (acting on its own behalf or in its capacity as general partner or managing member of each RAD Entity, as applicable): (i) the Rehabilitation Loan Documents; and (ii) any other documents reasonably required to be executed by the Authority or a RAD Entity to evidence and secure said rehabilitation loan.
5. Certain HT1500 Transactions. In addition to the actions authorized by Section 3 of this resolution, the Authorized Officers (and each of them acting alone) are authorized to negotiate, execute, deliver and, if applicable, file (or cause to be executed, delivered and, if applicable, filed) on behalf of the
6. Authority (acting on its own behalf or in its capacity as general partner of HT1500 Partnership): (i) an amendment to the Lease Agreement and Memorandum of Lease Agreement between the Authority and HT1500 Partnership to remove references to public housing requirements and to make other revisions to such agreement as any Authorized Officer determines to be necessary or desirable in connection therewith; (ii) such agreements, certificates, documents and instruments that are necessary or appropriate in any Authorized Officer's discretion to consummate the transfer of limited partnership interests in HT1500 Partnership to the Authority and or an affiliate of the Authority (such as Tacoma Housing Development Group), including agreements to indemnify the current limited partners from adverse tax consequences occurring as a result of such transfer and/or the operations of the HT1500 Project during the remainder of such project's tax credit compliance period; and (iii) an amended and restated limited partnership agreement for HT1500 Partnership reflecting the substitution of limited partners and the removal of public housing requirements.
7. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority (acting on its own behalf or in its capacity as general partner or managing member of each Owner Entity, as applicable) to: (i) determine that any document authorized by this

resolution is, at the time such document otherwise would be executed, no longer necessary or desirable and, based on such determination, cause the Authority and/or any Owner Entity not to execute or deliver such document; (ii) negotiate, execute and deliver and, if applicable, file (or cause to be delivered and/or filed) any government forms, affidavits, certificates, letters, documents, agreements and instruments that such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein; and (iii) cause the Authority and/or any Owner Entity to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the actions authorized by this resolution.

8. Acting Officers Authorized. Any action required by this resolution to be taken by the Executive Director or Deputy Executive Director may, in such person's absence, be taken by any employee of the Authority that has been designated by the Executive Director to act in the absence of the Executive Director or Deputy Executive Director.
9. Changes to Titles or Parties. While the titles of and parties to the various documents listed in Exhibit A hereto may change, no change to such titles or parties shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce and perform the documents in their final form.
10. Ratification and Confirmation. All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.
11. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

Vice Chair Banks motioned to approve the resolution. Commissioner Young seconded the motion.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	None
Abstain:	None
Absent:	1

Motion Approved: July 27, 2016

Stanley Rumbaugh, Chair

EXHIBIT A

TRANSACTION DOCUMENTS

Existing Loan Documents

- A new priority and subordination agreement for each Project listing the relative priorities of HUD's Rental Assistance Demonstration Use Agreement, existing encumbrances, and the deed of trust for the deed of trust securing the Authority's rehabilitation loan for the Project;
- Amendments to the existing loan documents with Commerce, TCRA, the Authority, ARCS, Bank of America, N.A., Citicorp Municipal Mortgage Inc., Washington Community Reinvestment Association and any other lender with an outstanding loan relating to a Project, all as necessary or desirable to remove references to public housing requirements and to insert references to RAD program requirements;
- Amendments to the loan or grant agreements, and related documents, for loans and grants underlying the Authority's various loans to the Owner Entities, all as necessary or desirable to remove references to public housing requirements and, where applicable, to insert references to RAD program requirements.

Rehabilitation Loan Documents

- Rehabilitation Loan Agreement between each RAD Entity and the Authority;
- Promissory Note by each RAD Entity in favor of the Authority;
- Leasehold Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing from each RAD Entity in favor of the Authority;
- Rehab Escrow Agreement or Letter of Agreement between each RAD Entity and the Authority;
- General Depository Agreement (Form 51999) between each RAD Entity and the Authority.

HUD Documents

- Rental Assistance (RAD) Conversion Commitment (Public Housing and Section 8 Moderate Rehabilitation (Mod Rehab) Program Conversions; First Component) between each Owner Entity and HUD, together with any necessary or desirable amendments thereof;
- Rental Assistance Demonstration Use Agreement among the Authority, each Owner Entity and HUD, together with the Rider to Use Agreement Relating to Foreclosure (for PBV and PBRA RAD conversions from Public Housing) among the Authority, each Owner Entity and HUD;

- PBV Housing Assistance Payments Contract New Construction or Rehabilitation between each Owner Entity and HUD, together with Rental Assistance Demonstration (RAD); Rider to the Section 8 Project Based Voucher Program (PBV) Housing Assistance Payments (HAP) Contract for New Construction or Rehabilitated Housing (Public Housing Conversions; First Component) between each Owner Entity and the Authority, the LIHTC Rider to Housing Assistance Payment Contract (for PBV RAD conversions from Public Housing) among each Owner Entity, the Authority and HUD, and the Lender Rider to Housing Assistance Payment Contract (for PBV RAD conversions from Public Housing) among each Owner Entity, the Authority and HUD;
- Consolidated Owner Certification – Rental Assistance Demonstration by the Authority and each Owner Entity;
- Certification and Assurances by the Authority and each Owner Entity;
- Termination of Mixed Finance Amendment to Annual Contributions Contract with respect to each Project between the Authority and HUD; and
- Termination of Regulatory and Operating Agreement between the Authority and each Owner Entity.

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Secretary and 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 copy of Resolution 2016-07-27(2) (the “Resolution”) is a full, 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 July 27, 2016, and duly recorded in the minute books of the Authority; and

2. That such meeting was duly convened and held in all respects in accordance with law; 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 July 27, 2016.

Michael Mirra, Secretary and Executive Director of the Authority

9. COMMENTS FROM COMMISSIONERS

None.

10. EXECUTIVE SESSION

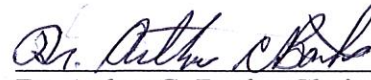
None.

11. ADJOURNMENT

There being no further business to conduct the meeting ended at 6:38 PM.

APPROVED AS CORRECT

Adopted: August 24, 2016



Dr. Arthur C. Banks, Chair