



**TO:** T.C. Broadnax, City Manager  
**FROM:** Ricardo Noguera, Community & Economic Development Director  
Carey Jenkins, Housing Division Manager  
**COPY:** Economic Development Committee  
**SUBJECT:** Tacoma Community Redevelopment Authority  
**DATE:** September 27, 2016

**SUMMARY:**

This item is presented as an informational briefing and is intended to familiarize the Economic Development Committee with the Tacoma Community Redevelopment Authority (TCRA), a public development organization created in 1973 pursuant to City of Tacoma ordinance number 22366. The City's Community & Economic Development Department, Housing Division provides staff support to the TCRA.

**BACKGROUND:**

According to the TCRA's Charter, the Authority was created to provide increased flexibility and efficiency in administering federal grants and programs or activities financed from funds derived from grant agreements or undertaken in conjunction with a federal program. The Authority's purpose is to carry out programs and actions intended to generally improve the living conditions of low and moderate income Tacoma residents by rebuilding or revitalizing blighted areas; expanding housing, job, and income opportunities; developing housing programs including home rehabilitation, counseling, and maintenance; stimulating economic development through the use of all available resources; improving educational facilities and programs; combating disease and ill health; reducing the incidence of crime and delinquency; enhancing recreational and cultural opportunities; and establishing better access between homes and jobs. The Authority also has the power to lease, own or operate public performing arts centers and auditoriums and to contract, own, lease, acquire, dispose, and sell real property. The Authority is able to negotiate bonds, notes and other evidence of indebtedness and to lend its funds, property or credit.

The TCRA is comprised of a minimum of 10 and a maximum of 15 individuals who live and/or work in Tacoma. To the extent possible, two members shall have experience as an attorney, two shall be experienced in banking and finance, two shall have a background in the construction industry, two shall have experience as a Certified Public Accountant, and two shall have experience as a licensed real estate broker or agent.

**ISSUE:**

The TCRA's achievements are extensive. The Authority has a long history of expanding housing, job, and income opportunities and of developing housing programs that assist Tacoma homeowners in obtaining and sustaining affordable housing. From its inception, the TCRA has used Community Development Block Grant (CDBG) and the Home Investment Partnerships program (HOME) grant funds to provide financing for affordable housing projects undertaken by local for profit and non-profit developers. The TCRA has a long history of working with its partner organizations to assist Tacoma residents in becoming homeowners and to provide rehabilitation and maintenance services that ensure safe and healthy housing for low and moderate income Tacoma residents. For approximately 38 years the



TCRA has made business loans to help local businesses establish and grow, thus creating jobs in the community.

Since 2012, the TCRA has increased its efforts and focus on economic development measures and rebuilding and revitalizing blighted areas. These efforts have included the acquisition of properties that are slated for near-future housing, economic development or mixed uses. These projects are considered catalytic and are intended to spur growth and prosperity in some of Tacoma's most vulnerable neighborhoods. Examples include the purchase of single-family homes in the Lincoln Neighborhood Revitalization district boundaries. The homes were purchased in blighted condition and are being rehabilitated and made available to first time low and moderate income Tacoma homebuyers. Another example is the acquisition and redevelopment of Valhalla Hall, a long vacant community hall on Martin Luther King Jr. Way, to a mixed use and mixed income transit oriented development project that will offer 14 units of affordable housing, 12 units of market rate housing, two commercial work/live spaces and close proximity to existing bus lines and a future Sound Transit link light rail.

In the foreseeable future it's anticipated that TCRA will continue to focus on areas in which it has historically excelled, such as housing, in addition to taking more actions, similar to those describe above, intended to stimulate economic development through the use of all available resources.

**ALTERNATIVES:**

This is an information briefing only. There are no alternatives presented.

**FISCAL IMPACT:**

This is an information briefing only. There is no fiscal impact.

**RECOMMENDATION:**

This is an information briefing only. There is no recommendation.