



July 25, 2013
Tacoma Municipal Bldg., Room 248

Meeting No. 578

Lucy Clifthorne, Secretary, called the meeting to order at 7:33 a.m.

ROLL CALL

TCRA Members Present: Lucy Clifthorne, Steve Snider, Rea Hagan

TCRA Members Absent: Walt Patterson, Tyler Shillito, Tess Colby, Curt Curtis

Staff in Attendance: Carey Jenkins, Cathy Morton, Jeanine Luken, Shannon Johnson,
Jacinda Howard, Pat Chubb (Lakewood)

Guests in Attendance: Sandy Burgess, Anne Curry, Dean Curry, John Wise

CONSENT AGENDA

TCRA Minutes for July 11, 2013
TCRA Administrator’s Report for June 2013
Letter from M. Blumhoff

MOTION: Steve Snider moved to approve the Consent Agenda as presented. The motion was seconded by Rea Hagan and was approved.

HOUSING DEVELOPMENT

1. Stewart Court Assumption (Presenter: Cathy Morton; Guests: Sandy Burgess, Anne Curry, Dean Curry & John Wise)

Cathy Morton introduced Sandy Burgess and Anne and Dean Curry and provided the Board a brief summary of the Curry’s desire to purchase Stewart Court from the Tacoma Housing Authority. Sandy Burgess explained that the affordable housing complex is no longer a good fit with the THA, but that the THA would like to sell the property to the Curry’s, who plan to renovate while maintaining a number of units as affordable housing. The Curry’s explained they are prepared to assume the existing loan between THA and TCRA, if approved by the Board. Debt coverage ratio- 2.12.

MOTION: Steve Snider moved to approve the Curry’s to assume the loan between THA and TCRA. The motion was seconded by Rea Hagan and was approved.

2. Vega-Salazer, J. (Presenter: Jeanine Luken)

Jeanine Luken explained that the amount of Mr. Vega-Salazer's loan to be written off was incorrectly stated on the previous write-off request. This request was to write off the balance remaining after the error.

MOTION: Lucy Clifthorne moved to approve the loan write-off. The motion was seconded by Rea Hagan and was approved.

3. Chisolm, C. (Presenter: Pat Chubb, Lakewood)

Pat Chubb explained that Ms. Chisolm is unable to make payments on her rehabilitation loan at this time due, in part, to inconsistent employment. Staff requested TCRA continue its deferral of payments on Ms. Chisolm's rehabilitation loan. Funding is through Lakewood's Housing Rehabilitation Program.

MOTION: Steve Snider moved to approve the continuance of the loan payment deferral. The motion was seconded by Rea Hagan and was approved.

4. Zarins, N. (Presenter: Pat Chubb, Lakewood)

Pat Chubb requested a modification for an additional \$12,100 in deferred-payment loan funds to pay for additional repairs found to be necessary during the course of construction.

MOTION: Lucy Clifthorne moved to approve the loan modification. The motion was seconded by Steve Snider and was approved.

5. Funding Application Update (Presenter: Cathy Morton)

Staff provided an update (information only) on the status of housing development funding applications.

No action was required.

6. Single Family Homeowner Occupied Rehabilitation Program Services Request For Proposal (RFP) (Presenter: Carey Jenkins)

Staff provided the Board with a copy of the procurement document and a timeline.

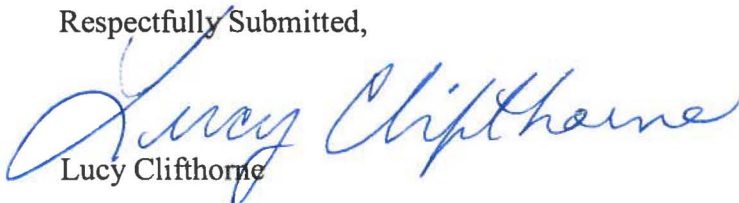
No action required.

FOR THE GOOD OF THE ORDER

MOTION: Steve Snider moved to excuse Walt Patterson, Tess Colby, Curt Curtis and Tyler Shillito's absence. Rea Hagan seconded the motion, which was approved.

ADJOURN: 8:10 a.m.

Respectfully Submitted,


Lucy Clifthorne