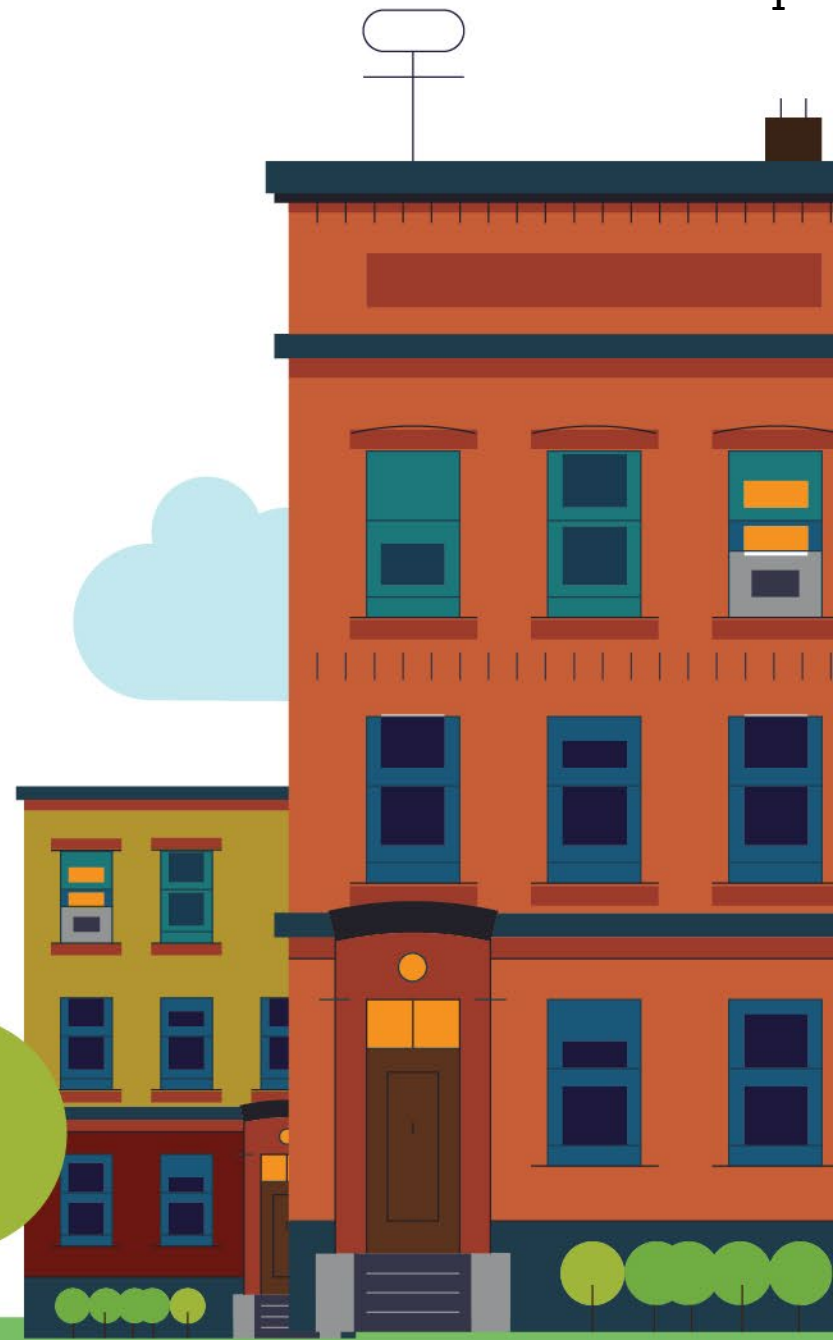
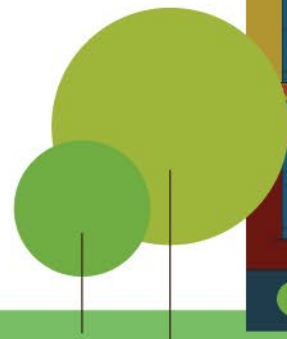
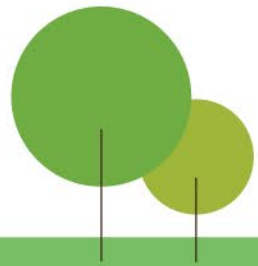


Affordable Housing

Action Strategy Update

February 23, 2021

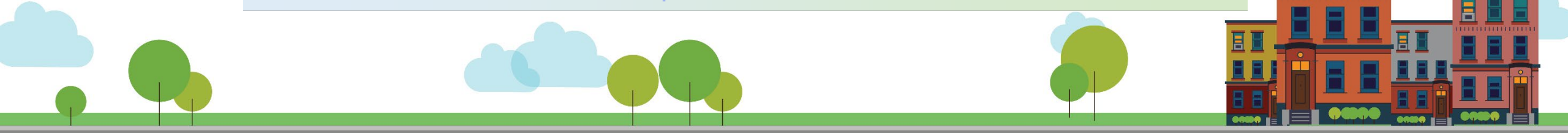
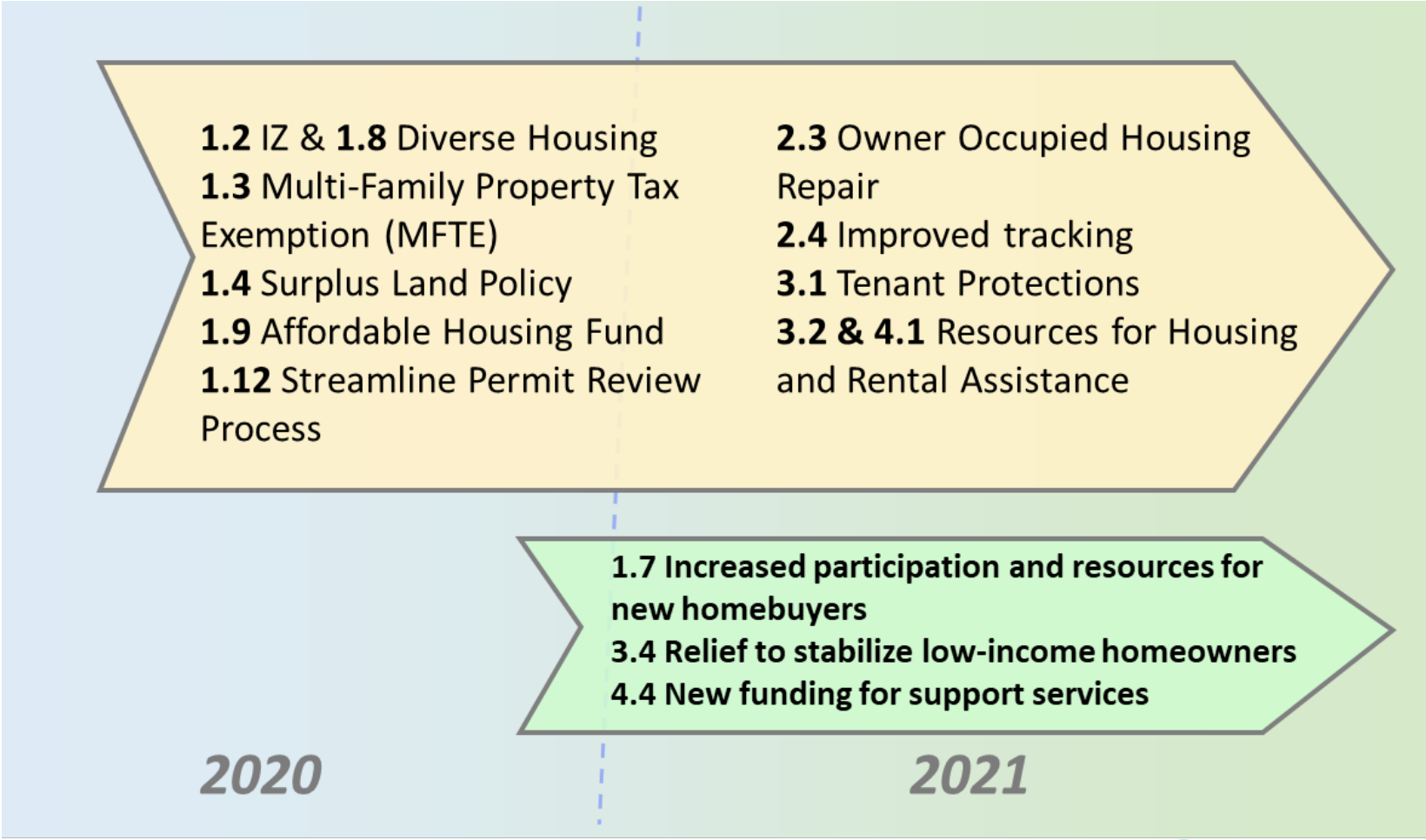


Four Objectives of AHAS

- 1. 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**

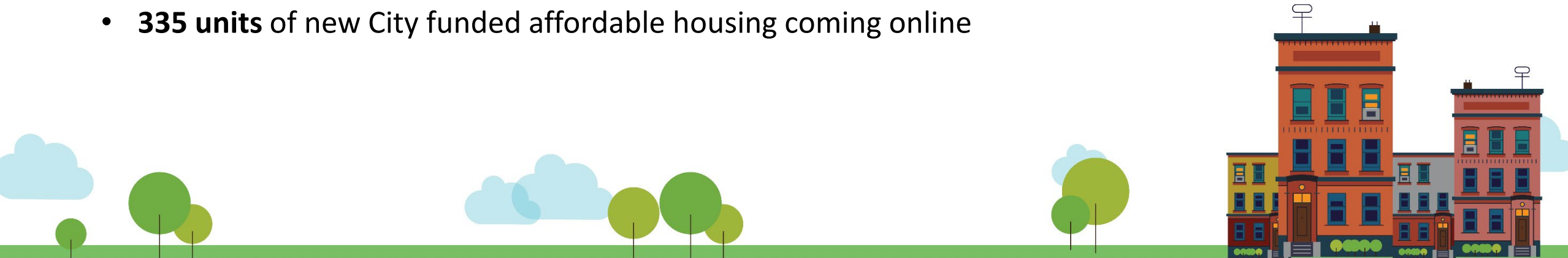


2020-2021 AHAS Action Teams

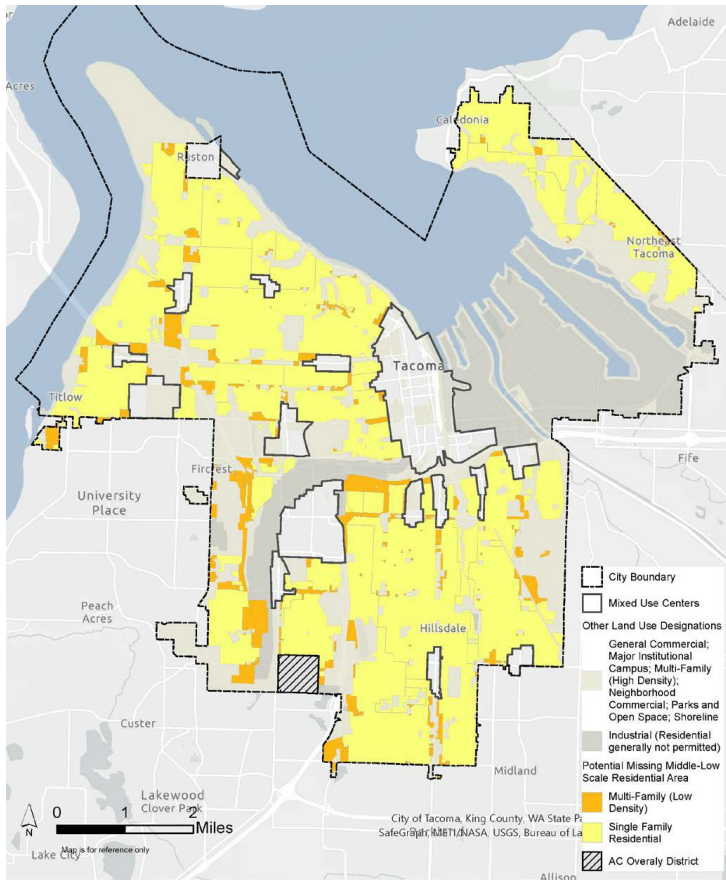


AHAS 2020 Highlights

- Seven 8-year MFTE project (**393 units**) and thirteen 12-year projects (**338 units**) were approved
- Utility assistance programs served approximately **13,000 households**
- The Rental Assistance Program served **641 residents**
- **1,353 people** helped through Landlord Tenant Program
- Passed new surplus land policies for City (General Government and TPU), with first NOFA on the way
- **335 units** of new City funded affordable housing coming online



1.2 Inclusionary Zoning & 1.8 Diverse Housing Types



Home in Tacoma Project

- Early engagement, consultation and analysis phase complete
- Housing choice survey and virtual café informational series show strong community interest/ support and highlight community questions
- Planning Commission authorized public review draft package, now seeking comments on draft housing growth strategy proposals (through April 9)

Process objectives for 2021:

- June 2021 – City Council consideration of Comp Plan changes
- December 2021 – Council consideration of zoning/standards changes

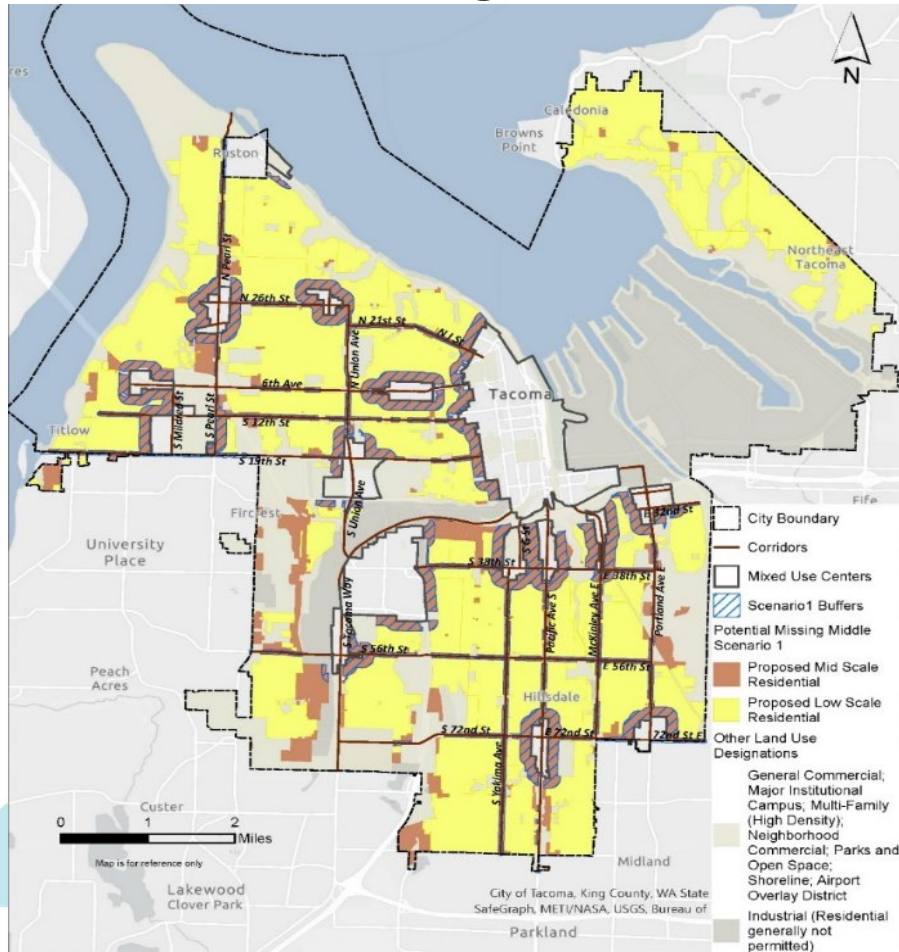
Next Steps:

- March – April 9: Public comment period
- March 18: Public information session (online)
- April 7: Public Hearing

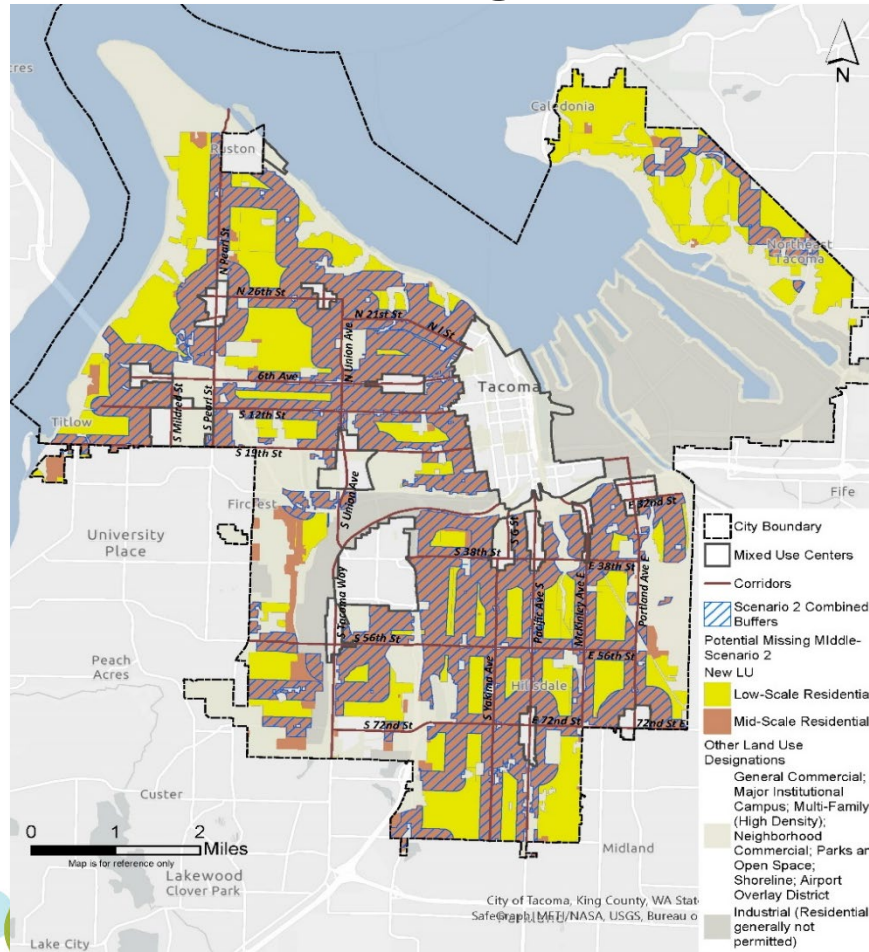


Seeking input on 2 Housing Growth Scenarios

Evolve Housing Choices

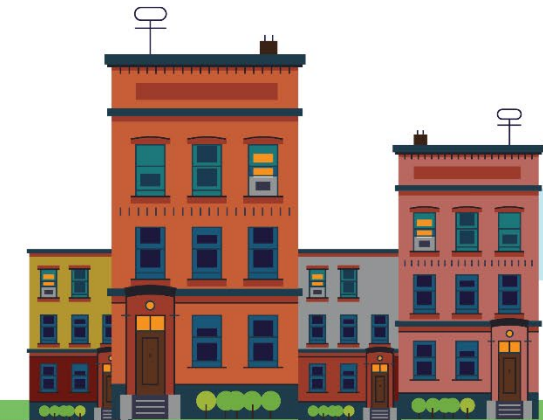


Transform Housing Choices



In both scenarios...

- Infill design standards updated
- Single-family becomes Low-scale Residential
- Multifamily-low becomes Mid-scale Residential



1.3 – Multi-Family Property Tax Exemption (MFTE)

Updates:

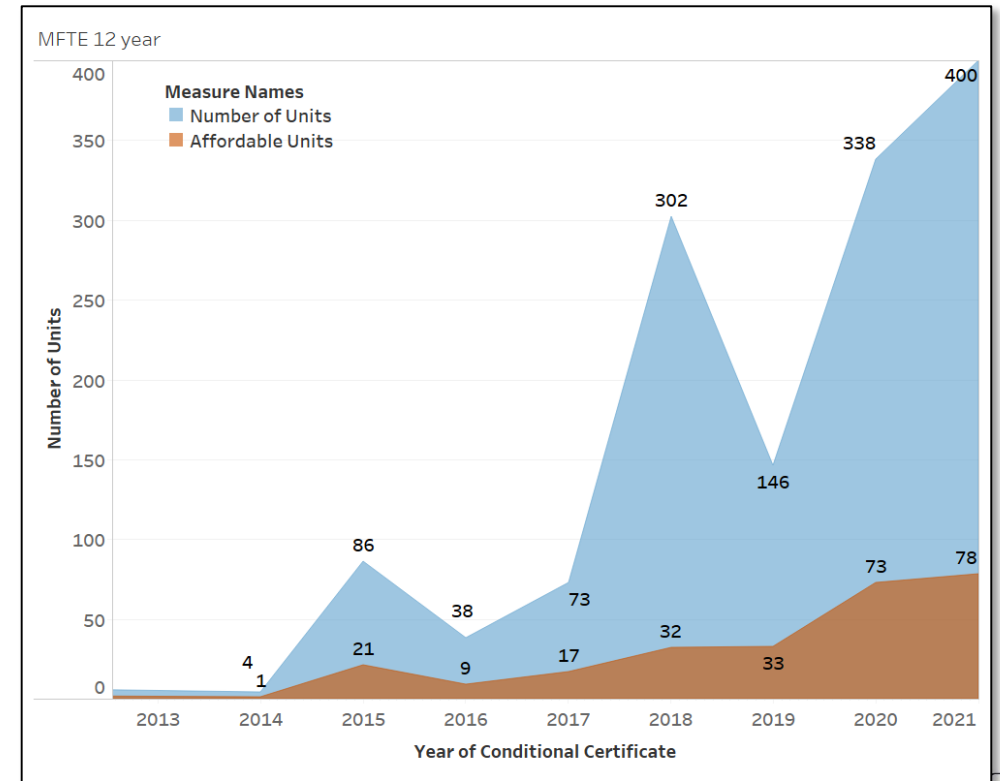
- In 2020, seven 8 year projects (393 units); thirteen 12 year projects (338 units) approved
- In 2021, three 12 year projects (400 units) already approved
- Monitoring State legislation SB 5287 which may include extensions for projects that will keep or add affordability

Process objectives for 2021:

- The MFTE application process will be automated through Accela beginning February 16.

Next Steps:

- Expansion of useable areas for the 12 year MFTE is one recommendation of the Home In Tacoma project.



1.4 – Surplus Land Policy

Updates:

- Passed new surplus land policies for City (General Government and TPU)
- Identified several TPU managed properties for potential affordable housing uses and surplus
- Completed First Notice to Puyallup Tribe of Indians on TPU properties

Performance goal for 2021:

- Complete RFP and Disposition of first batch of TPU properties by 2Q

Process objectives for 2021:

- Continue to work with departmental clients to identify potential surplus properties within our inventories

Next Steps:

- Feb -April: Draft and Release RFP
- April - June: Select successful proposals and enter Contracts/Development Agreements



1.7 – Increased participation and resources for new homebuyers



Updates:

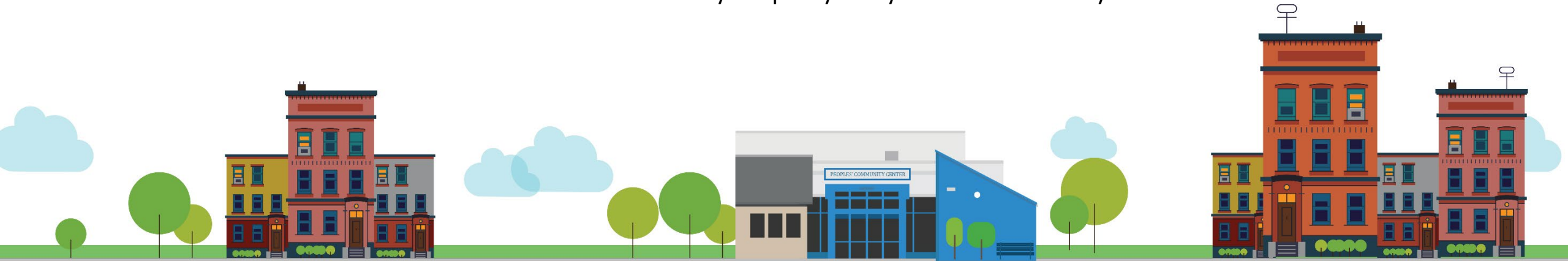
- Resolution 40697 authorized a Housing Disparity Study, which will help with our goals of programs that support equitable home ownership opportunities
- Consultant has been selected for the Disparity Study

Process objectives for 2021:

- Complete the disparity study
- Develop program policies that further equitable homeownership opportunities
- Process findings and implement recommendations
- Specific emphasis will be made to outreach to BIPOC homeowners

Next Steps:

- March- May: Disparity study outreach and analysis



1.9 – Affordable Housing Trust Fund

Updates:

- Housing Trust Fund money was used for rental assistance throughout our pandemic recovery
- Trust fund will be 100% reimbursed for what was spent on rental assistance
- Potential funding from House Bill 1590

Performance goal for 2021:

- Leverage at least \$2.5 M through Spring Notice of Funding Availability (NOFA)

Process objectives for 2021:

- Engage stakeholders in setting funding priorities for NOFA

Next Steps:

- Late Spring: Release Affordable Housing NOFA



1.12 – Streamline Permit Review Process

Updates:

- Hiring project coordinator in Development Services to be a single point of contact for affordable housing developers through their project review process
- Finalizing a Director’s rule for expediting permits for affordable housing
- Expedited permit review for Mercy Housing MLK Senior Housing

Performance goal for 2021:

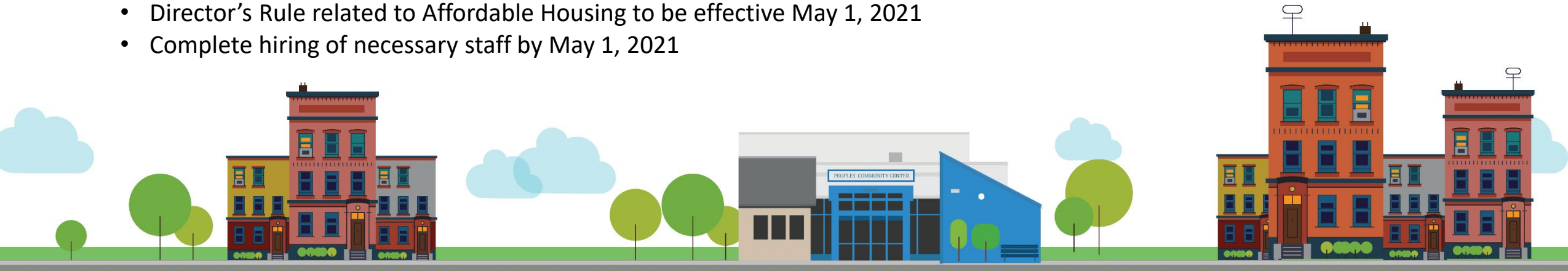
- 20% reduction in time for affordable housing permit review

Process objectives for 2021:

- Expedited Level of Service will be built into the City’s Accela Permitting System.
- PDS will collaborate with our review partners (PW, TPU, etc) to meet goals

Next Steps:

- Director’s Rule related to Affordable Housing to be effective May 1, 2021
- Complete hiring of necessary staff by May 1, 2021



2.3 – Owner Occupied Housing Repair

Updates:

- 20 Single Family Rehab (SFR) projects completed in 2020
- In 2021, 9 active projects and 3 more coming online in February
- Rebuilding Together South Sound completed 17 small home repair projects, 21 partially completed projects, and 38 beginning the process

Performance goal for 2021:

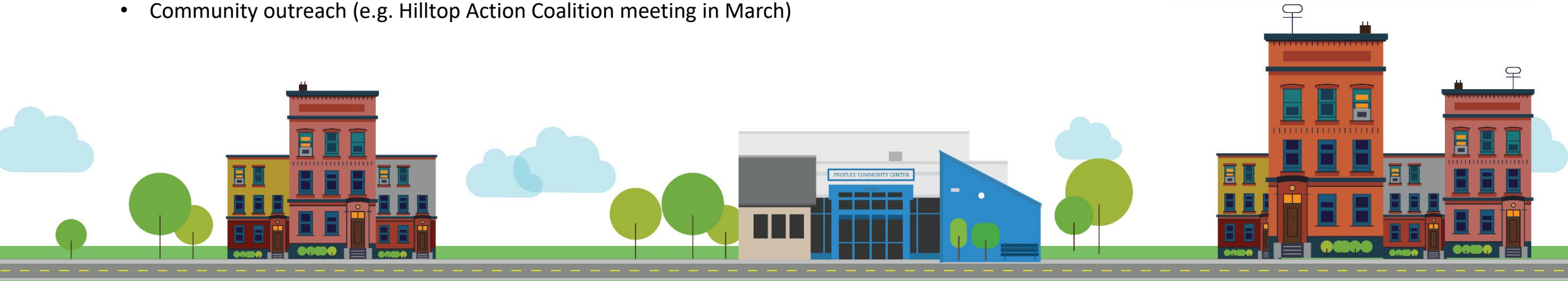
- Complete at least 25 SFR projects

Process objectives for 2021:

- Expand program marketing to include the City’s social media platforms (Q2)
- Provide additional technical assistance to homeowners to complete their applications
- Continued General Contractor recruitment

Next Steps (Feb-March):

- Community outreach (e.g. Hilltop Action Coalition meeting in March)



2.4 – Improve tracking of existing affordable housing properties

Updates:

- Drafted high-level process map for creating a new affordable housing unit (through PDS and CED incentive and funding scenarios)

Performance goal for 2021:

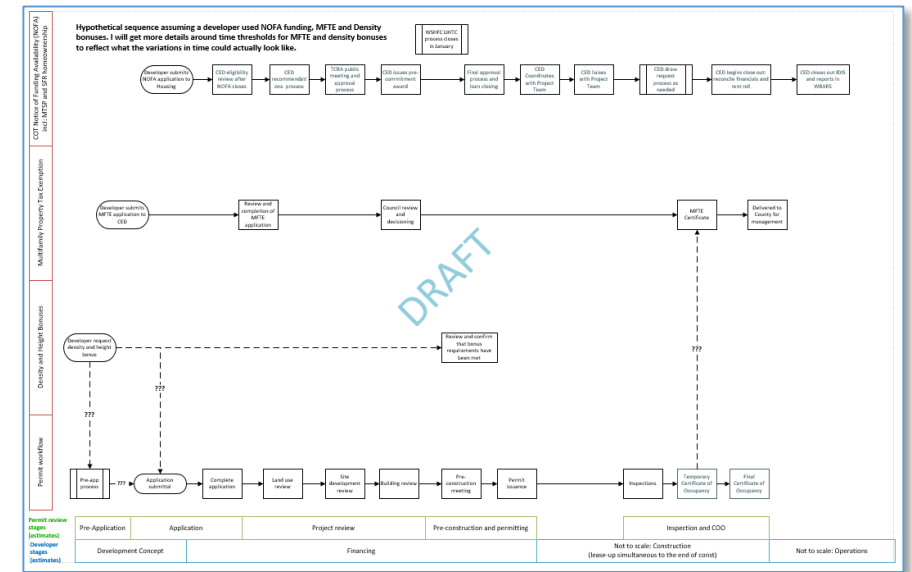
- Establish functioning data system for all housing efforts across City departments

Process objectives for 2021:

- Analyze best scenarios for tracking, present recommendations to PDS/CED

Next Steps:

- March–April: Gather data tracking and reporting needs across PDS and CED
- April–May: Complete analysis of requirements and make recommendations
- May–June: Complete plan for implementation



3.1 – Tenant Protections

Updates:

- TMC 1.95-Rental Housing Code passed Nov 2018, most provisions now matched by RCW updates from 2019
- **1,353 people** helped in 2020 through Landlord Tenant Program, 100% compliance (30 violations)
- In response to 2020 survey conducted on implementation of rental housing code, and in response to current crisis, exploring updates related to standards for:

Performance goal for 2021:

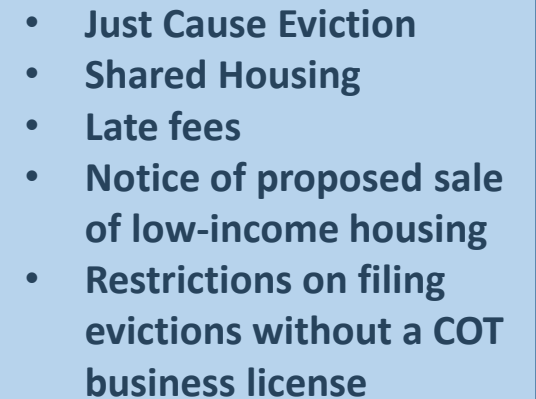
- Increase community engagement by 35% through education and outreach

Process objectives for 2021:

- Complete community engagement and code update recommendations

Next Steps:

- March–Stakeholder engagement
- April–Public engagement
- May–Study session

- 
- Just Cause Eviction
 - Shared Housing
 - Late fees
 - Notice of proposed sale of low-income housing
 - Restrictions on filing evictions without a COT business license



3.2 & 4.1 – Resources for Housing and Rental Assistance

Updates:

- In 2020, COVID emergency utility assistance program served ~13,000 households, providing ~\$2.4 M in assistance
- In 2020, Rental Assistance Program served 641 applicants, providing over \$902,000 in rental assistance
- We served 653 households through financial assistance (for various housing expenses), totaling \$344,079
- The City received approximately \$6.5 M for rental assistance in 2021 and are working with the County to align programs
 - Looser restrictions: Up to 80% AMI and more than 2 months of assistance
- Bill Credit Assistance Plan and Discount Rate Program will still be available to qualifying households

Performance goal for 2021:

- In 2021, Neighborhood and Community Services (NCS) will work closely with Customer Solutions to assist households with \$2 million in Federal utility assistance and \$4.5 M in rental assistance
- At least 1000 households served

Next Steps:

- Establish SAP contact codes to track Federal utility assistance funding
- Continue coordination with County for rental assistance



4.4 – New or expanded funding for support services

Updates:

- State Housing Trust Fund and Low Income Housing Tax Credit (LIHTC) are emphasizing Permanent Supportive Housing (PSH) units
- Hardest to develop affordable housing type due to its need and dependence on funding for services
- HB 1590 could be used for PSH (development and operations)

Performance goal for 2021:

- Potential Council adoption of an ordinance for HB 1590 funding

Process objectives for 2021:

- Engage stakeholders on funding needs and programs for services in PSH

Next Steps:

- February – March: Council consideration of HB 1590 funding



Questions for Council

Diverse Housing Types (1.8): What concerns/ info do you need to help you make decisions about the Home in Tacoma scenarios?

Rental Housing Code (3.1): Do you have initial feedback on the updates we're considering to the Rental Housing Code (shared housing, late fees during grace periods)?

