



CITY OF TACOMA COMMUNITY  
AND ECONOMIC DEVELOPMENT  
2026 Tacoma-Lakewood HOME  
Consortium  
Annual Action Plan  
**Draft**

## INTRODUCTION

The 2026 Annual Action Plan outlines the City of Tacoma's yearly spending plan for federal and non-federal resources. Annual planning ensures that activities meet needs and goals identified in the 2025-2029 Consolidated Plan.

Public Comment Period

**April 1, 2026 – May 1, 2026**

Comments on this plan may be emailed to [CEDhousingdivision@tacoma.gov](mailto:CEDhousingdivision@tacoma.gov) or mailed to CED Housing Division, 747 Market Street RM 900, Tacoma WA, 98402

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The 2026 Annual Action Plan (AAP) is the spending plan for the second year of the 2025-2029 Consolidated Plan for the Tacoma and Lakewood HOME Consortium. Annual plans provide a consolidated framework for addressing housing, community and economic development, and human services needs within these cities. The plan is required by the US Department of Housing and Urban Development (HUD) to receive funds from three federal programs: the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and for the City of Tacoma, Emergency Solutions Grants (ESG).

HUD sets the eligibility criteria for the CDBG, HOME, and ESG programs, which benefit low- to moderate-income residents. Annual grant dollars are assigned to program activities through the implementation of the City of Tacoma's Participation Plan (CPP). The CPP outlines components of the City's partnership with community members on identifying needs and priorities to be met by program activities that meet HUD requirements. It also describes the roles of the Tacoma Community Redevelopment Authority, the Human Services Commission, and the Continuum of Care in forming recommendations to the Tacoma City Council on projects to be funded each program year.

Through the Annual Action Plan process, the City of Lakewood's HOME funds are also assigned to the Tacoma Community Redevelopment Authority for administration.

For the 2026 Program year the City of Tacoma anticipates receiving the following grant allocations: CDBG - \$2,455,189, HOME - \$1,076,033.63, ESG - \$208,329. In addition to new grant allocations, the City will allocate program income from both the HOME and CDBG programs.

### 2. Summarize the objectives and outcomes identified in the Plan

The development of the Consolidated Plan provides the Tacoma-Lakewood HOME Consortium with an assessment of needs and market analysis that drives the overall strategy of the five-year cycle. Annual Action Plans specify the activities and projects identified to meet Consolidated Plan objectives each program year, which lasts from July 1<sup>st</sup> to June 30<sup>th</sup>.

For the 2026 yearly planning cycle, Tacoma and Lakewood seek to achieve the following Consolidated Plan goals:

- Prevent/reduce homelessness and housing instability,
- Support rental and homeowner opportunities, and
- Advance economic opportunity.

### 3. Evaluation of past performance

Progress towards those annual goals and objectives are then evaluated in the Consolidated Annual Performance Evaluation Report in the months following the close of each program year. While numeric outcomes for the 2025 program year are not available during the yearly drafting of Annual Action Plans, program activities provided:

- Health- and safety-related home repairs for low-income households, persons living with disabilities, families with children, and elderly households;
- Technical assistance, lease negotiations, financial management, and microloans to low- and moderate-income business owners, creating jobs and preventing commercial displacement;
- Support to community-based organizations providing housing stabilization, legal services, and food assistance to persons experiencing homelessness;
- Funding to support organizational operations of the Homeless Management Information System;
- Rapid re-housing and emergency assistance;
- Down payment assistance to eligible, low-income homebuyers; and
- Financial assistance to renters, homeowners, and business owners whose incomes were impacted by the COVID-19 pandemic.

Construction was completed on two multifamily projects using City subsidies that also leveraged County, State and Federal funds in 2025, adding 157 new affordable units to the Lincoln District and Hilltop neighborhoods:

- Patsy Suhr Place is a six-story new construction multifamily rental apartment that is permanent supportive housing for seniors 55 and older. It will comprise 78 residential units (including one manager's unit) above ground-floor commercial space and lobby. The apartments included 47 studio and 31 one-bedroom units. Thirty-nine units will be reserved for households exiting homelessness and case management services will be provided on-site.
- Shiloh New Life Apartments is a 60-unit multifamily project in two buildings consisting of 40 one-bedroom and 20 two-bedroom apartments serving a combination of individuals and families who are experiencing homelessness or are at risk of becoming homeless, adults in recovery and low-income households at 50% AMI and below.

Construction began on two multifamily projects using City subsidies that also leveraged County, state and federal funds in 2025, bringing 143 new units into the construction pipeline:

- Hope Heights: new construction 63 affordable rental housing units for seniors with incomes at 50% AMI and below, including one two-bedroom manager's unit. Sixty-two units will consist of one-bedroom units, designed for one and two-person households. set-aside of 13 units for seniors at risk of or exiting homelessness.
- 35th & Pacific: new construction of 80 affordable rental housing units consisting of 40 one-bedroom, 24 two-bedroom, and 16 three-bedroom units. There will be 20 units set-aside for

individuals with intellectual or development disabilities and services to be available that would benefit such individuals.

#### **4. Summary of Citizen Participation Process and consultation process**

Funding recommendations for allocations of Community Development Block Grant (CDBG) for projects related to infrastructure, community development, economic development, and housing are made by the Tacoma Community Redevelopment Authority.

Recommendations for CDBG Public Services and Emergency Shelter Grant (ESG) funds are made by City of Tacoma Neighborhood and Community Services staff with input from the Human Services Commission and the Tacoma/Lakewood/Pierce County Continuum of Care.

The Tacoma-Lakewood HOME Consortium 2026 Annual Action Plan allocates HOME and CDBG funds to be administered by the TCRA in support of Affordable Housing projects.

The thirty-day period for examination and review of the AAP begins on April 1, 2026, and ends on May 1, 2026. Written comment is accepted during this time. In addition, a public hearing is scheduled to be held during a regularly scheduled City Council meeting on April 17, 2026, during which verbal comment will be accepted. The City will provide public notice on March 31, 2026, in the Legal section of the Tacoma publication The News Tribune for print and online viewing. Notice is also provided several weeks in advance of the public hearing via the Tacoma Daily Index.

A copy of the public notice is shared via email with partner agencies. During the review and comment period, copies of the plan will be available online at the City of Tacoma website, CED and NCS offices, and Tacoma Public Library branches. Public comments are documented and submitted with the plan, along with an explanation of whether they are incorporated into the plan and why.

#### **5. Summary of public comments**

This section will be completed after the Public Comment Period. Public comments will be accepted from April 1, 2026 – May 1, 2026.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

This section will be completed after the Public Comment Period.

#### **7. Summary**

The City of Tacoma leverages Consolidated Plan resources with other local funding sources including General Funds, HB 1590 Sales and Use Tax, HB 1406 Washington State Sales Tax Credit, and the City of Tacoma Mental Health Tax to provide for human services, affordable housing, and community and economic development. The City of Tacoma and the Tacoma Community Redevelopment Authority administers its federal housing and community development resources in coordination with the City of Lakewood, Pierce County, and the State of Washington.

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Felicia Medlen	Community and Economic Development/City of Tacoma
HOME Administrator	Felicia Medlen	Community and Economic Development/City of Tacoma
ESG Administrator	Jason McKenzie	Neighborhood and Community Services/City of Tacoma

Table 1 – Responsible Agencies

### Narrative

Tacoma and Lakewood receive HOME Investment Partnership Program funds jointly as a Consortium. The Council-appointed Tacoma Community Redevelopment Authority administers housing, community, and economic development programs using both HOME and Community Development Block Grant (CDBG) funds with support from City staff. In Lakewood, the City of Lakewood Community Development Department administers projects funded with CDBG, with public oversight by the Council-appointed CDBG Citizen’s Advisory Board.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Tacoma's Participation Plan outlines the network of appointed boards and commissions that bring a broad range of expertise to Consolidated Plan implementation. To develop Annual Action Plans, the City of Tacoma's Housing Division and Neighborhood and Community Services convene the Tacoma Community Redevelopment Authority, the Human Services Commission, and the Pierce County Continuum of Care to provide direction on annual projects to receive federal and non-federal resources to carry out Consolidated Plan objectives. These advisory groups serve as a valuable channel to the City's stakeholders, improving the ability of City staff and elected officials to make community-competent decisions throughout the planning cycle.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Tacoma's Housing Division, Neighborhood Community Services Department, and Lakewood's Community and Economic Development Department staff coordinate as part of the HOME Consortium and participate in regional efforts to plan and deliver services. Tacoma staff participate in weekly meetings with service providers and coordinate on the development of plans and strategies. The City also works alongside public- and assisted-housing providers, governmental agencies for health, mental health, and other service providers to deliver programs focused on economic development, transportation, public services, special needs, homelessness, and housing.

As the need for affordable housing and services continues to increase, the Cities of Tacoma and Lakewood, and Pierce County collaborate on long-term priorities to leverage limited funding to meet the needs of the community.

Coordination is also carried out through the Tacoma Community Redevelopment Authority (TCRA), Human Service Commission, Continuum of Care and the Lakewood Community Service Advisory Board who provide oversight and review. Tacoma and Lakewood also coordinate service delivery with Tacoma Housing Authority (THA) and Pierce County Housing Authority (PCHA).

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Tacoma/Lakewood/Pierce County Continuum of Care Board currently provides guidance and input on the pending updated chapter review, new drafted "Continuum of Care 5 Year Plan," and participate in the Collective applicant improvement subcommittee. The Continuum of Care board consists of representatives from a variety of sectors, including local government, public housing authorities, schools, health care, law enforcement and faith-based communities. Pierce County Human Services is

designated by the Continuum of Care Committee as the Collaborative Applicant and the Homeless Management Information System (HMIS) lead. For clarification, the Continuum of Care Committee is not a County entity.

The City of Tacoma and Pierce County coordinate on services provided through ESG, including the development of a shared ESG Desk Manual that provides consistent policies and procedures across ESG sub recipients who receive funding through the County and City. The City of Tacoma continues to coordinate ESG funding allocations with those made by Pierce County. Pierce County oversees data quality control and data reporting.

The City of Tacoma rejoined the Continuum of Care committee in September 2023 in anticipation to support the board's community wide commitment to ending homelessness through policy and resource alignment, including strategy alignment, by implementing activities to achieve the goals and objectives.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Jurisdictions that receive an ESG grant must describe the consultation with the CoC that serves the jurisdiction's geographic area in:

1. Determining how to allocate ESG funds:

The City of Tacoma staff present funding recommendations and solicit feedback and questions from the Continuum of Care to determine how to allocate ESG funds in the community and best serve homeless individuals and families living unsheltered, sheltered, accessing housing options, and prevention. The City of Tacoma also present funding recommendations and solicit feedback from the City's Human Service Commission which helps make funding recommendations for the City's funding for human services.

2. Developing performance standards for and evaluating outcomes of projects and activities assisted by ESG funds: The City of Tacoma developed and aligned performance standards within HUD guidelines to ensure episodes of homelessness are rare, brief and one-time. Measures include, but are not limited to:

- Length of time persons remain homeless
- Number of homeless persons in the system
- Exits to permanent housing and returns to homelessness
- Successful housing placement

- Length of time persons remain in shelter
- Length of time persons remain in housing

3. Developing funding, policies, and procedures for the operation and administration of HMIS: Pierce County Human Services is the lead on HMIS and adheres to all HUD and additional federal guidelines and regulation on the database. The City of Tacoma and sub-recipients of ESG funds are required to adhere to all policies and procedures related to HMIS.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

<b>Agency/Group/Organization</b>	Tacoma Community Redevelopment Authority
<b>Agency/Group/Organization Type</b>	Public Development Authority
<b>What section of the Plan was addressed by Consultation?</b>	AP-35 Projects Table, AP-38 Projects Summary
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Tacoma Community Redevelopment Authority (TCRA) reviews proposals for minor capital projects and community and economic development activities for inclusion in the Annual Action Plan. Through the Annual Action Plan, City Council allocates funds directly to the TCRA to administer its Economic Development Fund and Affordable Housing Fund.
<b>Agency/Group/Organization</b>	Human Services Commission
<b>Agency/Group/Organization Type</b>	Advisory Group
<b>What section of the Plan was addressed by Consultation?</b>	AP-35 Projects Table, AP-38 Projects Summary
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Human Services Commission reviews funding recommendations for human service programs supported with CDBG public services funding and ESG funding.

<b>Agency/Group/Organization</b>	Tacoma Lakewood Pierce County Continuum of Care Oversight Committee
<b>Agency/Group/Organization Type</b>	Regional Planning Group for Homeless Services
<b>What section of the Plan was addressed by Consultation?</b>	AP-35 Projects Table, AP-38 Projects Summary
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Tacoma Lakewood Pierce County Continuum of Care reviews funding recommendations for human service programs supported with CDBG Public Services funding and ESG funding.
<b>Agency/Group/Organization</b>	Lakewood Community Services Advisory Board
<b>Agency/Group/Organization Type</b>	Advisory Group
<b>What section of the Plan was addressed by Consultation?</b>	AP-35 Projects Table, AP-38 Projects Summary
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Lakewood Community Services Advisory Board reviews and recommends proposals funded through the Tacoma Lakewood HOME Consortium agreement for projects to be included in the Consortium's Annual Action Plan.
<b>Agency/Group/Organization</b>	Tacoma Housing Authority
<b>Agency/Group/Organization Type</b>	Public Housing Authority, Moving to Work Agency
<b>What section of the Plan was addressed by Consultation?</b>	AP-60 Public Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Tacoma partners with the Tacoma Housing Authority on service delivery and affordable housing development.

<b>Agency/Group/Organization</b>	Pierce County Housing Authority
<b>Agency/Group/Organization Type</b>	Public Housing Authority
<b>What section of the Plan was addressed by Consultation?</b>	AP-60 Public Housing
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Tacoma and the City of Lakewood partner with the Pierce County Housing Authority on service delivery and affordable housing development in Pierce County.

**Table 2 – Agencies, groups, organizations who participated**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Pierce County	The Tacoma-Lakewood HOME Consortium and the Continuum of Care coordinate and plan for preventing and reducing homelessness.
One Tacoma - Housing Element, Economic Development	City of Tacoma	Outlines land-use planning strategies for meeting citywide housing goals. The City is required under the Washington Growth Management Act to create a comprehensive plan with elements on Affordable Housing and Economic Development.
Tacoma 2035	City of Tacoma	Defines strategic indicators, established by the community, that guide the City in decision-making and resource allocation, as well as performance-tracking and reporting
City of Tacoma Affordable Housing Action Strategy	City of Tacoma	Identifies key challenges and strategic approaches to developing and maintaining affordable housing options
Pierce County Vision 2050	Puget Sound Regional Council	Vision 2050 is the region’s growth plan, guiding cities, counties, Tribes, and communities in preparing for a population of 5.8 million by 2050 while supporting a healthy environment, thriving communities, and a strong economy.
Pierce County Comprehensive Plan to End Homelessness	Pierce County	Identifies the existing resources, goals, and priorities for the Tacoma/Lakewood/Pierce County Continuum of Care
City of Tacoma Economic Development Strategic Plan	City of Tacoma	Identifies the priorities for non-housing economic development activities.

**Table 2 – Other local / regional / federal planning efforts**

Each process required for Consolidated Planning is different and requires a unique form of public involvement. Each process, including the Annual Action Plan, will use the form of Civic Engagement most appropriate to the project’s purpose. During the Annual Action Plan, opportunities for input and comment are provided throughout the process.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Funding recommendations for allocations of Community Development Block Grant (CDBG) for projects related to infrastructure, community development, economic development, and minor housing improvements are made by the Tacoma Community Redevelopment Authority.

Recommendations for CDBG Public Services and Emergency Shelter Grant (ESG) funds are made by City of Tacoma Neighborhood and Community Services staff with input from the Human Services Commission and the Tacoma/Lakewood/Pierce County Continuum of Care.

The Tacoma-Lakewood HOME Consortium 2026 Annual Action Plan allocates HOME and CDBG funds to be administered by the TCRA in support of Affordable Housing projects.

The thirty-day period for examination and review of the AAP begins on April 1, 2026, and ends on May 1, 2026. Written comment is accepted during this time. In addition, a public hearing is held during a regularly scheduled City Council meeting on April 17, 2026, during which verbal comment is accepted. The City provides public notice on March 31, 2026, in the Legal section of the Tacoma publication The News Tribune for print and online viewing. Notice is also provided several weeks in advance of the public hearing via the Tacoma Daily Index.

A copy of the public notice is shared via email with partner agencies. Draft copies are available for in-person viewing and review at: City of Tacoma, 747 Market Street, Community & Economic Development Department (9<sup>th</sup> Floor), General Services Department (2<sup>nd</sup> Floor) with special arrangements for disabled persons advertised, at the City of Lakewood Community Development Department 6000 Main Street SW (2<sup>nd</sup> Floor) as well as at Tacoma and Lakewood public libraries. The AAP is also posted on both cities' websites. Public comments are documented and submitted with the plan, along with an explanation of whether or not they are incorporated into the plan and why.

<b>Citizen Participation Outreach</b>						
<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
<b>1</b>	Newspaper Legal Ad	Non-targeted, broad outreach	10/23/25 Notice of Public Meeting to Provide Overview of Planning Process and Needs Assessment	No comments were received.		
<b>2</b>	Public Hearing	Non-targeted, broad outreach	11/5/25 Provide Overview of Planning Process and Needs Assessment	No comments were received.		
<b>3</b>	Public Meeting	Tacoma Community Redevelopment Authority	11/6/25 Staff provided an overview of the AAP process and CDBG NOFA at the public meeting of the TCRA.	No comments were received.		

<b>Citizen Participation Outreach</b>						
<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
<b>4</b>	Email notification	Affordable Housing Stakeholders, Community and Economic Development Organizations (Including agencies serving non-English speaking communities)	1/12/26 The email that was sent outlined CED NOFA application opportunity, NOFA workshop, important dates, and where to find application.	No comments received		

<b>Citizen Participation Outreach</b>						
<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
5	Newspaper Legal Ad	Non-targeted, broad outreach	1/12/26 Outlined CED NOFA application opportunity, NOFA workshop, important dates, and where to find application. Ads placed in two newspapers.	No comments received.		

Citizen Participation Outreach						
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Virtual Zoom Workshop	Organizations interested in applying for funds through the CED NOFA	1/20/26 Members of the community attended a workshop related to the NOFA, including questions and answers.	<ol style="list-style-type: none"> <li>1. "Collaboration with other TA providers" does that mean we have to apply with another TA provider or have a formal MOU with another organization? Or just list some organizations we work with in Tacoma in the application?</li> <li>2. Why do we have to provide 2 years of tax returns? (For profit businesses)</li> <li>3. Does the microgrant program have to be in person? Can it be a virtual program, but specifically designed for city of Tacoma?</li> <li>4. What email address should a request for an application submission folder be sent to by Feb 4th ?</li> <li>5. Can one company apply for Microenterprise and Housing Rehab?</li> </ol>	All comments were accepted.	

7	Internet Outreach	Non-targeted, broad	3/31/26 Post outlining funding recommendations, public comment period dates and times, and instructions for making comment.	<p>From Melanie Faure:  Upwards is the nation's largest network of family child care providers. We respectfully urge the Council to fund the Boost program as a direct investment in Tacoma's child care infrastructure, small business community, and working families.</p> <p>Boost equips low-to-moderate income, in-home child care providers with one-on-one business coaching and digital tools to strengthen their operations and grow their revenue. Providers work individually with experienced Care Specialists to build a customized Business Action Plan — covering marketing, enrollment, finances, programming, staffing, and more. They also receive free access to our Child Care Management System, which streamlines day-to-day operations and improves programming quality.</p>		
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				<p>The Result: Providers grow their small businesses, create local jobs, and expand access to affordable, quality care for working families in the community.</p> <p>The Need in Tacoma: The child care shortage in Tacoma is both a family crisis and an economic one:  Access gap: 50% of children under six in Tacoma lack access to a licensed child care slot, leaving thousands of families— especially mothers and single parents— unable to fully participate in the workforce.</p> <p>Low Wages: Child care workers in Tacoma earn an average of \$19.54 per hour, far below the wages of elementary educators. This wage gap drives high turnover and deepens the shortage.</p> <p>An Urgent Need: Statewide, child care providers are in</p>		
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				<p>the bottom 3% of wage earners. Nationally, two-thirds of child care providers report difficulty meeting basic needs including food and housing — a pressure Tacoma providers know firsthand.</p> <p>A Proven Model: Boost has a strong track record. Across 30 cities and counties, Upwards has:</p> <p>Mentored over 500 family child care providers</p> <p>Created 180 new jobs</p> <p>Helped providers increase revenue by an average of 25%</p> <p>Expanded child care slots by 30–50% — all within the first year of implementation</p> <p>Upwards is already partnering with 4 cities and 1 county to implement Boost, and could launch in Tacoma immediately upon receiving funding.</p>		
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<b>Citizen Participation Outreach</b>						
<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
				<p>Our Request</p> <p>We encourage the Council to support the Boost program with CDBG funding. We welcome the opportunity to meet with any Councilmember ahead of the next Council meeting to answer questions and discuss how Boost can serve Tacoma's community.</p>		
8	Public Hearing	Non-targeted, broad outreach	4/21/26 Presentation during regular City Council meeting on Annual Action Plan and funding recommendations, followed by opportunity to make verbal comment.			

**Table 4 – Citizen Participation Outreach**

## **Expected Resources**

### **AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

#### **Introduction**

The City of Tacoma anticipates Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds will be administered under this plan. In addition, state, local, and private resources will be leveraged to maximize the use of federal funds to make annual progress towards the goals in City of Tacoma's 2025-2029 Consolidated Plan.

The City of Tacoma partners with the Tacoma Redevelopment Authority on the oversight and administration of the Tacoma Lakewood HOME Consortium.

Approval of the 2026 Annual Action Plan by City Council and HUD is required before the City can receive annual CDBG, HOME, and ESG grants.

For the 2026 Program year the City of Tacoma anticipates receiving the following grant allocations: CDBG - \$2,455,189, HOME - \$1,076,033.63, ESG - \$208,329. In addition to new grant allocations, the City will allocate prior year CDBG grant funds from 2025 and program income from both the HOME and CDBG programs. Prior year CDBG resources are available due to use of PI that exceeded the projected amount for the 2024 program year.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,455,189	300,000.00	1,000,000.00	3,755,189.00	7,365,567	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,076,033.63	412,037	0.00	1,488,070.63	3,228,100.89	Consortium including the cities of Tacoma and Lakewood

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	208,329.00	0.00	0.00	208,329.00	624,987.00	

**Table 3 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Tacoma matches CDBG and HOME funds with grants, local funds, nonprofit organizations, Low-Income Housing Tax Credits, corporate grants, and donations (among other sources) to increase the benefit and success of projects using federal CDBG, HOME, and ESG dollars. In the past, Tacoma has committed federal CDBG and HOME funds to affordable projects early; the city's upfront support has been critical in anchoring projects and obtaining additional funding.

The Affordable Housing Fund, under the oversight of the Tacoma Community Redevelopment Authority, increases the ability of partners to provide affordable housing by providing a stable source of funding to leverage additional resources. Tacoma also has a local Affordable Housing Trust Fund. Together these two funds generate revenues of approximately \$7,000,000 annually to be used for affordable housing. HOME match requirements for the Consortium are met through multiple sources, including sources such as private grants and donations, Attorney General Funds, and the State Housing Trust Fund.

In Tacoma, ESG match requirements are met through various sources, depending on the project. Sources in past years have included Washington State, Pierce County, foundations and corporate grants, commercial lending, private donations, and City of Tacoma General Fund dollars.

In Lakewood, as in Tacoma, CDBG expenditures leverage funding from multiple sources on nearly all projects, except for homeowner rehabilitation/repair program (Major Home Repair). In 2025, LASA's development of 26-units of affordable rental housing will leverage over \$10 million of the project's \$13 million dollar project budget. Lakewood continues to coordinate its public improvements closely with capital improvement planning to leverage planned infrastructure improvements, including state and federal funding for infrastructure.

HOME match requirements for the Consortium are met through multiple sources, including private grants and donations, commercial lending, local funding, and the State Housing Trust Fund. HOME funds match requirements and leverage is provided as part of the HOME Consortium and is reported in Tacoma's portion of the Plan.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Tacoma has a public land disposition policy that prioritizes affordable housing on publicly owned property. This policy may result in publicly owned property becoming available over this funding cycle. Surplus property listings are provided on the City of Tacoma website by the Joint Municipal Action Committee, a partnership between City of Tacoma, Metro Parks, Tacoma Public Schools, and Pierce County. The TCRA may work in conjunction with the City of Tacoma to make land available for the development of affordable housing units.

The City of Tacoma also consistently reviews its available vacant properties to determine if any are suitable for operation of shelter or any other services to support individuals experiencing homelessness. Should the City identify such property for use, that use is discussed with the City Council and a community conversation is conducted prior to any service implementation.

**Discussion**

The City of Tacoma places highest priority for dispositions of publicly owned land or property located within its jurisdiction on those that will increase affordable housing supply. In January 2023 the City of Tacoma updated its policy for the sale and disposition of City-owned general government real property to encourage development of both affordable homeownership housing and affordable rental housing.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Advance economic opportunity	2025	2029	Non-Housing Community Development	City Wide	Need for economic stability	CDBG: \$300,000.00	Businesses assisted: 280 Businesses Assisted
2	Prevent/Reduce homelessness & housing instability	2025	2029	Affordable Housing Homeless	City Wide	Housing instability, including homelessness	CDBG: \$1,595,874 ESG: \$208,329.00	Homeowner Housing Rehabilitated: 45 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 340 Persons Assisted
3	Support rental and homeowner opportunities	2025	2029	Affordable Housing	City Wide	Shortage of quality, affordable housing options	CDBG: \$1,000,000 HOME: \$965,781	Homeowner Housing Added: 8 Household Housing Unit

Table 4 – Goals Summary

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Advance economic opportunity
	<b>Goal Description</b>	Supporting the growth and sustainability of small businesses and microenterprises and investing in community-driven economic initiatives.
<b>2</b>	<b>Goal Name</b>	Prevent/Reduce homelessness & housing instability
	<b>Goal Description</b>	Through funds for a range of services and facilities intended to prevent residents from becoming homeless and serving those experiencing homelessness.
<b>3</b>	<b>Goal Name</b>	Support rental and homeowner opportunities
	<b>Goal Description</b>	Supporting down payment and other related costs to homebuyers and the city's Affordable Housing Trust Fund, which facilitates the development or rehabilitation of rental or homeownership properties.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The projects described in the City of Tacoma-Lakewood HOME Consortium Annual Action Plan were selected for their capacity to support the goals and objectives outlined in the 2025-2029 Consolidated Plan, addressing the needs of low- and moderate-income residents.

#	Project Name
1	2026 Tacoma Affordable Housing Fund
2	2026 Lakewood Affordable Housing Fund
3	2026 HOME Admin
4	TPCC - Spaceworks Tacoma Incubator
5	Business Impact Northwest - Bookkeeping Services for Tacoma LMI Entrepreneurs
6	2026 CDBG Administration
7	City of Tacoma Single Family Housing Rehabilitation- 2026
8	ESG26 Tacoma
9	Rebuilding Together South Sound (RTSS), Community Revitalization Partnership Program
10	Shelter Programs

Table 5 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are identified through the combined direction from elected leaders; input from community members; concurrent strategies and plans; the ability to serve priority needs among Tacoma residents; and the ability to leverage additional local and state funding.

#### Housing

A. Development of new affordable housing  
B. Repairs and major rehabilitation benefitting low-income homeowners  
C. Second mortgages, and/or loans for closing costs benefitting low-income homeowners  
D. Down payment assistance for first-time homebuyers  
E. Maintain and expand rental housing affordable to low-income households  
F. Provide supportive housing for homeless and/or special needs individuals and families, including emergency and transitional shelters, and special needs-housing with support services.

#### Community Development

A. Street-related improvements such as sidewalk repair or replacement in lower income neighborhoods  
B. Public infrastructure improvements  
C. Off-site infrastructure improvements for affordable housing projects  
D. Improvements to public facilities

#### Economic Development

A. Business services for lower-income neighborhoods and/or lower income groups B. Financial and technical assistance for disadvantaged persons who own or plan to start a business C. Revitalization of blighted or low-income business districts D. Prevention of health and safety concerns through code enforcement.

#### Human Services

A. Emergency shelter B. Rapid re-housing

Declining resources relative to growing need among low-income households is an obstacle. The resources available to support the creation and preservation of affordable housing units are insufficient to meet demand. The Affordable Housing Action Strategy (AHAS) estimates a 3,000 unit gap for low-income households. It defines the connection between the lack of affordable homes and homelessness, affecting nearly 3,300 persons in Tacoma/Pierce County (HMIS data from Pierce County Human Services, November 2021).

Tacoma has experienced an increase in private investment; however, the city's existing resources can only leverage a few new affordable housing developments each year. Statewide resources, such as the Low-Income Housing Tax Credit and the state housing trust fund, are in high demand. AHAS stakeholders shared that projects serving extremely- and very low-income households often do not receive essential tax credits or substantial local investment to compete for state resources.

Existing resources are also inadequate. Fair Market Rents and HOME rents have increased more slowly than overall increases in median home values and contract rents, and are lower, across bedroom sizes, than the average rent in Tacoma. As a result, tenant-based and project-based rental assistance are insufficient.

Affordable homeownership provides stability and wealth-building capacity for low-income households. The City of Tacoma uses allocates significant HOME and CDBG funds to assist first-time homebuyers and to invest in home repair/rehabilitation.

The Cities of Tacoma and Lakewood will coordinate with local and regional partners, its regional HUD field office, community members, and across its departments to address obstacles and maximize limited, federal dollars. AHAS implementation will establish new revenue sources and partnerships and land use tools to support more affordable, diverse housing options.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	2026 Tacoma Affordable Housing Fund
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Support rental and homeowner opportunities
	<b>Needs Addressed</b>	Shortage of quality, affordable housing options
	<b>Funding</b>	HOME: \$965,780.63 CDBG \$1,000,000
	<b>Description</b>	Development of rental and homeownership housing units.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 4 households will benefit from this project.
	<b>Location Description</b>	
<b>Planned Activities</b>	Development of a combination of rental and homeownership units, at least 4 total housing units.	
2	<b>Project Name</b>	2026 Lakewood Affordable Housing Fund
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support rental and homeowner opportunities
	<b>Needs Addressed</b>	Shortage of quality, affordable housing options
	<b>Funding</b>	HOME: \$373,484
	<b>Description</b>	Support rental and homeowner opportunities
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 households will benefit from this project
	<b>Location Description</b>	This project is in the City of Lakewood.
<b>Planned Activities</b>	Development of affordable housing.	
	<b>Project Name</b>	2026 HOME Admin

<b>3</b>	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$148,806
	<b>Description</b>	
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is for Administration only
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration, management, coordination, monitoring, evaluation of the HOME Program and related requirements.
<b>4</b>	<b>Project Name</b>	TPCC – Spaceworks Tacoma Incubator
	<b>Target Area</b>	
	<b>Goals Supported</b>	Advance economic opportunity
	<b>Needs Addressed</b>	Need for economic stability
	<b>Funding</b>	CDBG: \$175,000
	<b>Description</b>	Training and/or technical assistance targeting small businesses.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 businesses will be assisted
	<b>Location Description</b>	
	<b>Planned Activities</b>	Staff salaries, supplies, and contracted services. The Incubator Program empowers innovative entrepreneurs with the tools, training, opportunities, and resources to thrive as small business owners in Tacoma by connecting with entrepreneurs; collaborating with local business experts and community partner organizations; developing relationships with property owners; providing relevant business training, coaching, and wrap-around technical assistance.

5	<b>Project Name</b>	Business Impact Northwest – Bookkeeping Services for Tacoma LMI Entrepreneurs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Advance economic opportunity
	<b>Needs Addressed</b>	Need for economic stability
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	Administration to implement and manage CDBG funded activities.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 businesses assisted
	<b>Location Description</b>	
<b>Planned Activities</b>	The purpose of this project is to strengthen the financial stability and growth of low-to-moderate income microenterprises in the City of Tacoma by providing bookkeeping assistance and financial education. Through tailored bookkeeping support, entrepreneurs will establish or clean up their accounting systems, create and analyze financial statements and learn recordkeeping best practices. This support improves cash-flow management, compliance, and readiness for financing, enabling microenterprise owners to sustain operations, pursue growth opportunities, and create or retain jobs for Tacoma residents.	
6	<b>Project Name</b>	2026 CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$491,037
	<b>Description</b>	Administration to implement and manage CDBG funded activities.
	<b>Target Date</b>	6/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	This is administration only.
	<b>Planned Activities</b>	Administration, management, coordination, monitoring, evaluation of CDBG funded activities
<b>7</b>	<b>Project Name</b>	City of Tacoma Single Family Housing Rehabilitation- 2026
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Prevent/Reduce homelessness & housing instability
	<b>Needs Addressed</b>	Housing instability, including homelessness
	<b>Funding</b>	CDBG: \$951,404
	<b>Description</b>	Program provides no-interest loans to City of Tacoma homeowners living in single-family homes to correct health and safety issues in their homes. This program is designed to provide rehabilitation and repair to correct components of the house not in compliance with Housing Quality Standards, Uniform Physical Conditions Standards, and local building codes.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 households will benefit from this project.
	<b>Location Description</b>	
<b>Planned Activities</b>		
<b>8</b>	<b>Project Name</b>	ESG25 Tacoma
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent/Reduce homelessness & housing instability
	<b>Needs Addressed</b>	Housing instability, including homelessness
	<b>Funding</b>	ESG: \$208,329
	<b>Description</b>	ESG EN Administration \$15,624 HMIS Operations \$5,208 Emergency Shelter \$124,997 Rapid Re-Housing \$62,500

	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 households will be assisted by rapid re-housing 160 persons will be assisted by emergency shelter
	<b>Location Description</b>	
	<b>Planned Activities</b>	
9	<b>Project Name</b>	Rebuilding Together South Sound (RTSS), Community Revitalization Partnership Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent/Reduce homelessness & housing instability
	<b>Needs Addressed</b>	Housing instability, including homelessness
	<b>Funding</b>	CDBG: \$644,470
	<b>Description</b>	Home repairs and rehabilitation to low-income homeowners
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	33 households will benefit from this project.
	<b>Location Description</b>	
	<b>Planned Activities</b>	The Community Revitalization Partnership Program provides home repairs and rehabilitation to owner-occupied, single-family residences for low-income (up to 50% AMI) homeowners who are seniors, people with disabilities or families living with children. The program focuses on accessibility modifications and emergency or critical safety repair. All repairs and modifications are done at no cost to homeowners and include roof leaks, plumbing, electrical, security (door/window/lighting), gutter repairs, carpentry, caulking, weather-stripping, temporary fencing, mechanical servicing, CO/smoke alarms and waterproofing. This year RTSS is also standing up a "Paint Tacoma Beautiful" program to replace Associated Ministries' "Paint Tacoma Beautiful" program since it has ceased operations.
10	<b>Project Name</b>	Shelter Programs
	<b>Target Area</b>	City Wide

<b>Goals Supported</b>	Prevent/Reduce homelessness & housing instability
<b>Needs Addressed</b>	Housing instability, including homelessness
<b>Funding</b>	CDBG: \$368,278
<b>Description</b>	Provide shelter for various needs, including on a temporary basis as needed and/or during times of inclement weather.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	180 persons will be assisted by this project.
<b>Location Description</b>	
<b>Planned Activities</b>	Provide shelter on a temporary basis as needed or during times of inclement weather.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Tacoma allocates its funds citywide. It does not concentrate its funding through a “Target Area” as defined by HUD.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	100

**Table 6 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

The City of Tacoma does not allocate investments geographically.

#### **Discussion**

While the City of Tacoma does not concentrate its funding through a “Target Area” as defined by HUD, the organization has invested in valuable geographic tools that support our staff and community partners’ ability to make decisions that leverage federal funds to meet specific, localized needs.

Tools such as GIS mapping of local conditions and the human services system, and the Housing Market Policy Dashboard allow decision-makers to understand how concentrations of low-income households produce specific outcomes and increased need for affordable housing, community and economic development, and public service investments.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

The Cities of Tacoma and Lakewood continue to maximize federal funding and leverage local resources to develop new affordable housing units; preserve existing affordable housing; create opportunities for homeownership to low-income households; and provide supportive housing in the form of emergency, transitional, and special needs housing with support services.

One Year Goals for the Number of Households to be Supported	Tacoma	Lakewood	Total
Homeless	-	-	-
Non-Homeless	49	4	53
Special-Needs	-	-	-
Total	49	4	53

**Table 7 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	Tacoma	Lakewood	Total
Rental Assistance	-	-	-
The Production of New Units	4	4	8
Rehab of Existing Units	45	-	45
Acquisition of Existing Units	-	-	-
Total	49	4	53

**Table 8 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The Tacoma-Lakewood HOME Consortium will support households through the following affordable housing activities:

- Rental assistance
- Production of new units
- Acquisition of existing units
- Rehabilitation of existing units

#### Lakewood

The City of Lakewood will produce 4 new rental and/or homeowner housing units and provide rental assistance to at least 4 households.

## Tacoma

The City of Tacoma will produce 4 new homeownership units and rehabilitate 45 homeowner housing units using federal funds, while allocating local resources targeted to lower incomes to the production of affordable rental units.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

#### **Introduction**

The Tacoma Housing Authority (THA) provides high quality, stable and sustainable housing and supportive services to people in need. With regard to THA's housing portfolio, THA owns over 1,600 housing units, with the majority subsidized through Project Based Vouchers or RAD Project Based Vouchers. THA subsidizes housing for approximately 3,000 voucher holders. Additionally, THA subsidizes over 475 units through its Property Based-Subsidies Program. Finally, THA delivers supportive services with focus areas that include whole family programming, youth programming, employment and educational opportunities, crisis response and community building.

In 2026, THA's strategic objectives are as follows:

- Enhance Financial Resilience and Sustainability
- Add More Affordable Housing Throughout Tacoma and Pierce County
- Invest in Housing Stability and Community Vitality
- Serve as a great employer, contractor and community partner

The Housing Authority of Pierce County [doing business as Housing Pierce County (HPC) and Pierce County Housing Authority (HPC)] serves over 5,800 individuals. HPC administers tenant-based Housing Choice Vouchers (HCV), project-based vouchers (PBV), and Veterans Affairs Supportive Housing (VASH) vouchers, in addition to operating the Family Self Sufficiency (FSS) and Homeownership program. Based on the 2026 Annual PHA Plan, HPC has identified four goals: 1. Increase the provision of safe, decent, affordable housing; 2. Expand Fair Housing Choice; 3. Increase Economic Stability for assisted households; 4. Increase electronic information for participants, landlords, community partners, and citizens. To advance these goals, HPC continues to advance its Section 18 repositioning of scattered-site public housing units while pursuing additional voucher resources, including VASH and Tenant Protection Vouchers (TPV), expanding the deployment of Project-Based Vouchers (PBVs), and increasing its affordable housing portfolio unit count through strategic acquisition and preservation efforts.

### **Actions planned during the next year to address the needs to public housing**

THA

Housing and Supportive Services: THA's work will continue to focus on building partnerships and uncovering resources to give households the support they need to stay healthy, stably housed, and economically secure. This includes seeking opportunities assisting voucher holders leasing on the private market, such as late rent and security deposit assistance. THA continues its partnerships with service providers, including the Salishan Center for Strong Families and the 2Gen program, which utilizes cross-sector partnerships to provide multi-generational mentorship programs, tutoring, and social emotional

learning.

Creating and Preserving Affordable Housing: Construction will begin for Aviva Crossing, with the first 129 units coming online spring 2026. For this project, THA leveraged partnerships with three separate development partners to bring several hundred new units of housing at different levels of affordability. These partners will bring attractive mixed-use and mixed-income housing to an amenities-rich part of Tacoma, which will offer residents easy access to services, schools, employment, and rapid transit connections.

## PCHA

### 1. Increase the provision of safe, decent, affordable housing

Increase housing subsidy and resources and deployment by: 1) Consider applications through HUD NOFA, such as, but not limited to, Section 811 Non-Elderly Disabled, and Family Reunification Vouchers. 2) Applied for Tenant Protection Vouchers (TPV) when made available by HUD. 3) Applied for additional Veterans Affairs Supportive Housing (VASH) when funding is available. 4) Continue administrative and compliance activities associated with previously awarded Tenant Protection Vouchers following resident relocation. 5) Continue the planning process for the Faircloth-to RAD conversion of additional units. 6. Expanding the number of Project-Based Voucher (PBV) units through strategic deployment within PCHA's growing portfolio.

Increase and improve partnerships with community organizations to expand availability of affordable housing: 1) Continue to participate in community organizations, such as the Pierce County Affordable Housing Consortium and the Continuum of Care, 2) Collaborating and coordinating with local governments, including Pierce County and local municipalities within the region, as well as regional housing authorities, while continuing to expand partnerships with regional, multi-sector collaboratives such as the South Sound Housing Affordability Partners. 3) Increasing community awareness and knowledge of the need for affordable housing and the mechanisms available to preserve and create long-term affordability. 5) Continuing to work with a selected nonprofit organization to complete the negotiated sale of the remaining Low-Income Public Housing (LIPH) units in accordance with the approved Section 18 disposition plan. 6) Deploying net proceeds from Section 18 property sales to support acquisition, rehabilitation, and long-term preservation of affordable housing units within Pierce County.

Increase lease-up success rate for Section 8 participants: 1) Seek opportunities to introduce households on the Section 8 waitlist to housing readiness resources, including Ready to Rent; 2) Increase efforts to expand participation of community landlords by conducting quarterly landlord engagement and appreciation events, support landlord adherence to Source of Income Discrimination protections, and enhance the landlord customer service experience; 3. Deploying cost-saving and efficiency measures adopted through recent Administrative Plan updates to streamline processing, reduce administrative

burden, and maximize the effective use of available voucher and administrative resources.

## 2. Expand Fair Housing Choice

Improve organizational awareness: 1) Actively partner with entities such as the Fair Housing Center of Washington to increase internal (HPC) awareness and external (participating landlord) awareness of impediments to fair housing choice; 2) Seek new, and improve existing, partnerships with organizations that are historically underserved; and 3) Assess practices that will expand housing choice among Section 8 participants, this may include Adopting Small Area Fair Market Rents, Provide targeted outreach to landlords in areas of higher opportunity, Improve participant materials, and Adopting preferences for the Section 8 waitlists. Implementing PCHA's Housing Mobility Plan to support participant access to a broader range of neighborhoods and housing options, including targeted outreach, participant education, and coordination with landlords in higher-opportunity areas.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

#### THA

THA will continue to invest in supportive services for the tenants living in its portfolio, including pathways to homeownership, such as those provided in the Family Self-Sufficiency program. Several homeownership classes and partnerships were offered at various THA sites in 2025, provided by Tacoma Urban League and Habitat for Humanity. THA staff also promote an online-based platform with the Homeownership Resource Center to host orientations for households interested in homeownership. Additionally, THA continues to provide self-sufficiency supports through its Center for Strong Families site which combines coaching for employment and financial management and income supports.

#### PCHA

Increase Economic Stability for Section 8 and Public Housing Residents by: 1. Expand HPC's Family Self Sufficiency (FSS) program; 2. Increasing Homeownership opportunities by prioritizing, when feasible, the sale of the Single-Family Public Housing units to low-income homebuyers; 3. Providing rental vouchers and assistance in relocating the current clients to homes that efficiently meet their needs and provide opportunities to better their lives; 4. Using the net proceeds from the sale of the homes to develop and/or preserve affordable rental housing units for very low-income households in Pierce County.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be**

**provided or other assistance**

THA has a Moving to Work (MTW) designation with HUD and is not in designated as a troubled PHA.

HPC is not designated as troubled.

**Discussion**

THA has a strong working relationship with the City of Tacoma and continues to work collaboratively on many different projects.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The Continuum of Care Committee (CoC), also called The Road Home, is a body formed and convened to identify five-year goals and strategies to address homelessness across Pierce County. The CoC developed a five-year strategic plan. The strategic priority areas were informed by engaging input by those who experience homelessness, champions in other sectors, and the expertise of CoC members who represent a variety of organizations that connect people experiencing homelessness. The five strategic priority areas include:

1. Housing – Maximize the use of existing housing while advancing for additional housing resources and more affordable housing
2. Stability – Support the stability of individuals experiencing homelessness and those recently housed
3. System and Service Improvements – Create a more responsive, accessible Homeless Crisis Response System
4. Community Partners – Optimize and leverage internal and external partnerships to better prevent and address homelessness
5. The Continuum of Care – Grow awareness of the CoC’s purpose and plan and serve as a central advocacy and coordinating body for addressing homelessness in Pierce County.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

- The City finalized a five-year strategy on homelessness in 2022 and that plan details the following goals:
- Ensure affordable housing is available and accessible to Tacoma residents.
- Everyone experiencing homelessness in Tacoma, or impacted by homelessness, can access services and support.
- The shelter system in Tacoma offers all people a safe and dignified experience that is easy to access.
- Tacoma’s homeless service system provides individuals and families with access to a continuum of tailored supports to prevent and end homelessness.
- Tacoma’s homeless service system provides Individuals and families with access to permanent, stable housing in order to end the cycle of homelessness.
- Preventing people from becoming homeless by ensuring there is enough affordable housing is the single most effective strategy for addressing homelessness in our community. The Affordable Housing Action Strategy (AHAS) is the guide by which we will continue to work as an organization to address housing affordability in Tacoma by implementing the twenty-four actions outlined in the strategy. The City is also working to align our programming and funding

decisions with Pierce County and their Comprehensive Plan to End Homelessness to achieve the goals listed above.

- In the next year the staff will be making recommendations on the following actions to progress the City's strategy:

#### Goal 1: Ensure affordable housing

- Increase the range of resources for households experiencing a housing crisis

#### Goal 2: Access services and support

- Coordinate internal and external partners before people exit facilities into homelessness
- Develop a targeted approach to move populations that are overrepresented in populations experiencing homelessness into sustainable housing
- Implement protocol to strengthen the referral process to shelter and services
- Continue to work with local stakeholders to collaborate and develop solutions for supportive housing units in Tacoma/Pierce County

#### Goal 3: Shelter system offers a safe and dignified experience

- Expand permanent shelter capacity with existing providers and shelters Continue to engage with targeted populations to identify needs and find alternative solutions and providers

#### Goal 4: Continuum of tailored supports

- Address racial disparities and disproportionalities in behavioral health, mental health, and substance use disorder treatment models

#### Goal 5: Access to permanent, stable housing

- Increase services to enhance life skills and maintain adequate housing

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Emergency shelter can be the first step towards stability and should be made available to anyone in need. However, some shelter beds remain empty due to lack of coordination and data sharing across shelters. A goal of the CoC is to reduce the average length of stay in temporary and emergency projects, including emergency shelter, transitional housing, and save havens, to less than 90 days. To meet this goal, the first strategy is to engage through the CoC committee level groups of where they projects may represent to include current and potential shelter and transitional housing providers, experts, local funders, and Pierce County Coalition to End Homelessness.

Persons transitioning out of homelessness often have a variety of needs including behavioral health and

mental health care, employment, education, childcare and parenting support, legal support, and more. To increase the chances of maintaining permanent housing for more than two years after exiting the Homeless Crisis Response System, a “care coordination” model that provides a wraparound service when a household first enters the system following then following a move to permanent housing is a key strategy.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

1. Ensure affordable housing is available and accessible to residents. Preventing people from becoming homeless by ensuring there is enough affordable housing

- a. Create more housing for more people by leveraging publicly and partner-owned land for affordable housing
- b. Preserve existing affordable housing by increasing prevention services and housing stability funding, and streamline processes for households accessing rental assistance
- c. Help people stay in their homes/communities by establishing Workforce Development and Financial Empowerment program across the support system
- d. Reduce barriers for people who often experience them by creating flexibility in contracting so providers can address various barriers

2. Ensure that everyone impacted by homelessness can access services and support

- a. Provide access to hygiene, outreach, and seasonal weather shelter for unhoused residents by maintaining the variety of shelter models that meet needs and eliminate known barriers to shelter access
- b. Streamline access to services through improved tracking and coordination to support unhoused residents by coordinating outreach workers, service providers and hospital social workers to collaborate on exit planning before people exit facilities into homelessness
- c. Deploy targeted strategies to reduce barriers and increase access for priority by gathering information for each individual situation of unsheltered homelessness and create a “By-Name List” that is updated in service of reaching and maintaining functional zero populations to shelter, treatment and permanent housing
- d. Collaborate with community and businesses to mitigate the impacts of homelessness

3. Support a shelter system that offers Tacoma residents a safe and dignified experience that is easy to

access

- a. Ensure and maintain adequate shelter capacity through a variety of shelter models
- b. Support Faith-based and non-profit organizations shelter capacity and ability to provide access to everyone and the permitting process and funding for homeless shelters
- c. Reduce barriers to shelter for all individuals experiencing homelessness by continuing to engage with targeted populations to identify needs and find alternative solutions and providers

4. Support the homeless service system to provide households with access to a continuum of tailored support to prevent and end homelessness

- a. Ensure access to services that feel welcoming and dignified and reflect the City's commitment to ensuring evidence-based models by prioritizing programming that provides direct trauma-informed care treatment and interventions that have positive behavioral health and substance use disorder outcomes
- b. Ensure the system of supports includes welcoming and culturally appropriate mental and behavioral health services
- c. Ensure the system of supports includes transportation, education, financial, employment, and recreational services that empower individuals to thrive by Increase temporary financial assistance in contracting so providers can offer flexible funds to assist persons getting into permanent housing or maintaining housing

5. Support the homeless service system to provide individuals and families with access to permanent, stable housing in order to end the cycle of homelessness

- a. Increase the number of permanent and stable housing opportunities for people experiencing homelessness
- b. Ensure adequate supportive services for permanent and stable housing opportunities by supporting existing service and shelters providers transition into providing housing and services to maintain continuum of care
- c. Streamline access and reduce disproportionalities to permanent and stable housing placement with targeted strategies that address barriers experienced by residents by targeting funding that expands and diversifies housing models to help address needs and barriers

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

THA

THA deploys several special programs designed to meet the specific needs of individuals and families at-

risk of homelessness. These include non-elderly adults with disabilities exiting skilled living facilities, young adults aging out of foster care, justice-involved individuals, family or drug court involved households, families fleeing domestic violence, and homeless youth and young adults. THA serves these populations through special voucher programs, via property-based subsidy programs, and at properties in which it has project-based vouchers.

Specifically:

- THA continues to strengthen its education-focused partnerships. In 2024, THA and Tacoma Public Schools (TPS) entered into a Memorandum of Understanding (MOU) to establish and collaborate on the creation of a local waitlist preference that prioritizes families of TPS students who are experiencing homelessness or housing instability for housing assistance.
- THA updated its waitlist preferences to account for foster youth nearing the end of their time-limited assistance who are offered a voucher, households exiting PSH with an SRO voucher, and establishing caps on referrals from the homelessness system and Medicaid-funded providers—caps which could increase or decrease depending on voucher utilization and vacancy rates. THA also offers a preference to any family that has been terminated or is at-risk of being terminated from its HCV and other federally funded programs due to insufficient program funding.
- THA received 75 new Foster Youth to Independence (FYI) vouchers that were implemented starting 2022. These vouchers require close collaboration with DCYF, Pierce County, and local service providers.
- Arlington Drive Youth Campus was fully completed in 2020, providing 58 units of subsidized housing for young adults ages 18 to 24 years old and a Crisis Residential Center/HOPE Facility (CRC) for homeless youth ages 12-17 years old. The CRC program model has a high success rate of discharging young adults to safe and permanent housing after a short-term stay whereas the Arlington Apartments houses young adults exiting homelessness or young adults who will age out of foster care into homelessness.

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

A combination of factors presents barriers to providing new affordable housing and retaining existing units in Tacoma and Lakewood: lack of vacant land with infrastructure in place for development; high cost of labor and materials; and, lack of economic incentives for private market investment in redevelopment or new development. Even when affordable units exist, many residents must overcome significant barriers to access them: low household income relative to rising housing costs; lack of sufficient stable, living wage jobs in Tacoma and Lakewood; lack of alignment between unit size or features, such as accessibility features. Many of these challenges are compounded by language barriers, limited knowledge of housing resources and programs; and difficulty qualifying for or securing housing (like meeting security deposit requirements).

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Tacoma developed its Affordable Housing Action Strategy, an urgent response to a changing housing market, increasing displacement pressure among residents, and a widespread need for high-quality, affordable housing opportunities for all. One of the four strategic objectives of the Affordable Housing Action Strategy focus on removing barriers for people who often encounter them. Some of the key actions to accomplish this strategic objective are as follows:

- Increase participation in existing first-time homebuyer programs and resources for new homebuyers.
- Target existing resources to improve the livability of existing owner-occupied homes.
- Encourage more diverse types of housing development through relaxed land use standards, technical assistance, and financial incentives (with a focus on technical assistance and relaxed land use standards).
- Modify inclusionary housing provisions to target unmet need and align with market realities.
- Earmark a portion of new or expanded source of local funding to provide support services in new development.

Tacoma and Lakewood will continue its down payment assistance, coupled with homebuyer education, to support homeownership among low- and moderate-income households. Specific actions include promotion and expansion of homeownership program capacity and to address underserved community members more effectively. The City will also focus code compliance efforts to connect households with resources that can assist them. The City will expand its partnerships with agencies providing home modifications at no cost to low and very low-income homeowners to provide accessibility features that

allow them to remain in their existing housing.

In 2024, the Tacoma City Council updated zoning, standards and other supportive actions to allow development of diverse housing types including duplex, triplex, townhouse, and multi-family development in neighborhoods across the City which are currently restricted to single-family houses. Removing this regulatory barrier to infill housing is intended to increase housing supply, affordability and choice through market-rate development, and will also increase opportunities for developers who use subsidies to create affordable units to seek project sites.

Tacoma offers a property tax exemption policy for multifamily housing developments that provide rent-restricted affordable units to income eligible residents. This policy is intended to increase the supply of affordable housing. In 2022, changes took effect to expand the geographic area within which housing developers can use the exemption to create rent-restricted units and deepening the level of affordability required to 70% Area Median Income for the Tacoma Pierce County Metro area. As part of Home in Tacoma passed in 2024, the eligible areas for the exemption expanded to all areas zone UR-3.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section describes the Consortium’s planned actions to carry out the following strategies to: 1) address obstacles to meeting underserved needs, 2) foster and maintain affordable housing, 3) reduce lead-based paint hazards, 4) reduce the number of poverty-level families, 5) develop institutional structures, and, enhance coordination.

### **Actions planned to address obstacles to meeting underserved needs**

The most significant obstacle to meeting underserved needs is the limited funding available to address all of the needs in the community. The City of Tacoma and the Tacoma Community Redevelopment Authority will continue to use its resources to leverage additional funding. Combined funding and collaboration will be targeted to increase the opportunity for affordable housing development, and to continue support for down payment assistance as a strategy to increase homeownership, coupled with homebuyer education in readiness for ownership.

### **Actions planned to foster and maintain affordable housing**

Tacoma and Lakewood will continue to review policies in their Comprehensive Plan to encourage affordable housing, including such strategies as infill housing and accessory dwellings. They will likewise encourage higher densities, particularly in mixed-use and urban centers. In public “visioning meetings” held to check in with and pass on information to attendees, higher densities were seen as positive (consistent with neighborhood character and design). Increasingly mixed-use centers are seen as offering more amenities, transportation options, choices in housing and other opportunities enriching the neighborhoods and the city.

Tacoma will continue to provide support for nonprofit agencies through funding and collaboration to increase the opportunity for affordable housing development and will continue to support down payment assistance as a strategy to increase homeownership, coupled with homebuyer education in readiness for ownership. Tacoma will continue to support capacity-building activities for local development entities that are planning to include affordable units in new developments.

The City of Tacoma has a public land disposition policy that prioritizes affordable housing on publicly owned property. This policy may result in publicly owned property becoming available over this funding cycle. Surplus property listings are provided on the City of Tacoma website by the Joint Municipal Action Committee, a partnership between City of Tacoma, Metro Parks, Tacoma Public Schools, and Pierce County. The TCRA may work in conjunction with the City of Tacoma to make land available for the development of affordable housing units.

Tacoma will create criteria to assess public infrastructure related to affordable housing development, including target areas for affordable housing policies and programs or planned affordable housing

developments. Tacoma will continue to engage in competitive applications for grant funding from the State of Washington's Department of Commerce for affordable housing funds through its Connecting Infrastructure to Housing Program.

Tacoma and Lakewood will continue to focus on revitalizing neighborhoods through code enforcement, emergency relocation assistance, crime-free housing, infrastructure and blight removal to stabilize people and neighborhoods. Both cities will work toward increasing access to opportunities by encouraging projects that revitalize and improve the quality of neighborhoods along with projects and policies that increase the capacity of residents. Both cities will continue their fair housing and landlord-tenants' rights education and outreach activities.

These and other strategic measures will be carried out incrementally through Tacoma's Affordable Housing Action Strategy (AHAS).

### **Actions planned to reduce lead-based paint hazards**

Consistent with Title X of the Housing and Community Development Act of 1992, the Cities of Tacoma and Lakewood provides information on lead-safe practices to owners of all properties receiving up to \$5,000 of federally funded assistance. If work on painted surfaces is involved in properties constructed prior to 1978, the presence of lead is assumed, and safe work practices are followed.

In addition to the above, homes with repairs in excess of \$5,000 in federally funded rehabilitation assistance are assessed for risk (completed by a certified Lead Based Paint firm) or are presumed to have lead. If surfaces to be disturbed are determined to contain lead, interim controls are exercised, occupants notified, and clearance test performed by an EPA-certified firm. Properties constructed prior to 1978 and acquired with federal funds are inspected for hazards and acquired rental properties are inspected periodically.

Much of the housing stock in Tacoma and Lakewood was constructed prior to 1978. While not exclusively the case, older units with irregular maintenance may pose a risk to residents. Housing repair projects favor lower-income households by virtue of their eligibility, and at-risk housing units by virtue of their affordability (condition and age). The Cities of Tacoma and Lakewood provides information on lead-safe practices to households involved in the repair programs and have brochures in the offices of the Cities of Tacoma and Lakewood for the general public on the dangers of lead and the importance of safe practices.

### **Actions planned to reduce the number of poverty-level families**

The Cities will continue to support programs and projects that assist low-income persons, including projects that offer solutions to help them out of poverty. The goals emphasize stable and affordable housing and services as a means to address poverty and high-quality infrastructure as a way to revitalize

communities.

For instance, the goal of increasing diverse rental and homeownership opportunities includes projects that will provide new housing to lower income households, some with ongoing subsidy and support. Decreasing the share that a household spends on their home is one significant way of increasing their ability to pay for other necessities, such as transportation, healthcare, and food, or save for the future. Down payment assistance programs, along with housing counseling, will allow households to become homeowners and build their wealth. Housing repair programs allow persons to live in safer housing and improve the neighborhood.

The goal of preventing and reducing homelessness focuses on households living in poverty. Household-focused and individual-focused case management, coupled with rapid rehousing can eliminate periods of debilitating homelessness and rebuild attachment to the community, productive employment and education, all of which are challenged during periods of homelessness.

The goal of supporting high-quality public infrastructure and increasing the availability of accessible, culturally competent services also has the capacity to help households and neighborhoods out of poverty. Investing in infrastructure and aligning services with community needs can help revitalize neighborhoods and make them more attractive to other investment and businesses providing jobs. Projects fund façade improvements and small business development directly, some through revolving loan funds, all of which result in jobs for lower-income persons, some of whom enter the programs from poverty.

Further, CDBG, HOME and ESG funds leverage additional monies to address the same issues. Projects are also the result of long collaborations between agencies and partners, including Pierce County, Tacoma-Pierce County Habitat for Humanity, the Homeownership Center Northwest, the Tacoma Housing Authority and the Pierce County Housing Authority.

Funding from other sources – local, state, federal, foundations, private donors – are coordinated for the best benefit given continually declining federal resources. Major barriers to achieving reductions in the number of households in poverty are limited resources (including funding) and broad changes in local economies beyond control of the cities.

### **Actions planned to develop institutional structure**

The table below shows the key responsible entities that make up the institutional delivery system for the federal funds in Tacoma and Lakewood. A discussion of the strengths and gaps of this system is detailed below.

### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

Strong coordination and process improvements two strategies being used and will continue to be used in 2024 to overcome the gaps in the institutional delivery system.

Lakewood and Tacoma will continue to participate in the Lakewood/Tacoma/Pierce County Continuum of Care, among other collaborations, to identify strategies to strengthen the service delivery system. Tacoma is implementing strategies to align the contracted providers' systems to streamline services and enhance them.

Both are on the subcommittees for SHB2163 and SHB2060 that establish policies and funding priorities for use of document recording fees set by that legislation. Human services are funded in both jurisdictions with General Funds, guided by strategic plans. Importantly, the Tacoma City Council approved a sales tax increase (0.1%) for use in addressing needs of persons with mental health and chemical dependency issues.

In 2021, an additional funding source HB1590 was approved in Tacoma for the development and operations of permanent supportive housing.

Decisions on use of funds and priorities are coordinated across departments in both cities and across agencies in Pierce County. The Lakewood/Tacoma/Pierce County Continuum of Care brings needs, gaps, and opportunities to the front of the discussion.

## **Discussion**

The City of Tacoma continues to devote resources towards developing long-term solutions to the need for more affordable housing options, ensuring that homeownership and home repair are available to low-income households, and reducing the number of poverty-level families through economic development activities. These long-term solutions, however, are insufficient to meet the existing demand for affordable housing options and cost-burdened households.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The City of Tacoma participates in the Community Development Block Grant (CDBG), HOME Partnership (HOME) and Emergency Solution Grant (ESG) programs. The following section covers information and requirements that are program or grant specific.

The City provides the following assurances subject to the reservations contained herein:

- “The City of Tacoma agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government’s payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.”
- “The City of Tacoma will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.”
- “The City of Tacoma shall administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws. The city will not use funding under this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation. Unless excepted by PRWORA, the city must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.”
- “The City of Tacoma shall not use grant funds to promote “gender ideology,” as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.”

The City of Tacoma provides the above assurances with the following reservations:

In conjunction with Tacoma's U.S. Department of Housing and Urban Development ("HUD") 424 - B application for Federal Assistance under the HOME Investment Partnership Program, Assistance Listing Number 14.239 ("HUD Grant Agreement"), Tacoma reiterates that in good faith that it does comply with all Federal laws, and regulations in the current Code of Federal Regulations governing the program as the City understands them.

With specific reference to executive orders, Tacoma’s understanding of those orders is consistent with the manner in which federal attorneys have represented to courts that recent Executive Order

directives. See e.g., Nat’l Ass’n of Diversity Officers in Higher Ed. v. Donald J. Trump, No. 25-1189 (4th Cir. Mar. 14, 2025) (Harris, J. concurring): “As the government explains, the challenged Executive Orders on their face, are of distinctly limited scope. . . . the so-called “Certification” and “Enforcement Threat” provisions apply only to conduct that violates existing federal anti-discrimination law.” Tacoma’s understanding and its programs are also entirely consistent with U.S. Attorney General Pam Bondi’s July 29th, 2025, Memorandum “Guidance for Recipients of Federal Funding”

Tacoma reserves the right to challenge any requirements which do not comply with existing federal law, and/or the provisions of the current Code of Federal Regulations.

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	300,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>300,000</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	98.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The City of Tacoma uses only specified forms of assistance (i.e. 24CFR 92.205b) such as investments, interest-bearing loans, deferred payment loans, and grants.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Tacoma Consortium utilizes Recapture for its homebuyer programs. Recapture includes any HOME investment, including interest, if any, that reduced the initial purchase price from the fair market value to an affordable price (“Direct Subsidy”), but excludes the amount between the initial cost of producing the unit and the fair market value of the property. Recaptured HOME funds are due upon sale, transfer, or if the HOME-assisted property is no longer the primary residence of the homebuyer. The Consortium allows for each subrecipient to determine the method of recapture on a program-by-program basis, provided it meets one of the two methods outlined below:

- a. Recapture the Entire Amount. The Consortium will recapture the entire outstanding balance of principal and interest, including any late fees, of its total HOME Investment. The amount recaptured will not exceed the total net proceeds available.
- b. Reduction during Affordability Period. The Consortium may reduce the HOME investment amount to be recaptured on a prorated basis for the time the homeowner has owned and occupied the housing measured against the required affordability period. The Consortium requires a 15-year affordability period when forgiving debt to homebuyers. The HOME investment is decreased in equal amounts over a 10-year amortization schedule beginning in year 6. The amount recaptured will not exceed the total net proceeds available.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

Each homebuyer is underwritten to ensure that they meet not only income-eligibility requirements, but that the burden of overall mortgage proposed is affordable to that household. Since 2002, the Consortium has had a policy for front and back-end ratios, examining the overall housing debt and the debt of each family, the appropriateness of the assistance, and financial resources to sustain homeownership. Each HOME assisted property will require a promissory note, deed of trust restrictions, and a written HOME agreement during the federal period of affordability with specific

terms and conditions established by each Consortium member.

The Consortium's policy adheres to and in some cases is stricter than the affordability requirements set forth in 24 CFR 92.254(a)(4): When the total HOME investment is less than \$15,000, a federal affordability period of not less than 5- years will be required. When the total HOME investment is \$15,000 to \$40,000, a federal affordability period of not less than 10-years will be required; for investments of over \$40,000, the required federal affordability period will be a minimum of 15- years. This federal affordability period is not contingent on loan terms or an amortization period.

Funds that are recaptured from the sale of property by the homebuyer, or if the property is no longer used as their primary residence during the federal affordability period, will be returned to the City of Tacoma, as lead agency of the Consortium. The federal affordability restrictions may terminate upon foreclosure, transfer in lieu of foreclosure, or assignment of an FHA-insured mortgage to HUD.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

At this time the City's priority is on new housing units, not refinancing debt on existing multifamily housing.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Pierce County's centralized intake and assessment system (operated through Coordinated Entry) has been online since January 31, 2011. Features of the Coordinated Entry System (CES) include:

- Instead of being a standalone "program" or single fixed "front door," CES is a system function that provides activities and services at places where homeless people live or where they seek entry to the system;
- The CES attempts to divert all homeless households from entering the homeless system, particularly those with lower housing barriers;
- The CES prioritizes households with the highest acuity of need (based on vulnerability and housing barriers) for assistance and refer them to available housing interventions. Providers of transitional housing, rapid re-housing and permanent supportive housing contractually obligated to lower their barriers to entry and accept higher need households;
- To remove barriers to access, CES entry points include shelters (adult and family) and mobile outreach teams that seek out unsheltered people;
- The CES conducts a brief assessment to determine prioritization for access to housing resources (based on the household's vulnerability and housing barriers) and their eligibility to enter existing programs;
- The CES maintains priority lists of people assessed. Those not placed on a priority list will have been offered diversion assistance; and
- All data and activities related to CES intake, assessment, and referral are entered into the Homeless Management Information System (HMIS).

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Tacoma’s Neighborhood & Community Services Department presents ESG allocation recommendations for programs meeting ESG priorities to the Human Services Commission (HSC) for their feedback. In accordance with the City’s Citizen Participation Plan and process for making funding decisions, these recommendations are then presented to the City Council’s Community Vitality & Safety subcommittee before being presented and approved by the full Council. They are also published for public comment. Programs that are awarded funding then enter into contracts with the City. ESG funds can be used for the following program components: Street Outreach, Emergency Shelter, Homelessness Prevention, and Rapid Re-Housing. There is a cap on Street Outreach and Emergency Shelter as no more than 60% of the total annual HUD allocation may be used for these two categories.

ESG allocation recommendations are also presented to the County’s Continuum of Care for feedback. This is due to regulations issued by HUD that require the City to make ESG funding decisions in consultation with the Pierce County Continuum of Care—the local planning body for homeless services.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City met the homeless participation requirement by presenting recommendations to the Pierce County Continuum of Care, which includes individuals who have previously experienced homelessness.

5. Describe performance standards for evaluating ESG.

The City will continue to consult with the CoC regarding performance measures of the HEARTH

ACT. This will include identifying performance objectives and targets. The following will be tracked through HMIS:

- Length of time persons are homeless
- Exits to permanent housing
- Income
- Performance standards for ESG will include the following:
- Shortening the time people spend homeless (Target: Rapid re-housing clients will find permanent housing within 30 days of the start of services)
- Increasing the percentage of persons who exit to permanent housing or remain in permanent

housing at the end of the program year (Target: 85% for rapid re-housing clients)

- Increasing the percentage of persons over 18 who increased their total income at program exit or at the end of the program year (Target: 20% for all ESG clients)