

## **TACOMA COMMUNITY REDEVELOPMENT AUTHORITY**

### **Meeting Agenda**

**February 25, 2021**  
**Zoom Virtual Meeting- Call in and link information provided**

**Meeting No. 707**

**7:30 A.M.     ROLL CALL**

#### **CALL TO ORDER**

***THE FOLLOWING ITEMS ARE PRESENTED FOR BOARD REVIEW AND DISCUSSION:***

#### **CONSENT AGENDA**

1. TCRA Meeting Minutes for February 11, 2021 Exhibit 1
2. January Check Register Exhibit 2

#### **HOUSING**

3. TCRA Letter of Support for House Bill 1590 – Ian Northrip, Kimber Starr

Board members will lead the review of a letter drafted in support of implementing House Bill 1590 in the City of Tacoma.

4. CDBG Community & Economic Development NOFA: Applicant Presentations and Update – Felicia Medlen Exhibit 3

Applicants eligible to receive Community Development Block Grant (CDBG) funds through the recent Notice of Funding Availability (NOFA) will present their proposals for Community and Economic Development projects:

Rebuilding Together South Sound – Tacoma Home Repair  
Rebuilding Together South Sound – Rebuilding Day and Safe at Home Programs  
Tacoma/Pierce County Habitat for Humanity – Critical Home Repairs for Seniors, Veterans, and Persons with Disabilities  
William Factory Small Business Incubator – Inclusive Entrepreneurial Ecosystem  
Urban Business Support – Urban Business Support  
Tacoma-Pierce County Chamber – Spaceworks Tacoma  
Mercy Corps - Creating Inclusive Growth (CIG)  
Business Impact NW – Technical Assistance for Microenterprises in Pierce County

#### **FOR THE GOOD OF THE ORDER**

#### **ADJOURN**



**MINUTES**  
Meeting No. 706

February 11, 2021  
Virtual Zoom Meeting Video and Call-information  
provided

Steve Snyder called the meeting to order at 7:32 AM.

**ROLL CALL**

TCRA Members Present: Kimber Starr, Dan Montopoli, Lacey Barker, Karsen Keever, Terri Scott, Ian Northrip, Jason Kors, Alex Hogan, and Steve Snider

TCRA Members Absent: Meredith Neal and Tera Williams

TCRA Staff in Attendance: Felicia Medlen, Carrie Wickstrom, Jeff Robinson, Erika Bartlett, Heidi Burbidge, Drena Sellers, and Karlee Iverson

Guests in Attendance: Darren Krattli

***THE FOLLOWING ITEMS WERE PRESENTED FOR BOARD REVIEW AND DISCUSSION:***

**CONSENT AGENDA**

1. TCRA Meeting Minutes for December 17, 2021
2. TCRA Meeting Minutes for January 28, 2021

**MOTION:** Dan Montopoli moved to adopt the Consent Agenda. Lacey Barker seconded the motion, which passed unanimously.

**HOUSING**

3. Horizon Housing: Hilltop Lofts Project - Felicia Medlen

Staff recommended that TCRA provide an investment for the Hilltop Lofts, a 57-unit complex for permanent supportive housing for individuals experiencing homelessness located at 1124 M.L.K. Jr Way.

**MOTION:** Karsen Keever moved to provide \$600,000 to Horizon Housing Alliance, in the form of a 40-year deferred loan with an interest rate of 1%, to close the Hilltop Lofts project. Dan Montopoli seconded the motion, which passed unanimously.

**MOTION:** Terri Scott moved to authorize the TCRA Administrator to execute the loan and related security documents once they are finalized. Lacey Barker seconded the motion, which passed unanimously.

4. House Bill 1590: Affordable Housing Funding - Jeff Robinson

Staff provided an overview of Washington HB 1590, which authorizes the Tacoma City Council to adopt a 1/10 of 1% of sales tax to be used for affordable housing. The Board will review and formally approve a letter at the February 25<sup>th</sup> TCRA meeting in support of implementing HB 1590 in the City of Tacoma.

5. 2021-22 Annual Action Plan and CDBG NOFA - Heidi Burbidge & Erika Bartlett

Staff provided an overview of the 2021-22 Annual Action Plan and timeline for the Community Development Block Grant Notice of Funding Availability. Presentation was informational only, no action was required.

**EXECUTIVE SESSION**

Executive Session was called at 8:15 AM to discuss current litigation matters and concluded at 8:40 AM.

**MOTION:** Jason Kors moved to adopt a resolution authorizing Eisenhower Carlson PLLC to execute a Professional Services Agreement for the procurement of consulting expert services, for investigation of single-family rehabilitation work performed on past projects related to ongoing litigation, for an amount not to exceed \$25,000. Terri Scott seconded the motion, which passed unanimously.

**FOR THE GOOD OF THE ORDER**

**ABSENT MEMBERS WERE EXCUSED**

**MOTION:** Ian Northrip moved to excuse Meredith Neal and Tera Williams. Jason Kors seconded the motion, which passed unanimously.

**ADJOURN**

The meeting adjourned at 8:46 AM.

Respectfully Submitted,

Dan Montopoli

**Tacoma Community Redevelopment Authority**  
**Check Register**  
**January 01-31, 2020**

Check Number	Program	Effective Date	Payee	Transaction Description	Check Amount
ACH875	10	1/8/2021	FISERV DIRECTSOURCE	Credit Report - Dec 2020	30.26
ACH876	70	1/8/2021	Whitney Moore Dixon	Community Navigator Services	3,000.00
ACH877	14	1/19/2021	Timber Coast Construction	Middlebrook, Rhonda - Loan disbursements	21,679.44
ACH878	10	1/21/2021	ABILA	Abila Maintenance & Support	876.50
ACH879	10	1/21/2021	STATE AUDITOR'S OFFICE	SAO-Auditor	212.63
ACH879	10	1/21/2021	STATE AUDITOR'S OFFICE	SAO-Auditor	425.25
ACH879	10	1/21/2021	STATE AUDITOR'S OFFICE	SAO-Auditor	425.25
ACH879	10	1/21/2021	STATE AUDITOR'S OFFICE	SAO-Auditor	212.64
ACH879a	74	1/21/2021	STATE AUDITOR'S OFFICE	SAO-Auditor	425.26
ACH879b	70	1/21/2021	STATE AUDITOR'S OFFICE	SAO-Auditor	425.25
ACH880	80	1/21/2021	CITY OF LAKEWOOD	10512 Cronins Dr SW - Molotov, Alena & Vadim - LKW DPA Reimb	9,746.07
ACH880	80	1/21/2021	CITY OF LAKEWOOD	15121 Boat St SE-HFH - LKW AHF Reimbursement	887.17
ACH880	80	1/21/2021	CITY OF LAKEWOOD	Overpmt on LKW invoice - credit will apply on the next inv	30.00
ACH881	10	1/21/2021	Entreprise Community Partners	2020-2024 Consolidated Plan	29,362.49
ACH882	21	1/21/2021	CITY TREASURER	Surface Water	26.09
ACH883	14	1/25/2021	Pacific Coast Renovations, LLC	Romaneschi, Chandra - Loan Disbursement	<u>22,206.39</u>
Report Total					<u>89,970.69</u>



**TO:** Board of the Tacoma Community Redevelopment Authority  
**FROM:** Felicia Medlen, Housing Division Manager  
**SUBJECT:** 2021 CDBG NOFA Application Presentations and Update  
**DATE:** February 23, 2021

SUMMARY

The purpose of this memo is to update the Board on the 2021 Community Development Block Grant (CDBG) funding round and provide information on the projects that will be presented.

On January 19<sup>th</sup> staff released the notice of funding availability (NOFA) for \$1,243,103 in CDBG funds. Applications were due on February 8<sup>th</sup>. Eight applications are currently under consideration and will be presenting to the board. A summary of the applications follows on page 2.

Next Steps

Recommendations will be presented to the board on March 11<sup>th</sup>.

2021-2022 CDBG NOFA Economic Development/Microenterprise Applications Received						
Applicant	Project Name	Type of Project	Population Served	Number Served	Full Funding request	Total Project Budget
Rebuilding Together South Sound	Tacoma Home Repair	Owner-occupied Home Repair	50% AMI and below households	Home repairs for 70 homeowners whose households include individuals and families who are elderly, people with disabilities or families living with children	\$660,000	\$660,000
Rebuilding Together South Sound	Rebuilding Day and Safe at Home Programs	Owner-occupied Home Repair	50% AMI and below Households	Home repairs for 20 homeowners whose households include individuals and families who are elderly, people with disabilities or families living with children	\$81,500	\$771,089
Tacoma/Pierce County Habitat for Humanity	Critical Home Repairs for Seniors, Veterans, Disabilities	Owner-occupied Home Repair	80% AMI and below households	Home repairs for 16 homeowners who fall into one of more of the following criteria: seniors, veterans, persons with disabilities	\$200,000	300,000
William Factory Small Business Incubator	Inclusive Entrepreneurial Ecosystem	Microenterprise Assistance	80% and below entrepreneurs	10 full-time equivalent jobs created	\$97,180	\$139,780
Urban Business Support	Urban Business Support	Microenterprise Assistance	80% and below entrepreneurs	3 full-time equivalent jobs created	\$100,000	\$157,000
Tacoma Pierce County Chamber	Spaceworks Tacoma	Microenterprise Assistance	80% and below entrepreneurs; other	6 full-time equivalent jobs created	\$195,000	\$638,650
Mercy Corps Northwest	Creating Inclusive Growth (CIG)	Microenterprise Assistance	80% and below entrepreneurs	25 full-time equivalent jobs created	\$150,000	\$170,000
Business Impact NW	Technical Assistance for Microenterprises in Pierce County	Microenterprise Assistance	80% and below entrepreneurs	10 full-time equivalent jobs created	\$175,000	\$275,000
<b>Total</b>					<b>\$1,658,680</b>	