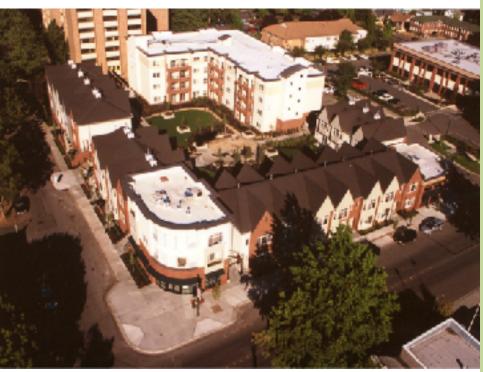
URBANIST

SOLUTIONS



Leadership in Community Economic Development

Economic Development & the City of Tacoma

Introduction to Kurt Creager Candidate; CED Director May 1, 2018





Del Rey Senior Housing; Housing Authority of the City of Los Angeles; photo courtesy of HACLA

Kurt Creager Consulting Services Urbanist Solutions Impact Investing:

- Originating Mixed Income Projects for Private Development in King & Snohomish Counties Client: DBG Properties LLC
- Developing Social Investment Prospectus for the Archdiocese of Portland
 Client: Catholic Charities & Caritas
- Energy Efficient Rehabilitation and Preservation Client: Vermont Energy Investment Corporation
- Prior Clients: 2007-2012
 - -Housing Authority of the City of Los Angeles
 - -San Bernardino County Housing Authority
 - -Helena Housing Authority
 - -Rocky Mountain Development Corporation
 - -Inland Empire Residential Resources/WAG
 - -Numerous Private Developers in 5 States





Raleigh by Innovative Housing; photo courtesy of Alex Salazar, AIA Design Architect

Kurt Creager Track Record

"Exceeded all expectations as Director"

"Created a sustainable budget for development of affordable housing"

"Increased output by 15% in one year"

"Leadership on citywide housing issues"

- -Voter approved bond for affordable housing
- -Construction excise tax for housing
- -Short term rental lodging revenue for housing production and preservation
- -Issued largest NOFA in city history
- -First Generation Renter Protections
- "Instrumental in the state legislative process"
- Reduced reliance on federal funding
- Committed to equity & inclusion





River Place Parcel 3 by Bridge Housing; North Macadam Urban Renewal Area Portland, Oregon

Portland Housing Bureau: Responsible for \$215 Million Budget in 44 Accounts; 68 FTEs

LINES OF BUSINESS:

- Financial Assistance to Affordable Housing Developers
- Homeless programs; shelters & supportive services
- Homeownership & housing preservation/repair
- Policy & program development for City Commissioners
- Housing & community planning & policy analyses
- Municipal land bank for affordable housing
- Multifamily Property Tax Exemption Program
- System Development Charge (SDC) Waivers
- Federal program compliance & monitoring (CDBG; HOME; HOPWA; COC; Lead Paint Abatement)
- Regional fair housing policy & planning
- Workforce development with Prosper Portland





CityScape Palomar Hotel & Housing (left) and Office with Urban Retail (right) by CDK Partners LLC & RED Development & Alliance Residential photo courtesy of CDG LLC

Economic Development Milestones

- West Seattle Steel (Nucor) Operating Line of Credit saved 600 family wage jobs
- Quadrant Corporation (Weyerhaeuser Real Estate) North Creek Business Park Loan
- 17 Business Improvement Areas (BIAs)
- Vancouver Farmer's Market; Community Renewal Area & PDA
- -CityScape (Palomar Hotel & Housing) PHX
- -Jordan Downs Transformation in Watts
- -PSRC East Corridor Equitable Development
- -USPS Central Station: 3 Million Square Feet Redevelopment in Portland's River District



80L/TRAS



Tacoma Waterfront from Johny's Dock

Economic Development & the City of Tacoma

- *Authenticity & Unique Sense of Place
 - -Maximize Financial Tools (Opportunity Zones)
 - -Engender Regional Cooperation (EDB; Port; Tribe; JBLM; Higher Education & County)
 - -Leverage cultural assets fully (Sister Cities)
 - -Align Policy with Priorities; link equity and inclusion to public investments
 - -Restore and Maintain Public Trust; ensure a level playing field for capital investors
 - 'Call the Question' move forward with resolve



Discussion and Questions



Esther Short Commons with Vancouver Farmer's Market by Vancouver Housing Authority, Vancouver, Washington

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