

Affordable Housing Update

City of Tacoma

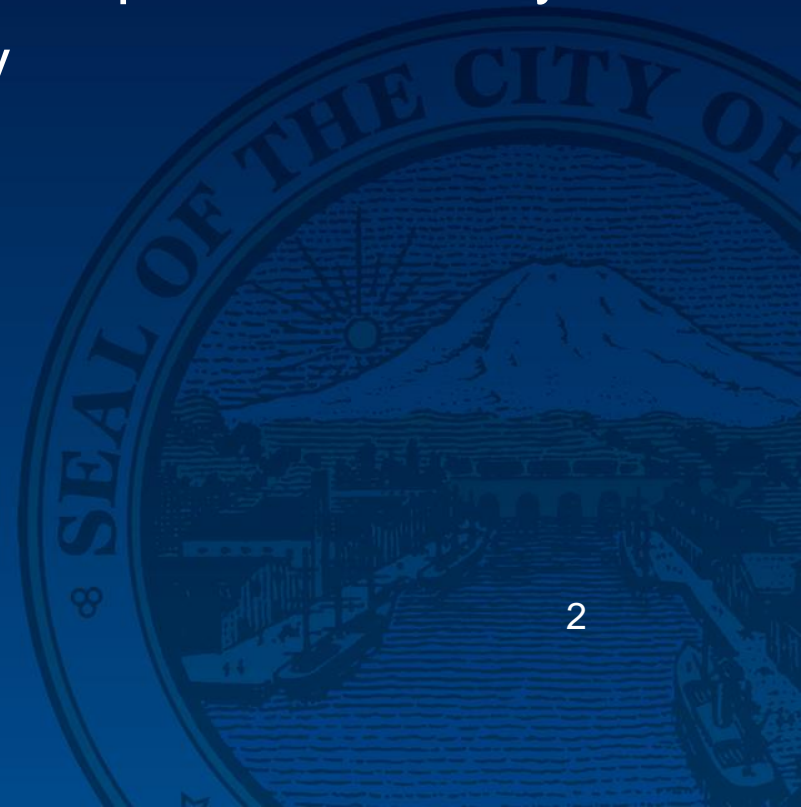
Community and Economic
Development Department

Community Vitality and Safety Committee
January 12, 2017



Purpose

- Provide update on citywide affordable housing efforts from 2012-2016
- Highlight the efforts of our housing partners:
 - Tacoma Community Redevelopment Authority
 - Tacoma Housing Authority
 - Pierce County
 - Habitat for Humanity



Tacoma Community Redevelopment Authority (TCRA)

- The Tacoma Community Redevelopment Authority (TCRA), is a public development authority.
- TCRA was created in 1973 pursuant to RCW 35.21.735 and City of Tacoma ordinance number 22366.
- Community & Economic Development Department, Housing Division provides staff support to the TCRA.

Achievements

Completed activities 2012 to 2016:

- **\$4.3 million** CDBG funds invested in Tacoma
- **\$9.1 million** HOME funds invested in Tacoma
- **131** down payment assistance loans
- **41** home rehabilitation loans
- **1,063** home maintenance or rehabilitation grants
- **4** blighted properties acquired for rehab. and resell
- **355** new units of affordable housing
- **4** properties acquired for redevelopment (2 for mixed use, 2 for economic development)

Citywide Programs

- Down Payment Assistance
- Single Family Rehab
- Single Family Development
- Multifamily Developments
- Redevelopment



Down Payment Assistance



Single Family Rehabilitation



BEFORE



AFTER



Single Family Blight Abatement



BEFORE



AFTER



Single Family Development Homeownership Center of Tacoma (NOFA)



1254 S Grant



3581 East E



1519 S 93rd

Habitat for Humanity

- 2013-2016 Projects in Tacoma
 - 9 foreclosed units rehabbed and sold
 - 2 “Recycled Homes” sold
 - 5 new homes, Swan Creek Lane
 - 15 significant home repairs (\$25K max)
 - Partnership with Paint Tacoma/Pierce Beautiful, approx. 80 homes painted
 - Additional 30 homes constructed in Lakewood and Pierce County 2013-2016.

Single Family Development Habitat for Humanity



Larabee Terrace



Reynolds Park



Swan Creek

Single Family Rehabilitation Projects

Habitat for Humanity



Multifamily Construction

Vaughn Bay Construction (NOFA)

- Mason Avenue Apartments
- 105 Units
- \$300,000 (TCRA)



Tacoma Housing Authority (NOFA)

- Bay Terrace, Phase 1
- 70 units
- \$1.25 million
- Bay Terrace, Phase 2 construction began spring 2016.
- 70 units
- \$1.1 million



City of Tacoma & Pierce County Collaboration Since 2013 (NOFA)

- Nativity House
 - 50 units of permanent supportive housing for chronically homeless persons
 - Total Project Costs: \$12.8 million
 - County Contribution: \$1.4 million
 - City Contribution: \$900k



City of Tacoma & Pierce County Collaboration Since 2013 (NOFA)

- New Tacoma II
 - 40 units of senior housing including homeless set-aside of 8 units
 - Total Project Costs: \$11 million
 - County Contribution: \$300,000
 - City Contribution \$475,000



TCRA Redevelopment

- Valhalla Hall project
- TCRA acquired in January 2014
- TOD, mixed used, mixed income redevelopment
- 12 market rate and 14 affordable housing units, 2 live/work units



TCRA Next Steps

- Spur development and investment via redevelopment
- Grow program income as a financial resource
- Leverage existing resources
- Act as lender for housing and economic development projects on a case-by-case basis
- Strengthen community partnerships
- Emphasize housing for low and mixed income households

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