

4.8 Population and housing

4.8.1: Affected environment

American Community Survey 2005-2009

The US Department of Census compiles demographic statistics on a jurisdictional basis for the entire United States including the United States, Washington State, Puget Sound (King, Kitsap, Pierce, and Snohomish Counties), Pierce County, and Tacoma every 10 years and currently for 2010. In addition, the Department also compiles statistical sampled projections of demographic characteristics for the same areas on a mid-decadal basis or for the years 2006-2009 in the American Community Surveys (ACS).

Private commercial companies, such as ESRI - a research group that organizes and analyzes geographic information to help land planners and land resource managers make well-informed environmental decisions - aggregate detailed census and ACS data for smaller geographic areas such as the MLK Subarea. The Tacoma Community & Economic Development Department commissioned ESRI to generate census data for the city's mixed use business districts and subareas including MLK.

According to the 2005-2009 ACS and ESRI statistical findings, the population within the Tacoma incorporated area and MLK subarea had household characteristics that were different than the averages typical of the surrounding city, county, region, state, and nation. For example:

Age and household status

Average household size - was 1.59 persons per household in the MLK subarea compared with 2.39 in Tacoma, 2.56 in Pierce County, 2.51 in Puget Sound, 2.52 in Washington, and 2.60 in the United States. MLK subarea households have fewer members than is common in comparable areas.

Percent households in families - was 40% in the MLK subarea compared with 58% in Tacoma, 67% in Pierce County, 62% in Puget Sound, 64% in Washington, and 66% in the United States. MLK subarea households are composed of more nonfamily types than is common of all the comparable areas.

Median age - was 33.0 years in the MLK subarea compared with 35.6 in Tacoma, 35.2 in Pierce County, 36.5 in Puget Sound, 36.8 in Washington, and 36.5 in the United States. MLK

subarea households are younger than what is commonly found in comparable areas.

Population over age 65 - was 6% in the MLK subarea compared with 11% in Tacoma, 11% in Pierce County, 10% in Puget Sound, 12% in Washington, and 13% in the United States. MLK subarea households retain fewer senior and older adults than is commonly found in comparable areas.

Resided in same house 1 year ago - was 78% in Tacoma, 79% in Pierce County, 81% in Puget Sound, 81% in Washington, and 84% in the United States. Tacoma households are slightly more mobile than is commonly found in comparable areas and may be affected by military personnel deployed at Joint Base Lewis-McChord (comparable data is not available for the MLK subarea).

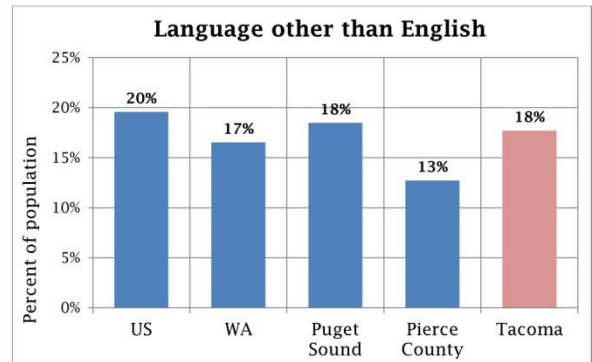
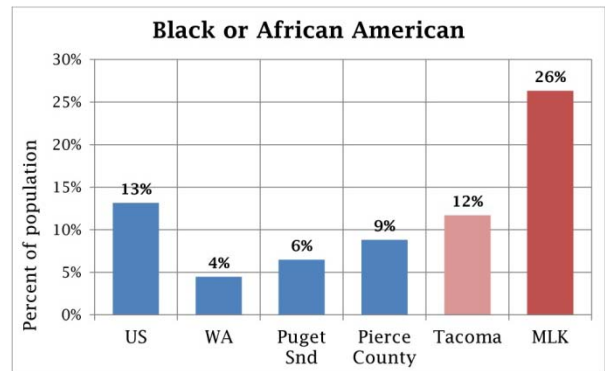
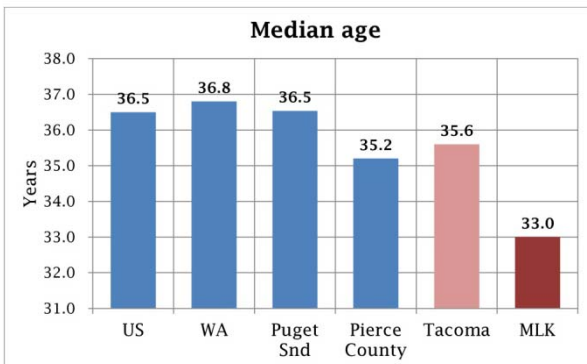
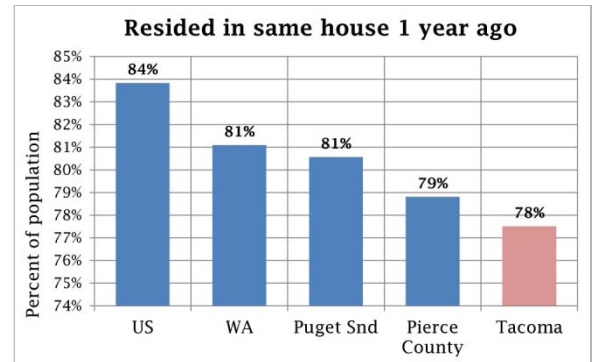
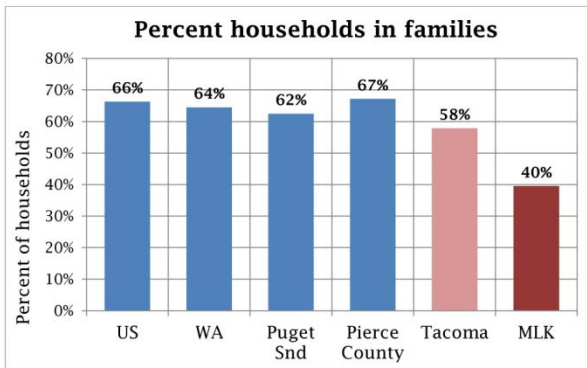
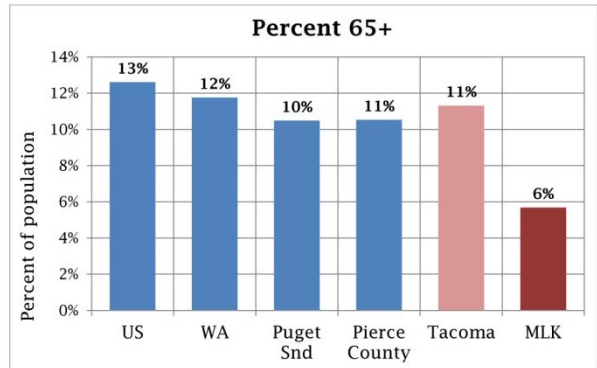
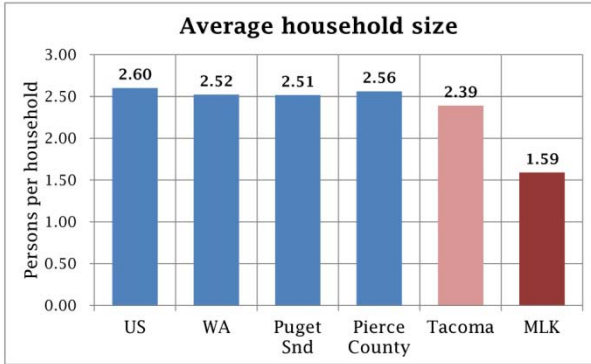
Black or African American - was 26% in the MLK subarea, 12% in Tacoma, 9% in Pierce County, 6% in Puget Sound, 4% in Washington, and 13% in the United States. MLK subarea households include a significantly higher percentage of Black or African Americans than is commonly found in comparable areas.

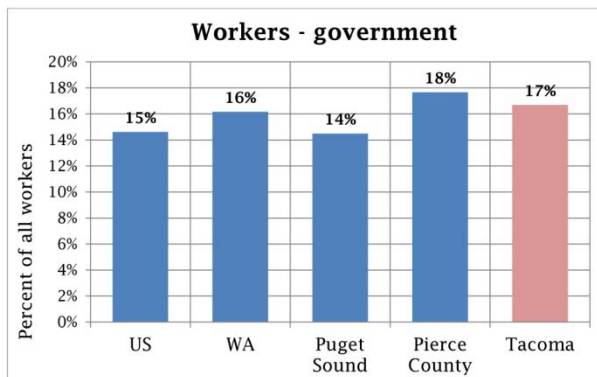
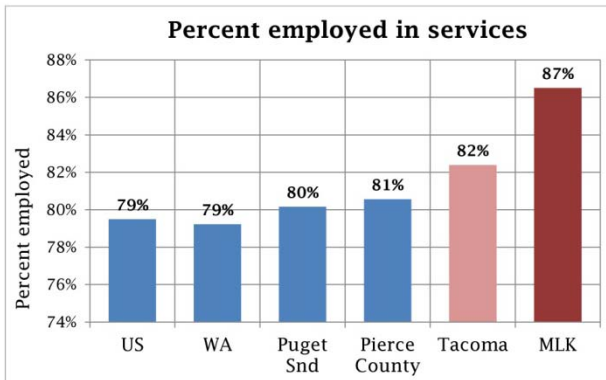
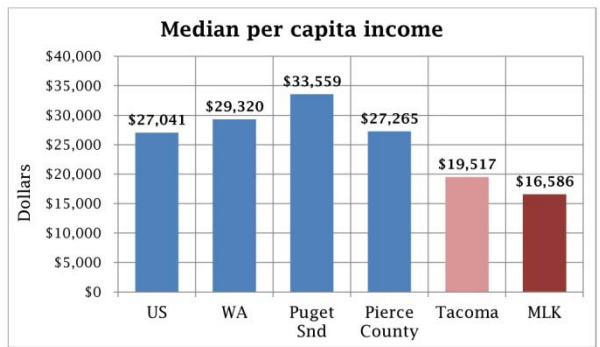
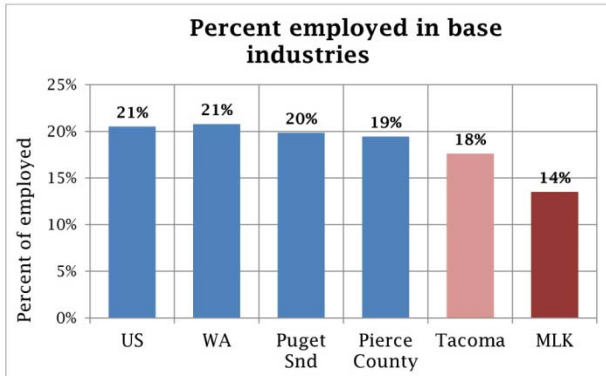
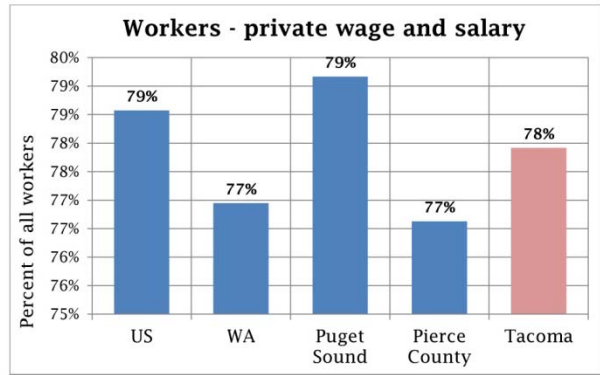
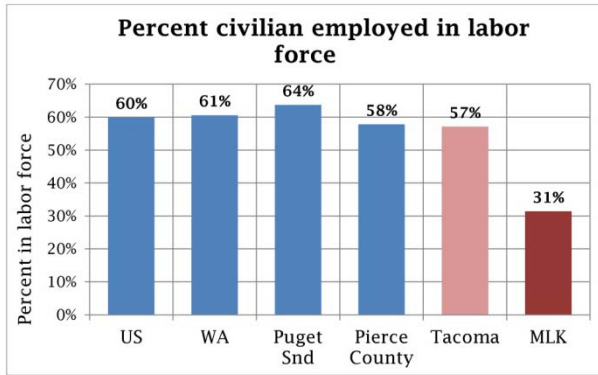
Language other than English - was spoken by 18% in Tacoma, 13% in Pierce County, 18% in Puget Sound, 17% in Washington, and 20% in the United States. Tacoma households include a typical percent of non-English speaking (as primary language) as is commonly found in comparable areas (comparable data is not available for the MLK subarea).

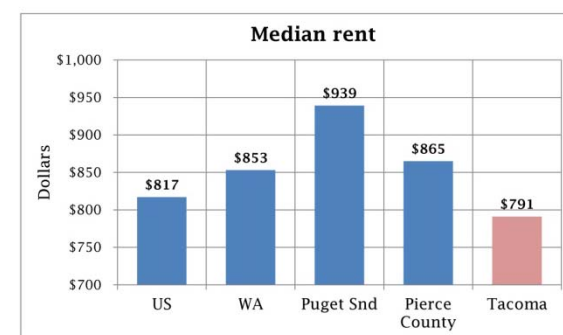
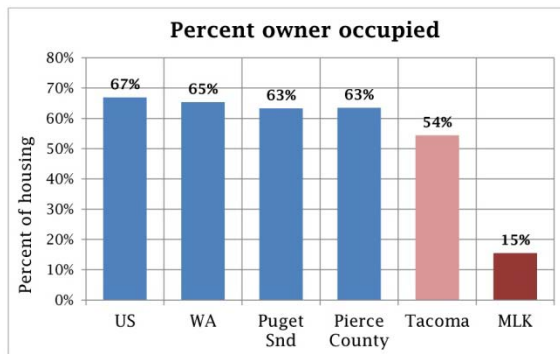
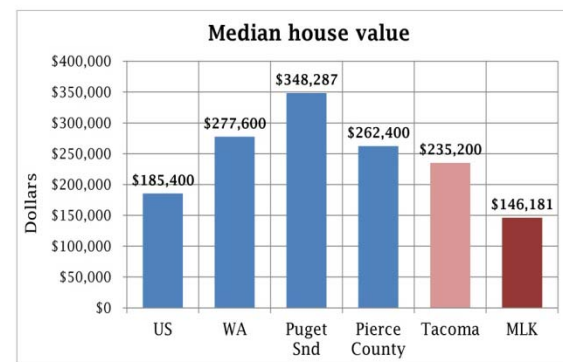
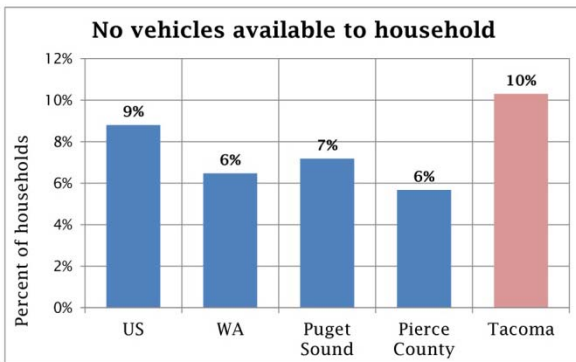
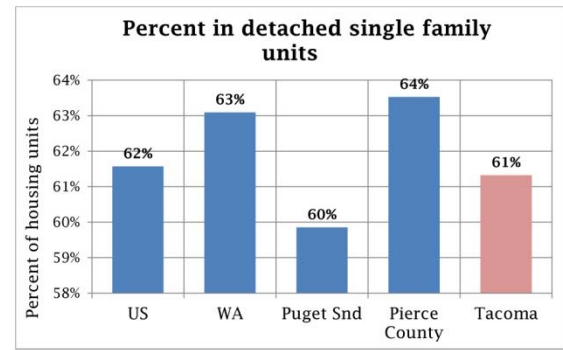
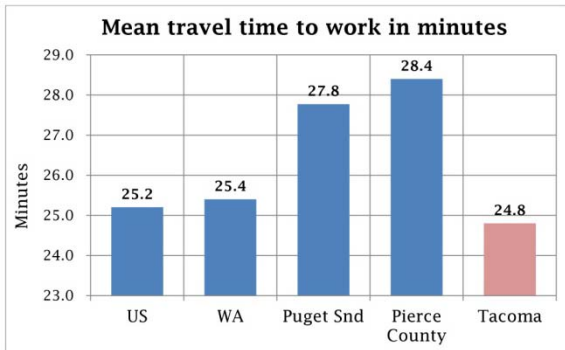
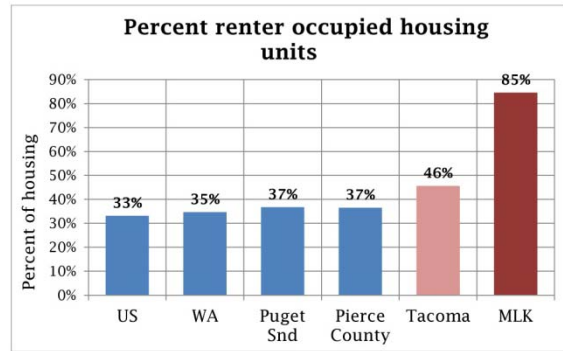
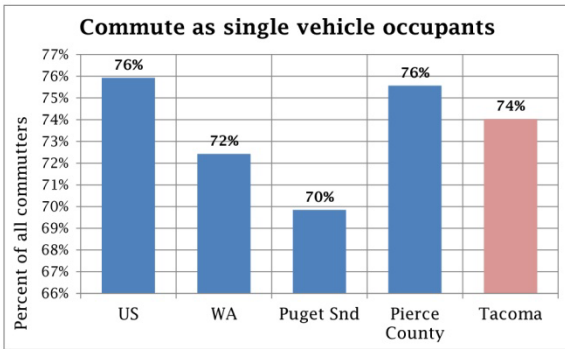
In summary, the statistics indicate the MLK subarea has attracted smaller households in non-families with younger average members who more likely to be Black or African American than is typical of the city, county, region, state, or nation.

Education, occupation, and income

The percent of persons over the age 16 employed in the civilian labor force - was 31% in the MLK subarea, 57% in Tacoma, 58% in Pierce County, 64% in Puget Sound, 61% in Washington, and 60% in the United States. MLK subarea households include a significantly lower percentage of adults employed in the civilian labor force. While some adults from the MLK subarea may be employed in the military at Joint Base Lewis-McChord, the civilian employed statistic is considerably below all comparable areas.







The percent of employed persons in base or resource and product oriented industries - was 14% in the MLK subarea, 18% in Tacoma, 19% in Pierce County, 20% in Puget Sound, 21% in Washington, and 21% in the United States. MLK subarea residents are significantly less likely to be employed in manufacturing, transportation, or other base-oriented industries that are likely to be offered in the Port of Tacoma and other local industrial districts than the comparable areas.

The percent of employed persons in service oriented industries - was 87% in the MLK subarea, 82% in Tacoma, 81% in Pierce County, 80% in Puget Sound, 79% in Washington, and 79% in the United States. MLK subarea residents are significantly more likely to be employed in retail and wholesale trade, health, personal and business services, and government than the comparable areas, which is likely due to the nearby hospitals and proximity to the downtown core.

The percent of employed persons who worked in government related industries - was 17% in Tacoma, 18% in Pierce County, 14% in Puget Sound, 16% in Washington, and 16% in the United States. Tacoma residents are more likely to be employed in government-related industries, such as at Joint Base Lewis-McChord, the Pierce County jail, courthouse, administration, and other facilities in downtown Tacoma, than comparable areas.

The percent of employed persons who worked as private wage and salary - was 78% in Tacoma, 77% in Pierce County, 79% in Puget Sound, 77% in Washington, and 79% in the United States. Tacoma residents are employed in private wage and salary positions on par with the comparable areas.

Median family income - was \$60,905 in Tacoma, \$67,348 in Pierce County, \$78,670 in Puget Sound, \$68,457 in Washington, and \$62,363 in the United States. Tacoma households, with less working members per family, and more likely to be employed in service industries, accumulate less income than typical of the region, state, and nation.

Median per capita income - was \$16,586 in the MLK subarea, \$19,517 in Tacoma, \$27,265 in Pierce County, \$33,559 in Puget Sound, \$29,320 in Washington, and \$27,041 in the United States. The MLK subarea and Tacoma households, with less employed civilians in the labor force and in more service related jobs, average less income per person than typical of the county, region, state, and nation.

Percent of population in poverty - was 17.1% in Tacoma, 11.6% in Pierce County, 9.8% in Puget Sound, 11.8% in Washington, and 13.5% in the United States. Tacoma poverty statistics were higher than all comparable areas particularly compared with the county and region.

Percent of families in poverty - was 12.8% in Tacoma, 8.1% in Pierce County, 6.3% in Puget Sound, 7.9% in Washington, and 9.9% in the United States. Tacoma has concentrated families in poverty in greater proportions than all comparable areas particularly compared with the region and county.

The statistics indicate that the MLK subarea has attracted a population proportionately more composed of less civilian employed persons, more service industry skills and jobs, with less income and more poverty than is typical of the surrounding county, region, state, and nation. As a result, MLK subarea employment and per capita incomes are and will remain lower than is typical of all comparable areas if this trend continues.

Transportation characteristics
Percent that commute to work as single occupants in car, truck, or van - was 74% in Tacoma, 76% in Pierce County, 70% in Puget Sound, 72% in Washington, and 76% in the United States. Tacoma residents are as dependent on single occupant travel as the rest of the county, state, and nation though not necessarily of Puget Sound where transit services are readily available..

The mean travel time to work in minutes - was 24.8 minutes in Tacoma, 28.4 minutes in Pierce County, 27.8 minutes in Puget Sound, 25.4 minutes in Washington, and 25.2 minutes in the United States. Tacoma resident's source of employment is likely to be closer to home and along less congested routes than the rest of the county and region.

The percent of households with no vehicles available - was 10% in Tacoma, 6% in Pierce County, 7% in Puget Sound, 6% in Washington, and 9% in the United States.

The statistics indicate Tacoma's working population is predominantly commuting to work in single mode vehicles and will continue to depend upon and commute to places of employment in single mode vehicles if this trend continues.

Housing characteristics
The percent of owner occupied housing units - was 15% in the MLK subarea, 54% in Tacoma,

63% in Pierce County, 63% in Puget Sound, 65% in Washington, and 67% in the United States.

The percent of renter occupied housing units - was 85% in the MLK subarea, 46% in Tacoma, 37% in Pierce County, 37% in Puget Sound, 35% in Washington, and 33% in the United States.

The percent single family detached units are of all structures - was 61% in Tacoma, 64% in Pierce County, 60% in Puget Sound, 63% in Washington, and 62% in the United States.

The percent multifamily of 20+ units or more are of all structures - 12% in Tacoma, 6% in Pierce County, 12% in Puget Sound, 9% in Washington, and 8% in the United States. Downtown Tacoma and MLK subarea likely have a larger percent of older, multifamily housing units than the surrounding suburban areas as a result of past predominant market offering.

The median house value - was \$146,181 in the MLK subarea, \$235,200 in Tacoma, \$262,400 in Pierce County, \$348,287 in Puget Sound, \$277,600 in Washington State, and \$185,400 in the United States.

Median rent - was \$791 in Tacoma, \$865 in Pierce County, \$939 in Puget Sound, \$853 in Washington State, and \$817 in the United States.

The statistics indicate Tacoma and the MLK subarea (where comparable statistics are available) have a lower percent of homeowners residing in less expensive moderate or higher density housing products than the county, region, state, or nation. The MLK subarea owner occupied statistics may be significantly lower and under-reported than the city, county, region, state or nation because MLK subarea residents may not be able to afford for sale housing products in the market and the MLK subarea has acquired a high proportion of older for sale and rental stock.

Lower rates of home ownership may also be due to the boundaries of the MLK subarea, which centers on the commercial district and higher density rental areas along I and J Streets, and Yakima Avenue.

US Census 2010

According to the preliminary available results of the 2010 Census statistical findings, the population within the MLK subarea continues to have household characteristics that were different than the averages typical of the

surrounding county, region, and state. For example:

Age distribution - was historically depicted as a triangle (or pyramid if depicting each sex) where the youngest age groups had the largest number or percent of all persons and the oldest the least. The percent and number of persons in each age group gradually decreased as age increased due to increasing mortality rates and shorter life expectancies.

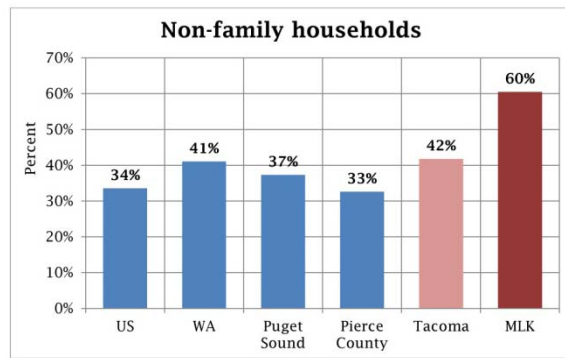
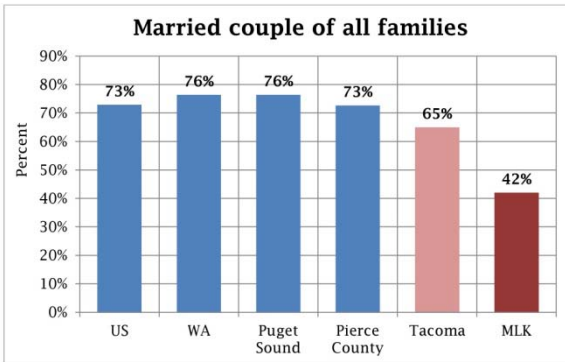
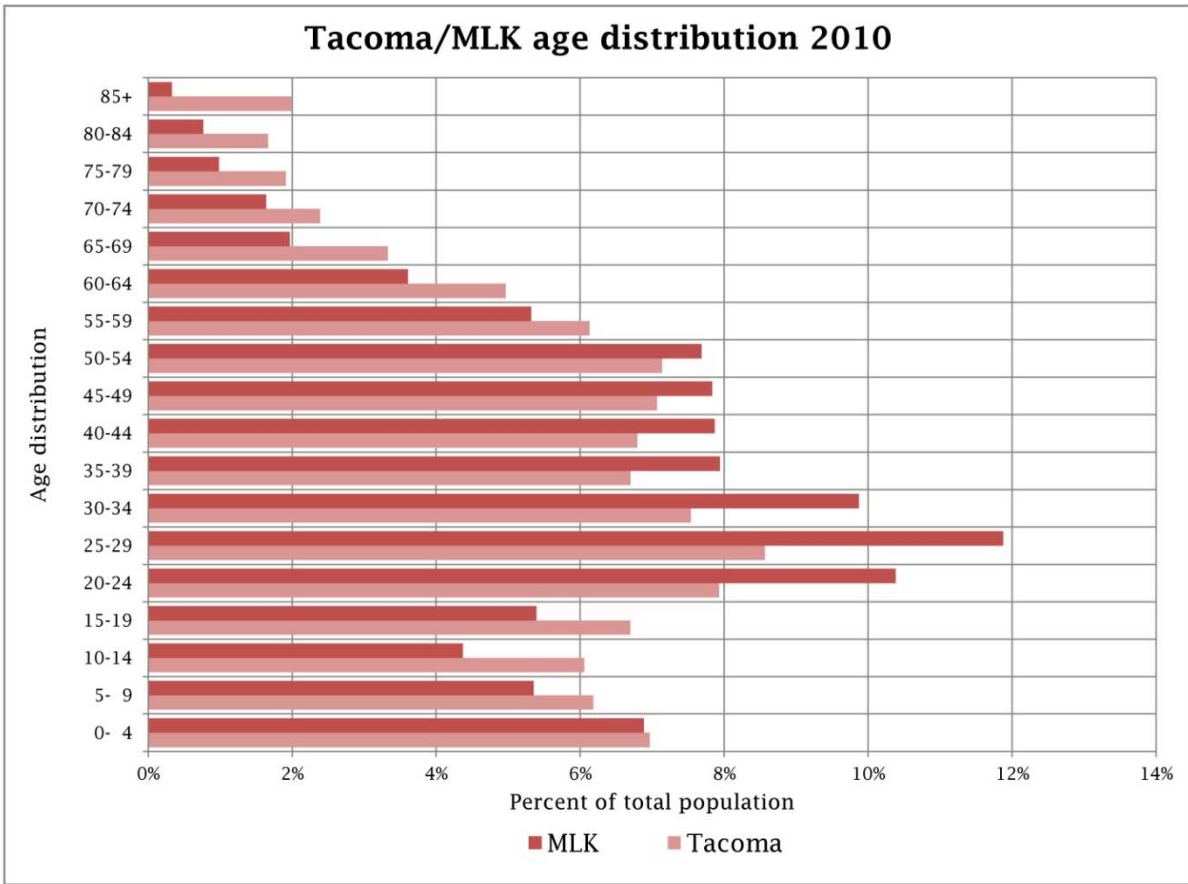
Current age depictions, however, are of a bell curve where the youngest age groups are less than those in the middle years and the number and percent in the middle to older age groups increases due to:

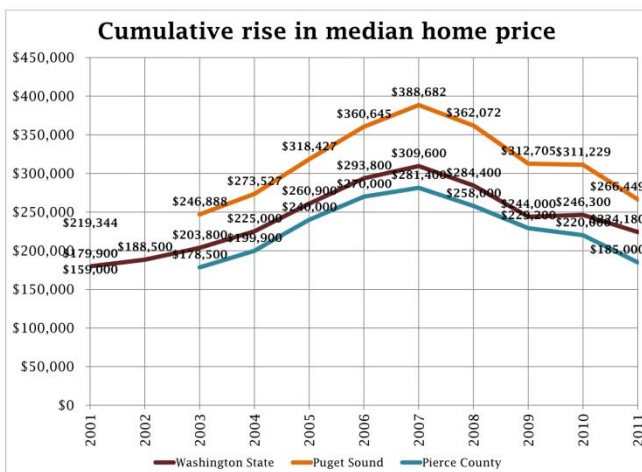
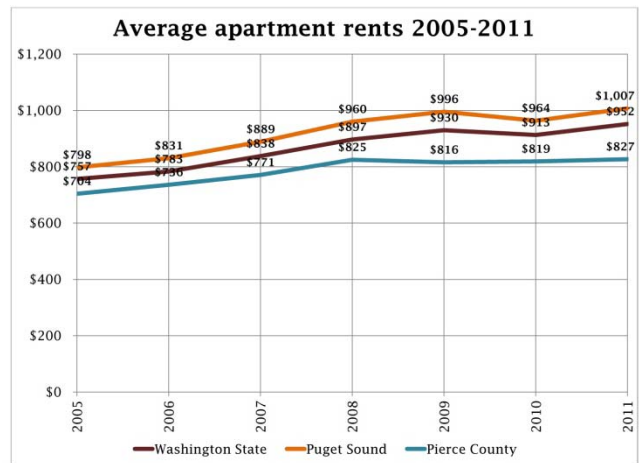
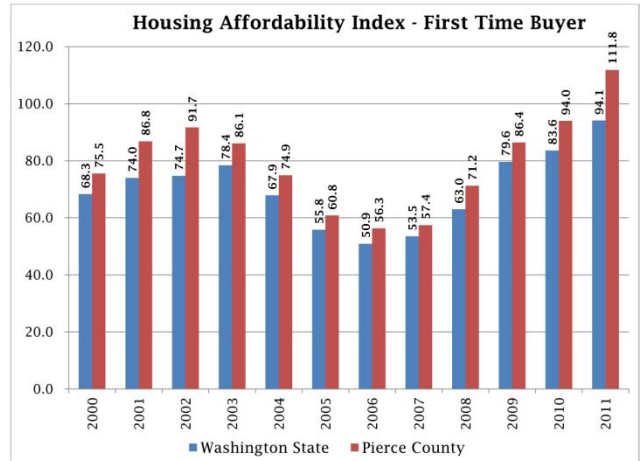
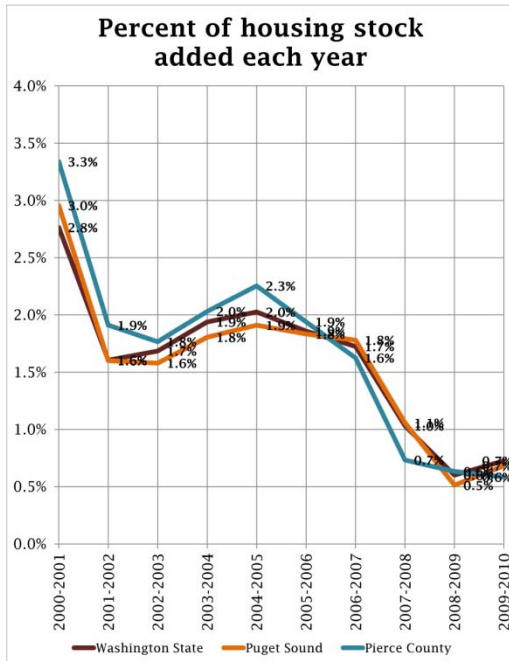
- **Impacts of World War II** - where births were deferred until after the war creating a baby boom following the war which is not approaching middle to senior ages;
- **Birth control** - where the pill and other contraception advancements have allowed women to determine the timing and number of children to reflect choice;
- **Working women** - and the decision and often economic necessity for women to work outside of the household and the option for them to choose their own careers in addition to motherhood;
- **Divorce** - where the increasing and high divorce rate has segmented the nuclear family and reduced fertility or the birth rate for divorced women's reproductive years;
- **Increasing life expectancies** - due to continued medical advancements and earlier retirements with less stressful or riskier behaviors.

Compared to Tacoma, the MLK subarea has proportionally less children in the tween and teen 5-19 year age group years, more young adults in the 20-34 year age group, and less older and senior adults in the 65+ age group. The MLK subarea's age distribution is more typical of urban households in a denser, urban area than is likely the case in the larger Hilltop area neighborhoods due to the MLK subarea's boundary definition.

The percent married couples of all family households - was 42% in the MLK subarea, 65% in Tacoma, 73% in Pierce County, 76% in Puget Sound, 76% in Washington State, and 73% in the United States.

The percent nonfamily households of all households - was 60% in the MLK subarea, 42% in Tacoma, 33% in Pierce County, 37% in Puget





Sound, 41% in Washington State, and 34% in the United States.

The statistics indicate the MLK subarea has attracted younger urban households who are more likely to be non-families meaning single adults living alone or cohabitating rather than being married, starting families with children younger than 5 rather than middle families with teenagers, and less likely to remain living in the MLK subarea as they age.

Washington Center for Real Estate Research (WCRER)

The Washington Center for Real Estate Research at Washington State University (WCRER/WSU) maintains annual statistics on building permits, housing starts and sales, prices, apartment rentals, and other market data based on the information reported by county assessors. WCRER's most current information available is for the years up to 2010 depending on the source of the information.

The percent of housing stock added each year to the total inventory - was 3.3% in the year 2000 for Pierce County compared to 3.0% in Puget Sound and 2.8% in Washington State. By the year 2010 in the depth of the housing crisis, the percent of housing stock added in 2010 was 0.6% for Pierce County compared to 0.7% for Puget Sound and 0.7% for Washington State.

The percent of existing housing stock sold per year - was 5.7% for Pierce County in 2003 compared with 5.1% in Puget Sound and 5.2% in Washington State. By the year 2010 in the depth of the housing crisis, the percent of existing housing stock sold for Pierce County was 2.9% compared with 2.6% for Puget Sound and 2.9% for Washington State.

The cumulative change in the median sales price of homes sold - was \$178,500 for Pierce County in 2003 (the earliest reporting period) compared with \$246,888 in Puget Sound and \$203,800 in Washington State. In 2007 at the height of the housing boom, the median sales price in Pierce County was \$281,400 compared with \$388,682 in Puget Sound and \$309,600 in Washington State. By the year 2011, the median home sales price had declined to \$185,000 in Pierce County or by \$96,400 or 34% from the 2007 boom year. Similar price declines were evident for Puget Sound and Washington State though proportionately higher than Pierce County.

The Housing Affordability Index (HAI) - maintained by WCRER measures the ability of a middle income family to carry the mortgage payments on a median price home assuming all loans are 30 year, with 20% down payment, and 25% of the household's income for principal and interest. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

The Housing Affordability Index (HAI) in Washington State - was 114.8 in 2000 then declined to 87.0 at the peak of the over-heated housing market then improved to 174.8 in 2011 reflecting the impact of falling housing prices, the availability of houses for sale, and lower interest rates resulting from the federal stimulus programs.

The Housing Affordability Index (HAI) in Pierce County - was 125.5 in 2000 then declined to 95.6 in 2006 during the housing boom then increased to 201.9 in 2011 reflecting the impact of falling housing prices, the ample availability of houses for sale, and lower interest rates resulting from the federal stimulus programs. The HAI for Pierce County mirrors Washington State though Pierce County has a slightly more favorable HAI than the state due to lower overall housing prices in Pierce County.

The HAI also measures First-Time Buyers purchasing ability - assuming a first-time buyer has an income 70% of the median household income, buying a house that is 85% of the area's median price, with a 30 year loan, 10% down payment, with principal and interest payments of up to 25% of household income.

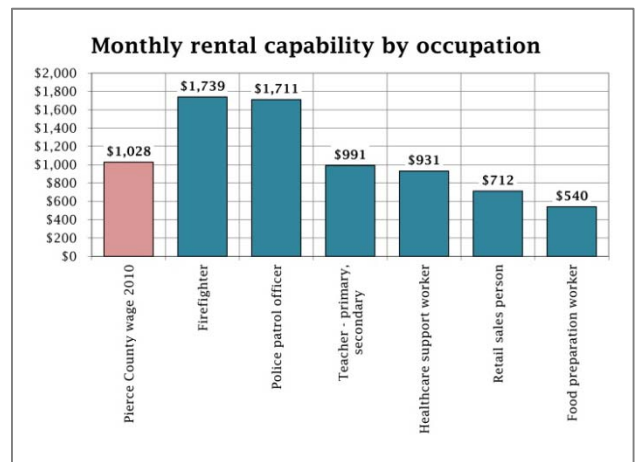
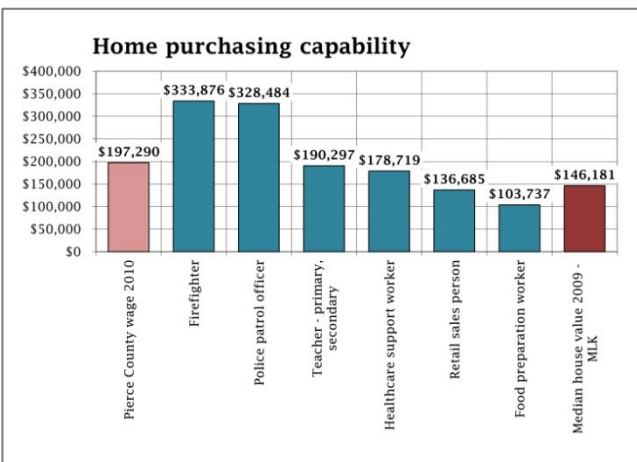
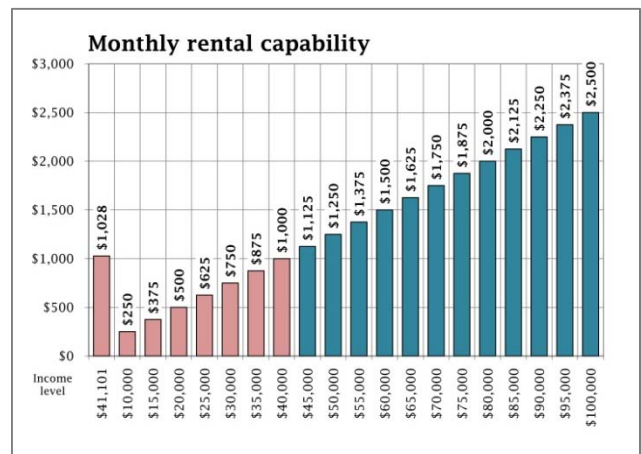
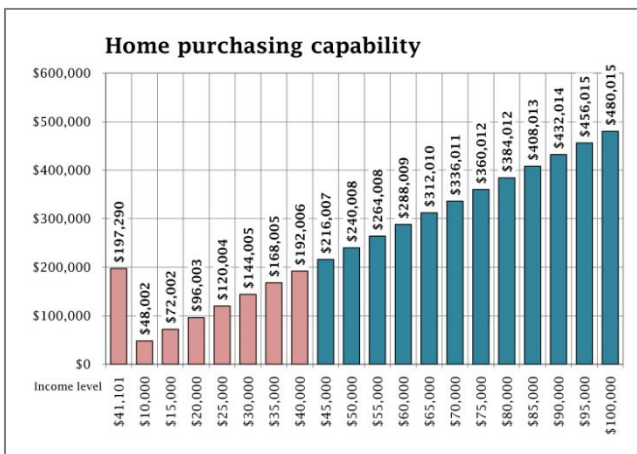
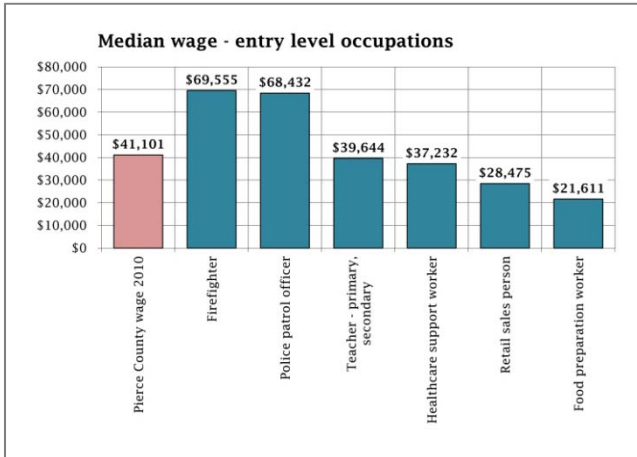
The First-Time Buyer HAI in Washington State - was 68.3 in the year 2000 then declined to 50.9 in 2006 at the peak of the over-heated housing market then improved to 94.1 in 2011 as a result of lower interest rates and the federal stimulus tax credit for first-time buyers. The ability of first-time buyers to afford a house in the current market in Washington State has improved markedly in the past year.

The First-Time Buyer HAI in Pierce County - was 75.5 in 2000 then declined to 56.3 in 2006 at the peak of the over-heated housing market then improved to 111.3 in 2011. First-time buyers are much more able to afford current available housing stock for sale in Pierce County compared with Washington State.

The House Price Index (HPI) - is calculated by the Office of Federal Housing Enterprise

Oversight (OFHEO) in order to illustrate changes in value of single family homes across the US. The index is based on the change in price of individual homes over time rather than on median home sales prices and is therefore unaffected by the addition of new houses into the marketplace.

The HPI has doubled across the US - and nearly tripled in the West since 1997. The change in HPI in the Seattle area and in the



Seattle Metropolitan Statistical Area (MSA) was modest in comparison - the only areas for which data is available in Washington State. However, the decline in the HAI demonstrates that incomes have not kept pace with housing prices.

Average rental apartment rents - increased in Pierce County from \$704 in 2005 to \$827 in 2011 compared with \$798 to \$1,007 in Puget Sound, and \$757 to \$952 in Washington State. Rents were largely unchanged by the housing boom and bust though Pierce County rents remained largely flat from the peak of the housing bust to the present.

Rental apartment vacancy rates - varied considerably in Pierce County from 4.9% in 2005 to 7.4% during the housing bust, then 3.6% to 4.2% during the housing down period to 9.3% in 2009 then down to 4.8% in 2010 and back to 6.2% in 2011. By comparison, the vacancy rates fluctuated similarly in Puget Sound and Washington State though less pronounced.

Generally, the results indicate the sales housing market in Pierce County, and Tacoma and the MLK subarea by inference, has recently improved, at least according to the Housing Affordability Index (HAI), due primarily to the impact of falling house prices, the ample availability of houses for sale, and the affect of lower interest rates. Sales housing stock is more affordable to all buyers including first-time buyers as a result - assuming house prices remain depressed at around 2003 conditions.

The rental housing market appears to be constant with little change in average rents but wide fluctuations in vacancy rates.

These results presume, however, that the sales and rental housing units on the market fit the characteristics of interest and functionality to MLK subarea households now and in the future - particularly within the subarea boundaries.

Purchasing capability - critical skills

Household home purchasing capability progressively increases with increases in household income - assuming 25% of a household's gross income is used to purchase a house (excluding 5% allocated for utilities, taxes, insurance, and maintenance) on a 30 year, 4.00% interest mortgage with 10% down. The median value house in the MLK subarea in 2009 was \$146,181 requiring a minimum income of over \$30,000 in order to be able to afford to purchase. The median house resale value in 2011 (the price of the median house being sold on the market) in Pierce County was \$185,000

requiring a minimum income of over \$35,000 to be able to afford to purchase.

The median hourly wage of Pierce County workers in 2010 was \$19.76 per hour or \$41,101 of annual income which would be able to purchase a house for up to \$192,000 in value - or more than the median value of existing houses in the MLK subarea in 2009 and slightly more than the value of the houses being sold on the market in Pierce County in 2011 assuming house prices remain depressed below the peak 2006 housing bubble.

By comparison, the median hourly wages of critical skills (food preparation worker, retail sales persons, healthcare support worker, teacher, police officer, and firefighter) in the Tacoma MD in 2012 - ranged from \$21,611 to \$69,555 for entry level positions. Of the critical skills examples, firefighters, police officers, and possibly teachers would be able to afford houses of a value of \$185,000 upwards on the basis of a single household breadwinner - while healthcare support workers, retail sales persons, and food preparation workers could not.

Household renting capability progressively increases with increases in household income - assuming 30% of a household's gross income is used to rent a house or apartment (excluding utilities). The median rent in rental units on the market in 2011 (the price of the median unit being rented on the market) in Pierce County was \$827 requiring a minimum income of over \$35,000 to be able to afford to rent (MLK subarea data not available).

The median hourly wage of Pierce County workers in 2010 was \$19.76 per hour or \$41,101 of annual income which would be able to rent an apartment for up to \$1,000 in value - or more than the average value of the apartments being rented on the market in Pierce County in 2011.

By comparison, the median hourly wages of critical skills (food preparation worker, retail sales persons, healthcare support worker, teacher, police officer, and firefighter) in the Tacoma area in 2012 - ranged from \$21,611 to \$69,555 for entry level positions. Of the example critical skills, firefighters, police officers, and possibly teachers would be able to afford apartment rents of \$875 upwards on the basis of a single household breadwinner - while healthcare support workers, retail sales persons, and food preparation workers could not.

Generally, the results indicate Tacoma's, and by inference the MLK subarea's housing inventory

and market, though less expensive than during the housing bubble, remain more expensive than the incomes to be generated by some critical and supportive service worker occupations that are likely employed and reside within the MLK subarea.

2000 Comprehensive Housing Affordability Strategy assessments

The US Census Bureau compiles special tabulations of Census information concerning housing needs for the Department of Housing & Urban Development (HUD) called Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data are different from the standard Census data and include special tabulations showing housing problems and the availability of affordable housing. CHAS files are comprised of a variety of housing need variables split by HUD-defined income limits, 30%, 50%, and 80% of median income and HUD-specified household types.

HUD compiled CHAS data for Washington State, Pierce County, and Tacoma from the 2000 Census results - HUD does not compile the detailed CHAS files for census tracts that would comprise the MLK subarea. CHAS data depends upon cross correlations of the final results of the Census - 2010 CHAS data will not be available until 2010 Census data is correlated.

HUD's CHAS data is compiled for all households and for households defined to be of very low (under 30% of Area Median Income (AMI), low (30-50% of AMI), moderate (50-80% of AMI), and all remaining (80% plus of AMI). AMI is calculated by HUD accounting for an area's income ranges and cost of housing and the number of household members.

Community Development Block Grant (CDBG) income levels

Income level	% AMI	Income level
Low	<50%	less than \$20,500
Moderate	>50%-80%	\$20,541-\$54,500
Moderate+	>80%	\$54,501 plus

Source: HUD 2009, www.huduser.org

HUD defined acceptable housing costs - which includes mortgage or rent payments, utilities, insurance, taxes, maintenance and repair, and all other housing or shelter costs, should be no more than 30% of a household's income, which includes wages, dividends, and income transfers, if a household is to have enough left

to pay for food, clothes, transportation, health care, and other basic necessities.

In the year 2000, the percent of all households of all income levels with any housing problems - including paying over 30% of household income for housing costs as well as lack of plumbing and overcrowding was 38% or 28,916 households in Tacoma compared with 34% in Pierce County, and 33% in Washington State.

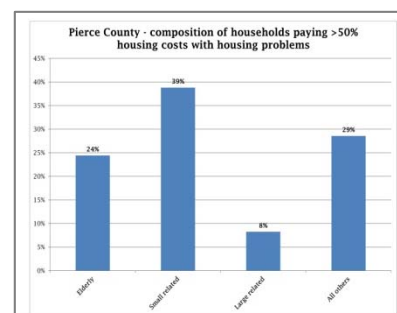
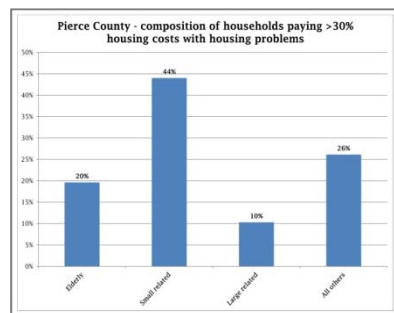
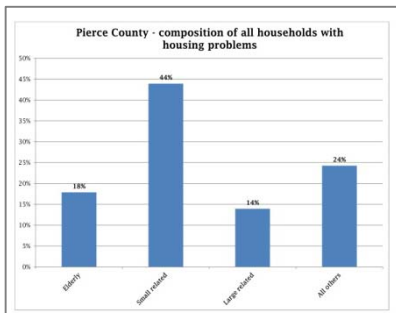
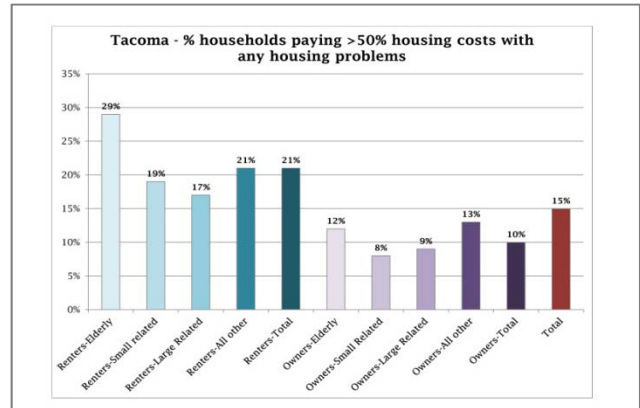
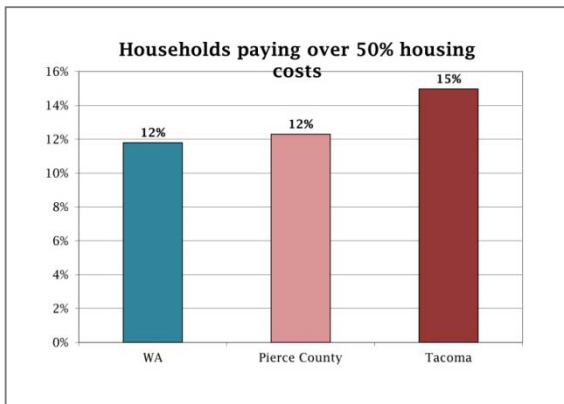
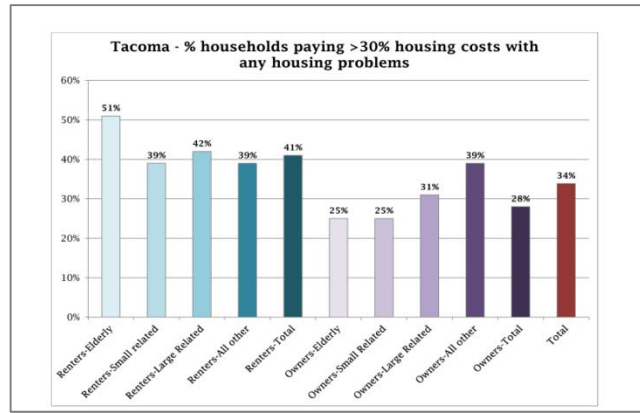
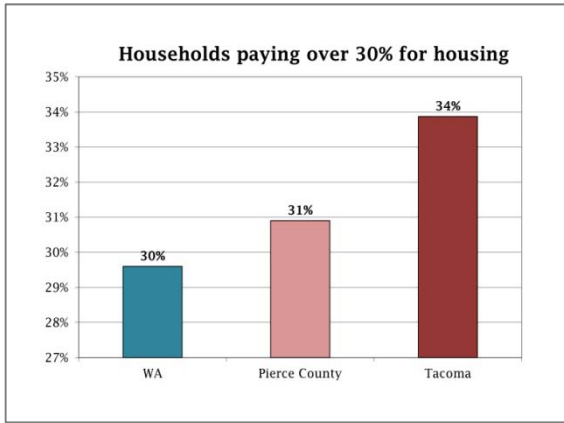
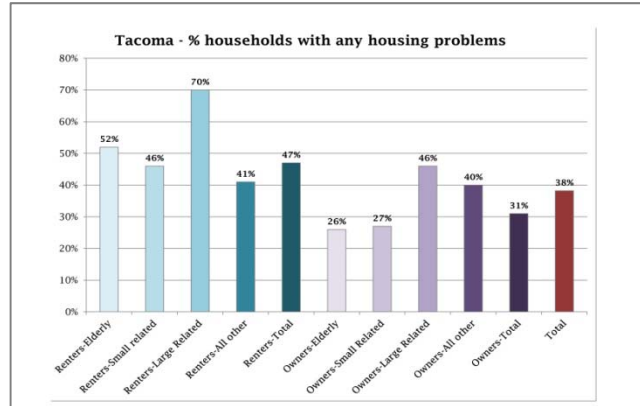
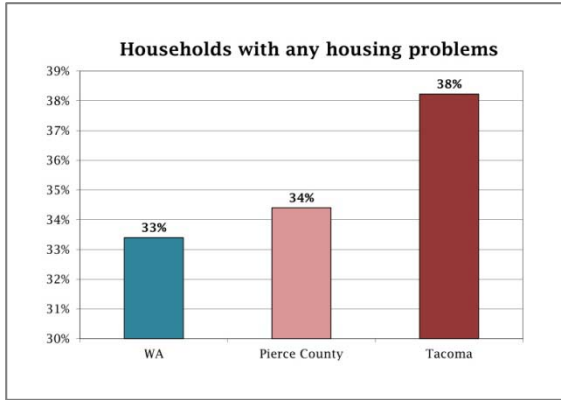
The percent of all households paying more than 30% for housing costs - was 34% or 25,872 households in Tacoma compared to 31% in Pierce County and 30% in Washington State.

The percent of all households paying more than 50% for housing costs - was 15% or 11,414 households in Tacoma compared with 12% in Pierce County and 12% in Washington State.

By household type, Tacoma household types with any housing problems - were proportionately renters with large related families (70% of all large renting families), followed by elderly renters (52%), followed by small related household renters (46%), followed by large related family owners (46%). Proportionately, the household types with the least housing problems were elderly owners (26%) followed by small related household owners (27%).

By household type, Tacoma household types paying more than 30% of income for housing - were proportionately elderly renters (51% of all elderly renters), followed by large family renters (42%), followed by small related household renters (39%), all other single individual renters (39%), and all other individual owners (39%). Proportionately, the household types least proportionately paying more than 30% for housing were elderly owners (25%) and small related family owners (25%).

By household type, Tacoma household types paying more than 50% of income for housing - were proportionately elderly renters (29% of all elderly renters), followed by all other individuals (21%), followed by small related renters (19%), followed by large family renters (17%). Proportionately, the household types least proportionately paying more than 50% for housing were small related family owners (8%), followed by large related family owners (9%).



Of the 29,088 Tacoma households with any housing problems - 38% or 10,981 were small related family households, 29% or 8,519 households were individuals, 19% or 5,540 households were elderly, and 14% or 4,185 households were large families.

Of the 25,774 Tacoma households paying more than 30% of income for housing - 38% or 9,730 were small related family households, 32% or 8,177 were single individuals, 21% or 5,384 were elderly, 10% or 2,653 were large family households.

Of the 11,390 Tacoma households paying more than 50% of income for housing - 34% or 3,908 were small related family households, 33% or 3,787 were single individuals, 25% or 2,842 were elderly, and 8% or 925 were large families.

Generally, the 2000 CHAS results indicate Tacoma households are more impacted by high housing costs than Pierce County or Washington State. Tacoma households most impacted by high housing costs are renters - primarily elderly renters, large and small family household renters, and single individuals. The least impacted Kennewick households are small and large family owners. However, the scope of Tacoma households with housing problems is significant with over 12.3% or 11,390 households paying more than 30-50% of income.

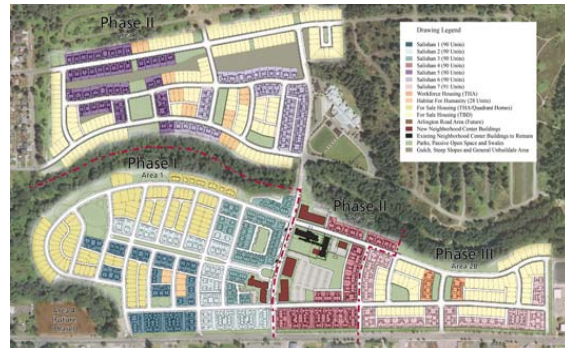
Until 2010 CHAS statistics are available, it can be assumed this trend is likely to be representative of the Tacoma housing market and in fact may be more severe in light of the economic recession's impact on employment and income and in spite of the burst housing bubble causing housing price declines.

Based on MLK subarea 2010 census data, a significant portion of CHAS households are likely to be located within the MLK subarea, particularly small related family households and all other individuals.

Public housing

The Tacoma Housing Authority (THA) manages 921 units of low income public housing in Tacoma including 324 for families and elderly households and 353 for elderly and people with disabilities from its headquarters office building located adjacent to People's Park in the MLK district core. In addition, THA manages 250 additional scattered site units using Section 8 project-based vouchers funded with tax credits.

Salishan - THA is currently revitalizing Salishan in east Tacoma, the largest of its low income public housing complexes. Salishan occupies 188 acres and prior to current redevelopment efforts, included 855 public housing units including single family, duplex, and triplex that were built during World War II to house war workers and their families.



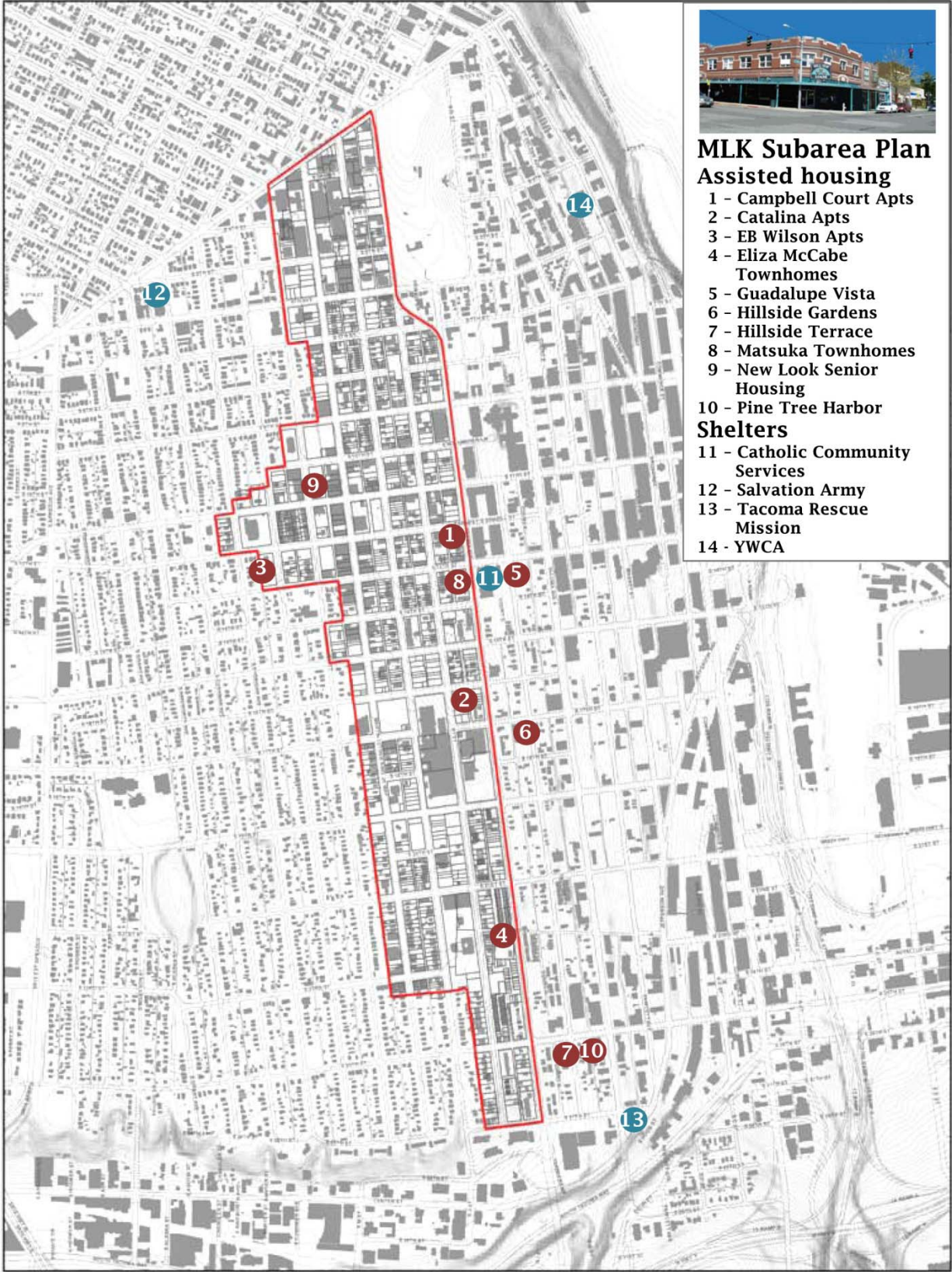
New Salishan is a new mixed-income, mixed use neighborhood of 1,200-1,300 affordable and market rate rental housing, single family homes for sale, commercial buildings and community buildings, and parks. When complete, it will transform not only Salishan but also the surrounding community of East Tacoma.

The Family Independence Center (FIC) operates as a "one stop" center for education, training, and supportive services to help public housing residents become economically self-sufficient. The FIC will continue to assist families during and after the Salishan reconstruction. A new medical/dental clinic run by Community Health Care has been added to the FIC complex.

New Salishan has already won notable awards for the design of its housing, its neighborhood design, landscaping, environmentally responsible features and its contributions to social justice.

Hillside Terrace - using HOPE VI funds from the US Department of Housing & Urban Development (HUD), THA will soon initiate redevelopment of its Hillside Terrace site, a 166 unit family and elderly public housing and project-based Section 8 project located on South G Street between 18th and 25th Streets just outside of MLK subarea boundaries. The project will be funded with Public Housing/HOME and Washington State Housing Trust Funds and Low Income Housing Tax Credits.

Like Salishan, Hillside Terrace will be redeveloped to provide mixed income housing



including units for low and moderate income households. The project will expand unit availability from 104 to 127 units increasing the total from 166 to 189 units in the complex.



The revitalization will provide play areas for children and open space for all residents. The project will also create a community and early learning center with space for community services, family self-sufficiency programs, Head Start, and early learning resources, and classrooms for adult education.

EB Wilson Apartments - a 77-unit elderly housing project located at 1202 South M Street funded with Public Housing monies.

Section 8 Tenant-Based Certificates and Vouchers - are designed to provide tenants with expanded choice of housing, including locations outside of the boundaries of the housing authority holding the voucher. THA manages 2,666 tenant-based Housing Choice Vouchers within Tacoma, including 161 vouchers originally assigned to other housing authorities but administered by THA.

In addition to the vouchers within Tacoma, THA also pays for 206 vouchers for tenants who have located to addresses outside of Tacoma. If tenants holding THA vouchers (living in Tacoma or elsewhere) lose their eligibility for vouchers, or choose to move into public housing in another community, those vouchers again become available for Tacoma residents.

THA Project-Based Vouchers - in addition to public housing, THA has committed vouchers to several projects in Tacoma. THA assigns a portion of the vouchers under its control to specific locations or projects (project-based). This leverages additional financing and assists partners develop and/or preserve housing. In the MLK subarea and surrounding area, these projects include:

- **Eliza McCabe Townhomes** - a 41-unit elderly housing project located at 2301 South Yakima just east of the MLK subarea boundary

partnered with Intercommunity Mercy Housing and funded with HOME/CDBG and Gates Foundation, Washington State Housing Trust Funds, and Low Income Housing Tax Credits.

- **Hillside Gardens** - a 26-unit family and elderly housing project located at 1708 South G Street just east of the MLK subarea boundary partnered with Intercommunity Mercy Housing and funded with HOME/CDBG and Gates Foundation, Washington State Housing Trust Funds, and Low Income Housing Tax Credits.

THA, in conjunction with local nonprofits, administers the TBRA program (Tenant Base Rental Assistance) which provides housing opportunities to families that are homeless or living in a shelter for homeless families, victims of domestic violence, persons with AIDS or single women or men with children living in transitional shelters.

Housing assistance includes rent subsidies and self sufficiency case management for up to 2 years to allow families the stability to become self sufficient and/or to better manage chronic mental or physical impairments. Participants who complete the program are eligible to receive a Section 8 voucher. The program has been operated successfully for several years using federal HOME funds.

THA also manages a number of vouchers used with special programs.

- **Family Reunification Program (50 vouchers)** - 40 for families to prevent the placement of children in foster care due to lack of housing resources and 10 for youth aging out of foster care.

- **Veterans Administration Support for the Homeless program** - provides 35 vouchers for homeless veterans who are participating in case management through the Veteran's Administration.

- **Independent Youth Housing Program** - provides tenant-based vouchers for youth who are aging out of the foster care system and need housing in order to launch a stable adult life.

- **Helping Hand House in the Front Door Program** - which provides tenant-based vouchers to 15 families (at any given time) who are at risk of homelessness, and whose children are enrolled in the Tacoma School District.

- **Section 8(y) Homeownership program** - provides 100 vouchers to residents who are

using the vouchers as part of their home-purchase payments.

- **110 vouchers** - are currently assigned to families who have been relocated as part of the Salishan revitalization project and have not yet returned to Salishan.

Private Section 8 assisted housing

There are several privately-owned apartments with Section 8 assistance that are managed by the HUD regional office in Seattle. Private owners of the apartment complexes receive Section 8 rental subsidies under contract with HUD. Many of the units in Tacoma were constructed in the 1960s and 1970s under HUD mortgage and new construction programs, often with above market rents to entice developer participation.

While the leases are current, most are in effect on a year-to-year lease. The original contract periods (20 to 40 years) are completed leaving owners free to opt out. Renewal periods, once set at 15 years, have been shortened by HUD from 15 years to the current one-year period. One-year renewals do not provide an owner much of an incentive for continuing with rent subsidies. As demand and prices increase, owners may find they can rent units for more than the subsidized rate.

When owners do opt out, the units become market rate and the Section 8 subsidy is lost to the complex and the community. Local public agencies such as THA and the city work closely with HUD to monitor the "at-risk" housing projects. The primary goal is to retain the project-based Section 8 rent subsidies either with the existing owner or through a sale. Tacoma will continue to revitalize downtown while maintaining the number of affordable units including:

- **Catalina Apartments** - a 43 unit family housing project located at 1616 South Yakima Avenue sponsored by Intercommunity Mercy Housing and funded with Section 8/CDBG and FHA loans, Washington State Housing Trust Funds, and Low Income Housing Tax Credits.
- **Pine Tree Harbor Apartments** - a 60 elderly and disabled unit housing project located at 2501 South G Street adjacent to the MLK subarea sponsored by Pine Tree Harbor LLC and funded with Section 8 and Low Income Housing Tax Credits.

Other assisted housing

Tacoma also works closely with a few nonprofit developers of new affordable housing to utilize federal (HUD) funds available through the HOME Program. Called CHDOs, these developers represent private nonprofit, community-based organizations whose primary purpose is to provide and develop decent, affordable housing for the community.

CHDOs are certified by Tacoma based upon federal requirements under the HOME Program. Many new affordable housing units built with assistance of HOME monies have been constructed by the local CHDOs. Currently, the Homeownership Center of Tacoma (HCT) is the only certified CHDO that utilizes HOME monies in Tacoma.

There are a number of affordable rental housing projects that were built or substantially rehabilitated through low-interest loans, mortgage instruments and/or direct public and private-sector grants. This growing inventory of rental housing is often owned and operated by local nonprofit organizations or by THA.

Tacoma, with partners, monitors projects for potential loss of units, such as properties developed using low income housing tax credits. In the past 5 years, no properties have been lost and the city is committed to maintaining the inventory of affordable housing, promoting new affordable housing and finding alternatives for units that may be unavoidably lost in the future.

- **Guadalupe Vista** - a 50 unit family housing project located at 1305 South G Street adjacent to MLK subarea boundaries sponsored by Catholic Community Services (CCS) and funded with HOME and Gates Foundation, University of Washington, Washington State Housing Trust Fund, and Low Income Housing Tax Credits.
- **Matsusaka Townhomes** - a 26 unit family housing project located at 1314 South Yakima sponsored by Catholic Community Services (CCS) and funded with Low Income Housing Tax Credits.
- **New Look Senior Housing** - a 49-unit elderly housing project located at 1102 South 11th Street sponsored by MLK Housing Development Association, New Look LLC and funded with HOME/CDBG and Low Income Housing Tax Credits.
- **Campbell Court Apartments** - a 12 unit homeless/disabled project located at 1210 South Yakima sponsored by the Metropolitan

Development Council (MDC) and funded with HOME funds.

Homelessness

HUD defines "homeless" or "homeless individual or homeless person" as:

- an individual who lacks a fixed, regular, and adequate nighttime residence; and
- an individual who has a primary nighttime residence that is:
 - a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - an institution that provides a temporary residence for individuals intended to be institutionalized; or
 - a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The connection between poverty and homelessness is indisputable - between 5% and 10% of people living in poverty experience homelessness in a given year.

During a 24-hour period in January 2009, over 2,000 persons were found in Pierce County shelters or transitional facilities, on the streets, or in other settings not fit for human habitation. Many more were not counted. National studies estimate that 4 to 5 times more people will be homeless during the year than are homeless on a given night, indicating the depth of the problem and the difficult task ahead for groups wishing to end homelessness. Studies reveal that:

- 25% of people who are homeless have been so continuously for 5 years.
- 25% have been in and out of homelessness numerous times.
- 50% are in the first or second episode, usually less than a year (sometimes just for a few weeks or months).

Extent of homelessness

While the vast majority of homeless people in Pierce County were found within the city limits of Tacoma and by inference in and around the MLK subarea, homelessness is considered a countywide issue, and reducing homelessness is likewise a countywide endeavor. The Tacoma/Pierce County Coalition for the Homeless and the County Continuum of Care (formed in 1996) conduct a one-day survey

every year to enumerate homeless persons in shelters and on the streets in selected Pierce County locations. In January 2009, the survey found a total of 2,083 persons homeless on a single day and also found another 256 who were temporarily living with family or friends. This was a 20% increase over the number of homeless persons counted in the prior year (1,743).

The annual homeless count shows an increase in the number of homeless persons in emergency shelters and transitional facilities at the time of the count and a decrease in the number remaining unsheltered.

However, Pierce County homeless providers agree with national experts who indicate that the number of homeless people counted is well below the number of people who are actually homeless. There are many homeless people in Pierce County who are not included in the annual count - those who are in forests, parks, living in automobiles (especially in suburban areas), or living in small communities that do not participate in the count.

The number of homeless persons counted who were in families increased substantially (by over 100%) from 663 in 2006 to 1,335 in 2009 (64% of people counted were in families). On the other hand, the number of single individuals (those not in families) remained virtually the same - 735 in 2006 and 748 in 2009 (36% of people counted in 2009). This reflects a national trend over recent years. While still falling short, the resources for homeless families have increased; only 28 family households were found unsheltered in January 2009.

The 2009 survey found 262 "chronically homeless" persons (single disabled persons who have a pattern of cyclical homeless or have been homeless in and out of shelter or on the streets for more than a year).

This difficult-to-serve population has varied over the years but typically more than 200 have been counted in annual enumerations. In the 2009 count, 55% of people who were chronically homeless persons were sheltered.

A large portion of the homeless population had one or more disabilities - 270 reported a physical disability. A large number (382) had problems with substance abuse, and 144 reported a mental health problem. Mental health and substance abuse issues are frequently co-occurring. These characteristics have both causal and effect relationships to a person who is homeless. Domestic violence was also

prevalent as a characteristic of heads of households interviewed - 257 reported being victims of abuse.

**2009 Homeless Survey
Characteristic***

Characteristic*	Number
Chronically homeless	262
Mentally disabled	144
Alcohol/substance abuse	382
Persons with HIV/AIDS	7
Physically disabled	270
Victims of domestic violence	257
Veterans	190
Seniors over 65 years	25
Children under 18	648

* Multiple characteristics may apply to the same individual.

Source: Pierce County Department of Community Services, Pierce County Homeless Survey 2009

Many {190} of those counted in 2009 were veterans - 74 were identified as chronically homeless on the streets and in emergency shelters, and 24 were in transitional housing. Chronically homeless veterans made up 39% of the chronically homeless population (both men and women) surveyed. The 2008 national one-night count of homeless persons found that 20% were veterans {131,000 counted nationally}. This was higher when factored by gender - 40% of all homeless men were veterans.

A surprisingly large proportion of youth age 16 to 24 will experience at least one night of homelessness. A much smaller proportion will spend a lot of time homeless, as youth and later as adults. The factors that propel youth toward homelessness are often the same ones that keep them there or that create the conditions for repeat episodes.

The Tacoma School District identified 1,093 homeless students in the 2007/2008 school year, which almost certainly underestimates the actual number. The figure, though, includes students living with their homeless families in uncertain housing, those living precariously with friends and acquaintances, and those living on their own. (The definition of homelessness applied in schools under the McKinney-Vento Homeless Assistance Act of 2001 has a broader definition than the HUD definition.)

While no homeless unaccompanied youth were counted in 2009, providers indicate there is a significant unaccompanied youth population, precariously housed or on the streets. This is borne out by reports from the public school system in the county that 87 unaccompanied

youth between the ages of 14-21 were known by the school administrators to be homeless.

Homeless children face many challenges because they are homeless. Research shows that:

- At least 20% of homeless children do not attend school.
- With each change in schools, a student is set back academically by an average of four to six months.
- Children experiencing homelessness often feel like outsiders and have difficulty maintaining friendships due to frequent moves.
- Many homeless children lack basic school supplies and a reasonable environment in which to do homework.

Homeless shelters

In 2009, there were 4 organizations providing 308 beds in homeless shelters in Tacoma located in and around the MLK subarea:

- **Catholic Community Services** - operating Phoenix Housing Network located at 1323 South Yakima adjacent to MLK subarea boundaries with 15 beds for households with children, 90 beds for single males, and 23 beds for single females.
- **Salvation Army** - operating a shelter located at 1501 South 6th west of MLK subarea boundaries with 32 beds for households with children and 10 beds for single females.
- **Tacoma Rescue Mission** - operating a shelter located at 425 South Tacoma Way just south of MLK subarea boundaries with 27 beds for households with children, 70 beds for single males, and 7 beds for single females.
- **YWCA** - operating at 405 Broadway east of MLK subarea boundaries with 34 beds for Domestic Violence victims and women with children.

Associated Ministries provides additional severe weather beds within the MLK subarea.

THA's McCarver Elementary Special Housing Program

On average, 120-170% of McCarver Elementary school students change residences each year. Children who are moved that frequently learn less and make it difficult for other students to learn as well as for the teachers to effectively educate. Much of this turnover happens because families have a hard time finding affordable housing.

Starting in the fall of 2011, THA provided up to 5 years of rental support for up to 50 families who are homeless or at risk of homelessness and who have a child enrolled in kindergarten through 2nd grade at McCarver Elementary School in the MLK subarea.

THA pays almost all of the family's rent for the first year and then the family pays 20% more each year for 5 years. On average, a voucher is worth over \$500 per month for a low-income family.

THA has two caseworkers working directly with the families to assure they are meeting their goals and responsibilities. THA also coordinates services with community partners to provide classes, training, and social services.

In exchange for housing and education assistance, THA requires participating families to agree to these conditions:

- Keep their child enrolled in McCarver;
- Be very involved with their child's education;
- Work on their own job and financial growth; and
- Work with THA staff to accomplish these goals.

McCarver staff has begun exploring how to take advantage of the increased family stability to improve the instruction in the classroom. They are working with the school district to receive training and to investigate a school-wide program which will greatly enrich the learning for all students at McCarver.

Each participating family has completed a Family Success Plan with specific goals and timelines for their educational and economic progress. THA caseworkers are monitoring the progress on each of these goals. THA also has a data sharing agreement in place with Tacoma Public Schools to track progress of the students in the program.

4.8.2: Impacts

Both alternatives

Puget Sound Regional Council (PSRC) develops detailed economic and demographic forecasts with which to extrapolate city and county projections. PSRC last forecast major economic and demographic projections in February 2006 before the recent economic recession. While the timing of the forecasts may be off as far as when employment and population growth will

occur, the overall trends projected by PSRC likely remain pertinent, particularly local area numbers.

PSRC employment - will increase from an estimated 1,915,500 jobs in Puget Sound (King, Kitsap, Pierce, and Snohomish Counties) in 2010 to 2,804,700 by the year 2040 or by 889,200 jobs or 46% during this 30 year period.

PSRC population - will increase from an estimated 3,695,600 persons in 2010 to 4,988,000 persons in 2040 or by 1,292,400 persons or 35% during this 30 year period.

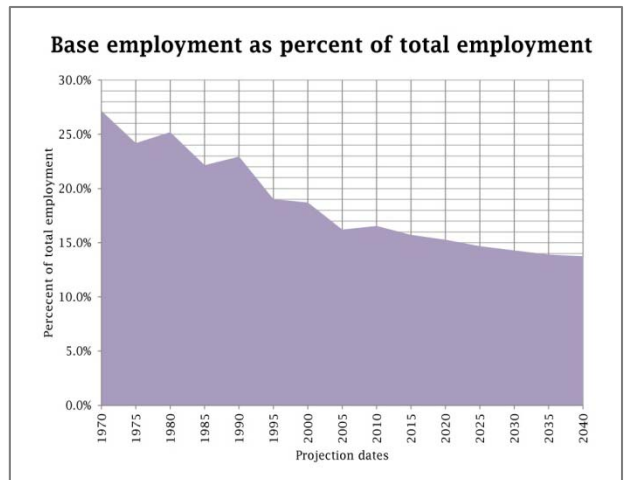
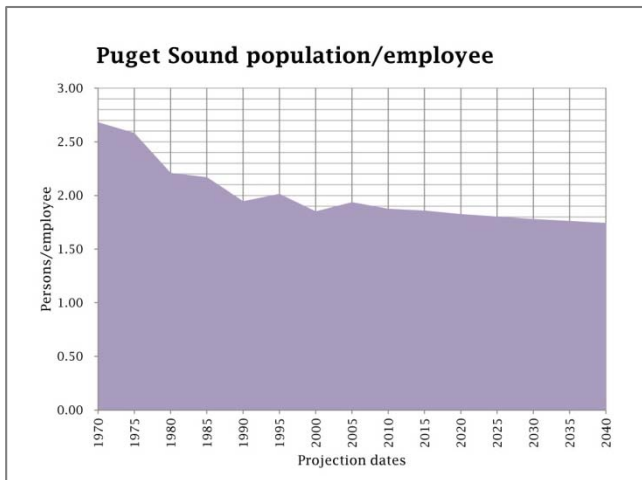
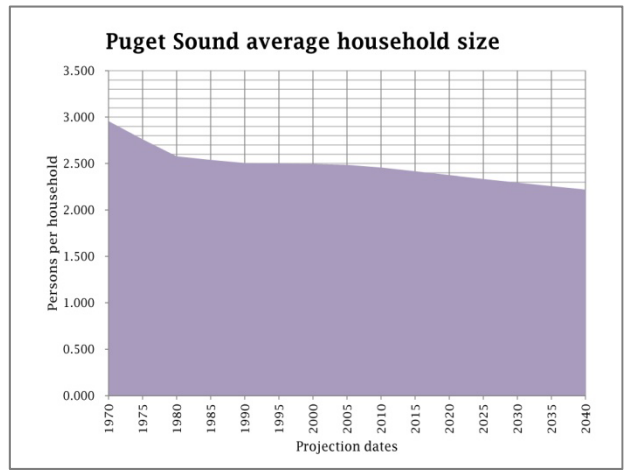
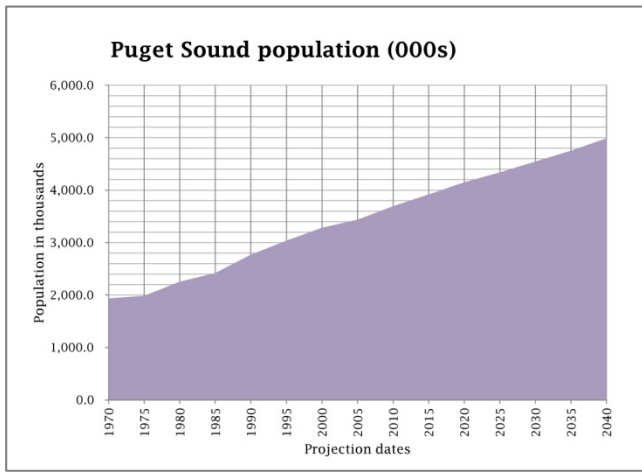
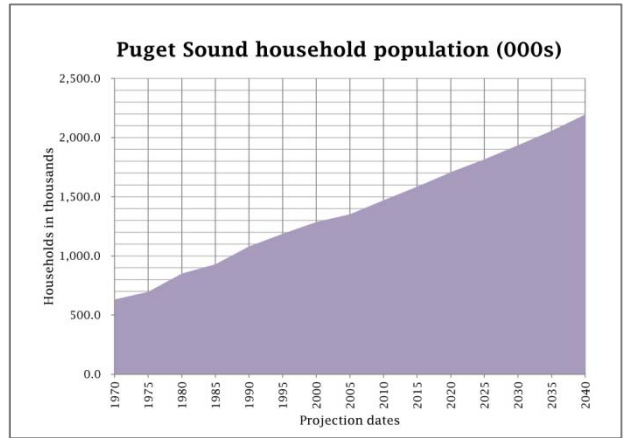
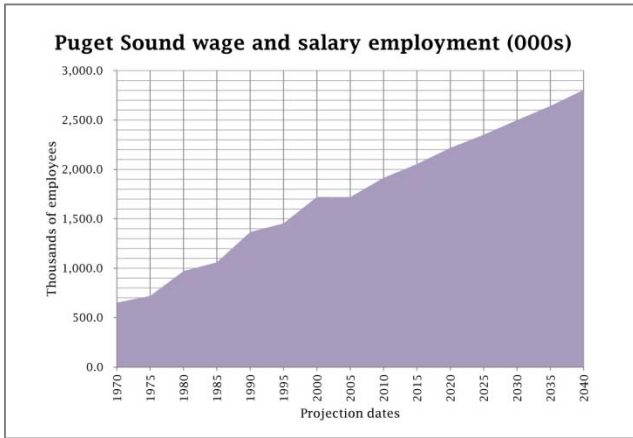
PSRC population to employee ratio - or the number of persons in the population per every employee or job will continue to decline from 2.68 persons per job in 1970 to 1.88 persons per job in 2010 to 1.74 persons per job in 2040 as a result of an aging population and the fewer number of prime age workers as a proportion of the overall population.

PSRC households - will increase from an estimated 1,470,100 in 2010 to 2,195,800 households in 2040 or by 725,700 households or by 49%. The household growth rate is expected to be higher than population growth as more people live alone or in couples and raise a smaller number of children.

PSRC household size - will continue to decline from 2.956 persons per household in 1970 to 2.456 persons per household in 2010 to 2.220 persons per household in 2040 or by 0.236 persons or -10% as the population ages beyond child bearing ages and fertile adults choose to raise less children or none at all.

PSRC base employment - or the percent of the workforce employed in resource, construction, or manufacturing industries will continue to decline from 27.2% in 1970 to 16.5% in 2010 to 13.7% in 2040 as the US economy in general continues to transition from base into service industries.

Generally, the forecasts indicate the Puget Sound region will continue to increase in employment, population, and households as the region continues to add jobs and urbanize within the national economy. The number of households will also continue to increase even though household size will decline due to the increasing age of the population, falling fertility, a high rate of divorce and household dissolution, and by choice.



Population projections and allocations

Washington State Office of Financial

Management (OFM) forecasts - are based on models that interpolate birth and mortality rates, in-migration, and economic growth trends evident in Washington State’s key industrial sector indicators.

According to OFM’s January 2012 middle series forecast assumptions, Washington State’s population will increase from 6,724,540 persons in 2010 to 8,790,981 persons in 2040 or by 2,066,441 persons at an average annual rate of 0.9% to 1.1% in 2010-2020 than decreasing to an annual average rate of 0.7% to the year 2040.

OFM population forecasts

	WA State	Puget Sound	Pierce County
2010	6,724,540	3,690,942	795,225
2015	7,022,200	3,857,116	831,944
2020	7,411,977	4,065,940	876,565
2025	7,793,173	4,267,318	923,912
2030	8,154,193	4,455,210	967,601
2035	8,483,628	4,624,208	1,006,614
2040	8,790,981	4,779,300	1,042,341

Source: Washington State OFM, January 2012, Middle Series

Puget Sound will increase from 3,690,942 persons in 2010 to 4,779,300 persons in 2040 or by 1,088,358 persons at an annual average rate similar to that forecast for Washington State.

Pierce County will increase from 795,225 persons in 2010 to 1,042,341 persons in 2040 or by 247,116 persons at an annual average rate similar to that forecast for Washington State and Puget Sound.

Puget Sound Regional Council (PSRC) -

allocates OFM projections for counties into smaller areas within Puget Sound based on “buildable lands” models of each smaller area’s economic growth trends and available industrial and residential development capacities accounting for vacant or underdeveloped lands and roads and utilities infrastructure.

PSRC “steps down” OFM forecasts to account for “buildable” indicators as well as the Growth Management Act (GMA) provisions for distributing growth into established urban areas and centers.

According to PSRC allocations for 2040, Tacoma will increase from 198,397 persons in 2010 to 334,788 persons in 2040 or by 136,391 persons at an average annual rate of 1.8%. PSRC proposes Tacoma absorb 55% of Pierce County’s

population increase for this projection period.

PSRC population allocations

	Tacoma
2010	198,397
2015	216,439
2020	236,121
2025	257,594
2030	281,300
2035	306,881
2040	334,788

Source: PSRC Vision 2040

PSRC’s population allocation is aggressive but not the highest rate of growth sustained by Tacoma - the city averaged an annual growth rate of 8.3% from 1990-1910 and more recently 2.8% from 1940-1950. From 2000 to 2010, however, Tacoma averaged an annual growth rate of only 0.2%. Consequently, PSRC’s Vision 2020 allocations assume Tacoma can and will absorb most of Pierce County’s potential growth under the regional and city mixed use development strategies.

Tacoma’s Community & Economic

Development - allocates PSRC’s projections or growth targets for Tacoma into traffic analysis zones (TAZs) based on “buildable” models as well as the objectives for concentrating growth within mixed use centers in accordance with PSRC’s 2040 Vision and Tacoma’s comprehensive planning policies.

According to the Department’s moderate growth scenario, the MLK subarea’s population will increase from 2,903 persons in 2010 to 7,915 persons by 2040 or at an annual average rate of 3.4% for the projection period.

The Department expects the MLK subarea will grow in accordance with recent and expected trends which are optimistic but not maximum build-out. Maximum build-out would reach 14,520 persons by 2040 at an annual average rate of growth of 5.5%.

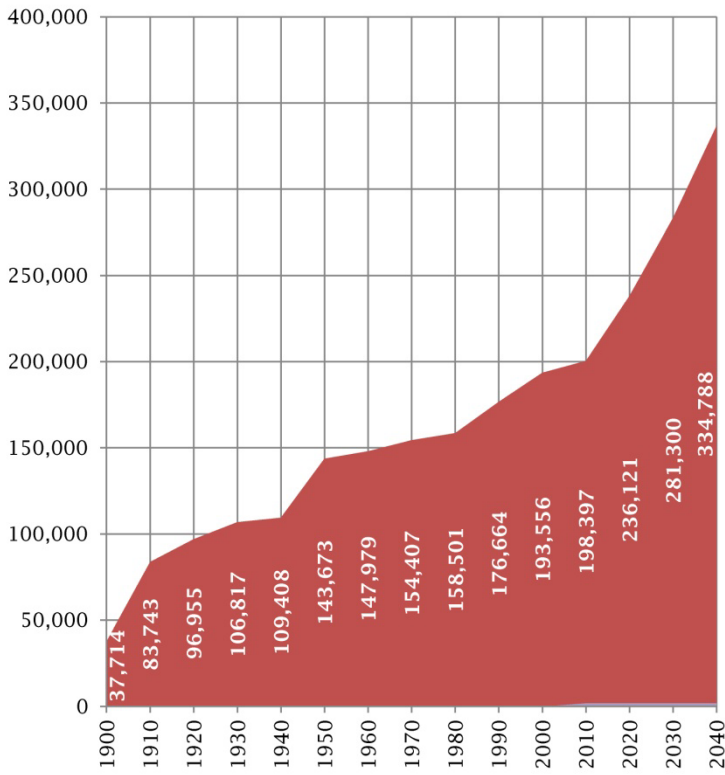
Tacoma population allocations

Moderate	Population	Households
2010	2,903	1,826
2040	7,915	4,977
Differ	5,012	3,152
Build-out	14,520	9,132
Differ	11,617	7,306

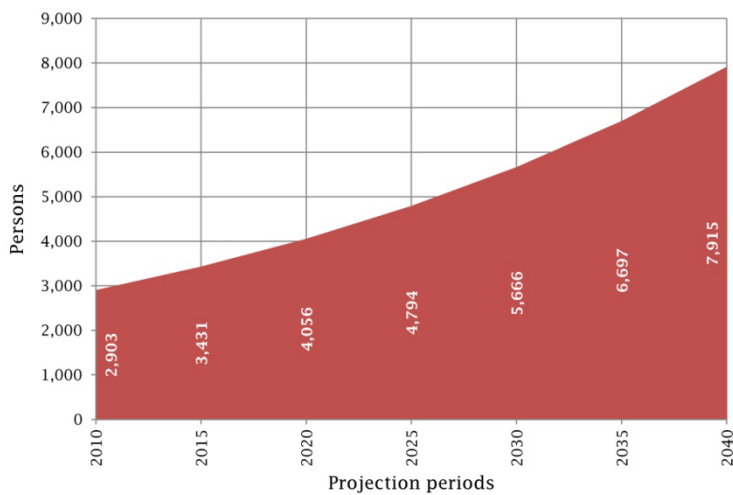
Source: Tacoma Community & Economic Development Department 2012

Assumes 1.59 persons per household per 2010 Census for MLK

Tacoma population history and projections



MLK subarea population projections



Both alternatives will continue development of the lands within the MLK subarea to various urban mixed use intensities. An increase in urban development and thereby the overall population will in turn intensify commercial, business, and other public facilities more than would be likely under existing development conditions.

The cost of providing streets, sidewalks, and other urban improvements will be cheaper within the MLK subarea than will be typical of other undeveloped areas of Tacoma and Pierce County, as will the costs for providing fire, police, garbage, school, and other urban services since the MLK subarea is largely developed with urban infrastructure and services.

The cost and variety of housing to be provided within the MLK subarea should be more economical and useful to a broader range of urban household types than would be otherwise typical of other areas of Tacoma since the MLK subarea can be developed and redeveloped to a higher density with more low-impact, green, and smart development features within a sustainable community.

4.8.3: Mitigation measures

Both alternatives

Tacoma Comprehensive Plan Housing Element

The housing element consists of the overall housing goal, guiding policy principles and supporting policies as well as specific measures to implement the policies. The housing element is a comprehensive policy network intended to guide Tacoma's decision-making process on housing issues, in coordination with the land use element and other applicable plans and regulations.

The housing element also provides direction for supporting documents such as the federal Department of Housing and Urban Development's (HUD) Consolidated Plan for Housing and Community Development that programs use of funds for housing and community development activities.

Following is a summary of the major features of the housing element in relation to the MLK Subarea Plan.

Neighborhood Quality (NQ) - protect, preserve and enhance both single-family and multiple-family neighborhoods by supporting the

characteristics that make these residential areas safe, healthy and livable. In addition, Tacoma's mixed-use centers should be protected, preserved and enhanced to promote the quality of life of their residents.

H-NQ-1 Neighborhood Investment

Provide neighborhood improvements and investment that considers the needs of individual neighborhoods including keeping areas crime free and aesthetically appealing for residents. Support the upgrading and maintenance of public infrastructure.

H-NQ-2 Neighborhood Infill Housing

Encourage infill housing that is compatible with abutting housing styles and with the character of the existing residential neighborhood. Focus housing within areas identified for residential growth and promote privacy from nearby units and public areas.

H-NQ-2A Vacant/Underutilized Sites

Encourage infill housing on vacant or underutilized parcels having adequate services.

H-NQ-2D Mixed-Use Centers

Ensure that adequate buffer and building design standards minimize the impacts of more intensive mixed-use center development on adjacent residential neighborhoods.

H-NQ-3 Historic/Cultural Amenities

Identify, protect and enhance cultural, architectural, historic and scenic resources within residential areas. Support the rehabilitation of architecturally or historically significant homes as well as other landmark residential and mixed-use buildings while maintaining public safety and historic character.

Housing Preservation (HP) - preserve and enhance the value and character of neighborhoods by improving and extending the life of existing housing stock. This intent shall be met by: (1) preserving existing housing stock including using normal preventative maintenance; (2) promoting conservation and rehabilitation to help prevent urban deterioration and blight; and (3) undertaking demolition of unsound housing when rehabilitation is not feasible.

H-HP-1 Existing Housing Stock

Promote the maintenance and improvement of the existing housing stock as the primary tool to meet the housing needs of the city. Continue to support the maintenance, repair and rehabilitation of existing housing stock using public and private funding sources

H-HP-2 Substandard Housing

Support a strong housing code enforcement program to reduce substandard housing through repair and rehabilitation. Eliminate substandard housing that cannot be improved.

H-HP-5 Energy Conservation Assistance

Provide housing improvement programs that conserve energy resources for the benefit of the entire community. Provide support to low income residents (e.g. elderly).

Housing Choice (HC) - promote a range of housing types that meet the diverse needs of all households in the city. While the general housing preference continues to be single-family detached homes, future residential development must take into consideration less available land as well as the demands of a population that includes students, aging “baby boomers”, low income and persons with special needs. Specifically, Tacoma will encourage a mixture of housing types ranging from higher density apartments and condominiums located in or near major employment centers such as downtown and within other mixed-use centers, to single family homes in neighborhoods.

Tacoma supports innovative housing types that help reduce housing costs while increasing the supply of housing. It is also important that additional residential structures be compatible with overall density, intensity and character of established residential neighborhoods. Tacoma’s designated mixed-use centers are a priority location for higher intensity, innovative housing types.

H-HC-1 Innovative Development Techniques

Promote innovative development techniques to better utilize land, promote design flexibility, preserve open space and natural features and conserve energy resources. Ensure new housing is compatible with the overall density, intensity and character of the area.

H-HC-2 Jobs-Housing Balance

Promote construction of housing units in the downtown, Tacoma Mall and other mixed-use centers to enable people to live near employment, shopping and other services.

H-HC-4 Adaptive Reuse for Housing

Support the conversion of nonresidential buildings (e.g. schools, hotels, storage buildings) to residential uses.

H-HC-5 Low Impact Development

Promote housing development that considers environmental factors (e.g. steep slopes, wetlands, gulches) to minimize erosion and reduce negative impacts on air, soil and water quality.

H-HC-6 “Green” Housing Construction

Promote “green” housing construction methods that support more sustainable, affordable and healthier home design and landscaping through use of low toxic materials and better ventilation, especially in mixed-use centers.

H-HC-7 Land Use Incentives

Consider land use incentives (e.g. density or development bonuses, transfer of development rights, height increases, and tax incentives) to facilitate the development of housing in designated areas, particularly within mixed-use centers.

H-HC-8 Other Construction Factors

Promote new housing that maximizes nuisance abatement techniques, is designed to provide safety and security from natural and manmade hazards, and encourages privacy from nearby units and public areas.

Housing Affordability (HA) - increase the amount of housing that is affordable, especially for lower income families and special needs households. The challenge for Tacoma is that there is a mismatch between the cost of housing in the city and the incomes of Tacoma’s populations.

Tacoma, through its policies and programs, is supportive of increasing the supply of housing that is affordable to its citizens. While the city recognizes the ongoing need by government and nonprofit corporations to provide housing and community support services, especially for households who pay more than 30% of their income for housing, it also recognizes the need to enlist the engine of private market rate developments to include a measure of affordable units.

As a general rule, the need for affordable housing extends along a housing continuum that extends from basic emergency shelter for the homeless to temporary transitional housing to permanent rental housing and for some households to home ownership. Each segment of this continuum requires ongoing financial support for both public agencies and individuals. In addition, there are individuals and families with special needs (e.g. disabled, frail elderly, large families, female heads-of-household) that often require additional assistance.

It is the intent of the city to: (1) recognize the housing needs of, and provide housing programs for, low income and special needs households and (2) promote housing opportunities and the reduction of isolation of

these groups by improving housing and community services delivery.

H-HA-1 Affordable Housing Supply

Support both public and private sector development and preservation of affordable housing (e.g. Section 8, LIHTC) especially for lower income and special need households.

H-HA-2 Home Ownership

Facilitate home ownership (both single-family homes and condominiums) for all segments of the community, including lower income households.

H-HA-3 Public-Private Partnership

Work in partnership with for-profit and non-profit housing developers to facilitate the provision of new permanent affordable rental and owner housing.

H-HA-4 Special Needs Housing/ Support Services

Encourage and support emergency and transitional housing as well as needed support services for persons with special needs (e.g. frailty, family size and disability).

Housing Fairness (HF) - expand the number and location of housing opportunities, both market rate and assisted, for families and individuals throughout the city, the county and the region. Currently, many households are limited to only a few locations for housing due to the higher cost of housing in some neighborhoods as well as discrimination based upon a number of factors. It is important that Tacoma be proactive in expanding housing opportunities and also ensure that affordable housing opportunities are not concentrated in a few neighborhoods, but rather dispersed throughout the city.

H-HF-1 Housing Discrimination

Ensure the local housing market provides adequate housing opportunities to renters or purchasers of housing regardless of race, religion, color, national origin or ancestry, sex, gender identity, sexual orientation, age, marital status, familial status or the presence of any sensory, mental or physical disability.

H-HF-2 Area-wide Fair Share and Housing Dispersal

Disperse affordable housing opportunities, especially for lower income households and persons with special needs, throughout the city, the county and region. Discourage the concentration of facilities for “high risk” populations in any one geographic area. (Note: For the purposes of this document, “high risk” populations shall include individuals released and/or under supervision of adult and juvenile correctional institutions, mental hospitals and drug rehabilitation programs, homeless persons

and other special needs persons residing in group homes not subject to application of the federal Fair Housing Act).

H-HF-2B Housing and Service Facilities for High Risk Populations

To promote safe and healthy neighborhoods in Tacoma, efforts should be made to equitably distribute and monitor the location of service facilities and housing for high risk populations. Many of these existing facilities are located in Tacoma and more specifically in the Upper Tacoma (MLK) community. In addition, a coordinated and equitable distribution system is needed to better disperse housing opportunities for high risk populations throughout Tacoma, Pierce County and the region.

Policy Statements

- Promote safe, healthy and livable residential neighborhoods by avoiding a concentration of service facilities and housing for high risk populations in any neighborhood;
- Improve cooperation and communication between housing providers and affected neighborhoods through the use of tools such as Good Neighborhood Agreements (GNAs);
- Give funding priority to housing providers that contribute to the de-concentration of service facilities and housing for high risk populations;
- Support statewide fair share legislation which would require the placement of offenders, released under the supervision of the State Department of Corrections, in the community in which they resided prior to incarceration.
- Investigate citizen complaints regarding facilities that violate city regulations pertaining to service facilities and housing for high risk populations such as emergency and transitional shelters;
- Strongly encourage service facilities and housing shelter providers, which serve high risk populations, to develop sound management practices including the provision of professional on-site staff and restrictions on negative behaviors. Establish neighborhood advisory committees to monitor the impact of a facility on the neighborhood and to address community concerns.

City of Tacoma housing assistance

Tacoma supports a number of programs to preserve existing affordable housing, maintain the inventory of housing, and support low income households in acquiring and maintaining housing. The city participates in the Tacoma/Pierce County Affordable Housing Consortium, which brings agencies, governments, developers, lenders and others

together to work toward solutions to meet housing needs in Pierce County.

Among its priorities, the Affordable Housing Consortium promotes housing policies to increase affordable housing; maintaining existing housing stock including replacing lost affordable housing; identifying and establishing revenue streams; introducing design and management practices to promote affordable housing; and, instituting zoning and regulations that encourage affordable housing.

Many of the housing and business loan programs that are directly administered by Tacoma staff are implemented in conjunction with a public municipal corporation called the Tacoma Community Redevelopment Authority (TCRA) established in 1973 as the Municipal Authority.

TCRA administers loans to a variety of clients including low income families who need help in buying or repairing their homes; owners who provide multifamily housing to low income families; businesses that create jobs or rehabilitate older, blighted buildings; and, non-profit organizations that provide services to the community.

The purpose of TCRA is to administer federal grants and other programs, and projects or activities financed with funds derived directly or indirectly from a grant agreement or undertaken in conjunction with a federal or other programs. This includes, but is not limited to, the Community Development Block Grant (CDBG) in Tacoma and the HOME Programs of the City of Tacoma and City of Lakewood.

Neighborhood Preservation Program - TCRA operates a Neighborhood Preservation Program that assists low income homeowners. Loans carry an interest rate of from 0% to 6% for up to 20 years. The program provides loans for:

- **Comprehensive Rehabilitation** - up to \$65,000 for code related repairs that affect health and safety of people living in the home, or that cause the house to continue to deteriorate over time.
- **Energy Program** - up to \$25,000 to make energy efficiency related improvements, such as repair or replacement of windows, exterior doors, storm doors, insulation and furnace.
- **Moderate Rehabilitation** - up to \$25,000 to maintain Housing Quality Standards.

Major home repair program - also administered by TCRA, this program provides up to \$10,000

of assistance to homeowners at or below 50% of Area Median Income (AMI). The assistance is in the form of a deferred 20-year, 0% interest loan and allows the homeowners to repair or replace major components of the home, such as sewer or water lines, roofs, furnaces, and failed electrical panels.

Assisting homebuyers - TCRA administers a program which offers loans of up to 3.5% of purchase price to assist with the down payment and closing costs needed to buy a home. These funds are available for purchasing homes in the Hilltop, Eastside, and South Tacoma neighborhoods. Depending on the source of funds, loan terms and interest rates vary. The loan is due and payable if the home is sold or no longer occupied by the purchaser during the loan term. A portion of this program is funded through HUD's Neighborhood Stabilization Program, an ARRA (American Recovery and Reinvestment Act) funded program.

Neighborhood Stabilization Program - finally, TCRA is currently using Neighborhood Stabilization Program funds received from HUD through the ARRA (American Recovery and Reinvestment Act) to reduce the impact of foreclosures in Neighborhood Stabilization Program designated areas, which are Hilltop, Eastside and South Tacoma.

TCRA is working in conjunction with community based agencies, each of which uses NSP funds purchase, refurbish and resell foreclosed properties.

Other housing assistance

Tacoma supports several programs to repair and preserve affordable housing primarily for lower income homeowners. Two of these programs are administered by the Metropolitan Development Council (MDC) and one program is operated by Associated Ministries.

MOC Minor Home Repair Program - uses federal CDBG funds to provide minor home repairs for low income households in conjunction with weatherization improvements supported with other public resources. Most of the eligible clients are low income elderly homeowners, although a few landlords do participate at 50% of the improvement cost on behalf of their lower income tenants.

MOC Emergency Minor Home Repair Program - uses federal CDBG funds to provide emergency home repair services to elderly and disabled homeowners earning 50% of the median income or less. Funding supports staff and repair costs associated with implementation of the program.

Paint Tacoma-Pierce Beautiful - uses federal CDBG funds to support administrative costs associated a program that organizes volunteer crews to paint and make minor repairs to the homes of low income seniors and persons with disabilities. The painted homes benefit both the homeowners and the surrounding community.

Alternative 2: MLK Subarea Plan

In addition to the above, Alternative 2: MLK Subarea Plan will assign responsibility to a number of public (including the City of Tacoma), nonprofit, and private parties to implement the following:

1: Database - inventory available mixed use properties, buildings, and resources in the MLK subarea to create a local database with which to identify opportunities during business and developer recruitment efforts.

2: Business outreach - integrate public, nonprofit, and private business efforts and communications in the economic recruitment process to maximize impacts and allocate resources.

3: Economic sustainability - recruit businesses that employ technical, professional, and managerial skills offered by and/or able to be developed for MLK residents to facilitate live/work sustainability in MLK.

4: Medical and health industries - retain and recruit businesses that support and can expand the health related services and products offered by the MultiCare and Franciscan Health Systems and Community Health Care as well as the growth of these institutions proper in the MLK area.

5: Education industries - retain and recruit businesses that can support and expand on the opportunities created by the association of UW Tacoma, Evergreen State College Tacoma, and Bates Technical College with MLK subarea business and employment development potentials.

6: Marketing - identify and recruit businesses to fill critical gaps in retail sales and services such as coffee shops and restaurants, entertainment, personal and professional services as well as women's and children's clothing, etc.

7: Design - initiate a competitive grant and low cost loan program, potentially using BID funds (see #10), to enhance retail storefronts including signage, display windows, building facades, and

other improvements, with a focus on the core area around MLK and 11th.

8: Promotion - initiate and expand retail sales and other events and activities including sidewalk cafes and vendors, farmers' and public markets to attract customers within and into the MLK area.

9: Organization - adopt the National Trust for Historic Preservation's Main Street 4-Point program by the Hilltop Business District Association to organize marketing, design, and promotion strategies.

10: Financing - adopt a Business Improvement District (BID) or Business Improvement Area (BIA) with which to assess benefiting properties and businesses for the cost of instituting coordinated marketing, design, and promotional activities and physical improvements and maintenance in the MLK district.

11: Interim storefront uses - continue working with Spaceworks and other entities to institute temporary artist galleries or similar uses in vacant storefronts or buildings in order to provide visual interest and activity while the building is being marketed for a permanent tenant or owner.

12: Education - expand school/community relations to include volunteer mentor and peer group support with the participation of the Tacoma Public Schools, Tacoma Housing Authority, UW Tacoma, Evergreen State College Tacoma, Bates Technical College, and others to improve educational opportunities, test scores, and the reputation of McCarver School in the community and marketplace.

13: Employment - create a youth job placement service offering part and full-time internships and employment opportunities with MLK businesses and organizations for area youth.

14: Civic participation - create youth civic participation opportunities where youth can mentor children or adults, promote events or social outreach, construct projects or enhance the environment, network careers or occupations, or create fine and performance art as youth members of MLK public and private organizations.

15: Social activities - expand youth social and recreation oriented activities and facilities that offer evening and after school peer group interactions and events.

16: Housing options - increase housing choice by type, price, tenure, and location to house a mixed age, household, and income population in or near employment centers, transit corridors, and recreational sites to provide increased live/work/play opportunities in the MLK area.

17: Affordable housing - award additional density, reduced parking requirements, reduced permit fees, and/or other measures for new housing projects that promote rental and sale workforce housing for moderate income working households employed or resident within MLK.

18: Distribute affordable housing - incorporate moderate and low income housing opportunities in mixed use and mixed income building and project developments to avoid creating "housing project" concentrations and market image associations.

19: Special populations - continue to provide social services and housing assistance for homeless, addicted, mentally ill, and domestic violence individuals and households by MLK social service agencies and organizations.

51: Hospital planning and coordination - work with MultiCare and Franciscan Health Systems and any other significant, campus-like institutions to evaluate more collaborative processes with the city and community, such as development agreements, to better define and support the long-range needs of these institutions, mitigate future development impacts as appropriate, and address how such future development can allow institutions to participate in the revitalization of the MLK business district.

52: Browne's Star Grill/Pochert Building - subject to feasibility assessments, retain as much of the Browne's Star Grill and Pochert historical buildings as possible and redevelop the remaining city property for mixed use including ground floor retail, upper floor office and/or mixed income housing.

53: Municipal Service Center - subject to feasibility assessments, redevelop the city property housing the Municipal Services Center at MLK Jr. Way and South 13th Street for mixed use including ground floor retail with upper floor mixed income housing.

54: MLK Housing Development Association (MLKHDA) - subject to feasibility assessments, support the redevelopment of the vacant properties on MLK Jr. Way and J Street at 11th Avenue for mixed use with ground floor retail,

street level artist live/work housing, an educational center, and/or upper floor office and mixed income housing activities and the possible retention and incorporation of the Tally Ho Tavern building.

55: Allen Renaissance Center - support the restoration of the former Valhalla Hall for ground floor coffee shop and restaurant, and upper floor performing arts, science and computer lab, and other outreach educational activities.

56: Other private development opportunities - promote the redevelopment of underutilized surface parking lots, vacant lands, or underused buildings for new development projects, that help to create a dense mix of uses throughout the district, including retail, restaurants, office, personal services, medical facilities, and mixed-income housing, such as those illustrated for the Save-a-Lot and Safeway sites in the catalytic project envelope studies.

The combined catalytic projects will potentially retain significant historic buildings with street front potential, develop additional street front retail and upper floor offices, house a community educational facility, and generate 465 or more dwelling units for urban households.

The densities cited in the catalytic projects above depend on whether the developer can conform to the bonus provision requirements outlined in Tacoma's Title 13 Development Regulations and possibly acquire and transfer bonus allowances for historic preservation from the Browne's Star Grill and Pochert Buildings under TDR.

4.8.4: Unavoidable adverse impacts

Under both alternatives, the undeveloped and underdeveloped lands in the MLK subarea will be redeveloped for higher intensity mixed uses that will increase population and employment levels, with associated traffic, noise, air pollution, public service demands, and other issues related to urban environments.

The application of mitigation measures will prevent any unavoidable adverse impacts on plans and policies that have not already been accounted for.

Alternative 2: The MLK Subarea Plan will initiate a number of strategic actions to recruit new businesses and employment, engage youth in jobs and civic endeavors, provide affordable

and varied housing choices for all households including special populations, and initiate catalytic mixed use projects with mixed income housing opportunities in a sustainable community with MLK subarea residents work, shop, and play options.