



MINUTES
Meeting No. 715

August 26, 2021
Virtual Zoom Meeting Video and Call-in information provided

Dan Montopoli called the meeting to order at 7:30 AM.

ROLL CALL

TCRA Members Present: Terri Scott, Ian Northrip, Steve Snider, Kimber Starr, Meredith Neal, Karsen Keever, Jason Kors, Dan Montopoli,
TCRA Members Absent: Lacey Barker, Joseph van Dyk, Miriam McBride
TCRA Staff in Attendance: Felicia Medlen, Erika Bartlett, Heidi Burbidge
Guests in Attendance: Jennifer Hines

THE FOLLOWING ITEMS WERE PRESENTED FOR BOARD REVIEW AND DISCUSSION:

CONSENT AGENDA

1. TCRA Meeting Minutes for August 12, 2021
2. July Check/Voucher Record
3. Administrator's Quarterly Report

MOTION: Meredith Neal moved to approve the consent agenda with an amendment to the August 12, 2021 TCRA Meeting Minutes, which corrects the chair of meeting from Dan Montopoli to Meredith Neal. Steve Snider seconded the motion, which passed unanimously.

HOUSING

4. Pacific Property Transfer Agreement

Staff requested final action on the transfer of City of Tacoma-owned, surplus property to the TCRA.

MOTION: Steve Snider moved to authorize acceptance of the 35th and Pacific Property with the terms outlined in the transition agreement and authorize the TCRA Administrator to execute the transition agreement via resolution. Meredith Neal seconded the motion, which passed unanimously.

5. 2021-22 Affordable Housing Notice of Funding Availability (NOFA) Recommendations

Staff recommended that the Board commit \$2,981,088 from the Affordable Housing Fund and \$770,584 in HOME funds for award to four projects through the Affordable Housing NOFA. Staff further recommended that the TCRA form a waitlist to reserve a portion of the City of Tacoma HOME Consortium PY21 Home Investment Partnerships American Rescue Plan (HOME-ARP) Program funds in the amount of \$3,393,278 for two projects.

MOTION: Terri Scott moved to commit the following funding amounts for Affordable Housing:

Low Income Housing Institute – Lincoln District Phase 1, Requested: \$3,750,000, Committed: \$1,473,761
Shiloh Baptist/New Life Housing – Shiloh Redevelopment, Requested: \$1,956,279, Committed: \$1,956,279
Rescue Mission – Tyler Lifecycle Replacement, Requested: \$121,632, Committed: \$121,632
Washington State Housing Finance Commission – Tacoma Down Payment Assistance Program, Requested:
\$100,000, Committed: \$200,000
Habitat for Humanity – Proctor Place, Requested \$800,000, Committed: \$0
MacDonald Ladd Development LLC/Vaughn Bay – The Lookout, Requested: \$2,000,000, Committed: \$0

In addition, to reserve American Rescue Act HOME-ARP funds for the following projects and amounts.
Funding commitment is contingent on staff review of project eligibility with HOME-ARP program guidelines,
availability of the federal funds, and final board approval:

Low Income Housing Institute – Lincoln District Phase 1, Requested: \$3,750,000, Reserved: \$2,276,239
Tacoma Housing Authority – 1500 Hillside, Requested: \$1,117,039, Reserved: \$1,117,039

Karsen Keever seconded the motion, which passed unanimously.

EXECUTIVE SESSION

The Board did not enter Executive Session.

FOR THE GOOD OF THE ORDER

Felicia Medlen announced the departure of two housing staff: Danai Mangum and Karlee Iverson

ABSENT MEMBERS WERE EXCUSED

MOTION: Steve Snider moved to excuse Lacey Barker, Joseph van Dyk, and Miriam McBride. Ian Northrip
seconded the motion, which passed unanimously.

ADJOURN

The meeting adjourned at 8:01 AM.

Respectfully Submitted,



Kimber Starr