



## RESOLUTION 2023-07-26 (6)

**Date:** July 26, 2023

**To:** THA Board of Commissioners

**From:** April Black  
Executive Director

**Re:** Mercy Housing Northwest—Project Based Vouchers

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*This resolution would award up to 150 Project-Based vouchers to Mercy Housing Northwest's project at James Center North/Aviva Crossing. This award will be contingent upon satisfying requirements related to new HUD HOTMA rules, as well as approval by HUD of an environmental review and subsidy layering review.*

### BACKGROUND

In 2022, Mercy Housing Northwest responded to an RFP THA issued, offering land for sale to affordable housing developers for the James Center North/Aviva Housing project. THA awarded Mercy an opportunity to build 70 units of housing on the site, and Mercy began seeking funding for the project. In late 2022, THA asked Mercy to expand their site to include a parcel THA had planned to develop, and Mercy began planning for 150 units, and expanding their financing plans to accommodate this.

The Mercy project will include 1, 2 and 3 bedroom units for families earning between 30-60% AMI, and will include services on site. Mercy continues with their financing plans, to include an application to the State Housing Trust Fund, and applications for tax credits this fall. These applications require a commitment of rental assistance and this resolution will provide that commitment for Mercy. THA will provide these Project Based Vouchers at our current, 2023 payment standards. The contract will be for a 20 year term and will allow for annual contract rent increases.

The project is currently scheduled to begin construction in October, 2024, with completion in 2026.

This partnership aligns with THA's long term goal to add additional affordable housing units through development or partnerships within the community.

## RECOMMENDATION

Approve Resolution 2023-07-26, committing up to 150 Project Based Vouchers with Mercy Housing Northwest for the Aviva Crossing project.



**RESOLUTION 2023-07-26 (6)**

**(Approval of Mercy Housing Northwest—Project Based Vouchers Commitment)**

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

**WHEREAS**, Mercy Housing Northwest will develop up to 150 units of affordable housing at Aviva Crossing/James Center North; and

**WHEREAS**, Mercy Housing Northwest’s project will house low income, very-low-income and extremely low-income households in our community; and

**WHEREAS**, THA is committed to providing housing for low income families in our community; now, therefore, be it

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

THA will award up to 150 Project-Based vouchers to Mercy Housing Northwest’s project at James Center North/Aviva Crossing. This award will be contingent upon satisfying requirements related to new HUD HOTMA rules, as well as approval by HUD of an environmental review and subsidy layering review.

**Approved: July 26, 2023**



**Shennetta Smith, Chair**