



MINUTES
Meeting No. 734

August 25, 2022
Virtual Zoom Meeting Video and Call-in information provided

Meredith Neal called the meeting to order at 7:33 AM.

ROLL CALL

TCRA Members Present: Eric Frank, Andrew Kwon, Terri Scott, Ryan Dutli, Kimber Starr, Meredith Neal, Ian Northrip, Lacey Barker, Joseph van Dyk

TCRA Members Absent: Dan Montopoli, Yo Ahzzma

TCRA Staff in Attendance: Felicia Medlen, Erika Bartlett, Heidi Burbidge, Dierdre Patterson, Carol Wolfe, Jeff Robinson, Holly Hodgson

Guests in Attendance: Ronda Vandermeer, Megan Gustafson, Taylor Palmer, Shari Hart, Beth Boram, Kacee Woods, Ted Richardson, Orlantha Coleman, Jessica Cheng

THE FOLLOWING ITEMS WERE PRESENTED FOR BOARD REVIEW AND DISCUSSION:

PUBLIC COMMENT

The TCRA received no written comment for Public Comment.
No speakers were present for Public Comment.

CONSENT AGENDA

1. TCRA Meeting Minutes for August 11, 2022
2. Loan Write-Off Requests

MOTION: Ian Northrip moved to approve the Consent Agenda with an amendment to the TCRA Meeting Minutes for August 11, 2022. Lacey Barker seconded the motion, which passed unanimously.

ECONOMIC DEVELOPMENT

3. TCRA revolving Loan Fund (RLF) Portfolio Update

Staff will provide the Board with status of the "Legacy" and CARES Act Revolving Loan Funds. Board members were updated on the status of 2020-21 COVID-19 Loan Programs, non-COVID loans, and the

payment status of borrowers/loans, including early payoffs and current delinquencies. Item is for information only; no action was taken.

4. TCRA Proposed RLF Program Changes

The Board was presented with proposals and rationale for changes to the RLF program. The Board requested the following, additional changes:

- Include carveout for medical costs when screening for bankruptcy or collections during the underwriting process
- Refer delinquent borrowers to credit counseling services

Terri Scott moved to approve staff's recommendations as amended. Lacey Barker seconded the motion, which passed unanimously.

5. 2022 Affordable Housing Development Notice of Funding Availability (NOFA) Funding Recommendations

Staff presented the recommendations for projects to receive a total of \$6,068,480 in funding through the 2022 Affordable Housing Development NOFA.

Joe van Dyke moved to approve staff's recommendations as presented below with the contingency that the remaining, unawarded balance of \$579,378 will be set aside for Shiloh Redevelopment's New Life Housing project to fill any finance gaps remaining after they have an updated cost estimate in September. Any remaining balance at that time will be awarded to Mercy Housing's Aviva Crossing Project. Terri Scott seconded the motion, which passed unanimously.

Developer	Project	Requested	Funding Recommendation			
			AHF	HOME	CDBG	Total
Shiloh Baptist/New Life Housing	Shiloh Redevelopment	\$1,500,000	\$1,500,000	-	-	\$1,500,000
Low Income Housing Institute	Lincoln District Phase 1	\$1,500,000	\$1,123,622	\$376,378	-	\$1,500,000
Habitat for Humanity	Proctor Place	\$550,000	-	\$400,000	\$150,000	\$550,000
Mercy Housing Northwest	Mercy Aviva Crossing	\$2,800,000	-	-	-	\$0
Southport Financial	Viridian Grove	\$2,000,000	-	-	-	\$0

Tacoma Community Redevelopment Authority Meeting Minutes
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KWA	15th and Tacoma	\$2,150,000	\$2,150,000	-	-	\$2,150,000
Horizon Housing Alliance	Hilltop Lofts	\$368,480	-	\$368,480	-	\$368,480
	Total		\$4,773,622	\$1,144,858	\$150,000	\$6,068,480
	Available after recommendations		\$579,378	\$0	\$0	\$579,378

6. 35th and Pacific Property Update and Fencing Request

Joe van Dyk moved to authorize the TCRA administrator to enter into a contract with Secoma fence, totaling \$66,692.07. Lacey Barker seconded the motion, which passed unanimously.

FOR THE GOOD OF THE ORDER

No items were announced for the good of the order.

ABSENT MEMBERS WERE EXCUSED

Dan Montopoli and Yo Ahzzma were excused.

ADJOURN

The meeting adjourned at 8:47 AM.

Respectfully Submitted,

DocuSigned by:
Lacey Barker
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Lacey Barker