



TO: T.C. Broadnax, City Manager

FROM: Ricardo Noguera, Community & Economic Development Director
Carey Jenkins, Housing Division Manager

COPY: Community Vitality and Safety Committee

SUBJECT: Affordable Housing Update

DATE: December 8, 2016

SUMMARY:

This item is presented as an informational briefing and is intended to familiarize the Community Vitality and Safety Committee with the citywide affordable housing efforts by the following entities: Tacoma Community Redevelopment Authority (TCRA), Tacoma Housing Authority (THA), Pierce County, and Habitat for Humanity from 2012-2016.

BACKGROUND:

At the request of the Community Vitality and Safety Committee, staff is providing an update on citywide affordable housing efforts from 2012-2016. This memo will highlight the efforts of our housing partners: Tacoma Community Redevelopment Authority, Tacoma Housing Authority, Pierce County and Habitat for Humanity.

ISSUE:

In 2010, the former Neighborhood and Housing Committee received recommendations from the Affordable Housing Policy Advisory Group (APHAG). Since then the City has adopted some of the recommendations such as infill development and in collaboration with our partners are continuing to address the affordable housing needs in the City of Tacoma.

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 planned for rehabilitation to be 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, planned to become 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 policy objectives in which it has historically excelled, such as affordable housing, in addition to taking more actions, similar to those described above, intended to stimulate economic development through the use of all available resources.



The Tacoma Housing Authority (THA) continues to be a valued partner in furthering affordable housing in Tacoma. They, either directly or through related tax-credit partnership, own or operate more than 1,000 dwelling units through the City. THA manages the Housing Choice Vouchers program providing rental assistance to over 3,300 households. THA understands the increasing unaffordable rental market for an increasing part of the city's residents. THA's efforts to meet this increasing need are being addressed in a multifaceted approach, which includes recent construction and purchases. Bay Terrace Phase I and II have resulted in a \$1.35 million TCRA investment and 140 new affordable housing units constructed. In addition, THA is conducting an overhaul of their portfolio of \$45 million. THA is also continuing their programs related to rental assistance and rapid rehousing. As part of their five year plan, to address the future needs of our community, THA is planning an intergenerational community and a youth campus for homeless youth and young adults.

Pierce County is also one of the City's valued partners in providing affordable housing to the City of Tacoma. Since 2013, the City of Tacoma and Pierce County have collaborated on a number of affordable housing projects. These efforts have resulted in two major projects, the Nativity House and New Tacoma II. The Nativity House project provided 50 units of permanent supportive housing for chronically homeless persons. The Nativity House project costs totaled \$12.8 million, Pierce County contributed \$1.4 million and the City contributed \$900,000. The New Tacoma II project included 40 units of senior housing including 8 units set aside for homeless persons. The New Tacoma II project costs totaled \$11 million, with the County contributing \$300,000, while the City contributed \$475,000.

Habitat for Humanity is another valued partner and from 2013-2016 has rehabilitated and sold 9 foreclosed units in Tacoma. They have also constructed 5 new homes (Swan Creek Lane), completed 15 significant home repairs, painted approximately 80 homes in partnership with Paint Tacoma/Pierce Beautiful, and constructed an additional 30 homes in Lakewood and Pierce County.

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.