



WEEKLY REPORT TO THE CITY COUNCIL

March 27, 2025

Members of the City Council
City of Tacoma, Washington

Dear Mayor and Council Members:

ACTION REQUIRED

1. This is a reminder to complete your Financial Affairs Disclosure (F-1) Statement and Disclosure of Remote Interest form and provide confirmation to the City Clerk's Office, **by Tuesday, April 15, 2025. More information can be found at: [Who Files the Report | Washington State Public Disclosure Commission \(PDC\)](#).**

ITEMS OF INTEREST

2. City Manager's Office Constituent Relations Analyst Karyssa Mathison provides the attached **Constituent Intake Report**.
3. Community and Economic Development Division Manager Carol Wolfe provides the attached memorandum on the recent **work accomplished by the Hosmer Business Association and 2025 anticipated work**.
4. Planning and Development Services (PDS) Director Peter Huffman provides the attached tip sheets related to pre-approved detached accessory dwelling unit (DADU) plans. **PDS now offers the pre-approved plans for use within the City of Tacoma. There are four base models with different roof types, siding styles, and ground floor dwellings meeting visibility design standards.** These units were designed to meet adopted Home in Tacoma zoning standards as backyard DADUs. Layouts are compact, with smaller footprints, to encourage density and more affordable housing options.

The program launched this month and the process is intended to outline all items necessary for an applicant to create a complete submittal. It includes a staff-lead coaching meeting and site visit walk through. This is needed to determine if additional external professional assistance is necessary to address on-site challenges like storm water, utilities, critical areas, and/or other situations. In addition, if applicants wish to make non-structural changes to the plans, they can work with the designer to make minor changes. Those changes would be separate from the City and require payment to the designer from the applicant. The tip sheets have been posted and are available to the public at tacomapermits.org.

5. Interim Tacoma Police Chief Patti Jackson provides the attached **Weekly Crime Report**.

6. Please see the attached City of Tacoma **Weekly Meeting Schedule**.
7. **Shiloh Baptist Church Men's Shelter Standdown:** The single men's shelter (1211 South I Street), operated by Shiloh Baptist Church (Shiloh) and Valeo Vocation (Valeo), is **currently preparing to standdown**. Valeo will continue to work with the current residents on their stability and housing plans during this transition and into permanent housing or other temporary solutions by **March 31, 2025**. After this date, Shiloh will continue to focus on providing housing services with their New Life housing program. Since opening in September 2021, the shelter has served 317 individuals, with 21 of the clients have confirmed being connected to permanent housing.

On March 24, 2025, there were 16 residents at the site and 3 residents are currently working with case management. Neighborhood and Community Services has begun meeting with Shiloh and Valeo weekly to assess operational needs and will continue to support the shelter during this transition. **The City is committed to ensuring that every resident has the option to transition to the new location or has an alternative shelter location should they wish by or before March 31, 2025.**

8. **Encampment Outreach:** For the week of **March 17 - 21, 2025**, the City's Homeless Engagement and Alternatives Liaison HEAL team visited **16 locations**. This resulted in **34 (20 new, and 14 repeat)** individuals contacted and referred to community services; **2 individuals** were placed in shelter. This information can be found at: [HEAL Team Engagement Dashboard | Tacoma Open Data](#).
9. **Temporary and Emergency Shelter Performance:** **The City posts weekly updates and information about its Temporary and Emergency Shelter locations including current census, number of available beds, and exits to housing.** Updates are reported weekly, and this information can be found at: https://cityoftacoma.org/UserFiles/Servers/Server_6/File/NCS/weeklydataupdate.pdf.

STUDY SESSION / WORK SESSION

10. **The City Council Study Session of Tuesday, April 1, 2025, will be conducted as a hybrid meeting.** This meeting can be attended in-person at the Tacoma Municipal Building, Council Chambers, located at 747 Market Street on the 1st floor or be heard by dialing (253) 215 – 8782 or through Zoom at: www.zoom.us/j/89496171192 and entering the meeting ID 894 9617 1192; passcode 89659 when prompted. This meeting will be broadcast on TV Tacoma and Facebook.

The discussion items will include: (1) **Cushman Substation Update;** (2) **McKinley Proposed Annexation;** (3) **2025 Consolidated Plan for Housing and Community Development;** (4) **City of Tacoma and LeMay Proposed Agreement;** (5) **Other Items of Interest – Draft Letter to Sound Transit Board Directors Regarding the Tacoma Dome Link Extension Project;** (6) **Committee Reports;** (7) **Agenda Review and City Manager's Weekly Report;** (8) **Executive Session – Pending Litigation.**

On our first agenda item, the consultant for the Cushman and Adams Substations Future Use Study, along with staff from Tacoma Public Utilities and Planning and Development Services, will **brief the City Council on the community engagement results and present the [draft final report and development scenarios](#)**. The project team will return at the next joint City Council and Tacoma Public Utility Board Study Session on May 20, 2025, for the presentation of the final report, for further direction from City Council and Public Utility Board, with the goal of adopting a resolution in June.

On our second agenda item, staff from Planning and Development Services will provide Mayor and Council **background information on the proposed McKinley Annexation site**, consistent with applicable state, regional and countywide policies; and an assessment of the steps involved in processing an annexation request.

On our third agenda item, staff from Community and Economic Development and Neighborhood and Community Services will provide a briefing on the **2025 Consolidated Plan for Housing and Community Development**.

On our fourth agenda item, staff from Tacoma Venues and Events, Legal, Tacoma Public Schools and consultants for LeMay will discuss a **proposed agreement between the City of Tacoma and LeMay**.

Under other items of interest, the following item will be discussed:

- **Draft Letter to Sound Transit Board Members** [Council Member Walker]

11. The updated **Tentative City Council Forecast and Consolidated Standing Committee Calendar** are attached for your information.

MARK YOUR CALENDARS

12. You are invited to the below events:

- **Proposition 1 is part of the Tacoma Streets Initiative II and, if approved by voters, would replace the expiring Proposition 3 rates, increasing the utility tax** (on natural gas, electric, and phone services) from 1.5 percent to 2 percent effective March 2026 and the property tax rate from \$0.20 to \$0.25 per \$1,000 of assessed value effective January 2026. **The proposed ballot measure, Proposition 1, will appear on the April 22, 2025, ballot. Community information sessions will be held in person at various locations:**
 - April 2, 2025, Fern Hill Library Branch, 765 South 84th Street, 5:00 p.m. - 6:00 p.m.
 - April 3, 2025, Moore Library Branch, 215 South 56th Street, 4:30 p.m. - 5:30 p.m.

For more details on Streets Initiative II, please visit cityoftacoma.org/SI2

Weekly Report
March 27, 2025
Page Four

Sincerely,
Elizabeth Pauli



EAP: ram

City Manager



Tacoma City Council Constituent Intake Website Data Report: March 2025

Total Request Submissions

280

Total Submissions

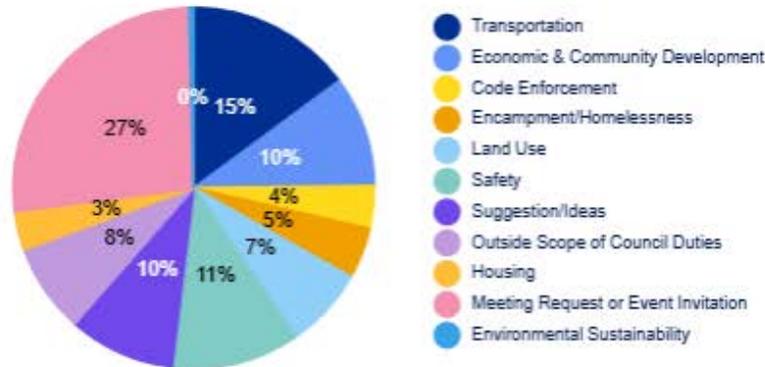
Request Submissions

186

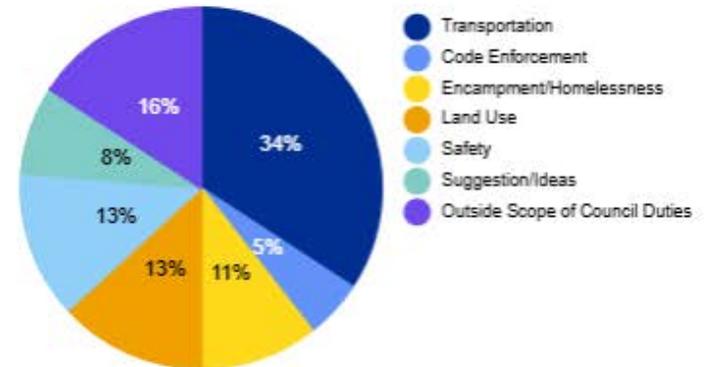
Inquiries that include +1 Council Member

Topic Codes

Summary

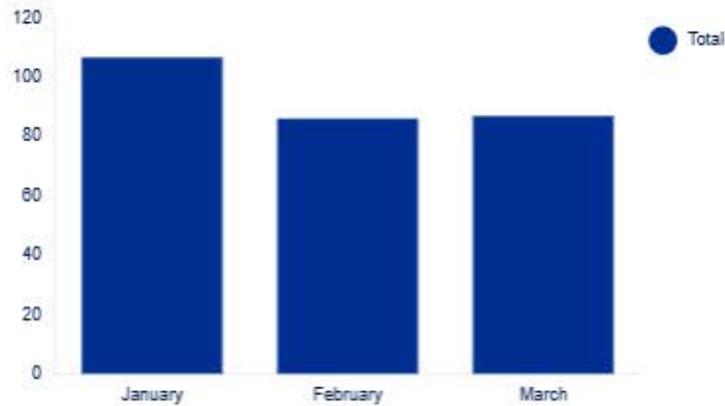


Last 14 Days



Submission Summary

Submissions by Month



Submissions by Council District



Contact: Karyssa Mathison, Constituent Relations Analyst
kmathison@cityoftacoma.org





TO: Elizabeth Pauli, City Manager
FROM: Carol Wolfe, Division Manager
COPY: Tanja Carter, Director
SUBJECT: Success Update! Hosmer Business District
DATE: March 27, 2025

Background

In 2023 the Tacoma Police Department identified Hosmer area as a focus to reduce crime under their problem-oriented policing approach. As a result of that work, Community and Economic Development staff worked with area business owners to form the Hosmer Business Association (HBA).

Community and Economic Development (CED) was able to support the HBA through staff resources and funding in the 2023-2024 biennial budget. Council has also provided approval for continued funding of this group in 2025-2026.

2024 Successes

The HBA provides the following results for their 2024 activities:

- Security Enhancement projects cleaned up properties and parking lots, and several businesses joined the Hosmer Business Association as a result.
- 2nd Annual Trunk or Treat to connect residents to business community.
- Community engagement and education around Land Use issues such as Kingfisher Tiny Home Village.
- March 12th “Lunch Mob” Promotion to increase customers to local lunch venues.
- Organizational Capacity building through collaborating and/or meeting with SAFE Streets, SENCO and South Tacoma Neighborhood Council and the Cross District Association.

2025 Priorities

The HBA is looking forward to focusing their 2025 work in the following areas:

- Continue to build a welcoming and supportive community environment for both businesses and residents.
- Support smaller local businesses with marketing and networking opportunities.
- Engage the community through events and activities.
- Continue to investigate membership into the Cross District Association.

PREAPPROVED DETACHED ACCESSORY DWELLING UNITS (DADUS)

Planning and Development Services offers pre-approved detached accessory dwelling unit (DADU) plans for use within the City of Tacoma jurisdiction. There are four base models with different roof types, siding styles, and ground floor dwellings meeting visitability design standards. These units were designed to fit adopted Home in Tacoma zoning standards as backyard detached accessory dwelling units. Layouts are compact with smaller footprints to encourage density and more affordable housing options.

ADVANTAGES OF USING A CITY OF TACOMA PRE-APPROVED DADU PLAN

- Streamlined Permitting – Plans are compliant with building, residential, and energy codes, so you can obtain permits and plan checks quickly.
- Extensive Pre-Application Process – City staff will provide site specific information to customers, so site plan preparation is easier. We conduct a site visit with you and your contractor to go over site specific conditions during the pre-application process to avoid common issues at time of development.
- Save Time and Money – With a pre-approved plan, you're likely to cut costs and enjoy a more convenient construction process. The cost of preparing the plans, evaluating the site for services, and City support information is included and initially free.
- Customizable – Plans have several options, though if additional modifications are desired beyond the pre-approved plan sets, then applicants must work with the designer to modify. Modified plans will incur separate fees and expenses required to be paid to the designer by the customer. Substantial changes to the plans will require discussion with City staff to determine if the scope remains within this program.



ITEMS TO CONSIDER WHEN CHOOSING TO BUILD YOUR DADU

- The plans may not work for the site. If you opt to use a pre-approved plan, you still need to go through the required checks to ensure the plan can be built on your lot. This is typically evaluated in discussion with staff and during the site visit.
- Pre-approved plans are not right for all projects. While the plans may be customized to fit specific needs, if those changes impact the structural aspects of the building, then it will likely not qualify under the City's Pre-Approved Plan program. Minimal changes will allow you to maintain the pre-approved status, but larger changes to the floor plan are usually not permitted. Any changes would need to be reviewed and approved by building authorities, adding more cost and review time.
- Permits required. A pre-approved plan is not pre-permitted. Site-specific evaluations are required and review for items not pre-approved like utility service, critical areas, historic districts, proximity to fire hydrants and apparatus service, and other non-confirming and uncommon situations may result in additional permitting requirements. These items should be identified by the customer and discussed during the pre-application and site visit stages.



NOTE: This Tip Sheet does not substitute for codes and regulations.

The applicant is responsible for compliance with all codes and regulations, whether or not described in this document.

More information: City of Tacoma, Planning and Development Services | www.tacomapermits.org | 253-591-5030

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.

PREAPPROVED DETACHED ACCESSORY DWELLING UNITS (DADUS)

ZONING DISTRICT LOCATION

Depending on the property location and zoning designation, the DADU has specific requirements. Common items include setbacks from property lines, distances between structures, building coverage, design standards, landscape and tree canopy coverage, pedestrian access, historic districts, height limits, off-street parking, and other considerations. Environmentally sensitive areas like wetlands, streams, flood plains, steep slopes, biodiversity areas must be identified.

UTILITY SERVICES

Existing and proposed service connections must be identified. In most cases, services must not be through or directly connected to an existing structure. Water service from existing meter must be adequate to serve all dwellings. Contact Tacoma Water if new meter is proposed. Shared sanitary service is allowed if meeting the City's Side Sewer Manual. Solid waste bin storage and pick-up locations must be clarified. Clearances from existing power lines and new services must be directed to Tacoma Power. Storm water and impervious surfaces must be per the City's Stormwater Management Manual and must be detailed on plans with additional documents as necessary.

BUILDING / ENERGY / FIRE

Not all site-specific building situations have been addressed with the pre-approved plans. If a site has environmental criteria beyond the approved design, then the plans will require additional modification at additional expense to the customer. Things like topographic wind impacts, fire separation distance issues, proposed modifications to the structure design, alternative energy options to name a few, will require additional consideration. Fire apparatus and hydrant distances must meet proximity requirements based on code and may result in additional requirements. Special inspection requirements may be necessary in some high wind areas.

PERMITS & FEES

Permits for accessory dwelling unit are required to be submitted under a residential building new construction permit. The permit will include plumbing and mechanical. Site development work will also be reviewed under that combination permit. Contact Tacoma Power for electrical and new service requirements. Scope outside of the residential new construction with site development will require additional permits. This is common for construction near critical areas, fire code mitigation, historic areas, non-conforming land use circumstances, right-of-way work not covered, and/or other permit situations.

Other fees to anticipate during or upon completion of construction include water service fee for the additional dwelling, sanitary sewer rate changes,

Permit Resources

Accessory Dwelling Units in UR Districts: [ADU Zoning Tipsheet](#)

Land Use Regulatory Code Link: [Title 13](#)

Residential Permit Submittal [Checklist](#)



NOTE: This Tip Sheet does not substitute for codes and regulations.

The applicant is responsible for compliance with all codes and regulations, whether or not described in this document.

More information: City of Tacoma, Planning and Development Services | www.tacomapermits.org | 253-591-5030

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.

PREAPPROVED DADU PLAN OPTIONS

Planning and Development Services offers pre-approved detached accessory dwelling unit (DADU) plans for use by applicants within the City of Tacoma jurisdiction. There are four base models (Unit A through D) with 2 different roof types, siding options, and ground floor dwellings meeting visitability design standards. Compact designs are intended to promote density and affordability under the Home in Tacoma zoning changes.

Additional information on the process to use these documents on your project can be found on the Pre-Approved Plans for Accessory Dwellings guidance document.

If you have additional questions beyond what the guidance document provides, please contact residentialdevelopment@cityoftacoma.org or call 253-591-5030 and select option 3, followed by option 3.

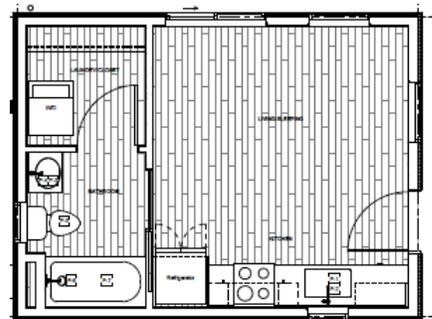
UNIT A – STUDIO STYLE

300 square foot studio layout with covered patio entry and closet.

UNIT A - GABLE OPTION



UNIT A - SHED OPTION



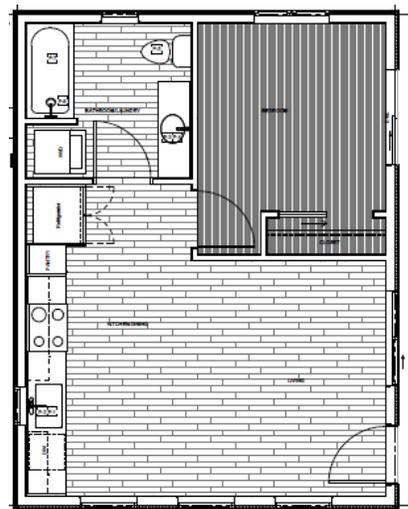
UNIT B – ONE BEDROOM

520 square feet, 1 bedroom, 1 bathroom, covered entry, closet.

UNIT B - GABLE OPTION



UNIT B - SHED OPTION



NOTE: This Tip Sheet does not substitute for codes and regulations.

The applicant is responsible for compliance with all codes and regulations, whether or not described in this document.

More information: City of Tacoma, Planning and Development Services | www.tacomapermits.org | 253-591-5030

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.

PREAPPROVED DADU PLAN OPTIONS

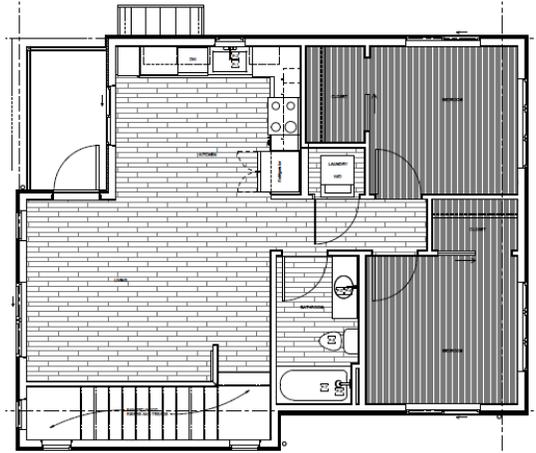
UNIT C – GARAGE WITH TWO BEDROOM ABOVE

647 square feet garage area, covered entry, foyer,
845 square feet living area with 2 bedrooms, 1 bathroom, deck, and laundry closet.

UNIT C - GABLE OPTION



UNIT C - SHED OPTION



UNIT D - DUPLEX

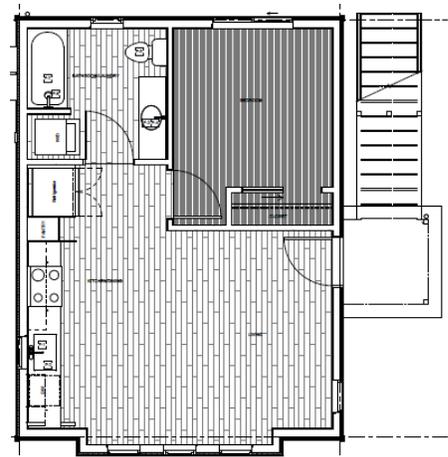
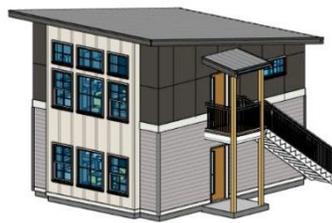
Upper dwelling consisting of 534 square feet living area with 1 bedrooms, 1 bathroom, covered deck entry, and closet.

Lower dwelling unit consisting of 534 square feet 1 bedroom, 1 bathroom below, covered entry.

DUPLEX - GABLE OPTION



DUPLEX - SHED OPTION



NOTE: This Tip Sheet does not substitute for codes and regulations.

The applicant is responsible for compliance with all codes and regulations, whether or not described in this document.

More information: City of Tacoma, Planning and Development Services | www.tacomapermits.org | 253-591-5030

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.



Citywide Weekly Briefing for 17 March 2025 to 23 March 2025

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases. Beginning 1 October 2022, there was a change in how TPD reports certain Aggravated Assaults and Destruction offenses.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	17-Mar-2024	17-Mar-2025	25-Feb-2024	24-Feb-2025	01-Jan-2024	01-Jan-2025			
	23-Mar-2024	23-Mar-2025	23-Mar-2024	23-Mar-2025	23-Mar-2024	23-Mar-2025			
Persons	85	72	319	313	929	853	15.3% ▼	1.9% ▼	8.2% ▼
Assault	76	67	286	286	846	771	11.8% ▼	0.0%	8.9% ▼
Homicide <i>(doesn't include Negligent/Justifiable)</i>	1	0	1	1	5	6	100.0% ▼	0.0%	20.0% ▲
Kidnapping/Abduction	2	2	9	7	20	15	0.0%	22.2% ▼	25.0% ▼
Sex Offenses, Forcible	6	3	23	19	57	61	50.0% ▼	17.4% ▼	7.0% ▲
Property	346	196	1441	919	4971	3065	43.4% ▼	36.2% ▼	38.3% ▼
Arson	2	1	10	4	27	13	50.0% ▼	60.0% ▼	51.9% ▼
Burglary/Breaking and Entering	23	25	86	95	340	264	8.7% ▲	10.5% ▲	22.4% ▼
Counterfeiting/Forgery	2	1	8	5	20	12	50.0% ▼	37.5% ▼	40.0% ▼
Destruction/Damage/Vandalism of Property	99	55	408	261	1414	827	44.4% ▼	36.0% ▼	41.5% ▼
Fraud	9	8	40	36	133	118	11.1% ▼	10.0% ▼	11.3% ▼
Larceny/Theft	146	76	598	376	1964	1335	47.9% ▼	37.1% ▼	32.0% ▼
Motor Vehicle Theft	47	23	235	102	882	375	51.1% ▼	56.6% ▼	57.5% ▼
Robbery	10	2	33	16	98	54	80.0% ▼	51.5% ▼	44.9% ▼
Stolen Property	7	3	19	14	82	45	57.1% ▼	26.3% ▼	45.1% ▼
Society	16	24	45	86	140	206	50.0% ▲	91.1% ▲	47.1% ▲
Drug/Narcotic	10	13	27	58	80	145	30.0% ▲	114.8% ▲	81.3% ▲
Pornography/Obscene Material	0	3	0	4	3	7	NC	NC	133.3% ▲
Prostitution	0	2	0	2	0	3	NC	NC	NC
Weapon Law Violations	6	6	18	22	57	51	0.0%	22.2% ▲	10.5% ▼
Citywide Totals	447	292	1805	1318	6040	4124	34.7% ▼	27.0% ▼	31.7% ▼

NC = Noncalculable

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 61.2% (41/67) of the Assaults were coded Simple Assault.
- There were 50 DV-related offenses.
- 66.0% (33/50) of the DV-related offenses were Persons.
- 47.8% (32/67) of the Assaults were DV-related.
- DV-related Offenses: 52 ↘ 50
- There was 1 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 52 ↘ 20

Top 5 Locations - Compared to last year

- 4502 S Steele St: 9 ↘ 8
- 7250 Pacific Ave: 0 ↗ 4
- 8445 Pacific Ave: 1 ↗ 4
- 707 S 56th St: 1 ↗ 3
- 3402 S 19th St: 1 ↗ 3
- 2645 S 80th St: 0 ↗ 3
- 9210 S Hosmer St: 1 ↗ 3
- There were 6 additional locations with 3.

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 76 ↘ 52
- Parking Lot: 70 ↘ 45
- Single Family Residence: 87 ↘ 42
- Apartment: 61 ↘ 42
- Department Store: 6 ↗ 11



Sector 1 Weekly Briefing for 17 March 2025 to 23 March 2025

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases. Beginning 1 October 2022, there was a change in how TPD reports certain Aggravated Assaults and Destruction offenses.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	17-Mar-2024	17-Mar-2025	25-Feb-2024	24-Feb-2025	01-Jan-2024	01-Jan-2025			
	23-Mar-2024	23-Mar-2025	23-Mar-2024	23-Mar-2025	23-Mar-2024	23-Mar-2025			
Persons	19	14	77	75	218	219	26.3%▼	2.6%▼	0.5%▲
Assault	17	13	70	66	195	194	23.5%▼	5.7%▼	0.5%▼
Homicide (doesn't include Negligent/Justifiable)	1	0	1	0	2	4	100.0%▼	100.0%▼	100.0%▲
Kidnapping/Abduction	1	1	3	3	7	6	0.0%	0.0%	14.3%▼
Sex Offenses, Forcible	0	0	3	6	14	15	0.0%	100.0%▲	7.1%▲
Property	100	60	391	282	1377	903	40.0%▼	27.9%▼	34.4%▼
Arson	0	1	3	1	13	3	NC	66.7%▼	76.9%▼
Burglary/Breaking and Entering	8	8	23	22	98	69	0.0%	4.3%▼	29.6%▼
Counterfeiting/Forgery	0	0	0	0	0	0	0.0%	0.0%	0.0%
Destruction/Damage/Vandalism of Property	38	23	140	98	474	315	39.5%▼	30.0%▼	33.5%▼
Fraud	0	4	5	10	18	22	NC	100.0%▲	22.2%▲
Larceny/Theft	36	20	148	111	505	334	44.4%▼	25.0%▼	33.9%▼
Motor Vehicle Theft	15	2	65	33	242	126	86.7%▼	49.2%▼	47.9%▼
Robbery	2	1	5	3	14	14	50.0%▼	40.0%▼	0.0%
Stolen Property	1	0	1	2	10	14	100.0%▼	100.0%▲	40.0%▲
Society	5	6	17	16	35	37	20.0%▲	5.9%▼	5.7%▲
Drug/Narcotic	3	3	13	10	24	25	0.0%	23.1%▼	4.2%▲
Pornography/Obscene Material	0	2	0	2	0	2	NC	NC	NC
Prostitution	0	0	0	0	0	0	0.0%	0.0%	0.0%
Weapon Law Violations	2	1	4	4	11	10	50.0%▼	0.0%	9.1%▼
Sector Totals	124	80	485	373	1630	1159	35.5%▼	23.1%▼	28.9%▼

NC = Noncalculable

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 69.2% (9/13) of the Assaults were coded Simple Assault.
- There were 12 DV-related offenses.
- 50.0% (6/12) of the DV-related offenses were Persons.
- 38.5% (5/13) of the Assaults were DV-related.
- DV-related Offenses: 6 ↗ 12
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 21 ↘ 8

Top 5 Locations - Compared to last year

- 1111 S L St: 0 ↗ 3
- 316 S 29th St: 0 ↗ 3
- 1515 Tacoma Ave S: 0 ↗ 3
- 2517 S L St: 0 ↗ 3
- 1900 Commerce St: 0 ↗ 2
- S 9th St & A St: 0 ↗ 2
- S 17th St & Pacific Ave: 0 ↗ 2
- There were 12 additional locations with 2.

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 34 ↘ 16
- Single Family Residence: 10 ↗ 13
- Apartment: 24 ↘ 12
- Parking Lot: 22 ↘ 9
- Service (Gas) Station: 0 ↗ 4



Sector 2 Weekly Briefing for 17 March 2025 to 23 March 2025

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases. Beginning 1 October 2022, there was a change in how TPD reports certain Aggravated Assaults and Destruction offenses.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	17-Mar-2024	17-Mar-2025	25-Feb-2024	24-Feb-2025	01-Jan-2024	01-Jan-2025			
	23-Mar-2024	23-Mar-2025	23-Mar-2024	23-Mar-2025	23-Mar-2024	23-Mar-2025			
Persons	23	17	79	83	229	207	26.1% ▼	5.1% ▲	9.6% ▼
Assault	21	15	70	76	209	180	28.6% ▼	8.6% ▲	13.9% ▼
Homicide <i>(doesn't include Negligent/Justifiable)</i>	0	0	0	0	0	1	0.0%	0.0%	NC
Kidnapping/Abduction	0	0	2	1	5	4	0.0%	50.0% ▼	20.0% ▼
Sex Offenses, Forcible	2	2	7	6	14	22	0.0%	14.3% ▼	57.1% ▲
Property	103	34	372	211	1342	740	67.0% ▼	43.3% ▼	44.9% ▼
Arson	0	0	0	1	3	1	0.0%	NC	66.7% ▼
Burglary/Breaking and Entering	6	1	19	20	80	63	83.3% ▼	5.3% ▲	21.3% ▼
Counterfeiting/Forgery	1	0	4	0	11	2	100.0% ▼	100.0% ▼	81.8% ▼
Destruction/Damage/Vandalism of Property	29	9	101	64	388	202	69.0% ▼	36.6% ▼	47.9% ▼
Fraud	4	3	16	11	41	33	25.0% ▼	31.3% ▼	19.5% ▼
Larceny/Theft	48	16	173	85	577	318	66.7% ▼	50.9% ▼	44.9% ▼
Motor Vehicle Theft	11	4	48	22	208	97	63.6% ▼	54.2% ▼	53.4% ▼
Robbery	2	1	8	2	21	13	50.0% ▼	75.0% ▼	38.1% ▼
Stolen Property	2	0	3	3	12	5	100.0% ▼	0.0%	58.3% ▼
Society	3	1	4	6	17	15	66.7% ▼	50.0% ▲	11.8% ▼
Drug/Narcotic	3	0	3	2	10	4	100.0% ▼	33.3% ▼	60.0% ▼
Pornography/Obscene Material	0	1	0	1	0	2	NC	NC	NC
Prostitution	0	0	0	0	0	0	0.0%	0.0%	0.0%
Weapon Law Violations	0	0	1	3	7	9	0.0%	200.0% ▲	28.6% ▲
Sector Totals	129	52	455	300	1588	962	59.7% ▼	34.1% ▼	39.4% ▼

NC = Noncalculable

Last 7 Days

<p>Notes:</p> <ul style="list-style-type: none"> There were no Homicide offense(s) during the last 7 days. 60.0% (9/15) of the Assaults were coded Simple Assault. There were 9 DV-related offenses. 77.8% (7/9) of the DV-related offenses were Persons. 46.7% (7/15) of the Assaults were DV-related. DV-related Offenses: 19 ↘ 9 There were no Gang-Related offense(s) during the last 7 days. Theft from Motor Vehicle: 13 ↘ 2 	<p>Top 5 Locations - Compared to last year</p> <ul style="list-style-type: none"> 3402 S 19th St: 1 ↗ 3 1816 N Union Ave: 0 ↗ 2 2411 N Proctor St: 4 ↘ 2 2805 N Proctor St: 0 ↗ 2 4114 N 26th St: 0 ↗ 2 5400 N Pearl St: 0 ↗ 2 5109 N 14th St: 0 ↗ 2 	<p>Top 5 Offense Locations - Compared to last year</p> <ul style="list-style-type: none"> Single Family Residence: 22 ↘ 10 Parking Lot: 16 ↘ 8 Street/Right Of Way: 19 ↘ 7 Apartment: 20 ↘ 7 Medical/Dental/Hospital: 2 ↗ 5
---	--	---



Sector 3 Weekly Briefing for 17 March 2025 to 23 March 2025

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases. Beginning 1 October 2022, there was a change in how TPD reports certain Aggravated Assaults and Destruction offenses.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	17-Mar-2024	17-Mar-2025	25-Feb-2024	24-Feb-2025	01-Jan-2024	01-Jan-2025			
	23-Mar-2024	23-Mar-2025	23-Mar-2024	23-Mar-2025	23-Mar-2024	23-Mar-2025			
Persons	18	20	79	67	230	190	11.1%▲	15.2%▼	17.4%▼
Assault	17	19	76	63	216	179	11.8%▲	17.1%▼	17.1%▼
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	1	0	0.0%	0.0%	100.0%▼
Kidnapping/Abduction	1	0	2	1	4	3	100.0%▼	50.0%▼	25.0%▼
Sex Offenses, Forcible	0	1	1	3	9	8	NC	200.0%▲	11.1%▼
Property	78	54	372	223	1204	786	30.8%▼	40.1%▼	34.7%▼
Arson	2	0	4	0	5	4	100.0%▼	100.0%▼	20.0%▼
Burglary/Breaking and Entering	2	8	22	27	80	68	300.0%▲	22.7%▲	15.0%▼
Counterfeiting/Forgery	1	1	2	2	5	5	0.0%	0.0%	0.0%
Destruction/Damage/Vandalism of Property	17	14	93	53	286	173	17.6%▼	43.0%▼	39.5%▼
Fraud	3	1	13	9	41	31	66.7%▼	30.8%▼	24.4%▼
Larceny/Theft	36	22	160	100	498	407	38.9%▼	37.5%▼	18.3%▼
Motor Vehicle Theft	12	7	64	21	233	76	41.7%▼	67.2%▼	67.4%▼
Robbery	3	0	6	7	23	9	100.0%▼	16.7%▲	60.9%▼
Stolen Property	2	1	7	2	29	10	50.0%▼	71.4%▼	65.5%▼
Society	2	4	7	17	42	59	100.0%▲	142.9%▲	40.5%▲
Drug/Narcotic	1	2	3	12	22	45	100.0%▲	300.0%▲	104.5%▲
Pornography/Obscene Material	0	0	0	1	2	3	0.0%	NC	50.0%▲
Prostitution	0	0	0	0	0	1	0.0%	0.0%	NC
Weapon Law Violations	1	2	4	4	18	10	100.0%▲	0.0%	44.4%▼
Sector Totals	98	78	458	307	1476	1035	20.4%▼	33.0%▼	29.9%▼

NC = Noncalculable

Last 7 Days

<p>Notes:</p> <ul style="list-style-type: none"> There were no Homicide offense(s) during the last 7 days. 52.6% (10/19) of the Assaults were coded Simple Assault. There were 17 DV-related offenses. 58.8% (10/17) of the DV-related offenses were Persons. 52.6% (10/19) of the Assaults were DV-related. DV-related Offenses: 14 ↗ 17 There were no Gang-Related offense(s) during the last 7 days. Theft from Motor Vehicle: 13 ↘ 5 	<p>Top 5 Locations - Compared to last year</p> <ul style="list-style-type: none"> 4502 S Steele St: 9 ↘ 8 5845 S Asotin St: 0 ↗ 3 2645 S 80th St: 0 ↗ 3 4704 S Oakes St: 0 ↗ 3 7447 S Fife St: 0 ↗ 2 7227 S Puget Sound Ave: 0 ↗ 2 1913 S 72nd St: 2 ↔ 2 There were 9 additional locations with 2. 	<p>Top 5 Offense Locations - Compared to last year</p> <ul style="list-style-type: none"> Parking Lot: 19 ↘ 12 Street/Right Of Way: 10 ↗ 11 Department Store: 4 ↗ 9 Single Family Residence: 18 ↘ 8 Apartment: 11 ↘ 8
---	---	---



Sector 4 Weekly Briefing for 17 March 2025 to 23 March 2025

The data is not National Incident Based Reporting System (NIBRS) compliant. Do not compare the results with any report using that standard. The data is dynamic and is subject to change and/or revision. The number of distinct offenses listed on a report are counted. This does not represent reports or individuals. All data is compared to last year for the same number of days or date range. Small numbers may cause large percent increases and decreases. Beginning 1 October 2022, there was a change in how TPD reports certain Aggravated Assaults and Destruction offenses.

Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	17-Mar-2024	17-Mar-2025	25-Feb-2024	24-Feb-2025	01-Jan-2024	01-Jan-2025			
	23-Mar-2024	23-Mar-2025	23-Mar-2024	23-Mar-2025	23-Mar-2024	23-Mar-2025			
Persons	25	21	84	88	252	237	16.0% ▼	4.8% ▲	6.0% ▼
Assault	21	20	70	81	226	218	4.8% ▼	15.7% ▲	3.5% ▼
Homicide (doesn't include Negligent/Justifiable)	0	0	0	1	2	1	0.0%	NC	50.0% ▼
Kidnapping/Abduction	0	1	2	2	4	2	NC	0.0%	50.0% ▼
Sex Offenses, Forcible	4	0	12	4	20	16	100.0% ▼	66.7% ▼	20.0% ▼
Property	65	48	306	203	1048	636	26.2% ▼	33.7% ▼	39.3% ▼
Arson	0	0	3	2	6	5	0.0%	33.3% ▼	16.7% ▼
Burglary/Breaking and Entering	7	8	22	26	82	64	14.3% ▲	18.2% ▲	22.0% ▼
Counterfeiting/Forgery	0	0	2	3	4	5	0.0%	50.0% ▲	25.0% ▲
Destruction/Damage/Vandalism of Property	15	9	74	46	266	137	40.0% ▼	37.8% ▼	48.5% ▼
Fraud	2	0	6	6	33	32	100.0% ▼	0.0%	3.0% ▼
Larceny/Theft	26	18	117	80	384	276	30.8% ▼	31.6% ▼	28.1% ▼
Motor Vehicle Theft	9	10	58	26	199	76	11.1% ▲	55.2% ▼	61.8% ▼
Robbery	3	0	14	4	40	18	100.0% ▼	71.4% ▼	55.0% ▼
Stolen Property	2	2	8	7	31	16	0.0%	12.5% ▼	48.4% ▼
Society	6	13	17	47	46	95	116.7% ▲	176.5% ▲	106.5% ▲
Drug/Narcotic	3	8	8	34	24	71	166.7% ▲	325.0% ▲	195.8% ▲
Pornography/Obscene Material	0	0	0	0	1	0	0.0%	0.0%	100.0% ▼
Prostitution	0	2	0	2	0	2	NC	NC	NC
Weapon Law Violations	3	3	9	11	21	22	0.0%	22.2% ▲	4.8% ▲
Sector Totals	96	82	407	338	1346	968	14.6% ▼	17.0% ▼	28.1% ▼

NC = Noncalculable

Last 7 Days

Notes:

- There were no Homicide offense(s) during the last 7 days.
- 65.0% (13/20) of the Assaults were coded Simple Assault.
- There were 12 DV-related offenses.
- 83.3% (10/12) of the DV-related offenses were Persons.
- 50.0% (10/20) of the Assaults were DV-related.
- DV-related Offenses: 13 ↘ 12
- There was 1 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 5 ↔ 5

Top 5 Locations - Compared to last year

- 7250 Pacific Ave: 0 ↗ 4
- 8445 Pacific Ave: 1 ↗ 4
- 9210 S Hosmer St: 1 ↗ 3
- 707 S 56th St: 1 ↗ 3
- 915 E Harrison St: 0 ↗ 2
- S J St & S 61st St: 0 ↗ 2
- 6701 S Park Ave: 0 ↗ 2
- There were 9 additional locations with 2.

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 13 ↗ 18
- Parking Lot: 13 ↗ 16
- Apartment: 6 ↗ 15
- Single Family Residence: 37 ↘ 11
- Other Business: 0 ↗ 4



MEETINGS FOR THE WEEK OF MARCH 31, 2025 THROUGH APRIL 4, 2025

TIME	MEETING	LOCATION
MONDAY, MARCH 31, 2025		
NO MEETINGS SCHEDULED		
TUESDAY, APRIL 1, 2025		
9:00 AM	Hearing Examiner's Hearing*	747 Market St., Municipal Bldg., Council Chambers Visit www.cityoftacoma.org/hearingexaminer
9:00 AM	Police Pension/Disability Board	3628 S. 35th St., Public Utilities Bldg., ABN-Ground Floor, Retirement Conf. Rm. Join Zoom Meeting at: https://zoom.us/j/86309639383 Telephonic: Dial 253-215-8782 Meeting ID: 863 0963 9383 Passcode: 521502 Contact Cheri Campbell at 253-502-8700
10:00 AM	Government Performance and Finance Committee	747 Market St., Municipal Bldg., Conf. Rm. 248 Join Zoom Meeting at: https://zoom.us/j/84416690206 Telephonic: Dial 253-215-8782 Meeting ID: 844 1669 0206 Passcode: 614650 Contact City Clerk's Office at 253-591-5505
11:15 AM	Bid Opening**	3628 S. 35th St., Public Utilities Bldg., ABN-M1 Join Zoom Meeting at: https://zoom.us/j/88402380573 Telephonic: Dial 253-215-8782 Meeting ID: 884 0268 0573 Passcode: 070737 Contact Lisa Yost at 253-502-8468
NOON	City Council Study Session	747 Market St., Municipal Bldg., Council Chambers Join Zoom Meeting at: https://zoom.us/j/89496171192 Telephonic: Dial 253-215-8782 Meeting ID: 894 9617 1192 Passcode: 896569 Contact City Clerk's Office at 253-591-5505
5:00 PM	City Council Meeting	747 Market St., Municipal Bldg., Council Chambers Join Zoom Meeting at: https://zoom.us/j/84834233126 Telephonic: Dial 253-215-8782 Meeting ID: 848 3423 3126 Passcode: 349099 Contact City Clerk's Office at 253-591-5505
WEDNESDAY, APRIL 2, 2025		
5:00 PM	Planning Commission	747 Market St., Municipal Bldg., Council Chambers Join Zoom Meeting at: https://zoom.us/j/84416624153 Telephonic: Dial 253-215-8782 Meeting ID: 844 1662 4153 Contact Stephen Atkinson at 253-905-4146

THURSDAY, APRIL 3, 2025

9:00 AM	Hearing Examiner's Hearing*	747 Market St., Municipal Bldg., Council Chambers Visit www.cityoftacoma.org/hearingexaminer
10:00 AM	Fire Pension/Disability Board	3628 S. 35th St., Public Utilities Bldg., ABN-Ground Floor, Retirement Conf. Rm. Join Zoom Meeting at: https://zoom.us/j/88629750418 Telephonic: Dial 253-215-8782 Meeting ID: 886 2975 0418 Passcode: 169592 Contact Cheri Campbell at 253-502-8700
5:00 PM	Civil Service Board Meeting and Study Session	747 Market St., Municipal Bldg., Council Chambers Join Zoom Meeting at: https://zoom.us/j/85371075182 Telephonic: Dial 253-215-8782 Meeting ID: 853 7107 5182 Passcode: 657068 Contact Wendy Hobson at 253-591-2059

FRIDAY, APRIL 4, 2025

NO MEETINGS SCHEDULED



Meeting sites are accessible to people with disabilities. People with disabilities requiring special accommodations should contact the appropriate department(s) 48 hours prior to the meeting time.

* Hearing Examiner's Hearings and Local Improvement District Meetings meet on an as-needed basis. Contact the Hearing Examiner's Office at 253-591-5195 to confirm whether a meeting will be held this week. Hearings may be held at various times throughout the day.

** Bid Opening will be held on an as-needed basis. Contact the Finance Procurement and Payables Office at 253-502-8468 or www.tacomapurchasing.org to confirm whether Bid Opening will be held.



TO: Elizabeth Pauli, City Manager
Jackie Flowers, Director, Tacoma Public Utilities

FROM: Peter Huffman, Director, Planning and Development Services 
Brian Boudet, Planning Manager, Planning and Development Services
Dr. John Gaines, Community Relations Manager, Tacoma Public Utilities
Lauren Hoogkamer, Principal Planner, Planning and Development Services

SUBJECT: Cushman-Adams Future Use Study

DATE: March 25, 2025

At the study session on April 1, 2025, Planning and Development Services staff, representatives from OTAK Consulting, and Tacoma Public Utilities (TPU) staff, will present a partial draft report for the Cushman and Adams Substations Future Use Study for feedback from the City Council before the report is finalized. Staff will provide an overview of the community engagement process, including workshops and outreach events held in the Summer and Fall of 2024. They will also review the proposed resulting redevelopment scenarios for the Cushman and Adams Substation sites and possibilities for next steps. At the May 20 joint study session, staff will present the final report for City Council and the Public Utility Board to provide direction on next steps for the project.

PROJECT DETAILS:

In 2018, the City Council directed staff to engage the community on the future redevelopment of the historic Cushman and Adams Substation sites. These efforts were paused in 2020 due to the COVID-19 pandemic but resumed with citywide outreach in 2024. The redevelopment study aimed to gather input on potential future uses for these historic sites, which have been integral parts of the city's electric infrastructure since the 1920s.

TPU continues to operate the Cushman Substation and plans to vacate the site by 2027 once a new off-site facility is completed.

KEY CONSIDERATIONS:

1. **Community Engagement:** Extensive public input was gathered through workshops and events.
2. **Potential Redevelopment Scenarios:** Various future use scenarios for the Cushman and Adams Substations will be reviewed.
3. **Next Policy Step:** Seeking guidance from the City Council and Public Utility Board on how to move forward with the redevelopment process and next steps.

BACKGROUND:

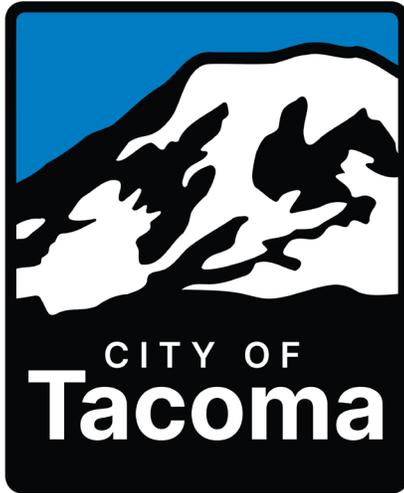
The Cushman Substation and Adams Substation are important historical assets in Tacoma, built in the 1920s as part of the city's power infrastructure. In 2017, they were placed on the Tacoma Register of Historic Places. In 2018, the City began the planning process for their future, which includes considering adaptive reuse opportunities that could serve the broader community while honoring their historic significance.

Staff have provided regular updates to the City Council and TPU throughout the engagement process and now seek input on the draft report before finalizing.



For more information about the project, please contact Lauren Hoogkamer or John Gaines at (253) 591-5254 or LHoogkamer@cityoftacoma.org, or (253) 260-0065 or jgaines1@cityoftacoma.org.

For more information visit: www.cityoftacoma.org/Cushman



CITY OF TACOMA COMMUNITY
AND ECONOMIC DEVELOPMENT
2025 Tacoma-Lakewood HOME
Consortium
Consolidated Plan
Draft

INTRODUCTION

The City is currently completing the Consolidated Plan, which is a five-year plan used to assess the affordable housing and community development needs, market conditions, and to make data-driven investment decisions locally in Tacoma.

Public Comment Period

March 31, 2025 – May 1, 2025

Comments on this plan may be emailed to CEDhousingdivision@cityoftacoma.org or mailed to CED Housing Division, 747 Market Street RM 900, Tacoma WA, 98402

Contents

Executive Summary.....	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	5
The Process	9
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	9
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	10
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)	19
Needs Assessment	24
NA-05 Overview	24
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	25
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	37
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	40
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	43
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	45
NA-35 Public Housing – 91.205(b)	47
NA-40 Homeless Needs Assessment – 91.205(c).....	52
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	56
NA-50 Non-Housing Community Development Needs – 91.215 (f)	59
Housing Market Analysis.....	63
MA-05 Housing Market Analysis Overview – 91.210.....	63
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	65
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	68
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	72
MA-25 Public and Assisted Housing – 91.210(b)	75
MA-30 Homeless Facilities and Services – 91.210(c)	78
MA-35 Special Needs Facilities and Services – 91.210(d).....	81

MA-40 Barriers to Affordable Housing – 91.210(e)	84
MA-45 Non-Housing Community Development Assets – 91.215 (f)	85
MA-50 Needs and Market Analysis Discussion	92
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2).....	94
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	96
Strategic Plan	98
SP-05 Overview	98
SP-10 Geographic Priorities – 91.215 (a)(1).....	99
SP-25 Priority Needs - 91.215(a)(2).....	100
SP-30 Influence of Market Conditions – 91.215 (b).....	102
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2).....	105
SP-40 Institutional Delivery Structure – 91.215(k)	108
SP-45 Goals Summary – 91.215(a)(4)	111
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	115
SP-55 Barriers to affordable housing – 91.215(h).....	116
SP-60 Homelessness Strategy – 91.215(d).....	118
SP-65 Lead based paint Hazards – 91.215(i).....	121
SP-70 Anti-Poverty Strategy – 91.215(j)	122
SP-80 Monitoring – 91.230	124
Annual Action Plan.....	126
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)	126
AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)	130
AP-35 Projects - 91.420, 91.220(d)	132
AP-38 Project Summary	134
AP-50 Geographic Distribution - 91.420, 91.220(f)	143

AP-55 Affordable Housing - 91.420, 91.220(g) 145

AP-60 Public Housing - 91.420, 91.220(h) 146

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i) 150

AP-75 Barriers to affordable housing -91.420, 91.220(j) 155

AP-85 Other Actions - 91.420, 91.220(k) 157

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4) 163

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

The Consolidated Plan establishes goals for a five-year period to address housing, human services, and community and economic development needs for the Tacoma-Lakewood HOME Consortium. The Consolidated Plan document includes four components:

- a Housing Needs Assessment, which is an assessment of needs based on HUD-provided data, surveys, and other local and regional data sources,
- a Market Analysis of housing and economic conditions, including inventory of housing availability and voucher availability,
- a Strategic Plan that utilizes data from the needs assessment and market analysis sections along with consultation with local organizations and community groups to inform the goals and desired outcomes for the five-year period, and
- an Annual Action Plan which serves as the one-year spending plan for the first year of the Consolidated Plan cycle.

Summary of the Needs Assessment

The Needs Assessment of the Consolidated Plan finds that the most prevalent housing problems are housing cost burden and severe housing cost burden. 19,970 households (23% of residents) experience housing cost burden with housing costs greater than 30% of income. 16,470 households (19% of residents) experience severe housing cost burden with housing costs greater than 50% of income.

Summary of the Housing Market Analysis

Tacoma faces ongoing challenges in housing affordability, homelessness, economic stability, and climate resilience. The city has a shortage of affordable rental units, rising housing costs, and long public housing waitlists, while demand for emergency shelter and supportive services exceeds supply. Workforce development and infrastructure investments aim to strengthen the economy, but unemployment disparities persist. Continued investment and strategic planning are essential to addressing these issues and ensuring long-term stability for residents.

Summary of the Strategic Plan

The Consolidated Plan lays out four overarching goals for the 2025-2029 program years:

- Prevent/reduce homelessness and housing instability: Ensuring a wide range of services and facilities intended to prevent residents from becoming homeless and serving those experiencing homelessness.
- Support rental and homeowner opportunities: Increasing diverse rental and homeownership opportunities through development of rental or homeownership properties.
- Advance economic opportunity: Supporting the growth and sustainability of small businesses and microenterprises and investing in community-driven economic initiatives.

Summary of the Annual Action Plan (AAP)

Annual Action Plans specify the activities and projects identified to meet Consolidated Plan objectives each program year, which lasts from July 1st to June 30th.

For the 2025 yearly planning cycle, Tacoma and Lakewood seek to achieve the following Consolidated Plan goals:

- Prevent/reduce homelessness and housing instability,
- Support rental and homeowner opportunities, and
- Advance economic opportunity.

For the 2025 Program year the City of Tacoma anticipates the following grant allocations contingent upon approval of the AAP by HUD: CDBG - \$2,358,374, HOME - \$1,084,060, ESG - \$210,394. In addition to new grant allocations, the City will allocate \$958,153 in HOME program income and an estimate of \$300,000 in CDBG program income.

Evaluation of past performance

From 2019 to 2023, Tacoma has made progress in addressing homelessness and supporting the community. This has included assisting 1,306 individuals in preventing or reducing homelessness. Public infrastructure improvements have benefited over 3,355 individuals, while 7,385 residents have been stabilized through public service initiatives. Housing efforts have included the addition of one new unit and the rehabilitation of 75 existing units. Additionally, 47 households have received rapid rehousing assistance. Tacoma has also provided aid to numerous businesses and allocated overnight shelter funding to support individuals experiencing homelessness. These totals represent a fraction of the work done in Tacoma and are restricted by the reporting periods related to these funds.

Meeting the established goal of Production of New Units continues to be a challenge given the limited resources available to support such efforts; cost escalations that reduce the impact already limited funds can provide; limitations on developable land based on current zoning codes; and the length of time necessary to bring urgently needed single- and multi-family housing projects online.

The City of Tacoma is concentrating institution-wide efforts to addressing this challenge through implementation of the Affordable Housing Action Strategy (AHAS). The AHAS' Strategic Objective to Create More Homes for More People includes twelve actions to meet this objective along with benchmarks to measure progress. Some of the actions the City has achieved or is currently working towards are listed below:

- Modify inclusionary housing provisions to target unmet need and align with market realities,
- Update the Multifamily Tax Exemption Program to increase its impact,
- Leverage publicly and partner-owned land for affordable housing,
- Encourage more diverse types of housing development through relaxed land use standards, technical assistance, and financial incentives,
- Establish a dedicated source of funding for the Tacoma Housing Trust Fund, and
- Explore innovative, low-cost housing solutions to serve persons experiencing homelessness.

New local sources of funding increase the feasibility of affordable housing production, as do adjustments to inclusionary housing provisions and updating tax incentives. One possibility is that by resourcing housing production through these local means, economic development funds allocated through the Consolidated Plan may prioritize complementary uses such as infrastructure and capital improvements or workforce development.

Summary of Participation Process and Consultation Process

The City of Tacoma conducted extensive outreach and engagement for the Consolidated Plan through virtual public hearings, email communications, and direct consultations. Neighborhood Councils were informed and given opportunities to meet with City staff to discuss the plan and the public comment period. The City also collaborated with public and private entities, including local housing authorities, municipal agencies, and the Continuum of Care, to coordinate information sharing and consultation efforts. Additionally, a stakeholder survey was

conducted to gather input from community organizations, including, but not limited to, service providers for childcare, homelessness, domestic violence, and affordable housing. Information on the data, schedule, and process for the Consolidated Plan is available on the dedicated page of the City of Tacoma website.

The City of Tacoma conducted a comment period on the first draft of the Consolidated Plan which contained the Needs Assessment, Market Analysis, and Strategic Plan. The comment period ran from October 7, 2024, through November 7, 2024. The latest draft of the plan will be open for comment from March 31st to May 1st, 2025, And will include the 2025 AAP. The Final Draft of the Consolidated Plan will include consideration of any additional comments received during this comment period.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Felicia Medlen	Community and Economic Development/ City of Tacoma
HOME Administrator	Felicia Medlen	Community and Economic Development/ City of Tacoma
ESG Administrator	Jason McKenzie	Neighborhood and Community Services/City of Tacoma

Table 1 – Responsible Agencies

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Community and Economic Development Department consulted with a range of public and private entities that provide housing, social services and municipal programs. City of Tacoma agencies consulted include the Tacoma Housing Authority, Neighborhood and Community Services, Planning and Development Services. Other local and regional agencies consulted include Pierce County Housing Authority, the Tacoma/Pierce County Continuum of Care. We meet with these agencies during the planning cycle to coordinate information sharing and consultation work.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

We consulted the Tacoma/Lakewood/Pierce County Continuum of Care Board on the development of the 5-Year Plan for the Tacoma-Lakewood HOME Consortium. Their input helped ensure that the strategic plan aligns with community needs and priorities, supporting a coordinated and effective approach to addressing housing and homelessness in the region.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Jurisdictions that receive an ESG grant must describe the consultation with the CoC that serves the jurisdiction’s geographic area in:

1. Determining how to allocate ESG funds: The City of Tacoma staff present funding recommendations and solicit feedback and questions from the Continuum of Care to determine how to allocate ESG funds in the community and best serve homeless individuals and families living unsheltered, sheltered, accessing housing options, and prevention. The City of Tacoma also present funding recommendations and solicit feedback from the City’s Human Service Commission which helps make funding recommendations for the City’s funding for human services.

2. Developing performance standards for and evaluating outcomes of projects and activities assisted by ESG funds: The City of Tacoma developed and aligned performance standards within HUD guidelines to ensure episodes of homelessness are rare, brief and one-time. Measures include, but are not limited to:
3. Length of time persons remain homeless
 - Number of homeless persons in the system
 - Exits to permanent housing and returns to homelessness
 - Successful housing placement
 - Length of time persons remain in shelter
 - Length of time persons remain in housing
4. Developing funding, policies, and procedures for the operation and administration of HMIS: Pierce County Human Services is the lead on HMIS and adheres to all HUD and additional federal guidelines and regulation on the database. The City of Tacoma and sub-recipients of ESG funds, are required to adhere to all policies and procedures related to HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The Community and Economic Development Department has established an extensive email outreach list that includes housing agencies, community development organizations, mission driven businesses and residents that have expressed interest in participating in the consolidated planning process. We use this list regularly to inform these agencies and stakeholders of planning efforts, funding opportunities, changes in policy, and related opportunities for participation.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Pierce County Continuum of Care	Continuum of Care	Homeless Needs Homelessness Strategy	We consulted the Tacoma/Lakewood/Pierce County Continuum of Care Board on the development of the 5-Year Plan and Annual Action Plan for the Tacoma-Lakewood HOME Consortium. We solicited input regarding homelessness needs and strategies, including ESG priorities.
Associated Ministries	Services - Housing	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Boys and Girls of South Puget Sound	Social Services (youth)	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Catholic Community Services	Services – Elderly Persons, Housing,	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
City of Tacoma - Emergency Management	EMS (incl. flood-prone areas, public land & water)	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Pierce County Housing Authority	Public Housing Authorities	Housing Need Assessment Homeless Needs	This organization was invited to share their perspective regarding their programs, outcomes, and anticipated

Communities in Schools of Lakewood	Services – Education	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Communities Rise	Uncategorized	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Con Sejo	Uncategorized	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
EFN	Uncategorized	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Forward Operating Base Hope	Uncategorized	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Habitat For Humanity	Assisted Housing	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Hope & Help Care Center	Uncategorized	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.

Korean Women's Association	Uncategorized	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Living Access Support Alliance (LASA)	Uncategorized	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
New Phoebe House	Uncategorized	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Oasis Youth Center	Child Welfare Agencies	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
P&J Mobile Estates	Uncategorized	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Pierce County Alliance	Uncategorized	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Pierce County Veterans Services Offices	Uncategorized	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.

Pierce Transit	Regional Organization	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Rainbow Center	Community-Based Organizations Rep. Protected Class Members	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Rebuilding Together South Sound	Other – Services, Home Rehabilitation	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Redwood Housing	Services - Housing	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Safe Streets	Business & Civic Leaders	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Sound Outreach	Services - Employment	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Tacoma Area Commission on Individuals with Disabilities (TACID)	Services – Persons with Disabilities	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.

Tacoma Public Schools	Services – Children, Education	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Tacoma Rescue Mission	Services - Homeless	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Tacoma Vet Center	Services - Health	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Tacoma-Pierce County Chamber	Business Leaders	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Vadis	Services – Persons with Disabilities	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
YWCA	Services – Domestic Violence Victims	Housing Need Assessment Homeless Needs	The organization was invited to participate in a stakeholder survey to share insights on community needs and priorities, leveraging their unique expertise and experience in serving the local population.
Comcast	Broadband Internet Service Providers / Organizations Narrowing the Digital Divide		We completed this consultation by reviewing the organization's Internet Essentials program, regarding digital equity and its efforts to provide internet services and bridge the digital divide.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pierce County	The Tacoma-Lakewood HOME Consortium and the Continuum of Care coordinate and plan for preventing and reducing homelessness.
One Tacoma – Housing Element, Economic Development Element	City of Tacoma	Outlines land-use planning strategies for meeting citywide housing goals. The City is required under the Washington Growth Management Act to create a comprehensive plan with elements on Affordable Housing and Economic Development.
Tacoma 2025	City of Tacoma	Defines strategic indicators, established by the community, that guide the City in decision-making and resource allocation, as well as performance-tracking and reporting
City of Tacoma Affordable Housing Action Strategy	City of Tacoma	Identifies key challenges and strategic approaches to developing and maintaining affordable housing options
Pierce County Vision 2050	Puget Sound Regional Council	Vision 2050 is the region’s growth plan, guiding cities, counties, Tribes, and communities in preparing for a population of 5.8 million by 2050 while supporting a healthy environment, thriving communities, and a strong economy.
Pierce County Comprehensive Plan to End Homelessness	Pierce County	Identifies the existing resources, goals, and priorities for the Tacoma/Lakewood/Pierce County Continuum of Care
City of Tacoma Economic Development Strategic Plan	City of Tacoma	Identifies the priorities for non-housing economic development activities.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Tacoma and the City of Lakewood work closely with the Tacoma Housing Authority and the Pierce County Housing Authority. The Cities participate in the Tacoma/Lakewood/Pierce County Continuum of Care and are active in the Tacoma Pierce County Affordable Housing Consortium, the Economic Development Board for Tacoma-Pierce County, the Pierce County Human Services Coalition and other public entities and associations

that set priorities for use of resources in the region, set goals, and measure progress in meeting those goals. In addition, the following coordination was completed in conjunction with Consolidated Planning efforts:

- Tacoma Community Redevelopment Authority (TCRA): The TCRA was created as a public corporation to provide an independent means of carrying out and administering federal grants or programs. The TCRA consists of 10 members who are appointed by the Mayor and City Council. Composition includes two lawyers, two bankers, two individuals experienced in housing development or contracting, two certified public accountants, and two real estate brokers or agents. The first engagement took place at the TCRA meeting in August 2024 and provided an overview of the Consolidated Plan process. Additional engagement has been conducted regarding priorities and preliminary project selection for 2025.
- Human Services Commission (HSC): The HSC is a citywide citizen advisory committee, which recommends CDBG supported human services to the City Council. The HSC will be engaged by City of Tacoma staff during their April 2025 meeting. The Human Services Commission reviews funding recommendations for human service programs supported with CDBG public services funding and ESG funding.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Tacoma planned three public hearings to answer questions and provide clarity on the Consolidated Plan. These hearings were marketed through newspaper advertisements and email lists, in accordance with our participation plan, to ensure broad community awareness and engagement. Additionally, we sent multiple email communications to mailing list recipients to keep them informed and up to date with the latest information.

Additionally, Neighborhood Councils were informed about the Consolidated Plan and given the opportunity to meet with City staff to learn more and discuss its details. When meeting with them, we shared information on the public comment period, answered questions, and engaged in discussions to ensure they had the necessary context to provide informed feedback.

Citizen Participation Outreach						
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Legal Ad	Non-targeted, broad outreach	2/7/2024 Notice of Public Meeting to Provide Overview of Planning Process	No comments received.		
2	Public Hearing	Non-targeted, broad outreach	2/21/2024 Provide Overview of Consolidated Planning Process	One question received, related to the process. Staff explained that the needs assessment is based on recent census data, localized surveys, and City research, as well as stakeholder engagement and annually through the Annual Action Plan.		
3	Public Meeting	Non-targeted, broad outreach	10/7/2024 Staff provided information regarding the Consolidated Plan to the South End Neighborhood Council	No comments received.		
4	Public Meeting	Non-targeted, broad outreach	10/8/24 Staff provided information regarding the Consolidated Plan to the West End Neighborhood Council	No comments received.		

Citizen Participation Outreach						
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Email Notification	Neighborhood Council Groups	10/7/24 Email notifications were sent to neighborhood councils sharing the draft plan as well as information regarding how to provide input.	No comments received.		
6	Public Hearing	Non-targeted, broad outreach	10/14/24 Provide Overview of Annual Action Planning Process and Needs Assessment	No comments received.		
7	Email notification	Affordable Housing Stakeholders, Community and Economic Development Organizations (Including agencies serving non-English speaking communities)	10/18/23 The email that was sent outlined CED NOFA application opportunity, NOFA workshop, important dates, and where to find application.	No comments received		
8	Newspaper Legal Ad	Non-targeted, broad outreach	10/18/24 Outlined CED NOFA application opportunity, important dates, and where to find application.	No comments received.		

Citizen Participation Outreach						
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Virtual Zoom Workshop	Organizations interested in applying for funds through the CED NOFA	10/30/24 Members of the community attended the workshop and participated in the discussion and questions and answers.	The City received these clarifications: 1) Whether multiple applications can be awarded funding under the Microenterprise section of the CDBG grant, 2) Clarification on eligibility for businesses that have offerings within the city limits but whose owners reside outside the city, 3) Whether the microenterprise portion of the funding must support businesses across multiple industries or if it can focus on those in a single industry, and 4) Whether businesses operating without a full-time city address qualify for funding.	All comments were accepted.	
10	Public Meeting	Tacoma Community Redevelopment Authority	10/10/24 Staff provided an overview of the AAP process and CDBG NOFA at the public meeting of the TCRA.	No comments were received.		

Citizen Participation Outreach						
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Internet Outreach	Non-targeted, broad	3/27/25 Post plan outlining funding recommendations, public comment period dates and times, and instructions for making comment.			
12	Newspaper Ad	Non-targeted, broad outreach	Public Comment Period planned for 3/31/2025 – 5/1/2025			
13	Public Hearing	Non-targeted, broad outreach	4/23/25 Presentation planned during regular City Council meeting on Annual Action Plan and funding recommendations, followed by opportunity to make verbal comment.			

Needs Assessment

NA-05 Overview

Needs Assessment Overview

A thorough needs assessment is critical to understanding housing and related challenges in Tacoma. Residents currently experience obstacles and problems due to low incomes, including seniors on a fixed income, high housing costs, overcrowding, and homelessness. Housing affordability and quality of life challenges impact households of various income levels, types, and tenures. Many residents struggle to pay for housing and related expenses, with extremely low incomes renters experiencing the most acute effects. Addressing the needs of low-income households with children, disabilities and the elderly will require urgent responses to ensure access to safe and stable housing.

The data provided in this needs assessment section is auto-populated by the Department of Housing and Urban Development within the Integrated Disbursement and Information System (IDIS). The data is a combination of sources from the American Community Survey (ACS) and Comprehensive Affordability Strategy (CHAS). Additional data that was incorporated includes sources cited by the Tacoma Housing Action Plan conducted by Root Policy Research.

There are references to the City of Lakewood throughout this plan regarding housing since they are a member of the Tacoma-Lakewood HOME Consortium.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As a result of the COVID-19 Pandemic and ongoing inflation, the housing prices and rents have continued to increase in Tacoma and Lakewood. Increasing housing costs can pose financial challenges as residents balance housing payments with other necessities such as food, transportation, and medical care. In addition, increasing demand for housing in the area has aggravated the issues. Renters and owners alike feel the impact of higher housing costs and are more likely to report housing problems when costs increase. Overall, renters in Tacoma and Lakewood tend to have lower incomes than owners, and so often feel the impact of higher housing costs more acutely. It is becoming increasingly difficult for renters to afford to rent or buy in Tacoma as wages fail to keep up with rising housing costs. From 2016 to 2019, median rent increased by 21 percent while median renter income increased by only 12 percent (Tacoma Housing Action Plan). Owners have not been spared from the negative impacts of high housing costs relative to income and reported housing problems are prevalent in owner-occupied units as well as rentals. Across income groups, race and ethnic groups, and tenure groups, cost burden represents the most pervasive housing problem facing Tacoma and Lakewood.

The Department of Housing and Urban Development identifies three primary categories of housing problems with the following distinctions:

1. Cost burden – when a household pays more than 30% of its income for housing costs (including rent or mortgage and utilities). Severe cost burden occurs when housing costs exceed 50% of household income.
2. Overcrowding – when a household has more than one person per room, excluding bathrooms, porches, foyers, halls, or half rooms. Severe overcrowding is defined as more than 1.5 persons per room.
3. Substandard housing – when housing units lack complete kitchen or plumbing facilities, have severe physical deficiencies, or pose significant safety risk to occupants.

The housing problems above affect households in the lowest income levels most directly. The following Housing Needs Assessment presents data that illustrates the extent of housing problems in Tacoma and Lakewood, and the compounding impacts of high housing costs on both owners and renters.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	203,480	215,765	6%
Households	79,025	86,565	10%
Median Income	\$52,042.00	\$64,457.00	24%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2009 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	16,900	14,025	23,620	13,260	43,570
Small Family Households	4,510	4,845	8,745	5,215	22,605
Large Family Households	695	930	1,700	855	2,245
Household contains at least one person 62-74 years of age	3,905	3,165	4,850	2,790	8,980
Household contains at least one person age 75 or older	2,450	1,685	2,710	1,080	3,145
Households with one or more children 6 years old or younger	2,340	2,185	3,815	2,195	4,200

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	445	135	335	30	945	10	40	35	55	140
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	265	310	185	80	840	0	20	100	25	145
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	345	730	475	160	1,710	50	70	335	230	685
Housing cost burden greater than 50% of income (and none of the above problems)	7,445	3,110	900	20	11,475	2,500	1,530	730	235	4,995
Housing cost burden greater than 30% of income (and none of the above problems)	1,385	4,215	5,690	1,040	12,330	825	1,245	3,580	1,990	7,640

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	945	0	0	0	945	640	0	0	0	640

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	8,495	4,280	1,890	295	14,960	2,560	1,670	1,200	540	5,970
Having none of four housing problems	3,925	5,695	11,485	5,785	26,890	1,920	2,385	9,045	6,645	19,995
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8– Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,945	2,925	2,715	8,585	900	1,060	1,955	3,915
Large Related	505	410	195	1,110	105	130	345	580
Elderly	2,460	1,670	1,235	5,365	1,765	1,460	1,345	4,570
Other	3,795	3,125	2,740	9,660	600	215	835	1,650
Total need by income	9,705	8,130	6,885	24,720	3,370	2,865	4,480	10,715

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	1,200	1,200	680	740	0	1,420
Large Related	0	0	80	80	105	40	50	195
Elderly	2,075	855	330	3,260	1,180	685	435	2,300
Other	0	3,325	1,145	4,470	585	0	0	585
Total need by income	2,075	4,180	2,755	9,010	2,550	1,465	485	4,500

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	515	925	555	240	2,235	40	90	255	155	540
Multiple, unrelated family households	0	29	45	0	74	10	0	140	100	250
Other, non-family households	90	85	55	0	230	0	0	40	0	40
Total need by income	605	1,039	655	240	2,539	50	90	435	255	830

Table 11 – Crowding Information – 1/2

Describe the number and type of single person households in need of housing assistance.

As of 2022 according to the American Community Survey (ACS), approximately 30% of households (28,315 households out of 91,951) were single person households. This includes approximately 5,962 individuals aged 15-34, 13,210 individuals ages 35-64, and 9,143 individuals who were over 65 years old. The number of single women living alone was 15,034 while the number of men living alone was 13,281. According to the Comprehensive Housing Market Analysis for the Tacoma-Lakewood Market area, estimated vacancy rates for homeowners were .5 while the rental vacancy rate was 4.1 in 2022.

2023 ACS estimates showed approximately 12% of single-member households in Tacoma lived in Poverty, compared with 8.9% in Pierce County. 11.2% of households 65 and older experienced poverty. The large number of single person households who are elderly, living in poverty, and their lower incomes would indicate a need for additional subsidized senior housing and other housing assistance for low-income seniors.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

During the 2024 Pierce County Point in Time Count (PIT), 26% (698 individuals) experienced substance abuse issues, 25% (658 individuals) living with chronic health conditions, and 22% (598 individuals) having physical disabilities. Mental health challenges affect 20% (522 individuals), while developmental disabilities impact 8% (223 individuals). Notably, substance abuse and chronic health conditions have a high unsheltered representation, with 340 and 171 individuals, respectively, lacking shelter. Additionally, chronically homeless persons make up 25% of the total population.

PIT data recorded 6% of adults responding that they were survivors of domestic violence. In addition, YWCA Pierce County had 1,939 turn aways for shelter in FY 2023-2024, an average of 161 households per month. The Washington State Department of Social and Health Services compiles a Briefing Book that includes the Economic Services Administration's programs, demographics, and caseloads. The report for FY 2024 (July 2023–June 2024) noted that the monthly average number of domestic violence clients was 1,422. The report also mentioned that "Local domestic violence programs served a total of 17,065 domestic violence survivors and their dependents in SFY 2024. This includes 4,115 clients who received emergency shelter-based services and 12,950 clients who received non-shelter-based services."

According to that report, most clients were female (84.2%), while males accounted for 13.8%, and 2.0% had an unknown gender. Regarding age distribution, most clients (69.6%) were between 25 and 59 years old, followed by children under 13 (14.4%), young adults aged 18–24 (7.0%), teenagers 13–17 (3.6%), and seniors 60+ (5.4%). In terms of ethnicity, 24.4% of clients identified as Hispanic or Latino, while 75.6% were not Hispanic or Latino. Among racial groups, 50.0% identified as White, 9.1% as Black/African American, 2.7% as Asian/Pacific Islander, 3.6% as American Indian/Alaska Native, and 5.0% as two or more races, with 5.2% not reporting race. These demographics highlight the diverse population impacted by domestic violence and seeking assistance through state programs.

In 2021, the City of Tacoma completed the Strategic Alliance to End Family Violence. This included a survey to providers who offer services to victims and survivors of domestic violence across Pierce County. In the final report, it is noted that the providers unanimously cited safe, stable housing as the highest priority need for domestic violence clients. Victims of domestic violence who want to leave abusive homes and establish new ones often face a difficult set of circumstances. When they can't find an affordable place to live, victims are often forced to return to violent homes. While providers cited a need for additional shelter capacity across the board, individuals with disabilities, mental or physical health challenges, undocumented immigrants, individuals with limited English proficiency, and individuals aged 17 and under with no guardians were specifically cited as underserved by the current system. Providers also reported that large families tend to be underserved because most shelters are configured to comfortably fit a maximum of four people in a family room/unit. For example, it would be challenging to find space for a mother with seven children, because she would need two rooms instead of the usual one.

What are the most common housing problems?

Housing cost burden and severe housing cost burden are by far the most common housing problems.

For all households in housing

As of the 2016-2020 CHAS update, at least 39% of households had at least one housing problem. The most prevalent of the four housing problems in Tacoma is cost burden. More than 36 percent of households (31,770 households) were experiencing cost burden with monthly housing costs (including utilities) exceeding 30% of monthly income. Of those households, 13,485 of them were suffering severe cost burden with monthly housing costs (including utilities) exceeding 50% of monthly income.

The second most prevalent housing problem is substandard housing (which constitutes a lack of complete plumbing or kitchen facilities). As of the 2016-2020 CHAS update, 1,000 households making 80% or below of AMI in Tacoma were living in housing without complete plumbing or kitchen facilities, and 50 households with income higher than 80% of AMI in Tacoma were living in housing without complete plumbing or kitchen facilities.

The third most prevalent housing problem is severe overcrowding. As of the 2016-2020 CHAS update, a total of 880 households with income at or below 80% of AMI were living in housing units where there were at least 1.51 people per room, and 115 households with income between 80% and 100% of AMI were living in housing units where there were at least 1.51 people per room.

Per the 2020 CHAS data, out of 86,565 households, 46,375 (54%) are owner households and 40,190 (46%) are renter households. 29% of owner households have at least one housing problem and 51% of renter households have at least one housing problem.

For owners

For owners, cost burden is the most prevalent housing problem. As of the 2016-2020 CHAS update, 8,280 owner households (17.8%) were experiencing cost burden with monthly housing costs (including utilities) exceeding 30% of monthly income. Of those households, 4,360 of them were suffering severe cost burden with monthly housing costs (including utilities) exceeding 50% of monthly income.

The second most prevalent housing problem for owners is severe overcrowding. As of the 2016-2020 CHAS update, a total of 120 owner households with income at or below 80% of AMI were living in housing units where there were at least 1.51 people per room, and 25 owner households with income between 80% and 100% of AMI were living in housing units where there were at least 1.51 people per room.

The third most prevalent problem for owners is substandard housing (which constitutes a lack of complete plumbing or kitchen facilities). As of the 2016-2020 CHAS update, 85 owner households with income at or below 80% of AMI lived in substandard housing lacking complete plumbing or kitchen facilities. 55 additional owner households with income between 80% and 100% of AMI lived in substandard housing lacking complete plumbing or kitchen facilities.

For renters

Cost burden is more prevalent among renters than it is among owners. As of the 2016-2020 CHAS update, 12,330 renter households in Tacoma were experiencing cost burden with

monthly housing costs (including utilities) exceeding 30% of monthly income with 11,475 of those renter households experiencing severe cost burden with monthly housing costs (including utilities) exceeding 50% of monthly income.

The second most prevalent housing problem for renters is substandard housing (which constitutes a lack of complete plumbing or kitchen facilities). As of the 2016-2020 CHAS update, 915 renter households with income at or below 80% of AMI lived in substandard housing lacking complete plumbing or kitchen facilities. 30 additional renter households with income between 80% and 100% of AMI lived in substandard housing lacking complete plumbing or kitchen facilities.

The third most prevalent housing problem for renters is severe overcrowding. As of the 2016-2020 update, a total of 760 renter households in Tacoma with income at or below 80% of AMI were living in housing units where there were at least 1.51 people per room, and 80 renter households with income between 80% and 100% of AMI in Tacoma were living in housing units where there were at least 1.51 people per room.

Are any populations/household types more affected than others by these problems?

The trend of having housing problems generally goes down as income goes up. As of the 2016-2020 CHAS update, among renter households with at least one housing problem, households making between 0-30% AMI comprised 57%, households making 30-50% AMI were 29%, households making 50-80% made up 13%, and households making 80-100% AMI were 2% of total households with one or more housing problem. The trend is similar among owner households, however with significant outlier being the 50-80% AMI category among households, where owners were more likely to have housing cost burden of greater than 30%.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

For many low-income households in Tacoma and Lakewood it is becoming increasingly difficult to pay monthly housing costs, which includes rent and utilities. For example, nearly 1,200 households in Lakewood require emergency rental or utility assistance to avoid becoming unsheltered. Low-income individuals and families are particularly housing cost-burdened with more than one-third of their income going toward housing expenses. Families with children often have additional costs for childcare and low-income households are more profoundly affected by financial setbacks that can lead to inadequate capacity to cover routine household

costs. Evictions can trigger a cycle of instability, sometimes leading to homelessness, as households face added challenges in finding new housing due to their eviction record. This situation is particularly severe for low-income individuals and families, who struggle to cope with financial emergencies such as job loss or short-term and long-term disabilities, further exacerbating housing instability. Esri's transportation data highlights that 15% of low-income households in Lakewood lack access to a vehicle, limiting their ability to reach employment and essential services.

Moreover, residents with fixed incomes, including many seniors, find it increasingly difficult to keep up with the rising rental market. As rents escalate beyond their living adjustments, these individuals face a higher risk of eviction, highlighting a critical issue among seniors. A study by the University of Washington Evictions Project in 2019 found that up to 80 to 90% of evictions are a result of falling behind on rent. In these cases, over one-third of defendants in the study were paying up to 80% of their income on housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Given the realities of the rental housing market, low-income households are pushed to live in substandard conditions that may pose health and safety concerns, such as the presence of mold in the home. Housing instability may also be linked to mental health concerns and substance use disorders.

There are no reliable data sources at the community level to make a valid estimate of the number of households at risk of homelessness. Persons with extreme cost burdens and, in general, populations with very low incomes (30% or less of AMI) are among the most vulnerable to homelessness. While Comprehensive Housing Affordability Strategy (CHAS) data can be a beginning point for estimates in terms of numbers of very low-income households, a combination of factors contribute to risk, such as domestic violence, illness, addiction, high medical expenses, high housing costs, and unemployment. Unstable housing conditions also include doubling up in overcrowded conditions.

The current Coordinated Entry (CE) system, which replaced the Centralized Intake (CI) system, has been improved as part of the larger effort to coordinate the path out of homelessness in

Pierce County. This enhanced system offers multiple entry points and uses a standardized assessment tool to better capture the conditions bringing people into homelessness or putting them at risk. The streamlined application process, combined with improvements to the data system, will provide better estimates of the number and characteristics of those at risk and the outcomes of interventions. These enhancements will improve the ability to target interventions to stabilize households or prevent them from entering the homeless system in the first place.

Temporary shelters can be insecure, because while programs provide for short-term assistance, the duration is not long enough to result in stable housing. Examples include persons coming from prison through a short-term transition program who are not able to find employment and victims of domestic violence who may need a long period of time to gain skills for independence.

Discussion

During the stakeholder survey conducted by City of Tacoma staff, respondents highlighted safe and affordable housing as the top priority across organizations, with strong support for preserving existing housing, increasing emergency shelter options, and expanding affordable rental units for families, seniors, and individuals with disabilities. Economic development priorities focus on job training, small business support, and commercial revitalization, while infrastructure needs emphasize street and sidewalk improvements, accessibility upgrades, and expanded high-speed internet access.

Some of the greatest unmet needs for low- and moderate-income households include:

- Affordable housing availability – the most pressing concern.
- Mental health and substance abuse services – increasingly in demand.
- Youth services and childcare – a major barrier to employment.
- Domestic violence support and transportation access – requiring expanded resources.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need is identified when members of a racial or ethnic group within a specific income level experience housing problems at a rate at least 10% higher than the overall rate for that income level. The four housing problems examined in this section are: 1) a lack of complete kitchen facilities, 2) a lack of complete plumbing facilities, 3) overcrowding (defined as more than one person per room), and 4) housing costs exceeding 30% of household income. This section looks at the differences between households facing one or more of these issues and those with none. The tables provide data on housing problems by racial and ethnic groups, with the analysis exploring which groups are disproportionately impacted by these challenges.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,265	3,640	0
White	7,410	1,925	0
Black / African American	2,369	550	0
Asian	910	730	0
American Indian, Alaska Native	155	40	0
Pacific Islander	125	4	0
Hispanic	1,170	190	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,405	2,620	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	5,840	1,555	0
Black / African American	1,835	185	0
Asian	795	235	0
American Indian, Alaska Native	190	50	0
Pacific Islander	315	0	0
Hispanic	1,180	455	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,355	11,270	0
White	7,015	6,800	0
Black / African American	1,480	1,270	0
Asian	845	950	0
American Indian, Alaska Native	194	160	0
Pacific Islander	130	155	0
Hispanic	1,725	1,340	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,865	9,390	0
White	2,690	5,855	0
Black / African American	290	1,070	0
Asian	280	590	0
American Indian, Alaska Native	30	85	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	10	55	0
Hispanic	450	920	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

Discussion

HUD defines a disproportionately greater need to exist when the members of any particular racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole at that income level.

0 Percent – 30 Percent of Area Median Income (AMI)

The jurisdiction averages a rate of 78% of households in the 0-30% AMI range who have at least one of the housing problems. In this range, the share of Pacific Islander households is 19% above the average at 97%, which indicates that this group is disproportionately disadvantaged.

30 Percent – 50 Percent of Area Median Income (AMI)

The jurisdiction averages a rate of 81% of households in the 30-50 % AMI range who have at least one of the housing problems. In this range, the share of Pacific Islander households is 19% above the average at 100%, which indicates that this group is disproportionately disadvantaged. In addition, Black and African American households more frequently have housing problems, at a rate of 91%, 10% above the average.

50 Percent – 80 Percent of Area Median Income (AMI)

The jurisdiction averages a rate of 52% of households in the 50-80% AMI range who have at least one of the housing problems. There is no disproportionately greater need among members of any racial or ethnic group at that income level.

80 Percent – 100 Percent of Area Median Income (AMI)

The jurisdiction averages a rate of 29% of households in the 80-100 % AMI range who have at least one of the housing problems. There is no disproportionately greater need among members of any racial or ethnic group at that income level.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section examines four severe housing problems: 1) lack of complete kitchen facilities, 2) lack of complete plumbing facilities, 3) overcrowding (more than 1.5 persons per room), and 4) a severe cost burden, where housing costs exceed 50% of household income. The analysis compares households with one or more of these severe housing problems to those with none. A disproportionately greater need is highlighted when a racial or ethnic group within a specific income level experiences these issues at a rate at least 10% higher than the overall average for that group. The tables provide data on the prevalence of these challenges across racial and ethnic groups, laying the groundwork for further analysis.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,055	5,845	0
White	6,205	3,130	0
Black / African American	2,094	835	0
Asian	670	970	0
American Indian, Alaska Native	115	80	0
Pacific Islander	100	24	0
Hispanic	949	410	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,950	8,080	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	3,095	4,300	0
Black / African American	820	1,210	0
Asian	445	590	0
American Indian, Alaska Native	94	140	0
Pacific Islander	190	125	0
Hispanic	710	930	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,090	20,530	0
White	1,665	12,150	0
Black / African American	320	2,425	0
Asian	260	1,535	0
American Indian, Alaska Native	59	295	0
Pacific Islander	40	240	0
Hispanic	470	2,600	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	835	12,430	0
White	350	8,190	0
Black / African American	70	1,290	0
Asian	135	730	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	15	100	0
Pacific Islander	0	65	0
Hispanic	220	1,150	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

Discussion

0 Percent – 30 Percent of Area Median Income (AMI)

The jurisdiction as a whole averages a rate of 65% of households in the 0-30% AMI range who have at least one of the severe housing problems. In this range, the share of Pacific Islander households is 16% above the average at 81%, which indicates that this group is disproportionately disadvantaged.

30 Percent – 50 Percent of Area Median Income (AMI)

The jurisdiction as a whole averages a rate of 45% of households in the 30-50 % AMI range who have at least one of the severe housing problems. There is no disproportionately greater need among members of any racial or ethnic group at that income level.

50 Percent – 80 Percent of Area Median Income (AMI)

The jurisdiction as a whole averages a rate of 17% of households in the 50-80% AMI range who have at least one of the severe housing problems. In this range, the share of Asian households is 12% above the average at 29%, which indicates that this group is disproportionately disadvantaged.

80 Percent – 100 Percent of Area Median Income (AMI)

The jurisdiction as a whole averages a rate of 8% of households in the 80-100 % AMI range who have at least one of the severe housing problems. There is no disproportionately greater need among members of any racial or ethnic group at that income level.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section examines housing cost burden, including households spending more than 30% of their income on housing (classified as cost-burdened) and those spending over 50% (classified as severely cost-burdened). It analyzes how cost burden affects different income levels and racial or ethnic groups. A disproportionately greater need is identified when a racial or ethnic group experiences cost burden at least 10% above the overall average. The tables present data to illustrate these disparities and their impact on households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	68,245	23,795	17,660	1,695
White	45,715	14,320	10,030	835
Black / African American	6,025	2,930	3,100	255
Asian	5,040	1,580	1,120	380
American Indian, Alaska Native	815	310	224	35
Pacific Islander	630	295	270	0
Hispanic	6,120	2,535	1,315	145

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

Based on the 2016-2020 CHAS figures, here are the percentages of cost burdened households for each racial or ethnic group, in comparison to the jurisdiction as a whole:

- Jurisdiction as a whole: 37%
- White: 34%
- Black/African American: 49%
- Asian: 33%
- American Indian/Alaskan Native: 39%

- Pacific Islander: 47%
- Hispanic: 38%

Considering that the jurisdiction as a whole is cost burdened at a rate of 37%, certain racial or ethnic groups exhibit notable disparities in their housing needs. Specifically, Black/African American households (49%) exhibit notably high levels of cost burden. Additionally, Pacific Islander households (47%) also bear a significantly greater than average cost-burden. Meanwhile, White households (34%), Asian households (33%), American Indian/Alaskan Native households (37%) and Hispanic households (38%) demonstrate comparatively lower rates of cost burden.

These findings suggest that targeted interventions may be necessary to address the housing needs of Black/African American and Pacific Islander communities within the jurisdiction, given their heightened vulnerability to cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Within the income category below 30% of AMI, Black and Hispanic households have disproportionately greater need than that of all households within that income category as a whole. Within the 30-50% AMI income category, Pacific Islander households have disproportionately greater need than households of all other racial groups. Within the 50-80% AMI income category, Asian households are disproportionately disadvantaged. Within the 80-100% AMI income category, American Indian and Alaskan Native Households are disproportionately disadvantaged.

Building on these jurisdiction-wide disparities, In Lakewood, housing problems at the 0%-30% AMI level, both American Indian/Alaska Native and Pacific Islander households show significantly greater need, with 100% of households in these groups experiencing at least one housing problem, exceeding the jurisdictional rate by 12.7 percentage points. Similarly, at the 30%-50% AMI level, these two groups again demonstrate disproportionate need, with 100% of households facing housing challenges, surpassing the jurisdictional rate by 24.6 percentage points. At the 80%-100% AMI level, Asian households exhibit disproportionate greater need, with 34.9% experiencing housing problems, 11.7 percentage points higher than the jurisdictional average.

Severe Housing Problems in Lakewood at the 0%-30% AMI level, Black/African American households (+17.9%) and American Indian/Alaska Native households (+25.1%) face disproportionate severe housing needs. In the 30%-50% AMI category, Black/African American (+10.8%), Pacific Islander (+29.3%), and Hispanic (+18%) households experience disproportionately greater severe housing challenges. At the 50%-80% AMI level, Hispanic households exhibit a disproportionate need (+22.3%). Lastly, in the 80%-100% AMI category, Asian households face disproportionately severe housing problems (+11.7%).

If they have needs not identified above, what are those needs?

Black/African American (30%) and Latino/Latinx/Hispanic residents (47%) have much lower rates of homeownership compared to White/Caucasian residents (61%) (Tacoma Housing Action Plan, 2021). In addition, in 2021 the Housing Disparities Report found that black and Hispanic households were denied mortgages more often than other racial or ethnic groups indicating a demand for credit repair or programs that accommodate broader credit histories.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to HUD's CPD Mapping tool, the areas where Black and African American households are above 20% of the population are in the following census tracts in Tacoma: 940005, 940006, 940007, 940008, and 940011. American Indian or Alaskan Native households make up more than 4% of the population in the following census tracts: 940007, 940008, and 940011.

In Lakewood, there are predominantly Black population near Seeley Lake Park and the Lakewood Town Center, and a predominantly Hispanic population concentrated around Interstate 5 and St. Clare Hospital, many within HUD Qualified Opportunity Zones.

NA-35 Public Housing – 91.205(b)

Introduction

This section on public housing includes input from Tacoma Housing Authority, and Pierce County Housing Authority, as service delivery partners in our community. Their input offers firsthand insight into public housing conditions, resident needs, and ongoing challenges. This contribution includes information on the availability of public housing and Housing Choice Vouchers, waiting list trends, and the most pressing concerns affecting low-income residents in our community.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	145	1001	7400	2315	4648	405	103	328

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Data from MTW Delinquency Report in PIC (PIH Information Center), THA's Voucher Utilization Report (year-end 2023 data), and the 2023 Voucher Management System (VMS) Report

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	\$31,064	\$20,650.33	\$14,260.55	\$21,078.02	\$18,391	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	3	10.9 Years	7.3 Years	3.2 Years	7.6 Years	2.8 Years	0
Average Household size	0	0	3.53	2.25	2.23	2.26	1.39	0
# Homeless at admission	0	0	0	397	133	264	127	0
# of Elderly Program Participants (>62)	0	0	9	911	58	850	128	0
# of Disabled Families	0	0	21	1493	108	1370	172	4
# of Families requesting accessibility features	0	0						
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	46	108	2,393	252	2,111	147	0	109
Black/African American	0	23	24	1,861	76	1,772	68	0	47
Asian	0	4	4	142	3	135	4	0	1
American Indian/Alaska Native	0	3	5	107	8	98	0	0	1
Pacific Islander	0	1	19	229	18	211	4	0	2
Other	0	0	34	871	84	785	7	0	15

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0		27	499	44	453	10		10
Not Hispanic	0		167	5,104	397	4,659	220		165

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units

The Pierce County Housing Authority (PCHA) has in place reasonable accommodation policies to support residents in need of accommodations. However, persons with disabilities who reside in public housing or who are currently applicants on a waiting list still have limited options for accessible units. There are many barriers to being housed, in addition to lack of units. Persons who experience the most difficulty securing housing are persons with disabilities, especially those with untreated mental health problems and other needs for supportive housing. People may be ineligible for a number of reasons including past felony convictions, use of illegal drugs, poor rental history, eviction history, or property damage.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Tacoma Housing Authority maintains a consolidated waitlist which includes households on the waitlist for THA’s HCV, PBV, and public housing units. At the time of this writing, the waitlist is at 1,500 households. Based on assessing the needs of interested waitlist applicants and streamlining administrative efficiencies, THA intends to adopt and operationalize several changes to its waitlist in 2025. This includes the potential implementation of a separate waitlist for vouchers and portfolio units to allow families greater choice in where they live and enacting a continuously open waitlist, among other changes described on THA’s website.

The Pierce County Housing Authority had 93 on the wait list, but the wait list was last open in 2012. As the PCHA Low-Income Public Housing Program is being phased out, this waitlist has been automatically added to our Housing Choice Voucher waitlist lottery pool. People typically wait for several years (as many as five years) on the wait lists.

How do these needs compare to the housing needs of the population at large

The needs of voucher holders are similar to those of the population at large which is that there is a limited supply of housing units that are affordable and accessible.

Discussion

In 2010, the U.S. Department of Housing and Urban Development selected the Tacoma Housing Authority to be a Moving to Work (MTW) agency. As an MTW agency, THA has different reporting requirements to HUD, such as using the HUD Form-50058 MTW Family Report and submitting the annual MTW report to HUD. Additionally, THA is subject to the MTW module in IMS/PIC, which follows different data tables and a different technical reference guide than non-MTW PHAs (described here:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/mtcshud50058). As such, THA has limited canned reports in PIC that disaggregate data by program and voucher type. Specifically, THA is unable to produce canned reports from PIC that show households' characteristics, race, or ethnicity, as would be available for non-MTW agencies in PIC.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

Homelessness has persisted as a critical issue in Tacoma, prompting the City of Tacoma to declare it a public health emergency in 2017. Despite this declaration, homelessness continues to grow, reflecting an ongoing need for comprehensive solutions. Central to the challenge is the lack of available affordable housing, paired with a shortage of permanent supportive housing options that would provide vital stability and resources to those experiencing homelessness.

The homeless coalition serving Lakewood operates as part of a broader collaborative effort to address homelessness across Pierce County. Guided by the Pierce County Comprehensive Plan to End Homelessness, this coalition brings together regional policies, resources, and intelligence to create a unified response to homelessness. Efforts include the annual Point-in-Time Count, which relies on volunteers to gather critical data about the local homeless population and the factors contributing to homelessness. Partnerships with organizations like the Living Access Support Alliance (LASA) enable the coalition to provide supportive and rapid rehousing services. At the same time, the acquisition and conversion of various hotel facilities in both Lakewood and Tacoma illustrates innovative solutions for emergency and permanent supportive housing. Funding from the American Rescue Plan Act (ARPA) and the City's contracts with shelters like the Tacoma Rescue Mission and Catholic Community Services further bolster these initiatives. By integrating community-driven programs, leveraging regional resources, and fostering collaboration, the coalition takes significant steps toward preventing homelessness and supporting those in need.

This Homeless Needs Assessment discusses some of needs and responses in Tacoma and Lakewood regarding homelessness.

Describe outcomes from Point in Time Count.

The annual Pierce County Point-in-Time Count (PIT) includes people with lived experiences with homelessness who are unsheltered, in emergency shelter or transitional housing. Unsheltered counts by volunteers through a paper survey of individuals who agree to participate in the survey. Data on sheltered individuals is pulled from the Homeless Management Information System (HMIS). In 2024 2,661 homeless persons were counted with up to 25% chronically homeless.

Describe CoC and its mission

The Continuum of Care (CoC) is a Pierce County initiative focused on ending homelessness through a comprehensive five-year plan funded by HUD, the State Department of Commerce,

and local resources. The CoC’s mission is to create an integrated, responsive Homeless Crisis Response System ensuring stability and self-determination for all residents. The CoC envisions a community where everyone has a home, emphasizing collaboration, equity, and compassion, and aims to engage all community sectors to provide shelter and support for those facing homelessness.

Key objectives include maximizing existing housing resources and advocating for more affordable housing, supporting individuals experiencing homelessness and those recently housed, enhancing the responsiveness and accessibility of the Homeless Crisis Response System, and strengthening partnerships to better address homelessness. Additionally, the CoC seeks to increase awareness of its role and serve as the central body for advocacy and coordination.

Transitioning from a single access point system to Coordinated Entry, the CoC now offers multiple entry points and uses a standardized tool to prioritize those most in need. The plan was developed with input from individuals with lived experience, community sectors, and organizations through focus groups, interviews, data analysis, and community input sessions. The CoC is dedicated to creating a more effective and equitable response to homelessness in Pierce County.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year
	Unsheltered	Sheltered			
			5703	4624	4748
Households without Children (only adults)	734	941	-	-	-
Households with Children (adults and children)	7	136	-	-	-

Households with only Children	4	12	-	-	-
Chronically homeless individuals	222	452	-	-	-
Chronically homeless families	-	-	-	-	-
Veterans	38	164	-	-	-
Unaccompanied youth	32	109	-	-	-
Persons with HIV	2	8	-	-	-

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Up to 7% of those experiencing homelessness are families with children while 7% are unaccompanied youth and young adults. Additionally, up to 8% of those identified as homeless were veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

People of color make up 32% of the Pierce County population, however, they make up 39% of those counted as homeless. Pierce County was part of a nationwide study investigating the causes for certain racial and ethnic groups over-represented in the homeless population. In 2018 researchers with Center for Social Innovation, through the study Supporting Partnerships for Anti-Racist Communities, found that poverty alone did not explain the disparity, and that "systemic" forces, including legacies of racist housing and economic policies, continue to play a role in such disparities. Another study conducted by University of Washington recently found that one out of every six black residents of Pierce County was evicted between 2013 and 2017. Black residents of the county were nearly seven times more likely to be evicted than white ones, the study said.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Up to 49% of individuals are in emergency shelter and another 5% are in transitional housing. Up to 21% of persons experiencing homelessness are unsheltered. In 2019 up to 8% live in a vehicle or an abandoned building. The main causes of homelessness are economic and housing-

related with survey respondents sharing the top three reasons for becoming homeless being lack of affordable housing, inadequate income or employment, or eviction, while up to 45% of people who are homeless in Pierce County reported at least one source of income. The most common disability reported was mental illness while some respondents reported multiple disabilities. The top five disabilities reported include substance use, chronic health conditions, physical disabilities, mental health, and developmental disabilities.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

A portion of the population of Tacoma who are not homeless may require supportive services to maintain housing stability. Characteristics of such populations include elderly and frail elderly, persons with mental, physical, and or/developmental disabilities, person with alcohol or other drug addiction, and victims of domestic violence, dating violence, sexual assault and stalking.

Households with a householder 65 years and over increased by nearly 2,900 from 2016 to 2019 (Tacoma Housing Action Plan). According to the 2022 ACS demographics, 38,429 residents of Tacoma are age 62 and older. Of those, 31,189 or 14.2% are age 65 and older.

Seniors aging in Tacoma will create demand for smaller units (one- to two-bedroom) and accessible, visitable housing due to the correlation of age and disability.

Describe the characteristics of special needs populations in your community:

Individuals with physical and developmental disabilities face extra costs of living and having a disability can limit economic opportunity. According to data from the Center for Research on Disability's 2024 Data Compendium, in Washington State 18.3 % of individuals with a disability are living in poverty compared to 8.9% of the total population of Washington State.

America Community Survey data related to the prevalence of disabilities among residents of Tacoma is summarized in the following tables:

DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION City of Tacoma (2022 ACS Data)		
	Estimate	Percent
Total Civilian Noninstitutionalized Population	214,742	
With a disability	31,924	14.9%
Under 18 years	43,268	
With a disability	2,072	4.8%
18 to 64 years	141,390	

With a disability	18,256	12.9%
65 years and over	30,084	
With a disability	11,596	38.5%

Data Source: 2022 ACS Data

In Lakewood, the prevalence of disabilities varies significantly across age groups and disability types, reflecting the diverse needs of the population. Among young children under the age of 5, only 2.1% are reported to have a disability, while the percentage increases to 4.6% for school-age children (5 to 17 years). Young adults (18 to 34 years) show a disability rate of 9.3%, which slightly decreases to 7.6% among middle-aged adults (35 to 64 years). However, the rate rises sharply for older adults, with 25.3% of individuals aged 65 to 74 having a disability and 45.5% among those 75 years and older. Regarding disability types, ambulatory difficulties are the most prevalent, affecting 9.6% of the population, followed closely by independent living challenges at 10.4%. Cognitive disabilities impact 8.5%, while hearing and vision difficulties affect 4.2% and 3.5%, respectively. Additionally, 3.6% of individuals experience self-care challenges.

What are the housing and supportive service needs of these populations and how are these needs determined? 

Financial assistance, including housing vouchers, case management, and community-based supports are needed in Tacoma. In Lakewood, seniors on fixed incomes are increasingly at risk of losing housing due to rising costs. There is a shortage of affordable, age-friendly housing with universal design features, making it difficult for elderly residents to age in place. Additional supportive services, such as home repair assistance and transportation options, are needed to stabilize this vulnerable population. Housing for individuals with disabilities is scarce, with limited accessible units available in the market. Many homes, such as ramps and accessible bathrooms, are not equipped to meet the physical needs of disabled residents. The Fair Housing Center of Washington has advocated for programs that facilitate post-purchase modifications to improve accessibility. Transitional and supportive housing options tailored to the disabled population are also needed to ensure long-term stability.

The needs of these populations were identified through multiple channels, including public hearings, stakeholder interviews, and data from housing and health agencies. Community feedback has consistently highlighted the importance of affordable housing, rent stabilization, and expanded supportive services. Initiatives like the Pierce County Housing Authority's five-year plan and the South Sound Military and Communities Partnership (SSMCP) resilience

reviews further refine these priorities by incorporating long-term regional planning and economic analysis.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to data from AIDS Vu, there were 1,667 cases of individuals living with a positive HIV diagnosis in Pierce County in 2021.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion

This is intentionally left blank.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Tacoma has made concerted efforts over the years to improve community facilities and infrastructure in the downtown area and in neighborhoods. Those efforts will continue. Identification of policies and projects appropriate to planning for public facilities are driven by the City’s Comprehensive Plan and by the Capital Facilities Program. Projects identified in the recent six-year Plan include more than \$3.3 billion in total financing needs, including:

- Parks, recreation, and cultural facility needs, including major expenditures for renovation of the Tacoma Dome and City park improvements (\$105 million)
- Municipal facilities and services, with major needs for fire training facilities and for community and senior centers, as well as libraries (\$138 million)
- Utilities and services, with major expenditures for Tacoma Power, water distribution and water quality improvements, and wastewater management (\$956 million)
- Community development (\$14 million).

At the neighborhood level in both Tacoma and Lakewood, there is an ongoing need for improvements to parks and recreational facilities, community facility renovations and access to improved transportation options and support. Facilities serving people who are homeless persons and persons with special needs have been identified as needs. The City of Tacoma is working with Pierce County to construct a youth drop-in center which will fill part of the gap in shelter and services to vulnerable youth. There is a need, as well, for a center or strategy for serving younger youth who are at risk.

Historic preservation remains an important strategy in Tacoma. A number of buildings have been added to the Tacoma Register of Historic Place, which now includes over 160 properties, sites, and places. The City has established a loan program to encourage preservation; some of these projects have, in the past, preserved affordable housing as well as renewing commercial and other opportunities.

How were these needs determined?

Identification of policies and projects appropriate to planning for public facilities are driven by the City’s Comprehensive Plan and by the Capital Facilities Program

Describe the jurisdiction’s need for Public Improvements:

In accordance with the Washington State Growth Management Act (RCW 36.70A) and the multicounty planning policies included in Vision 2050 (Puget Sound Regional Council) the City of

Tacoma is planning for an additional 137,000 residents and 94,000 more jobs by 2050. The City's Comprehensive Plan includes an inventory of existing public facilities and services, level of service standards, and a forecast of future need for a variety of public facilities and services necessary to serve this growth. The Comprehensive Plan sets clear goals for service delivery and system expansion for public rights-of-way, sanitary and stormwater systems, water, parks and recreation, public safety and emergency response, solid waste management, school facilities, technology access, and energy infrastructure.

Tacoma's Capital Facilities Programs (2025-2030) identifies the following public improvement and infrastructure needs in several areas:

- Community development projects, which include Local Improvement Districts (LIDs) in neighborhoods or business districts (\$20 million)
- Transportation Improvements, including active transportation, transportation accessibility, bridge construction, and street maintenance (\$1.1 billion)

High-quality and dependable basic public services, like clean water and reliable sewer and stormwater management services, are essential to Tacoma's future success. Cost-effective and dependable services improve quality of life, affordability, and make Tacoma a more attractive place to do business. Well-built and well-maintained facilities also help the city recover from damaging natural events and emergencies. The City's public facilities and services can also help create a vibrant public realm. The City's public facility systems provide water, sewer, transportation, parks and civic services. Public facilities include the varied and extensive networks of streets and pipes, as well as parks and natural areas that not only manage stormwater and flooding, but also help provide places for recreation. Public services include things like public transportation and police, fire, and emergency response. In addition, services such as access to broadband technology, electricity and natural gas, and comprehensive waste, recycling, and composting services are essential for households and businesses.

Tacoma and Lakewood have substantial needs for projects improving infrastructure. Having the proper infrastructure in place is necessary for strong and accessible neighborhoods; to attract new housing development and renovate the old; and, to encourage economic development and business investment, which will create badly needed employment.

How were these needs determined?

Tacoma’s Capital Facilities Program (2025-2030) identifies public improvement and infrastructure needs.

Describe the jurisdiction’s need for Public Services:

Needs for public services are described in several sections in the Consolidated Plan, including sections discussing populations with special needs and homelessness. In addition to this planning process, the needs for public services are outlined in current human services plans for Tacoma and Lakewood, both of which have been recently updated to reflect current priorities. The City of Tacoma strategic plan to address homelessness recognizes that ending homelessness in Tacoma will require short-term and long-range efforts built on public-private partnerships to address immediate needs like shelter, while also addressing housing affordability in our community. The plan represents the work that is ongoing by both the City and our community partners who are providing direct services daily.

- Goal 1: Ensure Affordable Housing is available and accessible to Tacoma residents.
- Goal 2: Everyone experiencing homelessness in Tacoma, or impacted by Homelessness, can access services and support.
- Goal 3: The shelter system in Tacoma offers Tacoma residents a safe and dignified experience that is easy to access.
- Goal 4: Tacoma’s homeless service system provides individuals and families with access to a continuum of tailored support to prevent and end homelessness.
- Goal 5: Tacoma’s homeless services system provides individuals and families with access to permanent, stable housing in order to end the cycle of homelessness.

A strong part of the plan is the analysis of access to opportunities, which is defined in terms of conditions in place that contribute to success. However, it is more than situational in that barriers outside of the boundaries of neighborhoods contribute to challenges in being successful. Those barriers include lack of affordable housing, lack of affordable childcare (and care offered during-off hours and for infants), and lack of transportation. Language and cultural barriers are also significant and serve to isolate households and impede successful utilization of community resources. Tacoma’s Equity and Empowerment Initiative looks to break down structural barriers. Among other goals, this means involving all people in decisions, identifying where resources and where they are not, and looking for ways to remove barriers and open doors to giving all residents a path to strive.

The Cities of Lakewood and Tacoma participate in the Tacoma/Lakewood/Pierce County Continuum of Care among other coalitions that consider needs for public services and make

recommendations based on knowledge of the existing systems and gaps considering continuously reduced federal and state funding. General Funds from both Tacoma and Lakewood support public services. The City of Tacoma has joined jurisdictions all over the state to implement a 0.1% increase in the sales tax (This is only 1/10th of one percent or one penny for every \$10.00 purchase.) The money under this section must be used solely for the purpose of providing for substance use disorder or mental health treatment programs and services that may include therapeutic court programs, case management, and housing. However, funding is not sufficient. Tacoma and Lakewood determinations of needs for public services and funding priorities are highly coordinated and prevention focused.

How were these needs determined?

The Tacoma and Lakewood Human Services Plans reflect current priorities for public services.

Housing Market Analysis

MA-05 Housing Market Analysis Overview – 91.210

Tacoma and Lakewood’s housing supply remains inadequate to meet the needs of residents. While single-family homes make up the majority of the housing stock, recent development trends favor multifamily housing, which now accounts for 80% of new units. Despite an average annual production of 867 new units, the city faces a shortfall of approximately 3,000 affordable rental units. Housing costs have risen significantly, with home values increasing 65% and rents climbing 43% from 2009 to 2020, making affordability a growing concern. Low-income households, particularly those earning below 30% of the area median income (AMI), are most affected, as only 27% of available rental units are affordable to them. Public housing demand continues to exceed available resources, with waitlists extending up to five years. Additionally, the expiration of affordability restrictions could lead to the loss of 1,050 affordable units by 2029. Tacoma’s aging housing stock, with over 70% of units built before 1980, presents further challenges, particularly for rental properties requiring rehabilitation. The presence of lead-based paint hazards also remains a concern for families with young children. While the city has implemented policies to expand affordable housing, including zoning reforms and incentives for accessory dwelling units (ADUs), rising construction costs and displacement pressures continue to limit progress.

The city continues to experience a high demand for emergency shelter, transitional housing, and permanent supportive housing. Tacoma has a network of 1,900 emergency shelter beds, 1,400 permanent supportive housing units, and 878 rapid re-housing units, yet the need for housing and services exceeds available resources. The city funds a range of support services, including housing navigation, mental health and substance use disorder treatment, employment assistance, and legal aid, to help stabilize individuals experiencing homelessness. Specific programs target veterans, families with children, unaccompanied youth, and individuals with disabilities. While Tacoma has made efforts to expand housing options and supportive services, continued investment will be necessary to address gaps and improve long-term housing stability.

Tacoma’s economy is driven by the education, healthcare, and retail trade sectors. Workforce development remains a key focus, as younger workers face significantly higher unemployment rates, and gaps persist in aligning workforce training with employer needs. The city collaborates with local colleges, universities, and workforce development organizations to expand job training programs and create pathways for employment. Infrastructure improvements and business support initiatives are also priorities to strengthen the local economy and encourage job growth.

Climate change poses increasing risks to Tacoma’s housing and infrastructure, particularly in low- and moderate-income communities. The city’s Climate Action Plan identifies multiple hazards, including increased flooding, extreme heat, and sea level rise, which could threaten housing stability. Public health impacts, such as exposure to wildfire smoke and vector-borne diseases, are also concerns. Tacoma continues to explore mitigation strategies, including investments in green infrastructure and

policies to enhance climate resilience. Additionally, while 90% of households have broadband internet access, the city is working to expand digital equity, particularly in underserved communities, to ensure residents can access education, employment, and essential services.

Tacoma faces ongoing challenges related to housing affordability, homelessness, economic stability, and climate resilience. While the city has taken steps to address these issues through policy changes, funding programs, and strategic partnerships, additional resources and long-term planning will be necessary to support Tacoma's growing population and ensure equitable access to housing and economic opportunities.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

About two-thirds of housing units in Tacoma (62%) in the 2016-2020 ACS survey are single unit homes. Nine percent of housing units are part of properties containing 2-4 units, fourteen percent of units are in properties containing 5 to 19 units and thirteen percent of housing units are in buildings with 20 or more units. One percent of housing units consist of a mobile home, boat, RV, van, or other structures. According to City permitting records, 6,070 new housing units were permitted between 2017 and 2023 in Tacoma with an average new unit production at a rate of 867 units/per year. Recent development trends in housing production for Tacoma lean to higher proportions of multifamily housing being developed compared with new single-family homes, with 80% of the new units being part of multifamily developments.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	69,470	59%
1-unit, attached structure	4,070	3%
2-4 units	10,645	9%
5-19 units	17,010	14%
20 or more units	15,830	13%
Mobile Home, boat, RV, van, etc	1,615	1%
Total	118,640	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	240	0%	4,810	9%
1 bedroom	1,595	3%	16,490	30%
2 bedrooms	9,950	17%	20,840	38%
3 or more bedrooms	45,305	79%	12,150	22%
Total	57,090	99%	54,290	99%

Table 26 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Since becoming a participating jurisdiction within HUD’s Home Investment Partnership Program, the City of Tacoma has utilized annual CDBG and HOME allocations by allocated a portion to subrecipient developers to build a portfolio of HOME-assisted multifamily rental projects that includes 33 distinct developments containing 1,385 affordable units with a total of 229 units that are currently monitored by the City as assisted by City HOME funds. Tacoma targets low-income households, at or below 80% of area median income.

Lakewood has a total of 471 federally assisted housing units across seven subsidized properties, representing approximately 3.3% of the city’s 14,419 rental units. These properties primarily serve low-income households, with specific targeting for families, seniors, and persons with disabilities. The units include a mix of studio, one-bedroom, two-bedroom, and three-plus-bedroom options, ensuring accessibility for a variety of household types. Most of the properties are funded through programs such as Low-Income Housing Tax Credits (LIHTC), Project-Based Vouchers (PBV), and HOME, with affordability levels typically set for households earning below 60% of the Area Median Income (AMI).

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Historical trends generally indicate that we can anticipate a significant loss of affordable units due to a variety of factors, including expiring subsidies and deteriorating quality. However, the effects of the COVID-19 Pandemic (including but not limited to the inordinate amount of inflation effecting housing and living costs) indicate that an increased number of owners may opt out of subsidized housing contracts. According to the National Low Income Housing Database, there are 1050 units estimated to expire by 2029 among those who have received City, State, and Federal subsidies and contracts.

Of the 471 federally assisted units, a small portion could transition to market-rate housing within the next 10–15 years if affordability agreements are not renewed. Key properties include those funded through Section 8, such as Wisteria Walk Apartments and Lakewood Meadows Apartments, whose contracts expire in 2038 and 2032, and HOME-assisted units, which may lose affordability after 2036. Project-based voucher units, which rely on annual funding, also present risks if funding priorities shift.

Does the availability of housing units meet the needs of the population?

Currently, the housing supply cannot meet the needs of Tacoma and Lakewood residents.

Describe the need for specific types of housing:

The Tacoma-Lakewood, WA housing market faces significant shortages in key housing types. According to the Comprehensive Housing Market Analysis for the Tacoma-Lakewood area, analysis shows that in a 3-year forecasted period as of 2022, the demand would necessitate 7,325 rental units, with 3,000 units being under construction during the first and second years. Regarding sales, the demand was expected for 9,700 with approximately 1,300 being built to meet a portion of the demand in the first year. In addition, the vacancy rates for rental and owner housing are estimated around 5% and 2.6% respectively, indicating a slightly tight market for rental housing and a tight market for owner housing.

In Lakewood, feedback from public hearings and community engagement reports highlights gaps in affordable family housing, with a particular demand for larger units (2-3 bedrooms) to accommodate households with children. Seniors and persons with disabilities face a lack of accessible and affordable options, as many units are not equipped to meet physical accessibility standards, and rising rental costs are pushing these populations out of stable housing. Veterans and active-duty military personnel, particularly those associated with Joint Base Lewis-McChord (JBLM), face unique challenges due to income variability, short-term housing needs, and insufficient availability of units tailored to military families. Reports also emphasize the need for extremely low-income (ELI) housing, particularly for households earning less than \$35,000 annually, as well as transitional and supportive housing for homeless individuals, youth, and veterans. Additionally, the need for housing that integrates supportive services for those experiencing homelessness, domestic violence survivors, and individuals with mental health challenges has been repeatedly raised.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing in Tacoma is not sufficient for all income levels, particularly for low-income residents, as rising costs and the impacts of the COVID-19 pandemic have outpaced efforts to expand affordable housing. A shortage of approximately 3,000 low-income units, with the greatest unmet need among extremely low-income households, has left many struggling to find stable housing. Rising rents and home prices, which increased by about 65% between 2009 and 2020, continue to outpace wages, making affordability even scarcer. HOME rents are about 20% lower than Fair Market Rent, yet both remain unaffordable for many residents. With the average wage in Tacoma falling short of what is needed to afford modest housing, additional resources are necessary to address the growing affordability crisis.

To afford homeownership in Lakewood, a family would need to earn significantly more than the median household income due to rising housing costs. With the median home value at \$420,500 in 2023, monthly housing costs, including mortgage payments, taxes, and insurance, would typically range from \$2,000 to \$2,500. This requires an annual income of approximately \$85,000 to \$100,000 to avoid spending more than 30% of income on housing, the standard measure of affordability. However, with the City’s median household income estimated well below this threshold, many families face barriers to homeownership. The cost of housing in Lakewood has risen significantly in recent years, reflecting substantial affordability challenges for residents.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	203,600	336,600	65%
Median Contract Rent	824	1,182	43%

Table 27 – Cost of Housing

Data Source: 2009 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,215	9.6%
\$500-999	20,240	37.3%
\$1,000-1,499	20,655	38.0%
\$1,500-1,999	6,010	11.1%
\$2,000 or more	2,180	4.0%
Total	54,300	100.0%

Table 28 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	3,320	No Data
50% HAMFI	10,695	1,545
80% HAMFI	33,460	9,890
100% HAMFI	No Data	18,910
Total	47,475	30,345

Table 29 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,430	\$1,603	\$1,987	\$2,800	\$3,236
High HOME Rent	\$1,298	\$1,391	\$1,672	\$1,923	\$2,125
Low HOME Rent	\$1,013	\$1,086	\$1,303	\$1,505	\$1,680

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents effective June 1, 2024

Is there sufficient housing for households at all income levels?

Housing in Tacoma is not sufficient for households at all income levels, particularly for the lowest-income residents. Although the City of Tacoma and its partners have worked hard to address housing needs, rising costs and the impacts of the COVID-19 Pandemic have outpaced efforts. The lack of income-restricted housing has left many low-income households without affordable options. While some progress has been made, the current resources and housing production levels are inadequate to meet the growing needs of residents across different income brackets.

Tacoma’s limited affordable rental supply creates significant unmet need, particularly among extremely low-income households. Despite recent efforts by the City of Tacoma, along with partners like Tacoma Housing Authority (THA), Metropolitan Development Council, Catholic Community Services of Western Washington, and Mercy Housing, to increase the city’s supply of subsidized or “income-restricted” units, many residents are still in need of affordable options.

The City of Tacoma lacks enough rental housing for low-income households. Based on a supply gap analysis created for the Affordable Housing Action that accounts for all available and affordable units for households earning 80 percent of area median income or below, the city has a shortfall of approximately 3,000 units for low-income households. Examining the rental supply by income range rather than cumulatively demonstrates the need for additional supply for extremely low-income and very low-income households. Unmet need is greatest among extremely low-income households. As of the creation of the Affordable Housing Action Strategy, the city's rental supply could only serve 27 percent of households earning 30 percent of area median income or less. In contrast, the city's rental supply can serve a larger share of very low-income households (81 percent), although a gap still exists for these households, too. The Comprehensive Housing Market Analysis for Tacoma-Lakewood, Washington also indicated the need for affordable housing at all income levels, as new and existing home prices have increased due to increased buyer competition, along with increased land, labor, and material costs.

In Lakewood, there are 1,459 households earning less than \$15,000 annually, yet only 594 occupied housing units are affordable to them, resulting in a shortfall of 865 units. Similarly, households earning between \$15,000 and \$35,000 total 2,371, but there are only 332 affordable occupied units, leaving a gap of 2,039 units. Households with incomes between \$35,000 and \$50,000 number 2,563, with 1,449 affordable occupied units available, indicating a deficit of 1,114 units. The shortage is most severe for those earning below \$35,000, where the combined deficit exceeds 2,900 units.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing is considered affordable when housing plus utilities is no more than 30% of household income. As trends move toward higher rents, housing affordability is likely to continue to become scarcer. Between 2009 and 2020, ACS data shows that housing prices increased by around 65%. That indicates a significant jump, which has only continued to grow because of multiple factors.

In Tacoma, there are the fewest housing options (across both the rental and ownership market) for the lowest income households. This is consistent with the trends in Pierce County and Washington State.

Between 2017 and 2023, the median home value in Lakewood increased by 81%, from \$232,600 to \$420,500, and median contract rent rose by 61%, from \$809 to \$1,304. As of 2024, the average rent in Lakewood is approximately \$1,202 per month, which is 23% lower than the

national average rent of \$1,560. It is anticipated this upward trend in average rent and house valuation will continue, causing further affordability for Lakewood households, especially those at or below 80% AMI.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The comparison between HOME rents and Fair Market Rent (FMR) reveals a significant disparity, with HOME rents being approximately 20% lower than FMR. This gap highlights the challenge faced by low- and moderate-income households in Tacoma, where even Fair Market Rent often exceeds what many can afford. When considering Area Median Rent (AMR), the disparity becomes even more pronounced, given that AMR typically reflects broader market trends, which tend to be higher than FMR and far out of reach for those earning lower wages.

Adding to this challenge, data from the National Low Income Housing Coalition's Out of Reach report indicates that the average wage across all occupations in Tacoma (\$29.51 per hour) falls short of the wage needed to afford a modest one-bedroom rental or homeownership opportunity (\$33.77 per hour). This wage gap exacerbates the difficulties that working families face in securing stable, affordable housing.

Given these factors, additional resources and policy tools may be needed to incentivize the private market to participate in producing, preserving, and offering affordable housing. Recognizing this, the cities and HOME consortium will seek opportunities to layer public resources and participate in public-private partnerships.

Discussion

In 2021 the Tacoma Housing Action Plan estimated a shortage of 4,897 units for renters with incomes of less than 30% of AMI which was approximately \$20,000 for a two-person household. A rental shortage also exists for households with income less than 50% of AMI.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

For purposes of this Consolidated Plan, units are in standard condition if they meet HUD National Standards for the Physical Inspection of Real Estate (NSPIRE) and/or current applicable codes. Units substandard but suitable for rehabilitation are those that may not meet one or more of NSPIRE Standards but can be reasonably repaired to extend the life of the building, contribute to the safety of the occupant, and improve conditions or livability of the structure. Substandard and not suitable for rehabilitation are units that are in poor condition and not structurally and/or financially feasible to rehabilitate (more than 50% of the replacement cost of the housing).

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	16,010	28%	26,100	48%
With two selected Conditions	440	1%	2,155	4%
With three selected Conditions	19	0%	125	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	40,620	71%	25,920	48%
Total	57,089	100%	54,300	100%

Table 31 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,790	10%	8,715	16%
1980-1999	10,650	19%	13,935	26%
1950-1979	19,930	35%	20,685	38%
Before 1950	20,720	36%	10,960	20%
Total	57,090	100%	54,295	100%

Table 32 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	40,650	71%	31,645	58%
Housing Units build before 1980 with children present	6,280	11%	2,495	5%

Table 33 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

Renter-occupied units are more likely than owner-occupied units to have one of the selected conditions noted above. It is important to note that these conditions include cost-burden, which is not a direct indicator of need for rehabilitation but could indicate that those households have reduced ability to absorb costs of property upkeep, which can lead to deferred maintenance and rehab needs. Since renters’ experience cost-burden at a higher rate than owners, this may be driving some of the difference in the incidence of housing conditions by tenure. However, renters are also more likely than owners to have two of the selected conditions, so cost-burden cannot fully account for the difference, suggesting a heightened need for rehabilitation among rental properties.

Given the amount of both owner- and renter-occupied housing in Tacoma that was built before 1950, there is also likely to be maintenance and rehabilitation needs that cut across tenure, targeting these oldest properties.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Based on the estimates in Table 33, across Tacoma and Lakewood, 5% of households renting units built before 1980 and 11% of owner-occupant households living in units built before 1980 have children aged six or younger living in the household. Conservatively, all older housing with young children should be a concern in terms of lead exposure. No attempt was made here to further refine these estimates, which are of all households with young children regardless of household income. Not all of these children are at risk, however. Risk increases with age of the unit (actual presence of lead) and unit deterioration (poor substrate condition), moisture intrusion and deteriorated painted surfaces. Whether rented or owned, the cost of maintenance often contributes to deteriorating conditions and risk of lead exposure.

Discussion

The vacancy rate for homes was 0.6% in the Tacoma HMA (which includes Pierce County), while the rate for apartments was 5.0% in 2022, according to the Tacoma-Lakewood, Washington Comprehensive Housing Market Analysis from HUD.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

By the end of 2019, all but five of Tacoma Housing Authority’s Public Housing (PH) units had transitioned to RAD units. The five units consists of a scattered-site, single-family home owned by THA, and four units in THA’s Hillside 1500 tax credit entity. In the future, THA is considering placing Public Housing Faircloth units in new acquisitions and new developments and eventually converting these units to RAD.

As of January 2023, Pierce County Housing Authority had 124 scattered site public housing units (all family units), which are currently being sold with residents’ assistance being converted into Tenant-Protection Vouchers. As of August 30, 2024, 55 units remain as Low-Income Public Housing in PCHA’s portfolio. Pierce County Housing Authority Is currently pursuing a Section 18 Disposition and will use the proceeds of that disposition to build or acquire multifamily housing units supported by a RAD or Project-Based subsidy.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based.	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	55	3,060	209	2,149	209	0	175
# of accessible units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Summary

In addition to public housing, both housing authorities have vouchers which make up the largest part of subsidized housing available through the housing authorities. Tacoma Housing Authority manages 4,337 vouchers, which includes 1,703 leased PBV units (as of 2023 year-end

data). Pierce County Housing Authority manages 2,500 tenant-based vouchers, in addition to 601 project-based vouchers.

Describe the supply of public housing developments

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

All public housing units in Tacoma are in good condition.

Describe the restoration and revitalization needs of public housing units in the jurisdiction

Tacoma Housing Authority currently has 5 PH units available after completing its latest RAD conversion in 2019. In the past, THA completed its redevelopment of Bay Terrace Phase II to create a mix of units with project-based vouchers and market rate units. Phase I of this redevelopment was completed in 2014. The Pierce County Housing Authority is replacing siding, decks and windows at Lakewood Village. PCHA has also recently used CDBG Funding from the City of Lakewood to do exterior renovations to Oakleaf Apartments and Village Square Apartments.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

THA's Client Support and Empowerment Department and partnering service providers across Tacoma assist tenants on housing, employment-related services, and other case management activities that will move families towards self-sufficiency. A number of innovative approaches are in place to help tenants succeed and, for those able, to move beyond needing housing assistance. For example, THA has entered into community partnerships to form new programs and wraparound services, such as the 2Gen program, which utilizes cross-sector partnerships like the YMCA, KBTC and the Health Department to provide multi-generational mentorship programs, tutoring, social emotional learning. This also encompasses THA's Children's Matched Savings Account Program aimed to develop a savings habit among students and their families and improving graduation rates, college and career preparation and enrollment.

The Pierce County Housing Authority, having only scattered site public housing, has no tenant association. However, the PCHA offers the Ready-to-Rent program to increase tenancy skills and offers Family Self-Sufficiency (FSS) services to tenants in public housing and those in Section 8 units. In addition, PCHA partners with Sound Families, Greater Lakes Mental Health, Good Samaritan Mental Health Services and the Housing First program to reach and provide services to homeless families. The Tacoma Housing Authority also has a FSS program which is offered to both public housing residents and those in Section 8 programs.

Discussion

The wait list for public housing maintained by the Tacoma Housing Authority consisted of approximately 6,500 households in 2021. Households typically wait for several years (as many as five years) on the wait lists (Tacoma Housing Action Plan, 2021).

MA-30 Homeless Facilities and Services – 91.210(c)

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	160	72	60	145	113
Households with Only Adults	327	40		157	2,063
Chronically Homeless Households	50	0	0	0	0
Veterans	75	0	0		NA
Unaccompanied Youth	8	0	0	0	NA

Table 36 - Facilities and Housing Targeted to Homeless Households

Table 36 includes beds located within the City of Tacoma and funded by the City of Tacoma.

Project Type	Year-Round Beds
Emergency Shelter	1,914
Permanent Supportive Housing	1,432
Other Permanent Housing	809
Rapid Re-Housing	878
Transitional Housing	6,087

Table 36b - Facilities and Housing Targeted to Homeless Households system-wide

Table 33b includes beds captured in the 2024 Housing Inventory Count (HIC) data for the Tacoma/Lakewood/Pierce County Continuum of Care (CoC).

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Tacoma staff seek to fund a comprehensive set of services to support those experiencing housing stability. Services include:

- Food banks
- Furniture bank
- Housing navigation services
- MHSUD (mental health and substance abuse disorder) services
- Case management
- Economic stabilization
- Legal services
- Education
- Employment and workforce development Parenting
- Homeless prevention
- Health and health care
- Temporary financial assistance

Through the 0.1 percent sales tax Tacoma is funding Mental Health and Substance Use Disorders programming along with a wide spectrum of service.

Lakewood collaborates with organizations like the Continuum of Care, Tacoma-Pierce County Health Department and the Pierce County Housing Authority to address the medical, mental health, and economic challenges that exacerbate homelessness.

- **Health Services:** Programs like Madigan Army Medical Center, which provides Level II trauma care, extend services beyond military beneficiaries to assist vulnerable populations, including those experiencing homelessness. Collaborative efforts also support vaccination drives and preventive care for unhoused individuals.
- **Mental Health Services:** Organizations such as Greater Lakes Mental Health offer therapy, substance abuse treatment, and crisis intervention, which align with housing-first initiatives to stabilize individuals
- **Employment Support:** Partnerships with agencies like the Tacoma Goodwill aim to improve job readiness among homeless individuals through skills training and employment matching services

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

- Shelters (for families, survivors of domestic violence, single adult, and young adult
- Young adult drop-in center
- Crisis Residential Center for unaccompanied youth
- Homeless Engagement Alternative Liaisons (HEAL) and Search & Rescue (outreach and invitations to services for those living in encampments and on the streets)
- Housing for chronically homeless individuals (Metropolitan Development Council Housing First)
- Transitional housing and services for mothers who are seeking to reunite with their children
- Domestic violence services
- Permanent supportive housing
- Rapid re-housing

LIHI's operation of Maureen Howard Place in Lakewood serves as an enhanced shelter, providing 77 suites for homeless persons who are actively camping along state right-of-ways. The facility was opened in 2024 with funding provided through the state Department of Commerce Right-of-Way program. Additionally, LIHI operates Aspen Court, a one-time emergency shelter offering housing assistance to chronically homeless persons. Currently Aspen Court is in the process of being converted into permanent supportive housing for low-income households. Families with children benefit from programs offered by Catholic Community Services and LASA, which provide safe housing, rental assistance, childcare resources, and access to emergency services for those experiencing homelessness. Veterans' housing and healthcare needs are met through resources like Veterans Affairs Supportive Housing (VASH) vouchers, while unaccompanied youth, including LGBTQ+ individuals, are supported by organizations like the Oasis Youth Center.

MA-35 Special Needs Facilities and Services – 91.210(d)

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs include:

- Services for those currently incarcerated, including transitional beds upon exit.
- Safe, affordable housing and enriched residential care services to low or no-income adults living with HIV/AIDS and or Hepatitis C
- Rental assistance supports for residents living with HIV
- Housing and services specifically targeted to individuals living with HIV/AIDS, including youth.
- Permanent supportive housing for young adults
- Education and employment services, peer support, and active independent living services for individuals with disabilities.

Special populations in Lakewood, such as the elderly and frail elderly, require age-appropriate, accessible housing options integrated with health care and mobility services. Persons with disabilities, including mental, physical, and developmental disabilities, often need supportive housing with accommodations such as ADA-compliant units, access to medical services, and case management. Individuals with alcohol or drug addictions benefit from transitional and supportive housing that includes recovery and counseling services. Similarly, persons with HIV/AIDS and their families need stable housing coupled with health care, case management, and nutritional support. Public housing residents, many of whom are low-income, require access to programs that promote self-sufficiency, such as job training and financial literacy. Lakewood's proactive approach ensures these populations receive tailored services to address their unique challenges.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Tacoma has partnered with organizations providing services through City of Tacoma Municipal Court, District Court, and Superior Court providing intensive outpatient mental health treatment, continually monitoring and motivating throughout treatment regimen offering temporary financial assistance and basic needs to support participants with housing stability.

To support individuals returning from mental and physical health institutions, Lakewood collaborates with partners such as Greater Lakes Mental Health the Pierce County Health Department, and the Continuum of Care coalition. These programs ensure a smooth transition

into community settings by providing wraparound services, including case management, access to housing vouchers, and integration into supportive housing. The City also works with reentry organizations to assist those recovering from substance use disorders or physical injuries, ensuring they have access to both housing and necessary rehabilitative services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Tacoma's office of Neighborhood and Community Services will issue a Request for Proposals in 2024 for services to be provided in 2025-2026. Recommendations will provide a comprehensive set of services to support stability and self-sufficiency. Applications will be reviewed through an equity lens.

Tacoma has partnered with organizations providing services through Pierce County Therapeutic Court and Tacoma Municipal Court to provide mental health therapy and substance use disorder treatment.

Tacoma currently funds programming that provide the following services:

- Services for those currently incarcerated, including transitional beds upon exit.
- Housing and services specifically targeted to individuals living with HIV/AIDS, including youth.
- Permanent supportive housing for young adults
- Education and employment services, peer support, and active independent living services for individuals with disabilities
- Addressing racial disparities through tailored service delivery and improving access to resources
- Increase access to detox facilities and mental health services

In the upcoming year, Lakewood will focus on expanding housing options and enhancing service delivery for non-homeless special populations. Planned activities include programs in support of the maintenance of existing affordable housing stock by way of housing rehabilitation programs designed to maintain both owner-occupied and renter-occupied housing units. Ensuring existing rental housing units are adequately maintained and continue to provide safe, decent affordable housing to Lakewood residents through the City's rental inspection program. Emergency assistance programs supporting vulnerable and at-risk households, will continue to assist persons displaced from their homes through no fault of their own resulting from displacement actions such as fire, natural disasters, and redevelopment activities. Rental housing deposit assistance programs designed to provide housing stability to those households otherwise unable to secure rental housing. Partnerships with LASA, Habitat and Rebuilding

Together seek to increase the availability of affordable housing for seniors through the development of age-friendly units and retrofitting existing housing to improve accessibility.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Tacoma's Housing Division and Tacoma Community Redevelopment Authority (TCRA) will issue a competitive Notices of Funding Availability makes funding available to subrecipients to develop new affordable housing units. Funding priorities established by the TCRA for rental housing to be funded include development of housing units that will be paired with evidence based supportive services. These funding priorities promote development opportunities for mission-driven developers who specialize in developing and operating housing for populations that have other special needs including elderly, individuals with disabilities, and individuals with substance use disorders.

Lakewood's activities align with the City's overarching goals of stabilizing existing residents, increasing access to affordable housing, and addressing the unique needs of special populations, particularly through services designed to enable independence and enhance the quality of life. These include the Major Home Repair Program, Habitat for Humanity Aging-in-Place Program, Rebuilding Together South Sound Repair Program, Emergency Assistance Payments, Affordable Housing Development, Relocation Assistance, and Fair Housing activities.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies, though essential for ensuring safe and healthy housing that aligns with community character, can sometimes create barriers to the development of affordable housing. Development code standards, for instance, are necessary but can inadvertently disincentivize new construction due to added complexities and costs.

As part of Tacoma’s Affordable Housing Action Strategy, the City has adopted new zoning policies through Ordinance No. 28793, which set a new vision for residential development in the city to expand housing supply, affordability, and choice through middle housing regulations and incentives. Additionally, the City has reduced parking requirements, facilitating the development of more units and making projects more feasible. Changes to codes governing Accessory Dwelling Units (ADUs) also support residential growth by enabling homeowners through technical assistance to add ADUs more easily.

Despite these efforts, public investments can have unintended consequences. For example, the establishment of the University of Washington Tacoma campus in downtown Tacoma spurred new housing development but also led to higher rents and residential displacement, demonstrating the complex impacts of institutional investments on local communities.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	589	231	1	0	0
Arts, Entertainment, Accommodations	10,574	10,387	13	11	-2
Construction	5,971	3,790	7	4	-3
Education and Health Care Services	15,887	30,014	19	31	12
Finance, Insurance, and Real Estate	4,621	6,725	6	7	1
Information	1,619	589	2	1	-1
Manufacturing	6,848	5,970	8	6	-2
Other Services	3,443	4,112	4	4	0
Professional, Scientific, Management Services	5,080	3,926	6	4	-2
Public Administration	0	0	0	0	0
Retail Trade	10,268	11,536	13	12	0
Transportation and Warehousing	5,304	4,313	6	5	-2
Wholesale Trade	4,844	4,291	6	4	-1
Total	75,048	85,884	--	--	--

Table 37 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	113,690
Civilian Employed Population 16 years and over	108,160
Unemployment Rate	4.86
Unemployment Rate for Ages 16-24	19.79
Unemployment Rate for Ages 25-65	2.97

Table 38 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People Median Income
Management, business and financial	25,065
Farming, fisheries and forestry occupations	4,250
Service	12,400
Sales and office	22,275
Construction, extraction, maintenance and repair	9,250
Production, transportation and material moving	7,310

Table 39 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	57,888	58%
30-59 Minutes	28,247	28%
60 or More Minutes	14,192	14%
Total	100,327	100%

Table 40 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,530	320	4,910

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	21,130	1,235	7,920
Some college or Associate's degree	30,070	1,365	10,480
Bachelor's degree or higher	31,285	675	3,885

Table 41 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	205	730	1,215	2,175	1,705
9th to 12th grade, no diploma	2,475	2,855	2,015	2,780	1,575
High school graduate, GED, or alternative	6,680	8,750	6,945	14,780	7,625
Some college, no degree	6,550	9,700	6,650	13,345	7,350
Associate's degree	2,015	3,615	3,720	5,160	2,340
Bachelor's degree	2,330	9,335	5,330	8,725	5,260
Graduate or professional degree	270	3,695	3,875	5,760	3,395

Table 42 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	27,360
High school graduate (includes equivalency)	35,526
Some college or Associate's degree	41,390
Bachelor's degree	54,587
Graduate or professional degree	70,992

Table 43 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within Tacoma are: 1) Education and Health Care Services, with 30,014 jobs (35%) and 15,887 workers, 2) Retail Trade with 11,536 jobs (13%) and 10,268 workers, and 3) Arts, Entertainment, and Accommodations with 10,387 jobs (12%) and 10,574 workers. These three sectors comprise over 60% of the available jobs in Tacoma.

Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure needs in Tacoma's business community, as outlined in the City of Tacoma's Strategic Plan 2020-2025, focus on developing a skilled labor force and enhancing critical infrastructure. Workforce needs include expanding educational programs and workforce development initiatives to ensure a steady supply of skilled workers. Infrastructure priorities involve modernizing transportation systems and maintaining reliable utilities to support business operations and growth. These efforts aim to create a resilient economic environment that can adapt to changing industry demands.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City's Strategic Plan describes the following initiatives for the City and its partners in eight key areas:

1. Business Retention, Expansion & Recruitment to Strengthen and diversify the local economy
 - Identify and conduct outreach to firms within Tacoma's targeted sectors
 - Actively participate and strategically pursue projects with regional partners to leverage new business
 - Identify infrastructure issues that inhibit business growth and advocate on behalf of commercial and industrial zones
2. Develop authentic and emerging industries through Small Businesses & Entrepreneurship
 - Expand the City's business retention, expansion and recruitment efforts to include micro, small and mid-sized businesses
 - Facilitate providing additional assistance to businesses in areas of the city experiencing or projected to undergo gentrification and displacement of legacy businesses
 - Streamline City lending processes to enhance accessibility to small business financing, including translation of documents
3. Workforce Development & Human Capital: Create a trained, future-ready workforce

- Work with local colleges, universities, community colleges, technical schools and the Tacoma School District to coordinate training and education for local industries
- Coordinate with Workforce Central and local educational institutions to develop a list of skills that are in greatest demand by employers in Tacoma’s target sectors
- Utilize Anchor Institution Collaborative in coordination with the City Manager’s Office

4. Build increasingly vibrant neighborhoods through Neighborhood Business District Revitalization

- Regularly monitor properties for sale or rent and engage in direct recruitment of small businesses that are a good fit for specific neighborhood identities and retail/service gaps
- Inventory vacant or underutilized property and connect businesses looking for space and lease options with appropriate parties
- Conduct outreach to absentee property owners to identify specific barriers to activating their vacant or underutilized property

5. Promote Downtown Tacoma as the center of commerce for the South Sound

- Support the Downtown Retail Advocate’s Work Plan in the Business Improvement Area, develop relationships with stakeholders and identify prospects for infill development
- Continue to identify and recruit key anchor tenants for catalytic Downtown sites with the greatest potential for leveraging additional private sector development and job growth
- Facilitate historic restoration and renovation of Old City Hall

6. Commercial & Industrial Property Activation by Supporting employment-generating activities and office/industrial product

- Work closely with City of Tacoma Planning and Development Services Department and the University of Washington Tacoma to facilitate new development on campus
- Create and maintain a database of key properties in Tacoma with high economic potential that are underutilized
- Actively participate in an economic analysis of the Tideflats subarea planning process

7. Implement premier customer service within the Business & Development Climate

- Use monthly coordinating meetings with the City’s economic development partners to discuss policy and program issues
- Work with City of Tacoma departments to identify opportunities and mechanisms to assist with infrastructure, environmental and related development costs

- Conduct property owner outreach regarding key properties to facilitate development and attract Opportunity Zone investment to effect positive impacts and mitigate for unintended outcomes

8. Placemaking & City Image: Choose Tacoma in which to live, work & explore

- Develop a narrative describing why Tacoma is an advantageous place to live and work with the power to resonate regionally and nationally; produce and regularly update marketing materials
- Participate in an analysis of current and projected parking needs within the City and develop broad-based strategic approaches
- Align City communications efforts with local and regional economic development partners' efforts, and spearhead a multi-channel marketing campaign

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

In recent years, Tacoma has seen notable improvements in the educational attainment of its workforce, particularly among individuals aged 25 and older. By 2017, 27.6% of the workforce held college degrees or higher, up from 24.7% in 2012. This increase in educational levels has better aligned the skills of the workforce with the evolving employment opportunities within the jurisdiction. However, continued efforts in education and training are necessary to ensure that the workforce remains competitive and well-equipped to meet the demands of emerging industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Tacoma and Pierce County benefit from the leadership and implementation of workforce development programs and resources by the Pierce County Workforce Development Council and Workforce Central. The City is also home to numerous world-class training and educational institutions. As such, the City created goals to support and facilitate the work of these leaders in equipping and diversifying its workforce for a rapidly evolving modern workplace. These goals include:

- Working with local colleges, universities, community colleges, technical schools and the Tacoma School District to coordinate training and education for local industries,
- Coordinating with Workforce Central and local educational institutions to develop a list of skills that are in greatest demand by employers in Tacoma's target sectors, and
- Utilizing Anchor Institution Collaborative in coordination with the City Manager's Office

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? N/A

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth. N/A

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For this discussion, areas were considered to have a concentration of multiple housing problems if they fell within the top quintile of Census Tracts for percent of households experiencing more than one of the housing problems reported in CHAS data: cost-burden, overcrowding (more than 1.5 persons per room), and incomplete plumbing or kitchen facilities. The spatial pattern for each of these problems is varied across Tacoma and Lakewood – as of 2020, only one Census Tract that was in the top quintile for share of households experiencing more than one of these problems:

616.02

No areas in Lakewood exhibited a concentration of multiple housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

In Tacoma, certain areas have concentrations of both low-income households and racial and ethnic minorities. A "concentration" of low-income households is defined as more than 50% of the area's total population. Based on this definition, HUD's CPD Mapping Tool lists the following census tracts as having a concentration of low-income households: 61601, 940006, and 61400. Additionally, the following tracts had populations where 40% or more of the residents were households or individuals of color: 63000, 940006, 72313, and 62300. Using these definitions, census tract 940006 has a concentration of both racial and ethnic minorities, as well as low-income households.

In Lakewood, concentrations of minority and/or low-income families are in the following areas: 718074 has a Black population of 237, while 718051, 718053, 718061, 718063, 718073, and 718081 have Hispanic populations of 352, 498, 682, 389, 418, and 957, respectively.

What are the characteristics of the market in these areas/neighborhoods?

Some of these areas have fewer homes built before 1980, compared to the share of homes built in this time period in Tacoma as a whole. The concentrated areas in Tacoma have slightly lower rates of renter-occupied units compared to owner-occupied units – these tracts are between 19% and 80% renter-occupied, with all but one having above 25% of housing units renter-occupied. More than 20% of households in these areas experience at least one housing

problem. Also, generally, more than 10% of renters in these areas are receiving housing subsidies (project- or tenant-based).

In Lakewood, these areas are mostly renter-occupied, and more than 10% of renters receive housing subsidies (project—or tenant-based). Even so, more than 50% of renters in these areas experience a cost burden, and more than 30% of owners also experience a cost burden.

Are there any community assets in these areas/neighborhoods?

All Lakewood census tracts listed above are in close proximity to transit hubs, with the Lakewood Station providing commuter access to the Sounder trains and multiple Pierce Transit bus lines with connectivity to greater Pierce County and beyond. The Pierce County Housing Authority owns and operates various properties in these neighborhoods, providing safe, decent, affordable housing to low-income Lakewood families. Many of Lakewood's service providers and nonprofits operate in these communities, with Greater Lakes Mental Healthcare (main client services facility) and Living Access Support Alliance (client services center and permanent affordable housing development) operating in the 718.07 tract, and organizations like Center Force providing employment and life services to disabled individuals in census tract 718.06.

Are there other strategic opportunities in any of these areas?

In Lakewood, census Tracts 718.05 and 718.06, designated Opportunity Zones and Low Mod Areas, face significant socioeconomic challenges. The median household income is \$46,121, which is \$22,236 lower than Lakewood's \$68,357, with an unemployment rate of 8.6% compared to 5.4% in Lakewood. Poverty affects 19.9% of households, while renter-occupied housing dominates at 85.23%, significantly higher than Lakewood's 51.99%, with owner-occupied housing lagging at 14.77%. These tracts, spanning 1.18 square miles and including Lakeview and Tyee Park Elementary Schools and apartments such as Bridgeport Way, Lakewood Meadows, and Ridgewood, offer NRSA opportunities for workforce training, affordable housing, and infrastructure upgrades along I-5, leveraging Opportunity Zone incentives to reduce disparities in income, unemployment, and housing stability.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The need for broadband wiring and connections is critical for households across all income levels, particularly in low- and moderate-income neighborhoods. Reliable internet access is essential for education, employment, healthcare, and civic participation. For these communities, having a dependable broadband connection provides equitable access to opportunities.

In Tacoma, 90.7% of households have a broadband internet subscription, reflecting substantial progress toward connectivity. This achievement has been supported by initiatives like Internet Essentials. In partnership with Comcast and the Tacoma Housing Authority, Internet Essentials was introduced in 2011, and is the nation’s largest private sector broadband adoption program for low-income households. Since its launch, more than 21,000 households in Pierce County have gained access to high-speed Internet at home, many for the first time. This program has been instrumental in connecting underserved communities, ensuring that families in these neighborhoods have the tools they need to thrive in an increasingly digital world.

COMPUTERS AND INTERNET USE City of Tacoma (2022 ACS Data)		
	Estimate	Percent
Total households	89,228	89,228
With a computer	84,711	94.90%
With a broadband Internet subscription	80,900	90.70%

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Multiple broadband internet service providers are available in our area, but census data reveals that there is still significant work needed to increase at-home internet access for households without it. In 2015, the Tacoma City Council identified having equitable access to computers and the internet as key to ensuring residents are well positioned to maximize opportunities in education, employment, business development, healthcare, and government services. The City of Tacoma’s Digital Equity Program was first established to address this and other priorities. Expanding county-wide broadband adoption will enhance access for residents by offering more

choices for internet services, particularly benefiting households in underserved areas of the county.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2019, the Tacoma City Council declared a climate emergency in response to community concerns. The Puget Sound region will face wide-ranging impact as a result of climate changes in temperature, precipitation, and sea level. The City created a Climate Action Plan, which included the following as potential natural, social & health, infrastructure, and economic risks associated with climate change:

- Increased winter runoff transporting pollutants from urbanized areas to streams,
- Marine ecosystems at high risk due to temperature and precipitation changes, ocean acidification,
- Vegetation changes and plant loss due to heat stress, causing less of shade and carbon sequestration potential,
- Displacement due to sea level rise and flooding,
- Transmission of water-borne illnesses from heavy rainfall,
- Public health risks from wildfire smoke, mosquito-borne and heat-related illness,
- Temperature, hydrological conditions, and energy use changes could strain energy supply sources,
- Buckling, melting, overheating roads and electric systems may cause transportation shutdowns,
- Port infrastructure at risk of flooding from heavy rainfall and sea level rise,
- Tree loss may negatively impact property values and increase heat island effects,
- Travel to work or other daily needs impacted by flooding,
- Pest, water, and heat stress may threaten agriculture and forestry industry and food resources, and
- Industries relying on cooling water may be impacted by water and heat stress.

The list above is not exhaustive for potential risks to our area. As the climate warms, there are many potential impacts to Tacoma.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low and moderate-income households in Tacoma face significant risks and impacts from climate change. The Climate Action Plan recognizes that as our climate warms, Tacoma will encounter a variety of local effects. In the summer, very hot days, longer dry periods, less snowpack, lower stream levels, and more wildfire smoke will become common. In winter, more

extreme rainfall will contribute to flooding and landslides. These conditions can be particularly intense for unhoused neighbors, outdoor workers, children, seniors, pregnant individuals, low-income households, BIPOC community members, and people with respiratory or heart issues.

Sea level rise may also cause flooding, especially during high tides and storm surges, potentially damaging critical infrastructure near the water's edge. These combined effects create housing instability and health risks for low and moderate-income communities in Tacoma.

Strategic Plan

SP-05 Overview

This strategic plan sets priority needs and goals for the Tacoma-Lakewood HOME Consortium over the next five years. The Plan lays out four overarching goals in response to the needs of our communities for the 2025-2029 program years:

- Prevent/reduce homelessness and housing instability: Supporting a wide range of services and facilities intended to prevent residents from becoming homeless and serving those experiencing homelessness.
- Support rental and homeowner opportunities: Increasing diverse rental and homeownership opportunities through development of rental or homeownership properties.
- Advance economic opportunity: Supporting the growth and sustainability of small businesses and microenterprises and investing in community-driven economic initiatives.

The priority needs and goals in the Strategic Plan reflect community input; past studies and plans; data analysis; and direction from both cities' elected leaders. Tacoma City Council sets funding priorities every two years for use of federal entitlement funds, and Lakewood City Council sets these goals annually. General priorities are aligned with the Consolidated Plan and opportunities to leverage funds from other sources when possible. Priorities further reflect direction in four broad areas: housing, community development, economic development, and public services. The order of these priorities is determined based on broader opportunities and needs within each jurisdiction.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

There are currently no HUD approved geographic target areas in the City of Tacoma that serve as the basis for how resources are allocated. The City of Tacoma uses the Equity Index as a tool to identify areas of high opportunity and areas that could benefit from additional investment. This is then integrated into priorities for how funding decisions are made.

There are currently no HUD-approved geographic target areas in Lakewood. The City has made a concerted effort to align its activities with needs and strategic locations, such as the areas with older or blighted properties or around community assets, such as schools and Lakeview Station. The city will continue to focus on underserved neighborhoods, such as Tillicum, Springbrook, and Woodbrook. In the past, this focus has resulted in improved infrastructure (sewers, sidewalks, roads, parks), new housing opportunities (in partnership with Tacoma-Pierce County Habitat for Humanity and the Homeownership Center Northwest), blight removal, and delivery of services.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Priority Need Name	Priority Level	Population	Associated Goals	Description	Basis for Relative Priority
Housing instability, including homelessness	High	Extremely low-, low-, and moderate-income households	Prevent/reduce homelessness and housing instability	Our jurisdiction has a need for a wide range of services and facilities intended to prevent residents from becoming homeless and to serve those experiencing homelessness.	Point in Time Count increased 69% since onset of the COVID-19 Pandemic (2020). In addition to the extreme nature of this lived experience, community survey participants and service providers list this as a main priority.
Shortage of quality, affordable housing options	High	Extremely low-, low-, and moderate-income households	Support rental and homeowner opportunities	Our jurisdiction has a need for affordable rental and homeownership properties, in addition to homebuyer assistance.	Housing prices have significantly increased throughout recent years. In addition, consensus throughout the community is to prioritize affordable housing.
Need for economic stability	High	Extremely low-, low-, and moderate-income households	Advance economic opportunity	Tacoma has a need to support the growth and sustainability of living wage jobs, including small businesses and microenterprises, and to invest in community-driven economic initiatives.	Tacoma’s comprehensive plan highlights the need to increase the number and quality of jobs throughout Tacoma. In addition, community feedback including the 2024 Community Survey indicates that living wage jobs are a high priority.
Need for high-quality public infrastructure improvements	Low	Extremely low-, low-, and moderate-income households	Support public infrastructure improvements	Tacoma has a need for high-quality infrastructure improvements that improve accessibility in conjunction with other housing and economic development investments.	Infrastructure is vital to supporting certain affordable housing projects, addressing unique restrictions, and allowing for additional supply.

Table 41 – Priority Needs Summary

Stakeholder survey responses highlight safe and affordable housing as the top priority across organizations, with strong support for preserving existing housing, increasing emergency shelter options, and expanding affordable rental units for families, seniors, and individuals with disabilities. Economic development priorities focus on job training, small business support, and commercial revitalization, while infrastructure needs emphasize street and sidewalk improvements, accessibility upgrades, and expanded high-speed internet access.

Some of the greatest unmet needs for low- and moderate-income households include:

- Affordable housing availability – the most pressing concern.
- Mental health and substance abuse services – increasingly in demand.
- Youth services and childcare – a major barrier to employment.
- Domestic violence support and transportation access – requiring expanded resources.

While multiple respondents from childcare advocacy organizations emphasized childcare affordability and access as a key workforce barrier, this must be balanced with other urgent needs like housing affordability and mental health services. Overall, organizations stress that even existing “affordable” housing is often out of reach for many residents and call for increased funding, policy interventions, and a more holistic approach that integrates housing with economic and social support services.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	In previous program years, Tacoma has not allocated federal funds for permanent, tenant-based rental assistance. Tenant-based rental assistance would help households experiencing housing instability (including housing crises such as eviction or unanticipated rent increases) and underserved special needs populations living in Tacoma. Higher rents and competition for a small number of affordable rental units, along with other barriers, may limit the ability of recipients of tenant-based rental assistance to successfully obtain rental housing.
TBRA for Non-Homeless Special Needs	In previous program years, Tacoma has not allocated federal funds for tenant-based rental assistance for non-homeless special needs populations. Tenant-based rental assistance would help underserved special needs populations living in Tacoma. Higher rents and competition for a small number of affordable rental units, along with other barriers, may limit the ability of recipients of tenant-based rental assistance to successfully obtain rental housing.
New Unit Production	Housing affordability is a major challenge, especially among extremely and very low-income households. Tacoma only has a small number of rental units affordable and available to these households relative to need. New unit production is shaped by the increasing cost of land, construction materials and labor, and limited federal, state, and local financial resources to close the gap between affordable rents and development costs. Tacoma is actively pursuing complementary local tools, including capitalizing its Affordable Housing Fund, inclusionary zoning, and more diverse housing types, to leverage federal resources and support new unit production.
Rehabilitation	The age and condition of homes suggests a need to improve the quality of existing properties in Tacoma. Tacoma has a large share of both owner- and renter-occupied units that were built before 1950, especially compared to Lakewood, Pierce County, and Washington State. 36% of owner units and 20% of renter units were built before 1950. The age and potential for health hazards such as lead-based paint in these homes may require a larger investment of resources per unit to make home repairs and mitigate health and safety hazards.
Acquisition, including preservation	The need for strategic acquisition and stabilization of properties has grown in the last decade. Loss of subsidized units could put additional pressure on the city’s already limited affordable housing supply. Among Tacoma’s existing privately owned, federally subsidized supply, 1050 units at have subsidies that expire as early as 2029. The city does not have enough financial resources to preserve expiring units.

Table 42 – Influence of Market Conditions

The *Affordable Housing Action Strategy*, along with findings from the market analysis completed for this Consolidated Plan, highlight how much the City of Tacoma’s housing market has changed over the last several years.

Housing costs are rising, for both rentals and purchase. According to the Affordable Housing Action Strategy, between 1990 and 2016, the median value of homes in Tacoma nearly doubled. Short-term, for-sale market trends suggest an even tighter housing market for potential homebuyers. The average home sale price increased by one-third between 2017 and 2022, from \$311,700 to \$415,300. Fair market rents have increased to start at around \$1,430 for a no-bedroom unit, which is unaffordable to many individuals and families in Tacoma – at 50% of area median income, households are able to afford \$1,404. In addition, to afford one-bedroom housing, households would need to make an estimated \$57,200 annually. Neither of these figures account for overcrowding. The Comprehensive Housing Market Analysis for Tacoma-Lakewood, Washington shows that the rental market is slightly tight as of 2022, where the home sales market is tight. Year over year change from the analysis showed an increase of between 6-9% for average rent costs.

The City of Tacoma lacks enough rental housing for low-income households. Based on a supply gap analysis created for the Affordable Housing Action that accounts for all available and affordable units for households earning 80 percent of area median income or below, the city has a shortfall of approximately 3,000 units for low-income households. Examining the rental supply by income range rather than cumulatively demonstrates the need for additional supply for extremely low-income and very low-income households. Unmet need is greatest among extremely low-income households. As of the creation of the Affordable Housing Action Strategy, the city’s rental supply could only serve 27 percent of households earning 30 percent of area median income or less. In contrast, the city’s rental supply can serve a larger share of very low-income households (81 percent), although a gap still exists for these households, too. The Comprehensive Housing Market Analysis also indicated the need for affordable housing at all income levels, as new and existing home prices have increased due to increased buyer competition, along with increased land, labor, and material costs. Changing market conditions affect the lowest income households, since there are few housing options priced for them and available subsidies have not kept pace with the market. Tacoma’s limited affordable rental supply creates significant unmet need, particularly among extremely low-income households.

Fair Market Rents and HOME rents have increased slower than overall increases in median home values and contract rents and are lower, on average across bedroom sizes, than the average rent in Tacoma. As a result, tenant-based rental assistance or project-based rental

assistance may not be as effective as it has been in the past. Additionally, there's still a persistent need for more deeply subsidized homes for low-income households and complementary supportive services and emergency rental assistance to stabilize residents' experiencing a housing crisis.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,358,374	\$300,000	-	2,658,374	\$9,433,496	
HOME	Public - federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental New Construction Multifamily Rental Rehab New Construction For Ownership TBRA	\$1,084,060	\$958,154	-	1,440,551	\$4,336,240	<i>*Consortium including the cities of Tacoma and Lakewood</i>
ESG	Public - federal	Temporary and/or Inclement Weather Shelter, Rapid Re-Housing	210,394	-	-	210,394	841,576	

Table 43 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City of Tacoma matches CDBG and HOME funds with grants, local funds, nonprofit organizations, Low-Income Housing Tax Credits, corporate grants, and donations (among other sources) to increase the benefit and success of projects using federal CDBG, HOME, and ESG dollars. In the past, Tacoma has committed federal CDBG and HOME funds to affordable projects early; the city's upfront support has been critical in anchoring projects and obtaining additional funding.

The Affordable Housing Fund, under the oversight of the Tacoma Community Redevelopment Authority, increases the ability of partners to provide affordable housing by providing a stable source of funding to leverage additional resources. Tacoma also has a local Affordable Housing Trust Fund. Together these two funds generate revenues of approximately \$7,000,000 annually to be used for affordable housing. HOME match requirements for the Consortium are met through multiple sources, including sources such as private grants and donations, Attorney General Funds, and the State Housing Trust Fund.

In Tacoma, ESG match requirements are met through various sources, depending on the project. Sources in past years have included Washington State, Pierce County, foundations and corporate grants, commercial lending, private donations, and City of Tacoma General Fund dollars.

In Lakewood, as in Tacoma, CDBG expenditures leverage funding from multiple sources on nearly all projects, except for homeowner rehabilitation/repair program (Major Home Repair). In 2025, LASA's development of 26-units of affordable rental housing will leverage over \$10 million of the project's \$13 million dollar project budget. Lakewood continues to coordinate its public improvements closely with capital improvement planning to leverage planned infrastructure improvements, including state and federal funding for infrastructure.

HOME match requirements for the Consortium are met through multiple sources, including private grants and donations, commercial lending, local funding, and the State Housing Trust Fund. HOME funds match requirements and leverage is provided as part of the HOME Consortium and is reported in Tacoma's portion of the Plan. In Tacoma, ESG match requirements are met through various sources, depending on the project. Sources in past years have included Washington State, Pierce County, foundations and corporate grants, private donations and City of Tacoma General Fund dollars.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City of Tacoma has a public land disposition policy that prioritizes affordable housing on publicly owned property. This policy may result in publicly owned property becoming available over this funding cycle. Surplus property listings are provided on the City of Tacoma website by the Joint Municipal Action Committee, a partnership between City of Tacoma, Metro Parks, Tacoma Public Schools, and Pierce County. The TCRA may work in conjunction with the City of Tacoma to make land available for the development of affordable housing units.

The City of Tacoma also consistently reviews its available vacant properties to determine if any are suitable for operation of shelter or any other services to support individuals experiencing homelessness. Should the City identify such property for use, that use is discussed with the City Council and a community conversation is conducted prior to any service implementation.

Discussion

The City of Tacoma places highest priority for dispositions of publicly owned land or property located within its jurisdiction on those that will increase affordable housing supply. In January 2023 the City of Tacoma updated its policy for the sale and disposition of City-owned general government real property to encourage development of both affordable homeownership housing and affordable rental housing.

SP-40 Institutional Delivery Structure – 91.215(k)

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other	X	X	X

Table 44 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There is an array of agencies providing services in Pierce County covering virtually all areas of need, including most areas of need for persons who are homeless or at risk of homelessness. Detailed information on service availability is regularly updated (Tacoma-Pierce County Coalition to End Homelessness, Member Resource Directory).

The service delivery system continues to improve, resulting in a more efficient and effective way to serve persons experiencing homelessness. Persons experiencing homelessness can access the countywide Coordinated Entry system through multiple points: 1) Call United Way at 2-1-1 for live support or set-up an appointment; 2) speak with a Mobile Outreach team member; or 3) Drop-in to facilities for a same-day conversation.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Foundational Community Supports is currently one of the original 5 initiatives developed under Washington State’s 1115 Medicaid Transformation waiver, or MTP. In 2018, FCS began providing targeted supportive housing (SH) and supported employment (SE) services to Medicaid beneficiaries with behavioral health needs and other risk factors. By focusing on the social determinants of health, the program aims to reduce barriers and promote health equity. These services are designed to strengthen self-sufficiency by helping participants obtain and maintain housing and/or employment.

Medical respite care is acute and post-acute care for people experiencing homelessness who are not ill enough to remain in a hospital but are too ill to recover on the streets

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To overcome gaps in the institutional structure and service delivery system for addressing priority needs in Tacoma’s homeless service system, a multi-faceted approach is necessary. The City of Tacoma’s Homelessness Strategy (2022-2028) outlines several goals for systems improvement. First, addressing mental health and substance abuse as key factors in homelessness is essential. The current system must be restructured to offer culturally responsive, evidence-based mental health and substance abuse treatments, particularly for

BIPOC individuals, who are disproportionately affected by these issues. This requires a comprehensive system that focuses on prevention, early intervention, and access to high-quality care. Increasing access to inpatient treatment, particularly through mobile and community-based services, will help those with complex needs receive timely and appropriate care.

Second, prevention and diversion services must be central to the strategy. Preventing homelessness by helping individuals remain in their homes is more cost-effective and less disruptive than providing shelter services. By offering short-term solutions like rental assistance, help with utilities, or access to health services, the system can reduce shelter use and empower individuals to maintain housing stability. Diversion services also shorten the time individuals spend in shelters, allowing them to transition more quickly into permanent housing.

Finally, the system must diversify both shelter types and providers. This ensures that individuals receive tailored support that addresses their unique barriers, such as mental health, substance abuse, or lack of social support. A diverse shelter and service system will allow for a more personalized approach, ensuring that the services align with the specific needs of different populations.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Prevent/reduce homelessness and housing instability	2025	2029	Homelessness, Affordable Housing	Citywide	Housing instability including homelessness	CDBG, ESG, HOME	1,400 individuals assisted with Homeless Person Overnight Shelter, 300 assisted with tenant-based rental assistance / Rapid Rehousing, 250 Homeowner Housing Rehabilitated
2	Support rental and homeowner opportunities	2025	2029	Affordable Housing	Citywide	Shortage of quality, affordable housing options	HOME	24 rental units constructed, 16 homeownership units constructed
3	Advance economic opportunity	2025	2029	Non-housing community development	Citywide	Need for economic stability	CDBG	1000 businesses assisted

Table 45 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Prevent/Reduce homelessness and housing instability	Prevent and reduce homelessness and housing instability by supporting a wide range of housing programs, services, and facilities intended to maintain existing housing affordability. Activities include a wide array of services from fair housing, education, client services, medical and financial assistance, emergency relocation assistance, and emergency assistance payments; the engagement of various providers and facilities designed to serve those experiencing homelessness; housing rehabilitation programs designed to assist with long-term affordability and sustainability of existing affordable housing; and the provision of tenant-based rental assistance.
Support rental and homeowner opportunities	Increase diverse rental and homeownership opportunities through development of rental or homeownership properties. Activities include the creation of new rental and homeownership units for low-income households, and down payment assistance programs for low-income homebuyers.
Advance Economic Opportunity	Supporting the growth and sustainability of small businesses and microenterprises and investing in community-driven economic initiatives.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

HOME and CDBG funds used in combination in Tacoma will assist 272 low- and moderate-income households through the production of new homes for owners and renters and rehabilitation of rental and homeownership units to increase their habitability and accessibility.

The Affordable Housing Action Strategy aims for a portion of new units produced in Tacoma by 2028 to serve extremely low-income households

- 266 low-and moderate-income households will be assisted using CDBG funds to support home rehabilitation and HOME funds to support homeownership programs.
- CDBG funds will be used to support businesses getting started and modernizing operations, with a goal to assist up to 1,000 businesses
- CDBG and ESG funds will assist 1,650 through homelessness services, such as rapid re-housing and emergency shelter, through CDBG-funded emergency assistance for displaced residents.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable (no required 504 Voluntary Agreement in effect).

Activities to Increase Resident Involvements

The Pierce County Housing Authority and the Tacoma Housing Authority have Family Self Sufficiency Programs (FSS) that provide case management and assistance to households to increase earning capacity, build skills and acquire capital to become homeowners. In addition, down payment assistance is available through both the City of Tacoma Community and Economic Development and Pierce County Human Services. The down payment assistance program is made available to housing authorities and offers a free homebuyer education seminar through the Washington State Housing Finance Commission.

Is the public housing agency designated as troubled under 24 CFR part 902?

Neither Pierce County Housing Authority, nor Tacoma Housing Authority, are designated as troubled under 24 CFR part 902.

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

One significant barrier to affordable housing is a need to increase supply of affordable housing options, especially for households with the lowest incomes. Increasing costs for housing development is exaggerated by limited available funding for affordable housing. The demand for housing that is affordable for buyers and renters exceeds the available supply, contributing to increasing housing costs for individuals and families. In addition, steps are needed to ensure existing affordable housing options remain available to our community. Many residents in Tacoma cannot keep up with rising housing costs including higher tax bills or rents and are often on the verge of displacement.

Regulatory Challenges are also a barrier, including complex requirements for development projects which constrains timelines for new supply. Diverse housing types are not available, including affordable units to support Tacoma’s growing average household size relative to the income level.

Finally, even when affordable units exist, many residents must overcome significant barriers to access them. During the development of the Affordable Housing Action Strategy, residents mentioned barriers like limited knowledge of housing resources; language barriers; and difficulty qualifying for or securing housing (like meeting security deposit requirements). Low-income families, seniors, and other groups face additional barriers such as low income (especially relative to increasing housing costs), discrimination, and limited credit access. Many households are spending a significant portion of their income on housing, limiting their financial stability.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Tacoma’s Affordable Housing Action Strategy focuses on how to enhance existing policies and programs that the city is already using to serve more people; cultivate additional funding; and establish strong anti-displacement measures to stabilize existing residents. The Affordable Housing Action Strategy outlines four strategic objectives that will guide implementation through 2028:

1. Create more homes for more people.
2. Keep housing affordable and in good repair.
3. Help people stay in their homes and communities.
4. Reduce barriers for people who often encounter them

Each strategic objective is supported by a set of actions and implementation steps. Targets and their associated level of investment were broadly estimated for each strategic objective. These targets are intended to guide public investments in housing activities and enable the City of Tacoma to track and report its progress along three key metrics:

1. Number of units produced
2. Number of units preserved
3. Number of households served

Finally, the success of the Affordable Housing Action Strategy depends on two critical elements. The first critical element is the active participation of all Tacoma residents. Actions will not be successful without policy leadership, changes to the way the city programs and departments operate, and close partnerships with local and regional developers, cultural and nonprofit organizations, financial institutions, philanthropic organizations, and community members. The other critical element is a large investment of public, philanthropic, and private resources. The total cost to meet the targets in the Affordable Housing Action Strategy is significant: as much as \$70 million over the next 10 years. The Affordable Housing Action Strategy outlines several ways to cultivate new resources, such as passage of a local tax levy; value capture, and additional authorization of federal Section 108 funds, to help meet its targets. It also recognizes the wealth of resources that already exist within the City of Tacoma and identifies ways to maximize the impact of them.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The primary goal of the latest 2019 Tacoma/Lakewood/Pierce County Continuum of Care Plan to End Homelessness is to provide a system of centralized entry, intake, and referral.

Accomplishments from this plan include:

Increasing access to the Homeless Crisis Response System by moving from a centralized intake system with one entry point to a coordinated entry system.

- Helping hundreds of people facing a housing crisis finding their own solution through a Housing Solutions Conversation to avoid entering the Homeless Crisis Response System.
- Prioritize permanent housing interventions for those who are hardest to house and lease likely to achieve stability without support
- Increase access to housing by making the program eligibility consistent system wide.

Building off the successes, the Continuum of Care Committee (CoC), also known as The Road Home, formed to identify five-year goals and strategies to address homelessness across the county:

- Housing – Maximize the use of existing housing while advancing additional housing resources and more affordable housing
- Stability – Support the stability of individuals experiencing homelessness and those recently housed
- System and Service Improvements – Create a more responsive, accessible Homeless Crisis Response System
- Community Partners – Optimize and leverage internal and external partnerships to better prevent and address homelessness
- The Continuum of Care – Grow awareness of the CoC’s purpose and plan and serve as a central advocacy and coordinating body for addressing homelessness in Pierce County.

Addressing the emergency and transitional housing needs of homeless persons

Emergency shelter can be the first step towards stability and should be made available to anyone in need. However, some shelter beds remain empty due to lack of coordination and data sharing across shelters. A goal of the CoC is to reduce the average length of stay in temporary housing projects, including emergency shelter, transitional housing, and safe havens, to less than 90 days. To meet this goal, the first strategy is to create a task force to include current and potential shelter and transitional housing providers, experts, local funders, and Pierce County Coalition to End Homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Persons transitioning out of homelessness often have a variety of needs including behavioral health and mental health care, employment, education, childcare and parenting support, legal support, and more. To increase the chances of maintaining permanent housing for more than two years after exiting the Homeless Crisis Response System, a “care coordination” model that provides a wraparound service when a household first enters the system then following a move to permanent housing is a key strategy.

- Goal to help chronically homeless individuals and families: 90 percent of chronically homeless individuals remain housed two years after securing permanent housing.
- Goal to help Veterans: 90 percent of homeless veterans to remain housed two years after securing permanent housing. Strategies to achieve this goal are:
- Goal to help youth (ages 12-24): 90 percent of homeless youth remain housed two years after securing permanent housing. Strategies to achieve this goal are:
- Goal to help families with children: 90 percent of homeless families remain housed two years after securing permanent housing. Strategies to achieve this goal are:
- Goal to help survivors of domestic violence: 90 percent of homeless families remain housed two years after securing permanent housing.

The third goal of the City of Tacoma’s Homelessness Strategy is to ensure that the shelter system in Tacoma offers residents a safe and dignified experience that is easy to access. The City of Tacoma has partnered with various providers to develop diverse shelter models for individuals, couples, and families experiencing homelessness, particularly those in large encampments. These sites offer emergency shelter with basic and enhanced services, including hygiene, meals, laundry, and case management, emphasizing trauma-informed care and housing stability. The City's strategy focuses on diversifying shelter options, increasing collaboration among providers, and shifting resources from encampment management to reducing shelter barriers and creating pathways to housing. Special attention is given to addressing youth and young adult homelessness, particularly for BIPOC and LGBTQ+ individuals, who face compounded disparities.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

One of the five goals of the City of Tacoma’s Homelessness Strategy is to ensure that individuals and families are provided access to a continuum of tailored supports to prevent and end homelessness. These supports can look different depending on the unique circumstances and barriers faced by those individuals and families, and are broken down into three separate objectives:

- Ensuring access to services that feel welcoming and dignified and reflect the City’s commitment to ensuring evidence-based models that are antiracist and trauma informed.
- Ensuring that the system of supports includes welcoming and culturally appropriate mental and behavioral health services, including substance-use supports.
- Ensuring that the system of supports includes transportation, education, financial, employment, and recreational services that empower individuals to thrive.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Through its Affordable Housing Action Strategy, Tacoma aims to increase homes without lead-based paint hazards through increased production of new affordable homes. The City of Tacoma has also operated a Single-Family Rehabilitation program for several years, which addresses lead-based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Consistent with Title X of the Housing and Community Development Act of 1992, the cities of Tacoma and Lakewood provide information on lead-safe practices to owners of all properties receiving up to \$5,000 of federally funded assistance. If work on painted surfaces is involved in properties constructed prior to 1978, the presence of lead is assumed, and safe work practices are followed. In addition to the above, homes with repairs in excess of \$5,000 in federally funded rehabilitation assistance are assessed for risk (completed by a certified Lead Based Paint firm) or are presumed to have lead. If surfaces to be disturbed are determined to contain lead, interim controls are exercised, occupants notified, and clearance test performed by an EPA-certified firm. Properties constructed prior to 1978 and acquired with federal funds are inspected for hazards and acquired rental properties are inspected periodically.

Much of the housing stock in Tacoma, in particular, and Lakewood was constructed prior to 1978. While not exclusively the case, older units with irregular maintenance may pose a risk to residents. Housing repair projects favor lower-income households by virtue of their eligibility, and at-risk housing units by virtue of their affordability (condition and age). The cities provide information on lead-safe practices to households involved in the repair programs and have brochures in the City offices for the general public on the dangers of lead and the importance of safe practices.

How are the actions listed above integrated into housing policies and procedures?

Lead-safe practices are required in all rehabilitation programs where housing was constructed prior to 1978, as described above.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Tacoma will continue to support programs and projects that assist low-income persons, including projects that offer solutions to help them out of poverty. The goals in the Strategic Plan have the capacity to reduce the number of households living in poverty. The goals emphasize stable and affordable housing and services and job creation as a means to address poverty and high-quality infrastructure as a way to revitalize communities.

For instance, the goal of increasing diverse rental and homeownership opportunities includes projects that will provide new housing to lower income households, some with ongoing subsidy and support. Decreasing the share that a household spends on their home is one significant way of increasing their ability to pay for other necessities, such as transportation, healthcare, and food, or save for the future. Down payment assistance programs, along with housing counseling, will allow households to become homeowners and build their wealth. Housing repair programs allow persons to live in safer housing and improve the neighborhood. Funds used to acquire blighted properties and replace them with new homeownership opportunities, since ownership creates avenues out of poverty for low-income buyers and increases the value of neighboring properties.

The goal of preventing and reducing homelessness focuses on households living in poverty. Household-focused and individual-focused case management, coupled with rapid rehousing can eliminate periods of debilitating homelessness and rebuild attachment to the community, productive employment and education, all of which are challenged during periods of homelessness.

The goal of supporting high-quality public infrastructure and increasing the availability of accessible, culturally competent services also has the capacity to help households and neighborhoods out of poverty. Investing in infrastructure and aligning services with community needs can help revitalize neighborhoods and make them more attractive to other investment and businesses providing jobs. Projects fund façade improvements and small business development directly, some through revolving loan funds, all of which result in jobs for lower-income persons, some of whom enter the programs from poverty.

Further, CDBG, HOME and ESG funds leverage additional monies to address the same issues. Projects are also the result of long collaborations between agencies and partners, including Pierce County, Tacoma-Pierce County Habitat for Humanity, the Ho Homeownership Center Northwest, the Tacoma Housing Authority and the Pierce County Housing Authority. Funding

from other sources— local, state, federal, foundations, private donors – are coordinated for the best benefit given continually declining federal resources. Major barriers to achieving reductions in the number of households in poverty are limited resources (including funding) and broad changes in local economies beyond control of the cities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

There has been a lot of work in the cities of Tacoma and Lakewood, Pierce County, and the region to coordinate anti-poverty strategies with affordable housing planning initiatives. These initiatives aim to lower the overall cost of housing for residents or increase their earnings (or both), and in turn increase their ability to pay for other critical necessities and build wealth and assets.

Tacoma continues to maintain collaborative relationships with many nonprofit agencies, mental and social service agencies, and local and state governmental agencies to provide access to health care and other programs and services, provide a continuum of affordable housing, support education and training opportunities to aid in obtaining living-wage jobs, and promote services that encourage self-sufficiency as a lasting solution to breaking the cycle of poverty. The cities of Tacoma and Lakewood work closely with the Tacoma Housing Authority (a Moving to Work agency) and the Pierce County Housing Authority and support their Family Self-Sufficiency programs.

Both Tacoma and Lakewood are represented on the Tacoma/Pierce County Affordable Housing Consortium to work on issues of affordable housing, including state-level policies and programs to increase resources and opportunities to address local housing needs. Tacoma and Lakewood participate in a multicounty planning system (Puget Sound Regional Council) that is looking at regional growth and economic development, as well as equal access to opportunities.

Tacoma is actively implementing actions from its Affordable Housing Action Strategy intended to increase the affordable housing supply and stabilize existing residents. Outcomes related to these actions will be more homes where residents do not pay more than 30 percent of their income toward housing and stabilized residents, who are able to maintain their home as an asset. For instance, Action 1.2 under Strategic Objective #1 aligns where to incentivize the production of new homes with access to jobs and higher-performing schools to connect workforce and housing needs.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Monitoring is completed annually for the three different program types according to the standards of each HUD program. All projects within the program are assessed for risk before differentiating which program will receive comprehensive monitoring in that program year. CDBG programs are monitored according to the standards of the CPD Monitoring Handbook according to the checklists pertaining to the national objective each project is pursuing. Projects will receive a follow-up letter with findings and concerns noted. Projects will work with City to address findings before monitoring is concluded. HOME Projects are monitored according to risk assessment criteria including previous findings, high staff turnover, and timeliness in report submission. Projects with HOME funds are monitored through an on-site inspection according to Uniform Physical Condition Standards (through 2024) and NSPIRE standards (post-2024), no less than every 3rd year, and a desk review, in which all reports, financials, tenant files, and policies and procedures of the projects are reviewed to ensure compliance with HOME regulations. To ensure compliance, projects which are found to have any findings or concerns are referred to technical support with city staff, and monitoring processes are not concluded until findings have been remedied, or plans have been put in place to achieve compliance.

Each year, Neighborhood and Community Services (NCS) staff assesses all funded programs to determine which programs need a contract monitoring. All programs funded by NCS receive either a full on-site monitoring or a streamlined “intermediate” monitoring. Programs with a 2-year contract receive an intermediate monitoring in the first year of the contract and a full on-site monitoring in the second year of the contract. Programs with a 1-year contract (or less) receive a full on-site monitoring during the contract period.

A standard monitoring tool is used by staff during full on-site visits to evaluate program performance, compliance with applicable federal requirements, personnel and administration practices, and accounting practices. Any findings that result from being out of compliance with the contract are summarized at the end of the monitoring form, along with corrective actions and a timeline for completing corrective actions. The monitoring results, summary of findings, and timeline for corrective action are then provided to the program and signed by both

parties. Monitoring tools include a specific section for ESG questions to monitor for compliance with 24 CFR Parts 91 and 576.

Of these three programs, CDBG alone funds projects which serve businesses, specifically, microenterprises. HOME funds are provided to affordable housing developers, which may include contracts with minority business. Through the city's efforts to increase the number of Black residents accessing homeownership and housing, the city has also developed relationships with local Black owned developers and contractors. CDBG also provides funds to home rehabilitation programming, through which the team makes efforts to outreach minority owned contractors and business owners. Within the department carrying out both CDBG and HOME programs, the city also staffs an Equity in Contracting Program, created to address the barriers discovered in a disparity study regarding procurement and contracting barriers for small, disadvantaged, minority, and women-owned businesses. The EIC Program is available to support minority and women-owned businesses. The program's mission is to create and sustain a competitive and fair business environment for contracting, procurement and consulting opportunities that include small businesses owned by minority, women, and socially and economically disadvantaged people.

Annual Action Plan

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Tacoma anticipates Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds will be administered under this plan. In addition, state, local, and private resources will be leveraged to maximize the use of federal funds to make annual progress towards the goals in City of Tacoma's 2025-2029 Consolidated Plan.

The City of Tacoma partners with the Tacoma Redevelopment Authority on the oversight and administration of the Tacoma Lakewood HOME Consortium.

Approval of the 2025 Annual Action Plan by City Council and HUD is required before the City can receive annual CDBG, HOME, and ESG grants.

For the 2025 Program year the City of Tacoma anticipates receiving the following grant allocations: CDBG - \$2,358,374, HOME - \$1,084,060, ESG - \$210,394. In addition to new grant allocations, the City will allocate program income from both the HOME and CDBG programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,358,374	300,000	0	2,658,374	9,433,496	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,084,060	958,153	0	2,042,213	4,336,240	*Consortium including the cities of Tacoma and Lakewood
ESG	public - federal	Temporary and/or inclement weather shelter, rapid re-housing	210,394	0	0	210,394	841,576	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City of Tacoma matches CDBG and HOME funds with grants, local funds, nonprofit organizations, Low-Income Housing Tax Credits, corporate grants, and donations (among other sources) to increase the benefit and success of projects using federal CDBG, HOME, and ESG dollars. In the past, Tacoma has committed federal CDBG and HOME funds to affordable projects early; the city's upfront support has been critical in anchoring projects and obtaining additional funding.

The Affordable Housing Fund, under the oversight of the Tacoma Community Redevelopment Authority, increases the ability of partners to provide affordable housing by providing a stable source of funding to leverage additional resources. This fund generates approximately \$7,353,000 annually to be used for affordable housing.

HOME match requirements for the Consortium are met through multiple sources, including sources such as the Affordable Housing Fund, the Affordable Housing Trust Fund, private grants and donations, Attorney General Funds, and the State Housing Trust Fund.

In Tacoma, ESG match requirements are met through various sources, depending on the project. Sources in past years have included Washington State, Pierce County, foundations and corporate grants, commercial lending, private donations, and City of Tacoma General Fund dollars.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City of Tacoma has a public land disposition policy that prioritizes affordable housing on publicly owned property. This policy may result in publicly owned property becoming available over this funding cycle. Surplus property listings are provided on the City of Tacoma website by the Community and Economic Development Department Housing Division as part of a Request for Proposals process for negotiated development agreements that include ongoing affordability compliance monitoring throughout an affordability period. The TCRA may work in conjunction with the City of Tacoma to make land available for the development of affordable housing units. TCRA administered funding along with Pierce County affordable housing dollars may be leveraged to make development of affordable housing feasible on publicly owned land that previously did not have active or viable use.

The City of Tacoma also consistently reviews its available vacant properties to determine if any are suitable for operation of shelter or any other services to support individuals experiencing homelessness. Should the City identify such property for use that use is discussed with the City Council and a community conversation is conducted prior to any service implementation.

Discussion

The City of Tacoma’s use of Consolidated Plan funds is based on eligibility requirements outlined by HUD for the CDBG, HOME, and ESG grant programs, priorities set by City Council, and their applicability to addressing issues presented in the city’s Needs Assessment.

To maximize the outcome of federal programs, the City will continue to leverage existing, local funding sources like the Affordable Housing Trust fund while working to identify and lobby for additional sources. Intergovernmental coordination with the City of Lakewood, Pierce County, and the State of Washington will also ensure that funding is efficiently pooled to carry out successful housing, community, and economic development activities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

The Tacoma-Lakewood HOME Consortium will aim to implement its federal funds in the 2025 program year to accomplish the following goals:

- Advance Economic opportunity – Supporting the growth and sustainability of small businesses and microenterprises and investing in community-driven economic initiatives.
- Support rental and homeowner opportunities – Supporting down payment assistance and other related costs to homebuyers and the city’s Affordable Housing Trust Fund, which facilitates the development or rehabilitation of rental or homeownership properties.
- Prevent/reduce homelessness and housing instability – Through funds for a wide range of services and facilities intended to prevent residents from becoming homeless and serving those experiencing homelessness.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Advance economic opportunity	2025	2026	Non-housing community development	City Wide	Need for economic stability	CDBG: \$300,000	405 Businesses Assisted
2	Prevent /reduce homelessness and housing instability	2025	2026	Affordable Housing Homeless	City Wide	Housing instability, including homelessness	CDBG: \$1,886,700 ESG: \$210,394 HOME: \$104,995	Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 260 persons served Homeowner housing rehabilitated: 63 Tenant based rental assistance 50
3	Support rental and homeowner opportunities	2025	2026	Affordable Housing, Public Housing	City Wide	Shortage of quality, affordable housing options	HOME: \$1,732,997	6 rental units constructed, 16 homeownership units constructed

Table 6 – Goals Summary

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects described in the City of Tacoma-Lakewood HOME Consortium Annual Action Plan were selected for their capacity to support the goals and objectives outlined in the 2020-2029 Consolidated Plan, addressing the needs of low- and moderate-income residents.

#	Project Name
1	Tacoma Affordable Housing Fund
2	Lakewood Affordable Housing Fund
3	HOME Admin
4	Spaceworks
5	Revby
6	CDBG Admin
7	City of Tacoma Single Family Rehab Program
8	2025 ESG
9	Rebuilding Together South Sound Tacoma Home Repair
10	Associated Ministries Paint Tacoma Beautiful
11	Temporary and/or Inclement Weather Shelter
12	Lakewood Tenant Based Rental Assistance

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are identified through the combined direction from elected leaders; input from community members; concurrent strategies and plans; the ability to serve priority needs among Tacoma residents; and the ability to leverage additional local and state funding.

Housing

A. Development of new affordable housing B. Repairs and major rehabilitation benefitting low-income homeowners C. Second mortgages, and/or loans for closing costs benefitting low-income homeowners D. Down payment assistance for first-time homebuyers E. Maintain and expand rental housing affordable to low-income households F. Provide supportive housing for homeless and/or special needs individuals and families, including emergency and transitional shelters, and special needs-housing with support services.

Community Development

- A. Street-related improvements such as sidewalk repair or replacement in lower income neighborhoods
- B. Public infrastructure improvements
- C. Off-site infrastructure improvements for affordable housing projects
- D. Improvements to public facilities

Economic Development

- A. Business services for lower-income neighborhoods and/or lower income groups
- B. Financial and technical assistance for disadvantaged persons who own or plan to start a business
- C. Revitalization of blighted or low-income business districts
- D. Prevention of health and safety concerns through code enforcement.

Human Services

- A. Emergency shelter
- B. Rapid re-housing

Declining resources relative to growing need among low-income households is an obstacle. The resources available to support the creation and preservation of affordable housing units are insufficient to meet demand. The Affordable Housing Action Strategy (AHAS) estimates a 3,000 unit gap for low-income households. It defines the connection between the lack of affordable homes and homelessness, affecting nearly 3,300 persons in Tacoma/Pierce County (HMIS data from Pierce County Human Services, November 2021).

Tacoma has experienced an increase in private investment; however, the city's existing resources can only leverage a few new affordable housing developments each year. Statewide resources, such as the Low-Income Housing Tax Credit and the state housing trust fund, are in high demand. AHAS stakeholders shared that projects serving extremely- and very low-income households often do not receive essential tax credits or substantial local investment to compete for state resources.

Existing resources are also inadequate. Fair Market Rents and HOME rents have increased more slowly than overall increases in median home values and contract rents, and are lower, across bedroom sizes, than the average rent in Tacoma. As a result, tenant-based and project-based rental assistance are insufficient.

Affordable homeownership provides stability and wealth-building capacity for low-income households. The City of Tacoma uses allocates significant HOME and CDBG funds to assist first-time homebuyers and to invest in home repair/rehabilitation. Tacoma residents of color experiencing systemic racism have been impeded from accessing resources required for homeownership, thus face a significant disproportionately lower rate of homeownership.

The Cities of Tacoma and Lakewood will coordinate with local and regional partners, its regional HUD field office, community members, and across its departments to address obstacles and maximize limited, federal dollars. AHAS implementation will establish new revenue sources and partnerships and land use tools to support more affordable, diverse housing options.

AP-38 Project Summary

Project Summary Information

	Project	Goals Supported	Geograph ic Areas	Needs Addressed	Funding
	Tacoma Affordable Housing Fund	Support rental and homeowner opportunities	City Wide - Other	Shortage of quality, affordable housing options	HOME : \$1,379,327
	Description	Development of rental and homeownership housing units.			
	Target Date for Completion	06/30/2026			
1	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	At least 20 households will benefit from this project.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)				
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Development of a combination of rental and homeownership units, at least 20 total housing units.			
	Lakewood Affordable Housing Fund	Support rental and homeowner opportunities		Shortage of quality, affordable housing options	HOME : \$353,670
2	Description	Provides funding for the development of rental housing units.			
	Target Date for Completion	06/30/2026			
	Estimate the number and type of families that will benefit from the proposed activities	8 households will benefit from this project			

	(additional information for this discussion may be available on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	This project is in the City of Lakewood.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Development of 8 rental housing units.			
	2023 HOME Admin				HOME : \$204,221
	Description	Administration of activities to meet consolidated Plan and HOME program requirements.			
	Target Date for Completion	06/30/2026			
3	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	This is for Administration only			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)				
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Administration, management, coordination, monitoring, evaluation of the HOME Program and related requirements.			
4	Tacoma Pierce County Chamber of Commerce - Spaceworks 2025	Advance Economic Opportunity	City Wide - Other	Need for economic stability	CDBG : \$175,000
	Description	Spaceworks provides business support services for emerging entrepreneurs. Incubator services will include at least 4 business			

		training cohorts (12-36 hour programs) focused on business plan development, workshops, one-on-one coaching, technical assistance, site consultation, and facilitated peer-to-peer support. Training includes: business plan development, marketing plan development, lease negotiations, and financial management.		
	Target Date for Completion	06/30/2026		
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	380 businesses will be assisted		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Staff salaries, supplies, and contracted services.		
	Revby - Financial and Operational Capacity Building Program	Advance Economic Opportunity		Need for economic stability CDBG : \$125,000
5	Description	The Microenterprise Launch and Grow Program focuses on Strategy, Finance & Accounting, and Capital Access to empower solopreneurs and microenterprises (five or fewer employees) in Tacoma to start or expand their businesses. The objective is to provide technical assistance to low-to-moderate-income microenterprise owners, focusing on financial readiness. For non-bank-ready businesses, support includes creating strategic plans, improving bookkeeping practices, and producing financial statements to address gaps and move toward funding eligibility. Bank-ready businesses receive assistance with loan application preparation, including required documentation, and connections to local lenders, particularly CDFIs. Outreach prioritizes equity zones like Hilltop and McKinley to support underserved communities. By tailoring assistance to each business's stage, the program drives economic development through improved microenterprise business sustainability and funding access for diverse communities.		

Target Date for Completion	06/30/2026			
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	25 microenterprise businesses will be assisted.			
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)				
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Staff salaries, training facilitation, outreach and marketing, technical assistance, program administration.			
2025 CDBG Administration				CDBG : \$471,674
Description	Administration to implement and manage CDBG funded activities.			
Target Date for Completion	06/30/2026			
Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)				
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	This is administration only.			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Administration, management, coordination, monitoring, evaluation of CDBG funded activities			

7	City of Tacoma Single Family Housing Rehabilitation- 2025	Prevent/reduce homelessness and housing instability	City Wide - Other	Housing instability, including homelessness	CDBG : \$896,944
	Description	Program provides no-interest loans to City of Tacoma homeowners living in single-family homes to correct health and safety issues in their homes. This program is designed to provide rehabilitation and repair to correct components of the house not in compliance with Housing Quality Standards, Uniform Physical Conditions Standards, and local building codes.			
	Target Date for Completion	6/30/2026			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	12 households will benefit from this project.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)				
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Program provides no-interest loans up to \$60,000 to City of Tacoma homeowners living in single-family homes to correct health and safety issues in their homes. This program is designed to provide rehabilitation and repair to correct components of the house not in compliance with Housing Quality Standards, Uniform Physical Conditions Standards, and local building codes.			
8	ESG24 Tacoma	Prevent/reduce homelessness and housing instability		Housing instability, including homelessness	ESG: \$210,394
	Description	ESG EN Administration \$15,750 HMIS Operations \$5,200 Emergency Shelter \$126,234 Rapid Re-Housing \$63,210			
	Target Date for Completion	06/30/2026			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the	50 households will be assisted by rapid re-housing 160 persons will be assisted by emergency shelter			

AP-36 Project Detail screen)				
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Citywide			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Administration, management, coordination, monitoring, evaluation, and reporting for ESG funds. Rapid rehousing, temporary/inclement weather shelter services.			
Rebuilding Together South Sound - Community Revitalization Partnership- 2025	Prevent/reduce homelessness and housing instability		Housing instability, including homelessness	CDBG : \$572,000
Description	The Community Revitalization Partnership combines two RTSS programs (Rebuilding Day and Safe at Home) that provide health, accessibility and safety related home repairs and rehabilitation to owner-occupied, single-family residences for low-income (up to 50% AMI) homeowners who are elderly, disabled or families living with children. All repairs and modifications are done at no cost to homeowners and include roof leaks, plumbing, electrical, security (door/window/lighting), gutter repairs, carpentry, caulking, weather-stripping, temporary fencing, mechanical servicing, CO/smoke alarms and waterproofing.			
Target Date for Completion	06/30/2026			
9 Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	33 households will benefit from this project.			
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)				
Planned Activities (additional information for this discussion may be available on the	Salaries of staff, as well as associated expenses and materials (including for lead safe practices), licensing, permits, and overhead for making repairs.			

AP-36 Project Detail screen)				
Associated Ministries - Paint Tacoma Beautiful- 2025	Prevent/reduce homelessness and housing instability	City Wide - Other	Housing instability, including homelessness	CDBG : \$64,000
Description	Associated Ministries seeks support for its Paint Tacoma Beautiful (PTB) program providing free exterior house painting for low-income homeowners. Painting preserves housing by sealing the house and helping to prevent damage caused by exposure. Volunteers scrape and sand old paint, pressure wash the house, apply primer, and paint the house and trim.			
Target Date for Completion	06/30/2026			
1 0 Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	18 households will be assisted by this project.			
Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)				
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Personnel costs for the staff, travel expenses (travel for volunteer outreach, and to and from homes being assessed and/or painted), printing/ advertising/ outreach/recruiting and postage; supplies, space, and indirect costs.			
Temporary and/or Inclement Weather Shelter	Prevent/reduce homelessness and housing instability	City Wide - Other	Housing instability, including homelessness	CDBG : \$353,756
1 1 Description	Provide shelter on a temporary basis as needed or during times of inclement weather.			
Target Date for Completion	06/30/2026			
Estimate the number and type of families that will benefit from the proposed activities (additional information	100 persons will be assisted by this project.			

	for this discussion may be available on the AP-36 Project Detail screen)			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Citywide		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Provide shelter on a temporary basis as needed or during times of inclement weather.		
	Lakewood Tenant Based Rental Assistance	Prevent/reduce homelessness and housing instability	City Wide - Other	Housing instability, including homelessness HOME : \$104,995
	Description	Provide one-time rental deposit assistance to low-income households in order to secure and maintain housing.		
	Target Date for Completion	06/30/2026		
1 2	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	50 persons will be assisted by this project.		
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Citywide		
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Provide one-time rental deposit assistance to low-income households in order to secure and maintain housing .		

Discussion

The allocations for the projects above are based on estimates. Upon receiving official grant amounts for the HOME, CDBG, and ESG programs project allocations will be adjusted in the following way for each program:

- HOME- The HOME grant will be distributed based on allocating 10% to HOME Administration, allocating the City of Lakewood Affordable housing programs their consortium percentage as determined by HUD which will be allocated between their affordable housing fund and TBRA program, and the remainder will be allocated to the TCRA Affordable Housing Fund.
- CDBG- Allocations will be adjusted for projects as follows:
 - If the award is greater than the estimated amount- After updating the Administration (20%) and Public Services (15%) allocations; any additional funds will be added to the RTSS project up to their full funding request of \$636,000, and any remaining funds will be added to the City/TCRA SFR Program.
 - If the award given is less than the estimated amount funding for the City's SFR program will be reduced, after updating the Administration (20%) and Public Services (15%)
 - For the Public Services set aside: If the award is greater or less than the estimated amount: The difference will be added to or subtracted from Temporary and/or Inclement Weather Shelter.
- ESG- If the award is greater or less than the estimated amount: The difference will be split or absorbed proportionately based on current allocation percentages between shelter and rapid re-housing (keeping in mind the 60% cap for shelter).

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Tacoma allocates its funds citywide. It does not concentrate its funding through a “Target Area” as defined by HUD. Acknowledging that federal and local policies have produced a disparate impact on the neighborhoods of Tacoma, several geographic tools aid our strategic planning for increased spatial equity throughout the city.

City of Tacoma Equity Index

In 2019, the City’s Office of Equity and Human Rights released the Tacoma Equity Index. The Index is one of the primary tools that city staff, community members, partners, and other decision-makers can use to help ensure that policy and funding decisions address Tacoma 2025 strategic indicators. These indicators were established by the community to improve access to opportunity for all Tacoma residents.

This relates to any decisions in the City’s Consolidated Planning that require City Council approval. City staff are required to outline which of these indicators their recommendations support and describe how those indicators will be met should recommended actions be approved.

In 2021, the Equity Index expanded to include Pierce County data.

Tacoma Human Services Strategic Plan: Equity and Empowerment Framework

For the development of the Tacoma Human Services Strategic Plan, City staff conducted GIS mapping of local conditions and the human services system, including the:

- Location/distribution of programs offering services to Tacoma residents,
- Number and location of clients served by city-funded programs,
- Location of programs currently funded, and
- Geography of cost-burdened households, race and language barriers across the City.

Housing Market Policy Dashboard

The Housing Market Policy Dashboard provided the basis for policy approaches proposed in the Affordable Housing Action Strategy (AHAS) and serves as a dashboard for the City of Tacoma to monitor and adjust its market-based policies over time.

The dashboard estimated the potential impacts of market-based incentives for income-restricted affordable housing production. It modeled the financial viability of multifamily housing development on over 1,100 potential development sites across the city, based on a snapshot of market conditions from 2018 when the AHAS was developed. Outcomes varied based on site conditions, differences in market

rents, and development regulations.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Tacoma does not allocate investments geographically.

Discussion

While the City of Tacoma does not concentrate its funding through a “Target Area” as defined by HUD, the organization has invested in valuable geographic tools that support our staff and community partners’ ability to make decisions that leverage federal funds to meet specific, localized needs.

Tools such as the Equity Index, GIS mapping of local conditions and the human services system, and the Housing Market Policy Dashboard allow decision-makers to understand how concentrations of low-income households produce specific outcomes and increased need for affordable housing, community and economic development, and public service investments.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The City of Tacoma continues to maximize federal funding and leverage local resources to develop new affordable housing units; preserve existing affordable housing; create opportunities for homeownership to low-income households; and provide supportive housing in the form of emergency, transitional, and special needs housing with support services.

One Year Goals for the Number of Households to be Supported	Tacoma	Lakewood
Homeless	-	-
Non-Homeless	83	58
Special-Needs	-	-
Total	83	58

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	Tacoma	Lakewood
Rental Assistance	-	50
The Production of New Units	20	8
Rehab of Existing Units	63	-
Acquisition of Existing Units	-	-
Total	83	58

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The Tacoma-Lakewood HOME Consortium will support households through the following affordable housing activities:

- Rental assistance
- Production of new units
- Acquisition of existing units
- Rehabilitation of existing units

Lakewood

The City of Lakewood will produce 8 new rental and/or homeowner housing units and provide rental assistance to at least 50 households.

Tacoma

The City of Tacoma will produce 20 new rental units and rehabilitate 63 homeowner housing units.

AP-60 Public Housing - 91.420, 91.220(h)

Tacoma Housing Authority

Introduction

The Tacoma Housing Authority (THA) provides high quality, stable and sustainable housing and supportive services to people in need. With regard to THA's housing portfolio, THA owns over 1,600 housing units, with the majority subsidized through Project Based Vouchers or RAD Project Based Vouchers. THA subsidizes housing for approximately 3,000 voucher holders. Additionally, THA subsidizes over 475 units through its Property Based-Subsidies Program and provides subsidies for families experiencing homelessness through investments in the county's Rapid Rehousing programs. Finally, THA delivers supportive services with focus areas that include whole family programming, youth programming, employment and educational opportunities, crisis response and community building.

In 2025, THA's strategic objectives are as follows:

- Increase housing units
- Increase housing access and stability
- Make THA a great employer, contractor, and partner
- Financial sustainability

Actions planned during the next year to address the needs to public housing

Housing and Supportive Services: THA's work will continue to focus on building partnerships and uncovering resources to give households the supports they need to stay healthy, stably housed, and economically secure. This includes seeking opportunities assisting voucher holders leasing on the private market, such as late rent and security deposit assistance. THA continues its partnerships with service providers, including the Salishan Center for Strong Families and the 2Gen program, which utilizes cross-sector partnerships to provide multi-generational mentorship programs, tutoring, and social emotional learning.

Creating and Preserving Affordable Housing: In 2024, THA completed construction on both buildings of Housing Hilltop, adding 231 units of affordable housing and 13,000 square feet of commercial retail space. This was THA's largest affordable housing project since the New Salishan development. THA is planning the redevelopment of its James Center North property to create a vibrant, mixed-use, transit-oriented development that will include up to 150 units of affordable housing. This year we will continue to search for acquisition opportunities to make existing housing permanently affordable.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

THA will continue to invest in supportive services for the tenants living in its portfolio, including

pathways to homeownership, such as those provided in the Family Self-Sufficiency program. In 2023, THA's Board approved prioritizing a portion of THA's Hillside Heights site for affordable homeownership. In 2024, homeownership classes and partnerships began at various THA sites, provided by Tacoma Urban League and Habitat for Humanity. THA continues to provide self-sufficiency supports through its Center for Strong Families site which combines coaching for employment and financial management, and income supports.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

THA has a Moving to Work (MTW) designation with HUD and is not in designated as a troubled PHA.

Discussion

THA has a strong working relationship with the City of Tacoma and continues to work collaboratively on many different projects.

Pierce County Housing Authority (Lakewood)

Introduction

Pierce County Housing Authority (PCHA) serves over 5,500 individuals. PCHA offers project based and tenant-based vouchers in addition to the Family Self Sufficiency Homeownership program. Based on the 2025 Annual PHA Plan, PCHA has identified four goals: 1. Increase the provision of safe, decent, affordable housing 2. Expand Fair Housing Choice 3. Increase Economic Stability for Section 8 and Public Housing Residents 4. Increase Electronic information for participants, landlords and citizens. To further the goals, PCHA began the process of a Section 18 Repositioning to sell all of our public housing scattered site homes in the County (19 located in area code 98444 and 98445).

Actions planned during the next year to address the needs to public housing

1. Increase the provision of safe, decent, affordable housing

Increase the number of Housing Choice Vouchers by: 1) Consider applications through HUD NOFA, such as, but not limited to, Section 811 Non-Elderly Disabled, and Family Reunification Vouchers. 2) Accept/Apply for Tenant Protection Vouchers when made available by HUD. 3) Request additional Veterans Affairs Supportive Housing (VASH) when funding is available. 4) Continue implementing 124 new Tenant Protection Voucher Transition away from Low-Income Public Housing. 5) Continue the planning process for the Faircloth-to RAD conversion of 150 additional units.

Increase and improve partnerships with community organizations to expand availability of affordable

housing: 1) Continue to participate in community organizations, such as the Pierce County Affordable Housing Consortium and the Continuum of Care, 2) Seek partnerships with local governments, including Tacoma Housing Authority, Pierce County, and continue partnership with South Sound Housing Affordability Partners. 3) Seek partnerships using Project Based Vouchers. 4) Seek to increase the community's knowledge/awareness of the need for additional affordable housing homes and the mechanisms for creation. 5) Work with selected nonprofits in the process of selling 124 LIPH units via Negotiated Sale for low income home buyers. 6) Seek capital and community partners to begin the development of additional affordable units in the county to leverage the anticipated \$40 million in new PCHA capital from the sale of our public housing single family homes.

Increase lease-up success rate for Section 8 participants: 1) Seek opportunities to introduce households on the Section 8 waitlist to Ready to Rent 2) Increase efforts to expand participation of community landlords - Conducting quarterly landlord appreciation events, Support landlord adherence to Source of Income Discrimination protections, and Enhance the landlord's customer service experience.

2. Expand Fair Housing Choice

Improve organizational awareness: 1) Actively partner with entities such as the Fair Housing Center of Washington to increase internal (PCHA) awareness and external (participating landlord) awareness of impediments to fair housing choice, 2) Seek new, and improve existing, partnerships with organizations that are historically underserved, and 3) Assess practices that will expand housing choice among Section 8 participants, this may include Adopting Small Area Fair Market Rents, Provide targeted outreach to landlords in areas of higher opportunity, Improve participant materials, and Adopting preferences for the Section 8 waitlists

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Increase Economic Stability for Section 8 and Public Housing Residents by:

1. Expand PCHA's Family Self Sufficiency (FSS) program
2. Increasing Homeownership opportunities by prioritizing, when feasible, the sale of the Single-Family Public Housing units to low-income homebuyers,
3. Providing rental vouchers and assistance in relocating the current clients to homes that efficiently meet their needs and provide opportunities to better their lives
4. Using the net proceeds from the sale of the homes to develop and/or preserve affordable rental housing units for very low-income households in Pierce County.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

PCHC is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Continuum of Care Committee (CoC), also called The Road Home, is a body formed and convened to identify five-year goals and strategies to address homelessness across Pierce County. The CoC developed a five-year strategic plan. The strategic priority areas were informed by engaging input by those who experience homelessness, champions in other sectors, and the expertise of CoC members who represent a variety of organizations that connect people experiencing homelessness. The five strategic priority areas include:

1. Housing – Maximize the use of existing housing while advancing for additional housing resources and more affordable housing
2. Stability – Support the stability of individuals experiencing homelessness and those recently housed
3. System and Service Improvements – Create a more responsive, accessible Homeless Crisis Response System
4. Community Partners – Optimize and leverage internal and external partnerships to better prevent and address homelessness
5. The Continuum of Care – Grow awareness of the CoC’s purpose and plan and serve as a central advocacy and coordinating body for addressing homelessness in Pierce County. The CoC plans on updating their 5-year strategic plan in 2025.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

- 1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:**
 - The City finalized a five-year strategy on homelessness in 2022 and that plan details the following goals:
 - Ensure affordable housing is available and accessible to Tacoma residents.
 - Everyone experiencing homelessness in Tacoma, or impacted by homelessness, can access services and support.
 - The shelter system in Tacoma offers all people a safe and dignified experience that is easy to access.
 - Tacoma’s homeless service system provides individuals and families with access to a continuum of tailored supports to prevent and end homelessness.
 - Tacoma’s homeless service system provides Individuals and families with access to permanent, stable housing in order to end the cycle of homelessness.
 - Preventing people from becoming homeless by ensuring there is enough affordable housing is the single most effective strategy for addressing homelessness in our community. The Affordable Housing Action Strategy (AHAS) is the guide by which we will continue to work as an

organization to address housing affordability in Tacoma by implementing the twenty-four actions outlined in the strategy. The City is also working to align our programming and funding decisions with Pierce County and their Comprehensive Plan to End Homelessness to achieve the goals listed above.

- In the next year the staff will be making recommendations on the following actions to progress the City's strategy:

Goal 1: Ensure affordable housing

- Increase the range of resources for households experiencing a housing crisis

Goal 2: Access services and support

- Coordinate internal and external partners before people exit facilities into homelessness
- Develop a targeted approach for BIPOC populations from homelessness into sustainable housing
- Implement protocol to strengthen the referral process to shelter and services
- Continue to work with local stakeholders to collaborate and develop solutions for supportive housing units in Tacoma/Pierce County

Goal 3: Shelter system offers a safe and dignified experience

- Expand permanent shelter capacity with existing providers and shelters Continue to engage with targeted populations to identify needs and find alternative solutions and providers

Goal 4: Continuum of tailored supports

- Address racial disparities and disproportionalities in behavioral health, mental health, and substance use disorder treatment models

Goal 5: Access to permanent, stable housing

- Increase services to enhance life skills and maintain adequate housing

2. Addressing the emergency shelter and permanent housing needs for people who are experiencing homeless persons

Emergency shelter can be the first step towards stability and should be made available to anyone in need. However, some shelter beds remain empty due to lack of coordination and data sharing across shelters. A goal of the CoC is to reduce the average length of stay in temporary and emergency projects, including emergency shelter, transitional housing, and save havens, to less than 90 days. To meet this goal, the first strategy is to engage through the CoC committee level groups of where they projects may represent to include current and potential shelter and transitional housing providers, experts, local funders, and Pierce County Coalition to End Homelessness.

Persons transitioning out of homelessness often have a variety of needs including behavioral health and mental health care, employment, education, childcare and parenting support, legal support, and more.

To increase the chances of maintaining permanent housing for more than two years after exiting the Homeless Crisis Response System, a “care coordination” model that provides a wraparound service when a household first enters the system following then following a move to permanent housing is a key strategy.

3. Helping homeless persons (especially chronically homeless households) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

1. Goal to ensure affordable housing is available and accessible to Tacoma residents. Preventing people from becoming homeless by ensuring there is enough affordable housing is the single most effective strategy for addressing homelessness in our community.
 - a. Create more housing for more people by leveraging publicly and partner-owned land for affordable housing. An example would be the 35th and Pacific property and its transition into mixed housing, including affordable housing
 - b. Preserve exiting affordable housing by increasing prevention services and funding for people who are on the verge of homelessness, and streamlining processes for households applying for and using rental assistance
 - c. Help people stay in their homes and communities by establishing Workforce Development and Financial Empowerment program across the support system
 - d. Reduce barriers for people who often experience them by creating flexibility in contracting so providers can address various barriers
2. Goal to ensure that everyone experiencing homelessness in Tacoma, or impacted by homelessness, can access services and support.
 - a. Provide access to hygiene, outreach, and seasonal weather shelter for unhoused residents of Tacoma by maintaining the variety of shelter models that meet needs across the spectrum and eliminate known barriers into shelter access such as past bans at other shelters, drug free sites, weekly Urinary Analysis, prohibiting pets, and photo identification requirements
 - b. Streamline access to services through improved tracking and coordination to support unhoused residents in Tacoma by coordinating outreach workers, service providers and hospital social workers to collaborate on appropriate exit planning before people exit facilities into homelessness
 - c. Deploy targeted strategies to reduce barriers and increase access for priority by gathering information for each individual situation of unsheltered homelessness and create a “By-Name List” that is continually updated in service of reaching and

- maintaining functional zero populations to shelter, treatment and permanent housing.
- d. Collaborate with community and businesses to mitigate the impacts of homelessness.
- 3. Goal to support a shelter system in Tacoma that offers Tacoma residents a safe and dignified experience that is easy to access.
 - a. Ensure and maintain adequate shelter capacity through diversity of shelter models.
 - b. Support Faith-based and non-profit organizations shelter capacity and ability to provide access to everyone and the permitting process and funding for homeless shelters
 - c. Reduce barriers to shelter for all individuals experiencing homelessness by continuing to engage with targeted populations to identify needs and find alternative solutions and providers
- 4. Goal to support the homeless service system to provide households with access to a continuum of tailored support to prevent and end homelessness.
 - a. Ensure access to services that feel welcoming and dignified and reflect the City’s commitment to ensuring evidence-based models that are antiracist and trauma informed by Prioritize programming that provides direct trauma-informed care treatment and interventions that have positive behavioral health and substance use disorder outcomes
 - b. Ensure the system of supports includes welcoming and culturally appropriate mental and behavioral health services, including substance-use supports by Standardize training with providers in Diversity, Equity, and Inclusion
 - c. Ensure the system of supports includes transportation, education, financial, employment, and recreational services that empower individuals to thrive by Increase temporary financial assistance in contracting so providers can offer flexible funds to assist persons getting into permanent housing or maintaining housing.
- 5. Goal to support Tacoma’s homeless service system provides individuals and families with access to permanent, stable housing in order to end the cycle of homelessness.
 - a. Increase the number of permanent and stable housing opportunities for people experiencing homelessness.
 - b. Ensure adequate supportive services for permanent and stable housing opportunities by supporting existing service and shelters providers transition into providing housing and housing services to maintain continuum of care
 - c. Streamline access and reduce disproportionalities to permanent and stable housing placement with targeted strategies that address barriers experienced by residents by targeting funding that expands and diversifies housing models to help address needs and barriers for people who are homeless

4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities,

mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Tacoma Housing Authority (THA)

THA deploys several special programs designed to meet the specific needs of individuals and families at-risk of homelessness. These include non-elderly adults with disabilities exiting skilled living facilities, young adults aging out of foster care, justice-involved individuals, family or drug court involved households, families fleeing domestic violence, and homeless youth and young adults. THA serves these populations through special voucher programs, via property-based subsidy programs, and at properties in which it has project-based vouchers.

Specifically:

- THA continues to strengthen its education-focused partnerships. In 2024, THA and Tacoma Public Schools (TPS) entered into a Memorandum of Understanding (MOU) to establish and collaborate on the creation of a local waitlist preference that prioritizes families of TPS students who are experiencing homelessness or housing instability for housing assistance.
- THA revised its waitlist policies in 2024, designing and implementing a continuously open waitlist. THA updated its waitlist preferences to account for foster youth nearing the end of their time-limited assistance who are offered a voucher, households exiting PSH with an SRO voucher, and establishing caps on referrals from the homelessness system and Medicaid-funded providers— caps which could increase or decrease depending on voucher utilization and vacancy rates.
- THA received 75 new Foster Youth to Independence (FYI) vouchers that were implemented starting 2022. These vouchers require close collaboration with DCYF, Pierce County, and local service providers.
- Arlington Drive Youth Campus was fully completed in 2020 providing 58 units of subsidized housing for young adults ages 18 to 24 years old and a Crisis Residential Center/HOPE Facility (CRC) for homeless youth ages 12-17 years old. The CRC program model has a high success rate of discharging young adults to safe and permanent housing after a short-term stay whereas the Arlington Apartments houses young adults exiting homelessness or young adults who will age out of foster care into homelessness.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

A combination of factors present barriers to providing new affordable housing and retaining existing units in Tacoma and Lakewood: lack of vacant land with infrastructure in place for development; high cost of labor and materials; and, lack of economic incentives for private market investment in redevelopment or new development. Even when affordable units exist, many residents must overcome significant barriers to access them: low household income relative to rising housing costs; lack of sufficient stable, living wage jobs in Tacoma and Lakewood; lack of alignment between unit size or features, such as accessibility features. Many of these challenges are compounded by language barriers, limited knowledge of housing resources and programs; and difficulty qualifying for or securing housing (like meeting security deposit requirements).

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Tacoma developed its Affordable Housing Action Strategy, an urgent response to a changing housing market, increasing displacement pressure among residents, and a widespread need for high-quality, affordable housing opportunities for all. One of the four strategic objectives of the Affordable Housing Action Strategy focus on removing barriers for people who often encounter them. Some of the key actions to accomplish this strategic objective are as follows:

- Increase participation in existing first-time homebuyer programs and resources for new homebuyers.
- Target existing resources to improve the livability of existing owner-occupied homes.
- Encourage more diverse types of housing development through relaxed land use standards, technical assistance, and financial incentives (with a focus on technical assistance and relaxed land use standards).
- Modify inclusionary housing provisions to target unmet need and align with market realities.
- Earmark a portion of new or expanded source of local funding to provide support services in new development.

Tacoma and Lakewood will continue its down payment assistance, coupled with homebuyer education, to support homeownership among low- and moderate-income households. Specific actions include promotion and expansion of homeownership program capacity and to address underserved community members more effectively. The City will also focus code compliance efforts to connect households with resources that can assist them. The City will expand its partnerships with agencies providing home modifications at no cost to low and very low-income homeowners to provide accessibility features that

allow them to remain in their existing housing.

In 2024, the Tacoma City Council updated zoning, standards and other supportive actions to allow development of diverse housing types including duplex, triplex, townhouse, and multi-family development in neighborhoods across the City which are currently restricted to single-family houses. Removing this regulatory barrier to infill housing is intended to increase housing supply, affordability and choice through market-rate development, and will also increase opportunities for developers who use subsidies to create affordable units to seek project sites.

Tacoma offers a property tax exemption policy for multifamily housing developments that provide rent-restricted affordable units to income eligible residents. This policy is intended to increase the supply of affordable housing. In 2022, changes took effect to expand the geographic area within which housing developers can use the exemption to create rent-restricted units and deepening the level of affordability required to 70% Area Median Income for the Tacoma Pierce County Metro area. As part of Home in Tacoma passed in 2024, the eligible areas for the exemption expanded to all areas zone UR-3.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section describes the Consortium’s planned actions to carry out the following strategies to: 1) address obstacles to meeting underserved needs, 2) foster and maintain affordable housing, 3) reduce lead-based paint hazards, 4) reduce the number of poverty-level families, 5) develop institutional structures, and, enhance coordination.

Actions planned to address obstacles to meeting underserved needs

The most significant obstacle to meeting underserved needs is the limited funding available to address all of the needs in the community. The City of Tacoma and the Tacoma Community Redevelopment Authority will continue to use its resources to leverage additional funding. Combined funding and collaboration will be targeted to increase the opportunity for affordable housing development, and to continue support for down payment assistance as a strategy to increase homeownership, coupled with homebuyer education in readiness for ownership.

Many of Tacoma’s efforts will be guided and informed by the City’s Equity Index, which assists city staff, community members, partners and other decision makers, helping ensure that they are making data-informed decisions that improve access to opportunity for all Tacoma residents. The index uses data points to determine where people are not able to access services or where services do not meet the community needs.

Actions planned to foster and maintain affordable housing

Tacoma and Lakewood will continue to review policies in their Comprehensive Plan to encourage affordable housing, including such strategies as infill housing and accessory dwellings. They will likewise encourage higher densities, particularly in mixed-use and urban centers. In public “visioning meetings” held to check in with and pass on information to attendees, higher densities were seen as positive (consistent with neighborhood character and design). Increasingly mixed-use centers are seen as offering more amenities, transportation options, choices in housing and other opportunities enriching the neighborhoods and the city.

Tacoma will continue to provide support for nonprofit agencies through funding and collaboration to increase the opportunity for affordable housing development and will continue to support down payment assistance as a strategy to increase homeownership, coupled with homebuyer education in readiness for ownership. Tacoma will continue to support capacity-building activities for local development entities that are planning to include affordable units in new developments.

The City of Tacoma has a public land disposition policy that prioritizes affordable housing on publicly owned property. This policy may result in publicly owned property becoming available over this funding cycle. Surplus property listings are provided on the City of Tacoma website by the Joint Municipal Action

Committee, a partnership between City of Tacoma, Metro Parks, Tacoma Public Schools, and Pierce County. The TCRA may work in conjunction with the City of Tacoma to make land available for the development of affordable housing units.

Tacoma will create criteria to assess public infrastructure related to affordable housing development, including target areas for affordable housing policies and programs or planned affordable housing developments. Tacoma will continue to engage in competitive applications for grant funding from the State of Washington's Department of Commerce for affordable housing funds through its Connecting Infrastructure to Housing Program.

Tacoma and Lakewood will continue to focus on revitalizing neighborhoods through code enforcement, emergency relocation assistance, crime-free housing, infrastructure and blight removal to stabilize people and neighborhoods. Both cities will work toward increasing access to opportunities by encouraging projects that revitalize and improve the quality of neighborhoods along with projects and policies that increase the capacity of residents. Both cities will continue their fair housing and landlord-tenants' rights education and outreach activities.

These and other strategic measures will be carried out incrementally through Tacoma's Affordable Housing Action Strategy (AHAS).

Actions planned to reduce lead-based paint hazards

Consistent with Title X of the Housing and Community Development Act of 1992, the Cities of Tacoma and Lakewood provides information on lead-safe practices to owners of all properties receiving up to \$5,000 of federally funded assistance. If work on painted surfaces is involved in properties constructed prior to 1978, the presence of lead is assumed, and safe work practices are followed.

In addition to the above, homes with repairs in excess of \$5,000 in federally funded rehabilitation assistance are assessed for risk (completed by a certified Lead Based Paint firm) or are presumed to have lead. If surfaces to be disturbed are determined to contain lead, interim controls are exercised, occupants notified, and clearance test performed by an EPA-certified firm. Properties constructed prior to 1978 and acquired with federal funds are inspected for hazards and acquired rental properties are inspected periodically.

Much of the housing stock in Tacoma and Lakewood was constructed prior to 1978. While not exclusively the case, older units with irregular maintenance may pose a risk to residents. Housing repair projects favor lower-income households by virtue of their eligibility, and at-risk housing units by virtue of their affordability (condition and age). The Cities of Tacoma and Lakewood provides information on lead-safe practices to households involved in the repair programs and have brochures in the offices of the Cities of Tacoma and Lakewood for the general public on the dangers of lead and the importance of

safe practices.

Actions planned to reduce the number of poverty-level families

The Cities will continue to support programs and projects that assist low-income persons, including projects that offer solutions to help them out of poverty. The goals emphasize stable and affordable housing and services as a means to address poverty and high-quality infrastructure as a way to revitalize communities.

For instance, the goal of increasing diverse rental and homeownership opportunities includes projects that will provide new housing to lower income households, some with ongoing subsidy and support. Decreasing the share that a household spends on their home is one significant way of increasing their ability to pay for other necessities, such as transportation, healthcare, and food, or save for the future. Down payment assistance programs, along with housing counseling, will allow households to become homeowners and build their wealth. Housing repair programs allow persons to live in safer housing and improve the neighborhood.

The goal of preventing and reducing homelessness focuses on households living in poverty. Household-focused and individual-focused case management, coupled with rapid rehousing can eliminate periods of debilitating homelessness and rebuild attachment to the community, productive employment and education, all of which are challenged during periods of homelessness.

The goal of supporting high-quality public infrastructure and increasing the availability of accessible, culturally competent services also has the capacity to help households and neighborhoods out of poverty. Investing in infrastructure and aligning services with community needs can help revitalize neighborhoods and make them more attractive to other investment and businesses providing jobs. Projects fund façade improvements and small business development directly, some through revolving loan funds, all of which result in jobs for lower-income persons, some of whom enter the programs from poverty.

Further, CDBG, HOME and ESG funds leverage additional monies to address the same issues. Projects are also the result of long collaborations between agencies and partners, including Pierce County, Tacoma-Pierce County Habitat for Humanity, the Homeownership Center Northwest, the Tacoma Housing Authority and the Pierce County Housing Authority.

Funding from other sources – local, state, federal, foundations, private donors – are coordinated for the best benefit given continually declining federal resources. Major barriers to achieving reductions in the number of households in poverty are limited resources (including funding) and broad changes in local economies beyond control of the cities.

Actions planned to develop institutional structure

The table below shows the key responsible entities that make up the institutional delivery system for

the federal funds in Tacoma and Lakewood. A discussion of the strengths and gaps of this system is detailed below.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Tacoma Community and Economic Development Department	Government	Funding administrator (CBDG, HOME, ESG)	City of Tacoma
City of Lakewood Planning & Public Works	Government	Funding administrator (CDBG)	City of Lakewood
Tacoma Community Redevelopment Authority	Redevelopment Authority	Funding administrator (CBDG, HOME)	City of Tacoma and Lakewood

Actions planned to enhance coordination between public and private housing and social service agencies

Strong coordination and process improvements two strategies being used and will continue to be used in 2024 to overcome the gaps in the institutional delivery system.

Lakewood and Tacoma will continue to participate in the Lakewood/Tacoma/Pierce County Continuum of Care, among other collaborations, to identify strategies to strengthen the service delivery system. Tacoma is implementing strategies to align the contracted providers’ systems to streamline services and enhance them.

Both are on the subcommittees for SHB2163 and SHB2060 that establish policies and funding priorities for use of document recording fees set by that legislation. Human services are funded in both jurisdictions with General Funds, guided by strategic plans. Importantly, the Tacoma City Council approved a sales tax increase (0.1%) for use in addressing needs of persons with mental health and chemical dependency issues.

In 2021, an additional funding source HB1590 was approved in Tacoma for the development and operations of permanent supportive housing.

Decisions on use of funds and priorities are coordinated across departments in both cities and across agencies in Pierce County. The Lakewood/Tacoma/Pierce County Continuum of Care brings needs, gaps,

and opportunities to the front of the discussion.

Discussion

The City of Tacoma continues to devote resources towards developing long-term solutions to the need for more affordable housing options, ensuring that homeownership and home repair are available to low-income households, and reducing the number of poverty-level families through economic development activities. These long-term solutions, however, are insufficient to meet the existing demand for affordable housing options and cost-burdened households.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City of Tacoma participates in the Community Development Block Grant (CDBG), HOME Partnership (HOME) and Emergency Solution Grant (ESG) programs. The following section covers information and requirements that are program or grant specific.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out:

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed: \$300,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan: - 0
3. The amount of surplus funds from urban renewal settlements: - 0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan: - 0
5. The amount of income from float-funded activities: - 0
6. Total Program Income: \$300,000

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income: 98%-100%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Tacoma uses only specified forms of assistance (i.e. 24CFR 92.205b) such as equity investments, interest-bearing loans, deferred payment loans, and grants.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Tacoma Consortium utilizes Recapture for its homebuyer programs. Recapture includes any HOME investment, including interest, if any, that reduced the initial purchase price from the fair market value to an affordable price (“Direct Subsidy”), but excludes the amount between the initial cost of producing the unit and the fair market value of the property. Recaptured HOME funds are due upon sale, transfer, or if the HOME-assisted property is no longer the primary residence of the homebuyer. The Consortium allows for each subrecipient to determine the method of recapture on a program by program basis, provided it meets one of the two methods outlined below:

- a. Recapture the Entire Amount. The Consortium will recapture the entire outstanding balance of principal and interest, including any late fees, of its total HOME Investment. The amount recaptured will not exceed the total net proceeds available.
- b. Reduction during Affordability Period. The Consortium may reduce the HOME investment amount to be recaptured on a prorated basis for the time the homeowner has owned and occupied the housing measured against the required affordability period. The Consortium requires a 15-year affordability period when forgiving debt to homebuyers. The HOME investment is decreased in equal amounts over a 10-year amortization schedule beginning in year 6. The amount recaptured will not exceed the total net proceeds available.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Each homebuyer is underwritten to ensure that they meet not only income-eligibility requirements, but that the burden of overall mortgage proposed is affordable to that household. Since 2002, the Consortium has had a policy for front and back-end ratios, examining the overall housing debt and the debt of each family, the appropriateness of the assistance, and financial resources to sustain homeownership. Each HOME assisted property will require a promissory note, deed of trust restrictions, and a written HOME agreement during the federal period of affordability with specific terms and conditions established by each Consortium member.

The Consortium’s policy adheres to and in some cases is stricter than the affordability requirements set forth in 24 CFR 92.254(a)(4): When the total HOME investment is less than \$15,000, a federal affordability period of not less than 5- years will be required. When the total HOME investment is \$15,000 to \$40,000, a federal affordability period of not less than 10-years will be required; for investments of over \$40,000, the required federal affordability period will be a minimum of 15-years. This federal affordability period is not contingent on loan terms or an amortization period.

Funds that are recaptured from the sale of property by the homebuyer, or if the property is no longer used as their primary residence during the federal affordability period, will be returned to the City of Tacoma, as lead agency of the Consortium. The federal affordability restrictions may terminate upon foreclosure, transfer in lieu of foreclosure, or assignment of an FHA-insured mortgage to HUD.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

At this time the City’s priority is on new housing units, not refinancing debt on existing multifamily housing.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Pierce County’s centralized intake and assessment system (operated through Coordinated Entry) has been online since January 31, 2011. Features of the Coordinated Entry System (CES) include:

- Instead of being a standalone “program” or single fixed “front door,” CES is a system function that provides activities and services at places where homeless people live or where they seek entry to the system;
- The CES attempts to divert all homeless households from entering the homeless system, particularly those with lower housing barriers;
- The CES prioritizes households with the highest acuity of need (based on vulnerability and housing barriers) for assistance and refer them to available housing interventions. Providers of transitional housing, rapid re-housing and permanent supportive housing contractually obligated to lower their barriers to entry and accept higher need households;
- To remove barriers to access, CES entry points include shelters (adult and family) and mobile outreach teams that seek out unsheltered people;
- The CES conducts a brief assessment to determine prioritization for access to housing resources (based on the household’s vulnerability and housing barriers) and their eligibility to enter existing programs;
- The CES maintains priority lists of people assessed. Those not placed on a priority list will have

been offered diversion assistance; and

- All data and activities related to CES intake, assessment, and referral are entered into the Homeless Management Information System (HMIS).

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Tacoma’s Neighborhood & Community Services Department presents ESG allocation recommendations for programs meeting ESG priorities to the Human Services Commission (HSC) for their feedback. In accordance with the City’s Citizen Participation Plan and process for making funding decisions, these recommendations are then presented to the City Council’s Community Vitality & Safety subcommittee before being presented and approved by the full Council. They are also published for public comment. Programs that are awarded funding then enter into contracts with the City. ESG funds can be used for the following program components: Street Outreach, Emergency Shelter, Homelessness Prevention, and Rapid Re-Housing. There is a cap on Street Outreach and Emergency Shelter as no more than 60% of the total annual HUD allocation may be used for these two categories.

ESG allocation recommendations are also presented to the County’s Continuum of Care for feedback. This is due to regulations issued by HUD that require the City to make ESG funding decisions in consultation with the Pierce County Continuum of Care—the local planning body for homeless services.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City met the homeless participation requirement by presenting recommendations to the Pierce County Continuum of Care, which includes individuals who have previously experienced homelessness.

5. Describe performance standards for evaluating ESG.

The City will continue to consult with the CoC regarding performance measures of the HEARTH ACT. This will include identifying performance objectives and targets. The following will be tracked through HMIS:

- Length of time persons are homeless
- Exits to permanent housing
- Income
- Performance standards for ESG will include the following:
- Shortening the time people spend homeless (Target: Rapid re-housing clients will find permanent housing within 30 days of the start of services)

- Increasing the percentage of persons who exit to permanent housing or remain in permanent housing at the end of the program year (Target: 85% for rapid re-housing clients)
- Increasing the percentage of persons over 18 who increased their total income at program exit or at the end of the program year (Target: 20% for all ESG clients)



City of Tacoma

City Council

April 8, 2025

Dear Sound Transit Board Members,

As you deliberate on the Tacoma Dome Link Extension (TDLE) project, we wanted to take the opportunity to share our preferred alignment and station options, as well as some key issues that we hope Sound Transit will consider as this work moves forward. We are very excited about the TDLE project, and our community is eager for more light rail options and transit connections, especially as roadway congestion and degraded traffic conditions continue to increase on Interstate 5 and State Route 99. We are grateful for the opportunity to share our perspective and look forward to continued collaboration to ensure the successful delivery of the TDLE project.

The Tacoma Dome Station will serve as the last stop on the Sound Transit light rail spine, and we have an opportunity to make it an iconic finale in a developed historic area. We believe that the Close to Sounder Station option is the best choice for creating an integrated, multi-modal, urban hub in the Dome District. This station option can seamlessly interface with Sound Transit's T Line, which will continue to be the primary mode for connecting transit riders to our Downtown Core, the University of Washington Tacoma, local hospitals, and some of our most dense commercial districts and neighborhoods. In addition, this station option will have a reduced impact on T Line operations during construction, which is vital as we seek to limit transit disruptions in our community.

While we support the Close to Sounder Station option, we are also eager to protect and build upon the local business community that is thriving in and around Freighthouse Square. Many of these businesses are small but vital for our BIPOC community, food access, and transit riders. We want to stress that working together to ensure local businesses are part of the future, rather than being pushed aside by it, is one of our key goals.

We have big dreams for the Tacoma Dome station and want to ensure it reflects the unique history of the Dome District, provides an integrated and dynamic station design that supports this growing urban Transit-Oriented Development (TOD) district, incorporates and builds upon many of the community and transit rider services provided in our existing Freighthouse Square, and serves as an inspiring entrance to the City of Destiny. We look forward to close design coordination between Sound Transit, the City of Tacoma, and our community to ensure that this station gives riders an exceptional first impression of the Puget Sound Region's second largest city.

In addition to the Close to Sounder Station option, we support the Portland Avenue Station option. Safety is one of our top concerns at this location and the off-street bus loop will help ensure protected bus connections, which is critical as we anticipate that buses will be the primary connection for this station. In addition, we urge Sound Transit to help make significant bike and pedestrian safety improvements in the area, consistent with Sound Transit's System Access Policy. This should include safety improvements for the two underpasses to ensure transit riders can access the amenities, destinations, and residential areas south of Interstate 5. We have proposed a rezone of this area to support TOD as part of our Tideflats Subarea Plan, and we hope this will assist Sound Transit with creating a safe, convenient, and accessible station on Portland Avenue.

Throughout the TDLE project, collaboration with the Puyallup Tribe of Indians will remain imperative for success and we applaud Sound Transit's commitment to uplifting Tribal communities. We greatly value our relationship with the Puyallup Tribe and hope this project will reflect our commitment to being a welcoming city. We urge you to continue to prioritize the importance of close design coordination with the Puyallup Tribe.

Thank you for considering our input as you come to a decision on the preferred alignment and stations. Our City Manager shared a letter with more technical input regarding the Draft Environmental Impact Statement, and we are pleased to submit this letter in addition to it. Along with our favored station options, we ask you to keep in mind our requests to focus on ensuring safety improvements, supporting positive activation of spaces under and around the entire alignment, and finding ways to help mitigate the construction impacts on our community. We also ask that you maintain close collaboration with the Puyallup Tribe, our City Departments, and other jurisdictions, including Fife, Federal Way, and Pierce County. Finally, we ask Sound Transit to work together with Pierce Transit to ensure seamless and robust local transit access across services.

The future of regional light rail in Tacoma and Pierce County is dawning and we couldn't be more excited. Our city is growing quickly, and we are ready for robust progress meeting the transit needs of our community and the region. Thank you for your partnership and dedication to the timely delivery of the TDLE project.

Thank you,

[Council signatures to be added pending approval]

DRAFT

Date	Meeting	Subject	Department	Background
April 1, 2025	Study Session (Hybrid Council Chambers / Dial-in 12:00 p.m.)	Cushman Substation Update	PDS, TPU & Consultants from OTAK	The consultant for the Cushman and Adams Substations Future Use Study will brief the PUB and Council on the results of the community engagement and present the draft final report and development scenarios. The project team will return at the next Joint Study Session for further direction from Council/PUB
		McKinley Annexation	Planning and Development Services Brian Boudet, Wesley Rhodes, Legal - Steve Victor	Notice of Intention to Commence Annexation. On February 21, 2025, the City Council received a notice of intention to commence annexation on behalf of property owners located at 8717, 8615, and 8801 McKinley Ave E. The City Council is required to conduct a public meeting with the applicant and make a determination as to whether or not to accept the application for annexation and to commence annexation proceedings. This study session will be a precursor to the public meeting, to provide the City Council with background information on the site, consistency with applicable state, regional, and countywide policies, and an assessment of the steps involved in processing an annexation request
		2025 Consolidated Plan for Housing and Community Development	Community and Economic Development - Felicia Medlen, Neighborhood and Community Services - Jason McKenzie	Staff from NCS and CED will present the Mayor and Council the 2025 Consolidated Plan for Housing and Community Development
		LeMay Agreement	Tacoma Venues and Events - Adam Cook	Staff from TVE, Legal and LeMay will discuss a proposed agreement between the City of Tacoma and LeMay
		Other Items of Interest - Draft Letter to Sound Transit Board Members	Council Member Walker	
		Executive Session - Pending Litigation		
		City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)		
April 8, 2025	Study Session (Hybrid Council Chambers / Dial-in 12:00 p.m.)			
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			
April 15, 2025	Study Session (Hybrid Council Chambers / Dial-in 12:00 p.m.)	2025 Budget Calendar and Revenue Strategy	Office of Management and Budget- Reid Bennion	Staff from the Office of Management and Budget will discuss the City's 2025 Budget Calendar and Revenue Strategy
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			
April 22, 2025	Study Session (Hybrid Council Chambers / Dial-in 12:00 p.m.)	Therapeutic Courts Updates	Tacoma Municipal Judges	More info to come
	City Council Meeting (hybrid Council Chambers /dial-in 5:00 PM)			
April 29, 2025	Study Session (Hybrid Council Chambers / Dial-in 12:00 p.m.)	Tacoma Public Library - Annual Report	Tacoma Public Library - Amita Lonial & Lyndea Kelleher	Staff from the Tacoma Public Library will present on their annual report.

Community Vitality and Safety Committee			
Committee Members (Chair) Rumbaugh, (Vice Chair) Walker, Sadalge, and Scott Alternate: Diaz Executive Liaison: Katie Johnston; Coordinator: D'Angelo Baker		2nd and 4th Thursdays of the month 4:30pm Zoom and TMB 248	CBC Assignments • Commission on Disabilities • Commission on Immigrant and Refugee Affairs • Community's Police Advisory Committee • Housing Authority • Human Rights Commission • Human Services Commission • Public Library Board • Tacoma Community Redevelopment Authority
Date	Topic	Presenter(s)	Description
March 27, 2025	Community's Police Advisory Committee Annual Report	Ted Richardson, Strategic Initiatives Programs Coordinator, Center for Strategic Priorities	This annual report provides the CVS with an overview of the CBC's activities, accomplishments, and key initiatives over the past year. It highlights progress made toward goals and outlines priorities for the year ahead.
	Commission on Immigrant and Refugee Affairs Annual Report	Vicky McLaurin, Division Manager, Neighborhood & Community Services	This annual report provides the CVS with an overview of the CBC's activities, accomplishments, and key initiatives over the past year. It highlights progress made toward goals and outlines priorities for the year ahead.
	Consolidated Plan (Request for Action)	Felicia Medlen, Housing Division Manager, Community & Economic Development	The City of Tacoma is developing its 2025 Consolidated Plan, a five-year strategy to assess affordable housing and community development needs and guide investment decisions. Planning for the CDBG, HOME, and ESG programs began in February 2024 and will continue through May 2025, with opportunities for public participation. This is a part of a broader workplan in CVS.
April 10, 2025	Code Compliance Informational Briefing	DeJa Irving, Code Compliance Supervisor; Chris Seaman, PE, Building Official, Planning & Development Services	Planning and Development Services will be providing an update on the process of integrating the International Property Maintenance Code (IPMC) into the existing compliance framework, including information on the Uniform Enforcement Code, and alternative compliance options.
	Smart Policing Technology Informational Briefing	Karl Christopher, Assistant Chief, Tacoma Police Department	This informational briefing is to inform city about the gun detection technology. TPD will provide an update on their community outreach plan and follow up on next steps presented at Study Session on March 4th. Progress update on interanal policies related to Smart Policing technology.
April 24, 2025	Rental Housing Code/Landlord Fairness Code and Landlord Tenant Program Informational Briefing	Felicia Medlen, Housing Division Manager, Community & Economic Development	Informational briefing that offers an overview of the current state of the respective programs and codes.

Economic Development Committee

Economic Development Committee			
Committee Members (Chair) Daniels, (Vice Chair) Diaz, Bushnell, Scott Alternate: Rumbaugh; Executive Liaison: Carol Wolfe; Coordinator: Anna Le		2nd, 4th, and 5th Tuesdays of the month 10:00am Zoom and TMB 248	CBC Assignments <ul style="list-style-type: none"> • City Events and Recognition Committee • Equity in Contracting Advisory Committee • Convention Center Public Facilities District • Tacoma Arts Commission • Tacoma Creates Advisory Board
Date	Topic	Presenter(s)	Description
April 8, 2025	Supporting Small Food and Beverage Business Owners	Dierdre Patterson, Business Financing Program Manager, Community and Economic Development	A panel discussion, including private sector and regulatory parties, regarding establishing a restaurant establishment in Tacoma.
April 22, 2025	Equity in Contracting 2024 Annual Report	Kacee Woods, Equity in Contracting and Workforce Programs Manager, Community and Economic Development	Staff will provide an update on the City's Equity in Contracting Program.
April 29, 2025	Tacoma Creates Reauthorization	Rebecca Solverson, Arts and Cultural Vitality Division Manager; Lisa Jaret, Tacoma Creates Program Manager, Community and Economic Development; Steve Victor, Chief Deputy City Attorney, City Attorney's Office	Staff will share proposed updates to Tacoma Creates in advance of reauthorization decision.

Government Performance and Finance Committee

Committee Members (Chair) Hines, (Vice Chair) Bushnell, Daniels, and Rumbaugh Alternate: Walker		1st and 3rd Tuesdays of the month 10:00am Zoom and TMB 248	CBC Assignments • Audit Advisory Board • Board of Ethics • Civil Service Board • Public Utility Board
Date	Topic	Presenter(s)	Description
April 1, 2025	Tacoma Power Financing	TPU Staff	Staff from Power will be presenting on a proposed financing plan for refunding certain outstanding bonds as well as issuing new bonds.
April 15, 2025	Review of City Council Rules and Procedures	Chris Bacha, City Attorney	Related to community forum, public comment, consent agenda etc.
	Monthly Budget Update	Reid Bennion, Budget Officer, OMB	Staff from OMB will present on topics related to the current biennium budget, revenue collections and expenditures, and other issues related to budgeting.

Infrastructure, Planning, and Sustainability Committee

Committee Members (Chair) Walker, (Vice Chair) Diaz, Hines, and Sadalge Alternate: Bushnell Executive Liaison: Ramiro Chavez; Coordinator: Anna Le		2nd and 4th Wednesdays of the month 4:30pm Zoom and TMB 248	CBC Assignments • Board of Building Appeals • Climate and Sustainability Commission • Landmarks Preservation Commission • Planning Commission • Transportation Commission • Urban Design Board
Date	Topic	Presenter(s)	Description
March 26, 2025	Permit Parking Only Zones	Eric Huseby, Assistant Division Manager, Public Works	In August 2024, City Council provided staff the authority to create and implement a new parking management tool—Permit Parking Only Zones. This presentation will focus on how this tool will be used as well providing an overview of the implementation strategy including community engagement expectations.
April 9, 2025	Climate and Sustainability Commission Interviews	Nicole Emery, City Clerk	The Committee will conduct interviews to fill four seats on the Commission for terms to begin May 1, 2025.
	Climate Action Plan Annual Update	Kristin Lynett, Sustainability Manager, Center for Strategic Priorities	Staff will update the Committee on the City's Climate Action Plan.
April 23, 2025	Automated Traffic Enforcement Expansion Update	Carrie Wilhelme, Principal Transportation Planner; Josh Diekmann, Transportation Division Manager, Public Works	Staff will provide an update on the expansion of automated enforcement, including a summary of discussions with the Automated Enforcement Task Force and next steps.
	Six-Year Transportation Improvement Plan Final Draft	Jennifer Kammerzell, Assistant Transportation Division Manager; Darius Thompson, Assistant Engineering Division Manager, Public Works	Public Works staff will present the final draft of the 2024 Amended and 2025-2031 Comprehensive Transportation Improvement Program. Staff will present the draft program recommending the Committee forward the final draft to the full City Council for review and comment.