

# TACOMA COMMUNITY REDEVELOPMENT AUTHORITY

## Meeting Agenda

July 11, 2019  
Tacoma Municipal Bldg., Room 248

Meeting No. 677

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 June 13, 2019 Exh. 1
2. May 2019 Check Register Exh. 2
3. June 2019 Check Register Exh. 3

### ADMINISTRATIVE

4. Loan write offs (Presenter: Danai Mangum) Exh. 4  
Staff requests the board write-off ten (10) housing assistance loans totaling \$87,369.12.

### HOUSING

5. YWCA, 406-408 Broadway Finance Structuring (Presenter: Jacinda Steltjes) Exh. 5

Staff will recommend the board authorize it to commit \$800,000 in Home Investment Partnerships Program (HOME) funds to YWCA in the form of a 2% interest, 40-year term, deferred loan to be applied toward the development of a 55 unit affordable housing project. Staff will further recommend that \$250,000 in CDBG funds be provided to the developer in the form of a non-repayable grant to be applied toward the construction of the project.

6. Restructuring of Single-Family Rehabilitation Program (Presenter: Carrie Wickstrom) Exh. 6

Staff will request the board approve contract and agreement extensions with In Time Renovations and Pierce County Community Development Corporation to perform rehabilitation work in progress under the Single-Family Rehabilitation program. Staff will further request the board approve the suggested restructuring of the program, to include increasing the maximum loan amount offered to households benefitting from the program, deferring the loans made under the program for a period of 20 years, and entering into an Interlocal Joint Purchasing Agreement with Tacoma Public Utilities' Energy Conservation Program to promote and explore ways to extend the scope of the program.

7. Habitat for Humanity, Fern Hill Finance Structuring (Presenter: Jacinda Steltjes)

Exh. 7

Staff will recommend the board authorize it to execute a developer agreement in the amount of \$160,000 in HOME funds to be used as a developer subsidy and homebuyer assistance for the Fern Hill project, 1061 S. 88<sup>th</sup> Street. The developer subsidy will be in the form of a grant and homebuyer assistance will be provided in the form of deferred loans.

**FOR THE GOOD OF THE ORDER**

**ADJOURN**