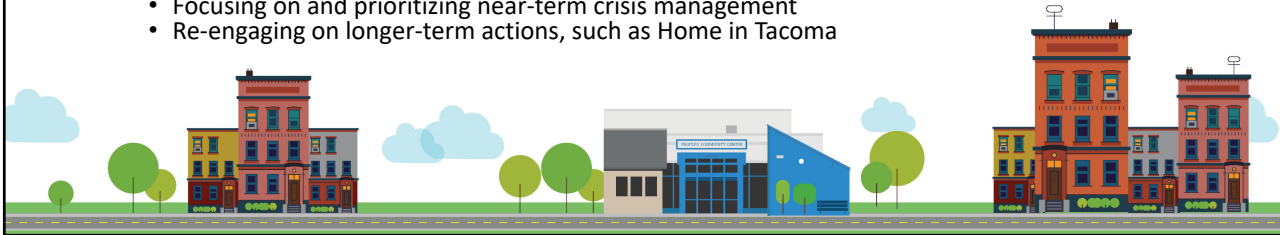


## Impacts of COVID-19 on Housing in Tacoma

- **Increased Need:**
  - Housing prices still increasing at one of highest rates in US
  - Economy and jobs hit hard (high percentage of retail and food)
  - Many housing insecure residents may not receive Federal support (undocumented, gig work, etc)
- **Decreased and Different Funding:**
  - Tax Revenue Impacts to City Budget
  - CARES Act Dollars
  - Things out of our control: Construction costs, etc
- **Reprioritization/ Crisis Management**
  - Rental and Utility Assistance
  - Focusing on and prioritizing near-term crisis management
  - Re-engaging on longer-term actions, such as Home in Tacoma



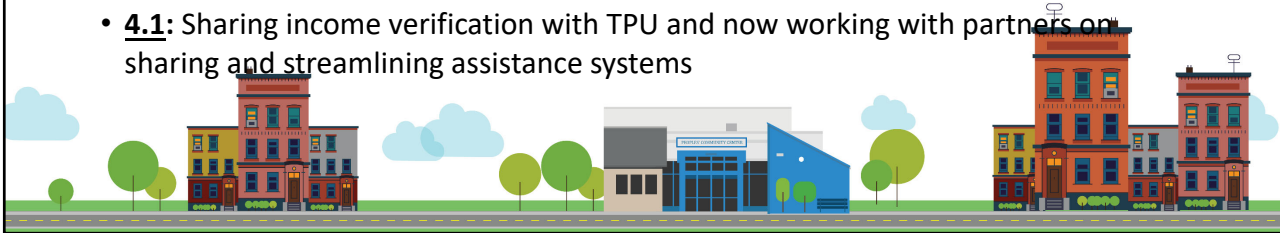
## AHAS Updates: Objective 1 (More Housing)

- **1.3:** Continued utilization of the MFTE (several 12-year projects)
- **1.4:** Surplus property policy, prioritizing affordable housing for 2021 RFP
- **1.2, 1.8:** Infill Pilot Program 2.0, Home in Tacoma project
- **1.12:** Mercy Housing expedited permitting pilot, on target for 14 week review
- **Multiple actions:** Housing Division Notice of Funding Opportunity (NOFA)



## AHAS Updates: Objectives 2-4

- **2.3:** SFR Rehab Program, 19 rehabs in 2019-20, 75% energy conservation with TPU
- **2.4:** Affordability tracking system development, process mapping with departments
- **3.1:** Completed landlord-tenant survey on RHC, planning listening posts for October
- **3.2:** Created Rental Assistance Program (351 payments made, \$304,735 distributed) and TPU's Emergency Assistance Response (10,640 approved, \$1.9M spent)
  - Beneficial overlap in benefits with Pierce County Rental Assistance Program
  - Anti-racist program design outcomes: Black/AA (46%), Households of Color (70+ %)
- **4.1:** Sharing income verification with TPU and now working with partners on sharing and streamlining assistance systems



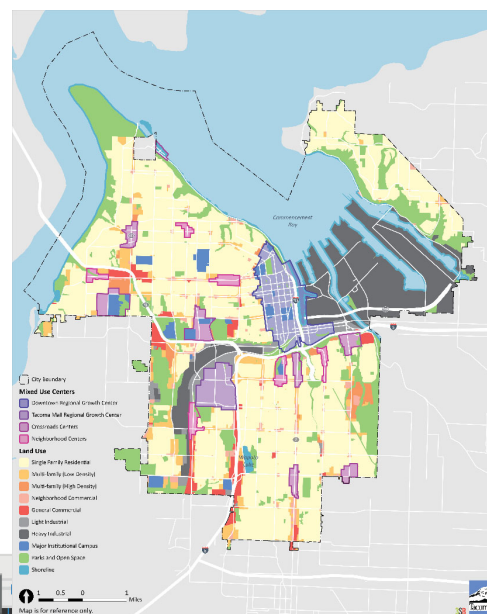
## Tacoma's housing growth strategy

Target: 54,741 units by 2040

- Primarily multifamily, in Centers
- 3/4 of residential area is single-family

### Challenges:

- Limits "missing middle" housing
- New development not affordable



## AHAS Actions – More homes for more people

### Diverse Housing Types (1.8)

*Encourage more diverse types of housing development through relaxed land use standards, technical assistance, and financial incentives.*

### Inclusionary Zoning (1.2)

*Modify inclusionary housing provisions to target unmet need and align with market realities.*



## Home In Tacoma Project

- Key considerations
  - Equity, empowerment and antiracism
  - Urban design and neighborhood patterns
  - Understand infrastructure and urban services
  - Market feasibility
  - Reflect community input
- Project info
  - Elliott Barnett, PDS Senior Planner
  - [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma)

**Sep – Dec 2020:**  
Ideas Generation

**Jan – March 2021:**  
Ideas refinement

**April:** Recommendations

**Apr – June:**  
Council consideration



9

## Single Family Rehab Program

- Who do we serve?
  - Homeowners with incomes at or below 80% area median income
- What does it cover?
  - Major repairs that are life, health, and safety concerns.
- Past Ten Months: 19 households assisted
  - Average of 5-6 households in previous years



10

## 2020 Affordable Housing NOFA

- Funds Available
  - HOME- \$1,100,000
  - CDBG- \$607,000
  - Affordable Housing Fund- \$1,430,000
- Funding Priorities-Housing for low income levels
  - Projects which are targeted at low-income households earning at or below 50% or less of Area Median Income. (not applicable for homeownership)
  - “Shovel Ready”



## Eligible Projects for NOFA

- Multifamily Rental Housing (New Construction or Rehabilitation)
- Single Family Homeownership (New Construction)
- Downpayment Assistance Programs (First-Time Homebuyers)
- Offsite Infrastructure for Affordable Housing



# Affordable Housing

Action Strategy Update

September 15, 2020



## Mid-mod budget updates

ACTION	DESCRIPTION	AMOUNT APPROVED	NOTES
ALL	AHAS: Strategy Analyst	<b>\$104,145</b>	One-Time only
1.8	Diverse Housing Types: Principal Planner	<b>\$136,860</b>	Approved for One principal planner (1 FTE)
1.12	Streamline Permit Review Process: Permit Subsidy Program	<b>\$25,000</b>	Supplement GF with other funds (HTF, CBDG)
1.12	Streamline Permit Review Process: Expedited Review Program	<b>\$25,000</b>	Approved for One-Time only. Supplement GF with other funds (HTF, CBDG)
2.3	Owner Occupied Housing Repair: Program Technician	<b>\$83,236</b>	One-Time only, for pilot, CED covers \$40k of GF in 21.
3.1	Tenant Protections: Program Development Specialist	<b>\$93,089</b>	One-Time only.
3.1	Tenant Protections: Tenant Legal Defense Fund Pilot	<b>\$50,000</b>	One-Time only

