



TO: Elizabeth Pauli, City Manager
FROM: Felicia Medlen, Housing Division Manager, Community and Economic Development
Jeff Robinson, Director, Community and Economic Development
COPY: City Council and City Clerk
SUBJECT: Resolution to set July 12, 2022 Public Hearing
DATE: June 28, 2022

SUMMARY AND PURPOSE:

The Community and Economic Development Department (CED) requests that a resolution be read on June 28, 2022 to set July 12, 2022 as the date for a public hearing on a substantial amendment to the Tacoma-Lakewood HOME Consortium's 2021-2022 Annual Action Plan (AAP), which outlines the uses of Community Development Block Grant (CDBG) HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds.

BACKGROUND:

This Department's Recommendation is Based On:

As the lead jurisdiction for the Tacoma-Lakewood HOME Consortium (the Consortium), the City of Tacoma convenes planning and reporting for the cities' HOME-funded activities and assumes overall responsibility for compliance with the requirements of the HOME program for both cities

Periodically, changes to submitted AAPs are necessary. Depending on the significance of the change, the City must implement a "substantial amendment" process. The City has received \$5,110,825.00 in American Rescue Plan Act funds allocated to the Consortium through the HOME Investment Partnership program (HOME ARP) to create housing, shelter, and services for people experiencing homelessness or who are at risk of homelessness.

In September 2021, HUD issued a final notice establishing the requirements for the HOME ARP program. The supplemental funding is to be allocated as a substantial amendment to the 2021-22 AAP. As a result, on July 26, 2022 the Tacoma City Council will receive a request to approve an amendment to the Tacoma-Lakewood HOME Consortium's AAP.

Of the total \$5,110,825.00 assigned to the Consortium, a portion will be dedicated to administration and planning for HOME ARP activities. The City of Lakewood will receive the HUD-recommended amount of 23%.

Tacoma - Lakewood HOME-ARP Allocation	\$5,110,825
Administration	\$500,000
Tacoma	\$3,435,336
Lakewood	\$1,175,489
Total	\$5,110,825

There are four, eligible activities eligible for the use of HOME ARP funds:

1. Production or Preservation of Affordable Rental Housing
2. Tenant-Based Rental Assistance
3. Supportive Services, Homeless Prevention Services, and Housing Counseling
4. Purchase and Development of Non-Congregate Shelter



Activities funded by the HOME ARP program are required to serve the following, qualifying populations:

- Those currently Homeless, as defined in 24 CFR 91.5 Homeless (1), (2), or (3) at risk of homelessness
- Those at risk of Homelessness, as defined in 24 CFR 91.5 At risk of homelessness
- Those fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or human trafficking, as defined by HUD
- Those in other populations where providing services would prevent the family's homelessness or serve those with the greatest housing instability
- Veterans and families of veterans that meet any of the above criteria

To access the HOME ARP grant, the Consortium is required to submit an allocation plan to HUD as an amendment to the 2021-22 AAP. Based on an analysis of current resources available and unmet needs of qualified populations, the Consortium determined the funds would be allocated in the following amounts:

Tacoma – Lakewood's HOME-ARP Allocation	\$5,110,825.00
Uses	
Administration	\$500,000
Tacoma	
Production of Affordable Rental Housing	\$2,880,336
Supportive Services	\$555,000
Lakewood	
Production of Affordable Rental Housing	\$587,745
Tenant Based Rental Assistance	\$587,744
Total Uses	\$5,110,825.00

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The City of Tacoma began its analysis of needs with an inventory of related planning processes and existing data, including:

- Pierce County Comprehensive Plan to End Homelessness
- Pierce County Five-Year Plan to Address Homelessness
- City of Tacoma Housing Action Plan
- City of Lakewood's Annual Housing Report

To gather qualitative data, the City of Tacoma and Pierce County staff coordinated a joint consultation process. The consultation process was initiated with a presentation to The Road Home Tacoma Pierce County Continuum of Care. Members of The Road Home were also provided with a memo outlining details on the HOME ARP program and a survey.

Organizations serving qualified populations were sent a memo outlining details on the HOME ARP program with a survey link. Staff also carried out several interviews to collect data on tenant based rental assistance, coordinated entry, and service delivery.



Beginning on July 8th and ending on July 25th, the public is invited to submit comments in writing or in person at a public hearing before the City Council. To notify the public of this comment opportunity, the City publishes an ad in The News Tribune and in the Tacoma Daily Index summarizing the contents of the draft allocation plan and outlining instructions for submitting written or verbal comment. The draft plan is published for review at cityoftacoma.org/conplan.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: *(Mandatory)*

The Consortium is required by HUD to provide an opportunity for public comment on the allocation plan.

Economy/Workforce: *Equity Index Score:* Moderate Opportunity
Increase positive public perception related to the Tacoma economy.

Civic Engagement: *Equity Index Score:* Moderate Opportunity
Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Livability: *Equity Index Score:* Moderate Opportunity
Decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs.
Increase positive public perception of safety and overall quality of life.

Explain how your legislation will affect the selected indicator(s).
The intention of these funds is to deliver affordable rental housing, shelter, rental assistance, and/or services to individuals and households who are experiencing homelessness or who are at risk of homelessness. Activities funded by HOME ARP will serve residents citywide.

ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Not hold a public hearing		This alternative would put the City out of Compliance with HOME ARP regulations and cause the City to not submit the amendment to HUD as required to receive grant funds.



EVALUATION AND FOLLOW UP:

HOME ARP-funded program outcomes and expenditures will be reported in the Consolidated Annual Performance and Evaluation Report.

STAFF/SPONSOR RECOMMENDATION:

Staff recommends setting the date for public hearing on July 12, 2022 as part of the required public comment period for the HOME ARP program.

FISCAL IMPACT:

Please provide a short summary of the fiscal impacts associated with the grant, agreement, policy action, or other action.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. 1195 CED Federal Grants	730100 – CED Economic Grants	4331280 – Dir Fed HUD Home	\$5,110,825.00
TOTAL			

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

YES

While these grant funds are budgeted in the 2021-2022 biennium, the expenditures are likely to be made in subsequent biennia and will need to be carried forward.

Are there financial costs or other impacts of not implementing the legislation?

YES

Will the legislation have an ongoing/recurring fiscal impact?

NO

Will the legislation change the City's FTE/personnel counts?

NO

Click or tap here to enter text.

ATTACHMENTS:

Tacoma-Lakewood HOME Consortium HOME ARP Allocation Plan Executive Summary