



TACOMA HOUSING AUTHORITY

RESOLUTION 2022-04-27 (1)

Date: April 27, 2022

To: THA Board of Commissioners

From: April Black
Executive Director

Re: Approval of Property Based Subsidy Contract Extension – Crosspointe Apartments

Tacoma Housing Authority (THA) is party to a seven (7) year Property Based Subsidy Housing Assistance Payment (HAP) contract for units at Crosspointe Apartments. This resolution will extend the contract from seven (7) years to ten (10) years.

Background

On March 20, 2019, THA executed a Property Based Local Rent Subsidy Agreement with CWD Investments I LLC and JGD Investments I, LLC. This contract and subsequent amendments stipulate that THA pays Housing Assistance Payments (HAP) for 19 covered units at Crosspointe Apartments. The units are rented to eligible households who may be:

- Extremely low-income students who are homeless or near homeless; or
- Other student households with incomes below 30% AMI; or
- a qualified tenant with a household income at or below 30% of area median income.

The tenants are not THA program participants, but they realize affordable rents because of THA's subsidy.

The term of the contract is for seven (7) years and terminates on March 20, 2026. The owners seek to extend the contract through October 31, 2029 to ensure adequate financing for continued operations at the property and to align the contract renewal date with Highland Flats Apartments.

With approval of this resolution, THA will extend the contract with CWD Investments I LLC and JGD Investments I, LLC through 2029.

Recommendation

Approve Resolution 2022-04-27 (1) authorizing THA's Executive Director to extend the Property Based Subsidy (PBS) Housing Assistance Payment (HAP) contract with CWD Investments I LLC and JGD Investments I, LLC at Crosspointe Apartments through 2029.



TACOMA HOUSING AUTHORITY

RESOLUTION 2022-04-27 (1)

(Approval of Property Based Subsidy Contract Extension – Crosspointe Apartments)

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

WHEREAS, THA has been providing Property Based Subsidy housing assistance payments to Crosspointe Apartments since 2019; and

WHEREAS, Crosspointe Apartments houses low-income households and homeless and near homeless students; and

WHEREAS, Failure to extend this contract may 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:

THA's Executive Director is authorized to negotiate, and if those negotiations are successful, to execute an extension to the Crosspointe Apartments Property Based Subsidy contract through 2029.

SEVENTH AMENDMENT
to the
PROPERTY-BASED SUBSIDY CONTRACT with CWD Investments I LLC
at
HIGHLAND FLATS APARTMENTS

APRIL 2022

The HOUSING AUTHORITY OF THE CITY OF TACOMA, WASHINGTON, a municipal corporation/political subdivision of the State of Washington, (referred to as "THA") and CWD INVESTMENTS I LLC and JGD Investments, LLC, Washington limited liability companies ("Owner") agree as follows:

THA and Owner are parties to a contract effective March 20, 2019, for the provision of providing affordable housing to low-income students ("Agreement"). They agree to the following amendments to that contract as denoted by the redlining below:

3. TERM OF AGREEMENT

This Agreement is effective as of the Effective Date. Unless the parties terminate the Agreement earlier pursuant to its terms, the initial term of this Agreement is seven (7) years (the "Term"). The parties may renew or modify this Agreement by agreement in writing. Any extension must comply with MTW Requirements.

THA and Owner agree to extend the contract term through October 31, 2029. This extends the contract term from seven (7) years to eleven (10) years.

All the other terms and conditions of the CONTRACT shall remain unchanged.

[Signatures Follow]

TACOMA HOUSING AUTHORITY

CWD Investments

April Black
ITS: Executive Director

Date: _____

Chad Duncan
ITS: Member and Manager


Date: _____

JGD Investments I, LLC

John Duncan
ITS: Manager

Date: _____

Approved: April 27, 2022



Stanley Rumbaugh, Chair