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FROM: Toni Esparza, Neighborhood and Community Services (NCS)
COPY: Community Vitality and Safety Committee
PRESENTER: Sarah Bridgeford, Interim Housing Division Manager (NCS)
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SUBJECT: Tacoma Community Redevelopment Authority (TCRA) 2025 Annual Report
DATE: August 13, 2026

PRESENTATION TYPE:

Informational Briefing

SUMMARY:

This memo is to provide an overview of the Tacoma Community Redevelopment Authority (TCRA) 2025 programs and accomplishments.

BACKGROUND:

The Tacoma Community Redevelopment Authority (TCRA) is a Public Development Authority created by City Ordinance 19762 in 1973. A Public Development Authority is a special-purpose, quasi-municipal public corporation that a city or county may create by ordinance under RCW 35.21.730-.755 to administer federal or private funds and perform any lawful public purpose. The TCRA was created to administer programs with federal funds received by the City. Since its creation, the TCRA's administrative role has expanded to include the administration of state and local funding sources.

The TCRA is led by a 12-member board comprised of ten professionals representing five industries aligned with TCRA's programs and two at-large members. The five represented industries are Legal, Banking, Real Estate, Accounting, and Construction/Development. The Board is supported by City of Tacoma staff from the Housing Division within the Neighborhood & Community Services Department and the City's Finance Department. The Business Services Division from the Community and Economic Development Department engages with the TCRA for planning, implementing, and reporting on projects within the scope of the TCRA.

The TCRA currently has five administrative contracts with the City of Tacoma. These contracts are for the administration of the Home Investment Partnerships Program (HOME), Community Development Block Grant program (CDBG), Affordable Housing Fund, homeownership programs, and a portion of the Community Reinvestment Program (CRP) grant used to provide loans to businesses. The TCRA's administration enables responsive program design and rapid deployment of grants and loans, while managing risk and ensuring compliance with applicable federal, state, and local laws and program requirements. The TCRA also has administrative authority over some legacy housing and economic development funding.

In 2025, the TCRA made \$15 million available for projects, which included:

- **Affordable housing development:** Seven projects were under development. Two of these projects, Shiloh Baptist Church's Shiloh New Life Housing and Low Income Housing Institute's Patsy Surh Place, completed construction and were placed into service in 2025. An additional four projects were in predevelopment with funds committed through the TCRA.



- **Single-family rehabilitation:** 12 households accessed the program in 2025 with 7 completed projects.
- **Down payment assistance:** 21 households were assisted in purchasing homes.
- **Community Reinvestment Program (CRP) loans:** The CRP was established to address economic disparities stemming from the War on Drugs; prioritizes investment in Black, Latine, and Indigenous communities; and supports entrepreneurship, job creation, and community healing. \$3.2 million provided loans to 19 businesses.
- **Loan serving:** TCRA serviced 731 loans with 68 loans paying in full to be reinvested for future projects.

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.