



**Tacoma
Community
Redevelopment
Authority**

MINUTES
Meeting No. 619

November 5, 2015
Tacoma Municipal Bldg., Room 248

Steve Snider, Vice President, called the meeting to order at 7:34 a.m.

ROLL CALL

TCRA Members Present: Steve Snider, Tess Colby, Dan Montopoli, Curt Curtis, Jason Kors, Helen Tran, Michael McNiel

TCRA Members Absent: Mathew LaCroix

Staff in Attendance: Jacinda Howard, Carey Jenkins, Shannon Johnson, Cathy Morton

THE FOLLOWING ITEMS ARE PRESENTED FOR BOARD REVIEW AND DISCUSSION:

CONSENT AGENDA

1. TCRA Minutes for October 22, 2015
2. TCRA Check Register for September 2015

MOTION: Tess Colby moved to approve the consent agenda as presented. Michael McNiel seconded the motion, which received a unanimous vote.

HOUSING

3. HOME Funds Request for Habitat for Humanity Tillicum Project (Presenter: Jeff Gumm)

The City of Lakewood, as part of the Tacoma- Lakewood HOME Consortium, recommended the TCRA approve an amendment to a 2012 agreement between the City of Lakewood and Tacoma- Pierce County Habitat for Humanity to provide Habitat for Humanity an additional \$215,000 in HOME funds committed via Lakewood's HOME Affordable Housing Fund for expenses associated with redevelopment at 8901 Commercial St. SW in the Tillicum neighborhood of Lakewood. The City of Lakewood also recommended an additional \$2,500 in HOME funds be approved for staff time related to the construction monitoring, inspections and project reporting requirements associated with this redevelopment project.

MOTION: Tess Colby moved to approve an amendment to a 2012 agreement between the City of Lakewood and Tacoma-Pierce County Habitat for Humanity. The amendment will allocate an additional \$215,000 in HOME funds to Habitat for Humanity to be used for the redevelopment of property located at

8901 Commercial St. S.W., Lakewood and allow for \$2,500 in staff costs associated with the project to be paid with HOME funds. Helen Tran seconded the motion, which was approved unanimously.

4. SF Homeowner Occupied Rehab Loan Program Quarterly Report (Presenter Shannon Johnson)

Staff presented the board with an update on the progress of the Single-Family Homeowner Occupied Rehabilitation Loan Program for the quarter ending June 30, 2015.

No Action Required

5. Residential Loan Write-Off Request (Presenter: Cathy Morton)

Staff recommended the board write-off a Down Payment Assistance loan to C. Cotton and S. Cotton with a principal balance of \$20,000. The loan originated in 2006 and the home, located at 5625 S. Warner, was foreclosed upon in December 2014. The court approved a sale of the property for \$170,000, which provided no surplus funds to repay the TCRA Down Payment Assistance loan.

MOTION: Steve Snider moved to write off a principal balance of \$20,000 associated with a Down Payment Assistance loan to C. Cotton and S. Cotton. Dan Montopoli seconded the motion, which was passed unanimously.

6. Affordable Housing Financing Mechanisms Recommendations (Presenter: Carey Jenkins)

Staff presented the board its review of and recommendations concerning financing mechanisms identified by the Affordable Housing Policy Advisory Group and intended to achieve affordable housing in Tacoma. Staff requested the board show its support of staff's recommendations concerning these financing mechanisms through a letter of support, a draft of which was presented as exhibit 5C, from the TCRA to the Tacoma City Council's Neighborhoods and Housing Committee. Dan Montopoli suggested language changes to the draft letter. Tess Colby requested the draft letter be revised to illustrate TCRA's support of the financing mechanisms recommended by staff as well as land use recommendations made by the City's Planning Development Services staff and presented to the Planning Commission.

MOTION: Jason Kors moved to support staff's recommended financing mechanisms designed to increase affordable housing and instructed staff to revise the draft letter of support to 1) amend language that currently reads "ensuring an adequate stock of affordable housing" to "strive for an adequate stock of affordable housing" and 2) to include language illustrating the Board's support of land use recommendations made by the City's Planning Development Services and designed to increase affordable housing. Steve Snider seconded the motion, which passed unanimously.

FOR THE GOOD OF THE ORDER

MOTION: Dan Montopoli moved to excuse board member Mathew LaCroix from the meeting. Jason Kors seconded the motion and the board approved unanimously.

ADJOURN

Tacoma Community Redevelopment Authority Meeting Agenda
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The meeting adjourned at 8:40 a.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Tess Colby', with a stylized, cursive script.

Tess Colby