

# SHB 2060 Steering Committee

Virtual Meeting  
October 30, 2020

<p><b>Members Present:</b> Heather Moss (Chair), Pierce County Human Services Felicia Medlen, City of Tacoma Marcy Boulet, Department of Health Mayor, Ron Lucas, Town of Steilacoom Tiffany Speir, City of Lakewood</p>	<p><b>Staff Present:</b> Bryan Schmid, Housing Supervisor John Barbee, Community Services Division Manager Vy Yun, Office Assistant</p>
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## Introductions, Heather Moss

Chair Heather Moss commenced the meeting at 10:07 am and introductions were made.

- Chair Moss explained that agencies will not do in-person presentations for this NOFA.

## Review Executive Summary, Bryan Schmid

Background of Affordable Housing Notice of Funding Availability (NOFA). Bryan went through the Executive Summary. Highlights:

- Pierce County released the Affordable Housing Notice of Funding Availability (NOFA) on June 20, 2020.
- \$2.35 million was made available for affordable housing activities.
  - 2060 Document Recording Fee funds
    - Under the Interlocal agreements signed in 2003 the 2060 Steering Committee reviews/approves project for funding.
    - \$950,000 available (\$900,000 Capital Project and \$50,000 in O&M).
    - Under the legislation the max income for households served is 50% AMI.
  - HOME funds
    - As the subrecipient of the County, the Pierce County Community Development Corp. (CDC) reviews/approves HOME loans and applications for HOME funds.
    - \$1.4 million available.
    - Under the HOME regulations the max income for households served is 80% AMI.
- Applications Received
  - 7 applications received
    - 6 capital, 1 O&M
    - 2060: 3 applications recommended for consideration for 2060 funding.
    - HOME: 4 applications recommended for consideration for HOME funding

## Review of projects recommended for 2060 funding, Bryan

### LASA – Fairlawn

- Acquisition for single family home in Lakewood.
- Affordable rental housing to 1 large family.
- Zoning allows for additional density.
  - Secure site for future development for LASA.
  - Could potentially support additional units in the future.
  - Could be used to support larger homeless families.
- City of Lakewood is supportive of project.
- Did not provide rehab budget but would reserve agency funds for rehab needs.

### The Mustard Seed – Key Peninsula Elder Community

- Key piece of funding is USDA capital facilities loan. If they receive funding, they can proceed with project next year.
- 30 unit assisted living facility to frail elderly requiring 24 hours long term support.
  - 9 units for frail elderly seniors under 50% AMI.
- Transportation will be provided on site to those that need it.
- *Correction to Executive Summary and Project Summary:*
  - Evaluation Committee recommended partial funding in the amount of \$603,704 \$503,704.

### Metropolitan Development Council – Randall Townsend

- Renewal of O&M funding for permanent supportive housing for homeless individuals.
- Funding would cover units that do not receive project-based voucher support.
- Operating and maintenance support.
- 35 units - studio/1-bedroom apartments.
- Below 30% AMI.
- High priority target population.
- Will need to resubmit operating budget.

## Steering Committee Discussion and Action on Funding Requests

### LASA

- Zone R2 can support 6 units / 6-plex rental units; does not need to be single family.
- Mayor Lucas asked what the County would do if they had a large pot of funds, say \$10 million, for development. Bryan explained that the County had a similar discussion related to bonding new sales tax revenue (1406 legislation) to incentivize developers to come to Pierce County. The County did an RFI in March. Unfortunately, COVID has sidelined this discussion.

### The Mustard Seed

- Bryan will find out when/if USDA loan is received. They will apply in November – and probably will not know until mid-spring. If they do not receive funding, they would have to

come up with another financing plan and the Steering Committee will need to decide how to reallocate dollars.

**MDC**

- Financial stability
  - Operating at deficit.
  - Concern for MDC's housing portfolio and housing sustainability of portfolio.
  - Looking to sell single family assets.
  - Does not have replacement reserve fund.

Heather asked for a motion to distribute the 2060 funding as shows in the table below. Mayor Lucas motioned, Marcy seconded, unanimously approved.

Agency	Funding Request	Recommended	2060 Funded	Unfunded Amount
LASA - Fairlawn	\$396,296	\$396,296	\$396,296	\$0
The Mustard Seed – Key Peninsula Elder Community	\$900,000	\$503,704	\$503,704	\$396,296
Metropolitan Development Council - Randall Townsend	\$50,000	\$50,000	\$50,000	\$0
		\$950,000	\$950,000	
Total Funding: \$1,000,000		Remaining Balance	\$0	

**Adjournment**

Heather adjourned the meeting at 11:11 am.

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Chair

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Date