

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*

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



Tacoma Waterfront from Johnny's Dock

Discussion and Questions



Kurt Creager, President
Urbanist Solutions
kurt.Urbanist@gmail.com
(360) 907-0513

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