



RESOLUTION 2024-04-24 (1)

Date: April 24, 2024

To: THA Board of Commissioners

From: April Black
Executive Director

Re: James Center North/Aviva Crossing

This resolution will authorize Tacoma Housing Authority (THA) to execute all documents with developer partners, funders, and regulatory authorities, as necessary, to carry out the development at the James Center North/Aviva Crossing site.

BACKGROUND

On October 27, 2021, the Tacoma Housing Authority (THA) Board of Commissioners approved Resolution 2021-10-27 (2) authorizing THA to enter into Purchase and Sale Agreement with Koz Development and Mercy Housing, and a related resolution early this year, 2024-01-24 (5), updating details of the Koz Development sale.

These agreements have since been either drafted or executed, and the vision for the site has taken shape. On March 20, 2024, the City of Tacoma approved a Boundary Line Adjustment, creating five parcels on the site, two to be developed by partners into multi-family affordable rental housing, one to be a mixed-use affordable housing development to be determined by the ongoing RFP process, one to be a park, and one to remain commercial use at this time. To enable the development of the approximately 500 units planned across the Mercy Housing, Koz Development, and RFP parcels, a series of infrastructure improvements, easements, and agreements will have to be completed.

Infrastructure improvements are currently being designed and permitted with construction slated to begin June 10, 2024. A combination of public and private utility easements, including water, power, stormwater, sanitary sewer, gas, and construction easements will need to be created or amended to complete this work. Similar easements, as well as agreements related to access and maintenance will need to be executed with development partners and neighboring owners. THA is guiding this process.

To fund the infrastructure improvements, a Cost Share Agreement is being established between THA and Mercy Housing. Koz Development's required contributions to the infrastructure costs are defined in the Purchase and Sale Agreement and are tied to amendments made to the THA and Mercy Housing Cost Share. A latecomer fee will be charged to the developer selected from the RFP process. In addition to the Cost Share, other agreements may be created to manage terms, obligations, and the flow of funds between THA (the owner) and Mercy Housing (the contracting entity) and other contributing developers. Cost estimates for the work are still underway by Walsh Construction based on engineering plans created by AHBL.

RECOMMENDATION

Approve Resolution 2024-04-24 (1) authorizing the execution of all necessary documents with developer partners, funders, and regulatory authorities to carry out the development at the James Center North/Aviva Crossing site.



RESOLUTION 2024-04-24 (1)
(James Center North/Aviva Crossing)

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

WHEREAS, THA is facilitating the development of several parcels at James Center North / Aviva Crossing to be developed as affordable housing; and

WHEREAS, the development of those parcels requires numerous infrastructure improvements, including the upgrade and realignment of the utilities on site and on neighboring properties; and

WHEREAS, execution of a series of easements and agreements is necessary to permit and to coordinate payment for and maintenance of those infrastructure improvements; and

WHEREAS, other documents, including but not limited to those associated with THA and partner developer project financing, may also need to be executed; now, therefore, be it

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

This resolution authorizes THA's Executive Director to execute all necessary documents with developer partners, funders, and regulatory authorities to carry out the development at the James Center North/Aviva Crossing site.

Approved: April 24, 2024

A handwritten signature in blue ink, appearing to read "Minh Anh Hodge", written over a horizontal line.

Dr. Minh-Anh Hodge, Chair