

Addendum A

Request for Proposals Construction Management Services

In your proposal, please indicate which of the programs listed below your company is responding to. Respondents may choose to respond to *one or all programs*. Please be sure your submitted proposal still adheres to all requirements set forth in Section IV of the original Construction Management Services Request for Proposals.

1. Program: Single Family Homeowner Occupied Rehabilitation Loan (the “Loan Program”)

The Loan Program provides loans to qualified homeowners in an amount not to exceed \$30,000. The loan funds are available for the correction of health and safety code violations and related habitability issues (see Single Family Homeowner Occupied Rehabilitation Loan Eligibility Items list attached to this RFP as Exhibit “A”). To be eligible, an applicant’s income must not exceed 80% of the Area Median Income (AMI) for Pierce County, adjusted for family size. The homeowner will be required to sign a covenant that requires them to occupy the home and maintain the property otherwise the loan must be repaid.

2. Program: Small Site Development Program

The Small Site Development Program will be a joint effort between various City Departments, local real estate agents, and construction professionals whose mission it is to add new market and policy objectives related to the City’s concentrated acquisition of single-family residences in targeted neighborhoods and consistent with the City’s focus area(s), to include the current high priority Lincoln District.

Coordinated through the Housing Division of the Community and Economic Development Department, CDBG and HOME funds would be allocated to acquire, rehabilitate, and resell these previously abandoned properties to eligible home buyers. In addition, larger multi-family properties will be acquired to address homeless needs currently being addressed by the Community and Economic Development Department’s (CED) sister department, Neighborhood and Community Services (NCS).

3. Program: Multi-Family Development Projects based on TCRA’s annual NOFA process.

Annual funding made available for multi-family projects will be used for the acquisition and rehabilitation of existing properties, or new construction development. Other funding sources may include, but are not limited to, low-income housing tax credits, State affordable housing trust funds, bank loans, and private investor capital. These projects are considered large scale developments.

4. Program: Commercial Sites Acquisition and Rehabilitation Projects

The TCRA intends to acquire and rehabilitate small scale commercial sites located within targeted areas of the city of Tacoma in order to create economic development opportunities.

In 2014, Tacoma's City Council adopted the Hilltop Subarea Plan (the "Plan") and set separate strategic objectives to focus efforts on development of both the South Tacoma and Lincoln District Neighborhoods, both of which are designated as mixed use centers. The purpose of the Plan is to anticipate, support, and guide long-term community development in the Hilltop Subarea, including the business district core, hospitals, and residential neighborhoods. The intent of the South Tacoma and Lincoln District strategic initiatives is to highlight neighborhood business districts and help them become destinations through emphasizing assets that are currently underutilized. Focusing their efforts and these three targeted areas allows the TCRA to serve many City policy objectives to include to: 1) Create local employment opportunities; 2) promote economically thriving business districts; 3) provide inviting and accessible destination areas; and 4) support the surrounding neighborhoods.

Coordinated through the Housing Division of the Community and Economic Development Department, CDBG and HOME funds will be allocated to acquire and rehabilitate these previously abandoned commercial properties.