

City of Tacoma Tacoma Consortium



Consolidated Annual Performance And Evaluation Report 2013 – 2014

September 2014

ACKNOWLEDGEMENTS

Tacoma City Council

Marilyn Strickland, Mayor
Victoria Woodards, Deputy Mayor
Marty Campbell
Anders Ibsen
Robert Thomas
Lauren Walker
Joe Lonergan
David Boe
Ryan Mello

T.C. Broadnax, City Manager

Lakewood City Council

Don Anderson, Mayor
Jason M. Whalen, Deputy Mayor
Mary Moss
Michael D. Brandstetter
Marie Barth
Paul Bocchi
John Simpson

John Caulfield, City Manager

Tacoma Community and Economic Development (CED) Department

Ricardo Noguera, Director
Carey K. Jenkins, Housing Programs Manager
Housing Staff

Lakewood Community Development Department

M. David Bugher, Assistant City Manager for Development
Jeff Gumm, Program Manager
Staff

Neighborhood and Community Services Division

Tansy Howard, Director
Diane Powers, Assistant Director
ESG Staff

Lakewood CDBG Citizen Advisory Board

Edith Owen-Wallace, Chair
Michael Lacadie
Laurie Maus
Sharon Taylor
Kathleen Lind
Mumbi Ngari-Turner
Sisay Tealhun

Tacoma Community Redevelopment Authority

Edward D. "Curt" Curtis, President
Lucy Clifthorne, Esq., Secretary
W. Michael Buchanan, Treasurer
Tess Colby
Steve Snider
Chris Van Vechten
Michael McNiel
Jason Kors
Rea Lynn Hagan
Helen Tran

City of Tacoma Finance Staff

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INTRODUCTION

This Consolidated Annual Performance and Evaluation Report (CAPER) provides the City of Tacoma and City of Lakewood an opportunity to examine the status and accomplishments of the activities which are funded through the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships (HOME) program and the Emergency Solutions Grant (ESG) program during Program Year 39 (July 1, 2013 through June 30, 2014) and measure the performance of the accomplishments in respect to goals identified in the Consolidated Plan for Housing and Community Development: 2010-2015.

The Consolidated Plan: 2010-2015, adopted in 2010, reflects a citizen-based vision for housing and community development activities. This five-year plan identifies priority needs, goals and objectives, and specific community development activities necessary to achieve this vision. Among these locally identified priorities were the following: (1) provide decent housing for all residents of the community through ongoing support of a continuum of housing opportunities; (2) provide a suitable living environment through maintenance and improvement of existing neighborhoods, addressing service deficiencies and implementing the City's growth and development concepts; and (3) expand economic opportunities by strengthening the downtown and making neighborhoods more livable for its residents, and through creation and retention of employment opportunities, especially for low and moderate income persons.

This CAPER is divided into five (5) parts addressing the following: (1) progress on goals and objectives of the Consolidated Plan during the past year; (2) requirements in the use of CDBG Entitlement Funds; (3) requirements in the use of HOME funds; (4) requirements in the use of ESG Funds; and (5) public participation requirements. The evaluation report may also look at a variety of other topics of importance to the City because the Consolidated Plan addresses a wide variety of services and initiatives that collectively improve the quality of life in Tacoma.

The CAPER provides the City Council and citizens of Tacoma and Lakewood with a tool that can be used to examine past accomplishments of the CDBG, HOME and ESG programs. It also acts as a planning document to identify future programs and opportunities. The contents of this and previous annual reports may also be used to evaluate strategies identified in the current Five-Year Consolidated Plan, as well as used as a basis for determining future goals and for use in future housing and community development documents.

Readers interested in learning more about Tacoma's 2010-2015 Consolidated Plan for Housing and Community Development (Consolidated Plan) and the final 2013-2014 Consolidated Annual Performance and Evaluation Report (CAPER) can get copies by contacting the Community and Economic Development Department, 253-591-5364 or by accessing the City of Tacoma website, www.cityoftacoma.org.

EXECUTIVE SUMMARY

In 1999 the cities of Tacoma and Lakewood formed a HOME Investment Partnership Program Consortium for the purpose of undertaking essential housing activities in these cities and to alleviate housing problems within Washington State.

In 2010, The Tacoma City Council adopted the five-year Consolidated Plan for 2010 through 2015. This plan examined the housing and community needs of the citizens of Tacoma and Lakewood. It is this document that has formed the basis for projects to be funded through three separate entitlement grant programs that are awarded annually to Tacoma and funded by the U.S. Department of Housing and Urban Development (HUD). They are the Community Development Block Grant (CDBG), the HOME Investment Partnership Act (HOME) and the Emergency Solutions Grant (ESG).

The 2013-2014 Annual Action Plan of the five year 2010-2015 Consolidated Housing and Community Development Plan for the Tacoma and Lakewood HOME Consortium provided a consolidated framework for addressing housing, community and economic development, and human services needs within the cities. The plan is required by HUD to apply for CDBG, HOME and ESG funds.

This Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 39 (July 1, 2013 through June 30, 2014) provides readers with a summary of the projects that were funded through CDBG, HOME and ESG, how the dollars were spent, and how activities undertaken during the program year addressed strategic plan objectives and areas of high priority as identified in the five-year Consolidated plan.

SUMMARY OF RESOURCES AND DISTRIBUTION OF FUNDS

During the program year, the City of Tacoma received annual entitlements from the Federal Department of Housing and Urban Development (HUD) through the CDBG, HOME and ESG programs.

CDBG

CDBG funding focused on housing objectives including housing rehabilitation, recapitalizing the Affordable Housing Fund (AHF) along with support for Associated Ministries and Metropolitan Development Council which provide painting, home repair and rehabilitation services, focusing on assistance to lower income senior and disabled homeowners.

CDBG funds were also dedicated to supporting two microenterprise programs aimed at including operational support for a small business incubator, along with funding for a small business entrepreneurial program. These monies were also used to continue support to public services that complement the General Fund supported programs; especially in the new focus area of housing, employment and youth stabilization. Program income will be used to support Tacoma Community Redevelopment Authority (TCRA) Housing Operations and to recapitalize

the Business Revolving Loan Fund (BRLF), which is used for gap financing to leverage business loans.

HOME

HOME monies were focused on capitalizing the TCRA AHF which is used to support the repair and rehabilitation or purchase of affordable housing for the benefit of lower income residents. The funds were used to facilitate the development of new housing projects that provide permanent rental and homeownership opportunities for low income residents including emergency and/or special needs housing for homeless and persons with a mental disability.

HOME funding was also used to support City staff responsible for the implementation of the TCRA home repair and rehabilitation programs as well to help fund operational support for designated Community Development Housing Organizations (CHDO's) in their role in the development of new affordable housing opportunities.

ESG

Emergency Solutions Grants (ESG) funds were used to support the operating costs of emergency shelters for the homeless, as well as rapid re-housing and homelessness prevention assistance. Funds were also used to support City staff in their role of administering contracts and working with Pierce County on the local Homeless Management Information System (HMIS).

The following table briefly identifies the Federal funds made available for furthering the objectives contained within the consolidated plan. The information pinpoints the total amount of funds available (including estimated program income), the total funds committed and expended during the reporting period, as well as the geographic distribution and location of expenditures. A more detailed table identifying the activities including Federal funds is provided as an Appendix to this report.

TABLE 1: FY 2013-2014 Total Federal Funds Available, Expenditures and Geographic Distribution and Location

<u>Program</u>	<u>Amount Available*</u>	<u>Amount of Funds Allocated</u>	<u>Total Expenditure</u>	<u>Geographic Distribution and Location</u>
CDBG Grant	\$6,010,421	\$6,010,421	\$3,115,579	Citywide / Hilltop / Downtown/ Eastside
HOME Grant	\$4,973,594	\$4,973,594	\$1,656,143	Citywide
ESG Grant	\$162,867	\$162,867	\$160,260	Citywide / Downtown
TOTAL	\$11,146,882	\$7,146,882	\$4,931,982	

*The available amount funds include: FY 12/13 carryover, FY13/14 entitlement grant, Section 108 loan and an adjustment to compute total available.

LIST OF PRIORITIES

Every two years, the City Council approves a biennial funding priorities statement to provide direction in selecting housing and community development activities. Adoption of a new biennial Funding Priority Statement took place on December 03, 2012 and is in effect for both the 2013-2014 and 2014-2015 annual application processes for the use of federal CDBG, HOME and ESG funding. The priorities were also included in each Annual Action Plan (AAP) submitted to HUD. These priorities are organized into six categories which include the following: 1) *General Priorities* (CDBG and HOME); 2) *Set-Aside Priorities*; 3) *Housing Priorities* (CDBG and HOME); 4) *Community Development Priorities* (CDBG only); 5) *Economic Development* (CDBG only); and 6) *Human Services Priorities* (CDBG and ESG).

Under the Human Services priority, the determination was made that the use of CDBG funds will be limited to programs that address one of the Funding Priorities listed below. The three funding priorities are of equal importance and include the following:

- Housing Stabilization Services: Housing and homelessness prevention services for individuals and families at risk of or currently experiencing homelessness, including tailored services that will lead residents toward more stable housing.
- Economic Stabilization Services: Services that have a direct connection to increasing the economic stability of lower income Tacoma residents, including increased economic opportunity (e.g. through pre-employment training or job placement).
- Youth Emergency Stabilization Services: Housing and intervention/prevention services for unaccompanied youth, up to (and including) age 24, who are at risk of or currently experiencing homelessness.

It was also determined that ESG funds will be used for programs which support individuals and families who are experiencing homelessness, as defined by the Department of Housing and Urban Development. Ten percent of the grant will be reserved for expenses related to administration of the grant and reporting through the local Homelessness Management Information System (HMIS). The remainder of the funds will be used for the following components:

- **Street Outreach**: Services related to reaching out to unsheltered homeless individuals and families and connecting them with emergency shelter, housing, or critical services.
- **Emergency Shelter**: Operations and essential services associated with provision of emergency shelter to homeless individuals and families.
- **Rapid Re-Housing**: Rental assistance and stabilization services to help individuals and families who are literally homeless into permanent housing and stability.

- Homelessness Prevention: Rental assistance and stabilization services to prevent individuals and families who are risk of homelessness from losing their housing.

BARRIERS TO ACHIEVING OUTCOMES AND STEPS TAKEN TO OVERCOME BARRIERS

Over the past decade, the City of Tacoma has continued to receive less federal housing and community development funding, making it increasingly more difficult to address the identified needs. As a consequence, the City's multi-year objectives included in the two previous five year consolidated plans as well as the current 2010-2015 Consolidated Plan have been established based upon an expected level of financial support. Given this limitation, during Program Year 39, most goals that were set forth in the annual action plan were met.

GENERAL CAPER NARRATIVES

The following narratives provide a brief description of the City's accomplishments towards attaining the goals and objectives set forth in the Annual Action Plan in support of the community vision identified in the 5-Year Consolidated Plan.

GOAL 1: DECENT AFFORDABLE HOUSING

The City's performance over this past year, has met the quantified housing objectives that were described in the 2013-2014 Annual Action Plan that is a part of the Consolidated Plan for Housing and Community Development 2010-2015. Most of the projects are under contract and funds are being expended, or are now completed, especially those contracted to service providers. The following summarizes the accomplishments for each of the housing objectives.

Objective A - Preserve existing affordable owner and renter housing

During the last year changes were made to the City's home owner rehabilitation efforts by combining the Comprehensive Rehabilitation Program and Major Home Repair Program into a singular rehabilitation program called the Single Family Homeowner Occupied Rehabilitation Program ("Program"). Combining these programs and administering these services through a third party vendor, the City was able to realize greater cost savings and achieve better staff efficiencies while providing a larger number of rehabilitation projects to eligible households once the program is fully operational.

Through issuance of an RFP, the City/TCRA entered into separate service agreements with two local service providers to administer the Program on their behalf. The new Program was launched in January of 2014 and during the course of the first six (6) months of its inception TCRA Staff worked diligently with both service providers to create an effective and efficient program to serve as an integral part of an overall affordable housing strategy focused on meeting the current needs of the City's homeowners, expanding the useful life of its existing

housing stock, and enhancing residential neighborhoods. These efforts included confirming everyone's complete knowledge and understanding of the Federal funding regulations and requirements, generating homeowner intake and loan document packets, creating standard operating procedures, and establishing a procedural flow to allow for minimal interruption throughout the process of each loan project.

To strategize for the 2014-15 fiscal year, Staff conducted an analysis of the service providers current performance. Using the results of the analysis and the anticipated amount of available CDBG funds in 2014-15, specific performance goals were established, to include a minimum number of completed loans to be performed.

With the Program in its inaugural year, Staff recognized it as a work in progress with much room to grow. Therefore, staff continues to closely monitor the Program's progress and efforts to minimize any operational inefficiencies while working closely with the service providers to make the necessary revisions.

The availability of the City/TCRA's Single Family Homeowner Occupied Rehabilitation Loan Program and the two home repair programs offered by the Metropolitan Development Council (MDC) (Emergency Minor Home Repair and Minor Home Repair Program), the Paint Tacoma Beautiful program offered by Associated Ministries and Rebuilding Together South Sound's program continue to assist homeowners (e.g. families, seniors, people with a disability) to address maintenance issues and make repairs so they can extend the useful life of their homes and remain living in a safe and healthy environment.

In terms of production over the past fiscal year, the larger loan program offered on behalf of the City/TCRA and less expensive home repair loan and grant programs (cited above) administered through operating agencies on the City's behalf and MDC decreased the number of households served, while Associated Ministries increased their production. Rebuilding Together South Sound in new to funding this year. Over the past fiscal year HUD funding supported completion as well as progress in the preservation of 401 owner-occupied housing units either through repair and/or rehabilitation.

The City worked with two agencies to acquire two previously-funded HOME projects, providing 69 units of affordable housing. These two projects became available due to internal restructuring of asset portfolios by two non-profit agencies. The acquisition, and assumption of the HOME terms and conditions, allow for the continued provision of affordable permanent rental housing on Tacoma's Eastside and Central neighborhoods. Additionally, the City has provided non-financial support to Metropolitan Development Council's Randall Townsend Apartments, renovating a vacant apartment building for 35 units of housing for formerly homeless individuals.

Objective B – Expand/Sustain Homeownership Opportunities

Over the past couple of years, homeownership programs such as Tacoma's Down Payment Assistance (DPA) program has been active due, in part, to the strong demand for first-time homebuyers given the significant increase in affordable homes available for purchase. Pierce County and the City of Tacoma, as reflected nationwide, have experienced a high foreclosure rate. Over the past year 62 new DPA loans were authorized with City's DPA staff continuing to screen and underwrite more applicants in order to identify potential homebuyers that can meet the necessary underwriting requirements.

In FY 2013-14, HCT sold 5 houses through their Attorney General (AG) and HOME funded programs. Likewise, Habitat for Humanity has sold 4 houses using AG funding. Habitat currently owns two sites in Tacoma for development in 2014-15. The Tacoma Housing Authority acquired 5 houses for rehabilitation and resell utilizing AG funds. Within the City of Lakewood, 5 first-time homebuyers were assisted in acquiring their homes, 2 of which acquired houses from Habitat for Humanity.



Before



After

Objective C – Provide Assistance to Preserve Quality and Habitability of Rental Housing

All assisted housing projects reported in the other objective will meet crime-free housing standards and support this objective.

Objective D – Provide Assistance for a Continuum of Housing for Persons with Special Needs, Homeless Persons and People At Risk of Homelessness.

In addition to addressing the need for additional homeownership and rental opportunities for low-income Tacoma residents, the City also continues to support emergency and transitional housing, and assist persons with special needs. During the FY 2013-14 reporting period, the

City provided new entitlement CDBG, ESG and HOME funding to support a variety of activities to address low income housing needs for Tacoma residents. The specific use of these funds is discussed throughout this report. Other funding sources included the City's General Fund and the countywide Continuum of Care (COC) funding to help support emergency, transitional, and permanent housing (including special needs housing and rapid re-housing)

The City assisted Foundation for the Challenged with the acquisition of a house for long-term rental opportunities for adults with development disabilities. The house is completing needed ADA-upgrades and expected to be fully occupied by the end of 2014.

Objective E – Reduce Barriers to Affordable Housing

In FY 2013, the City provided funds for relocation assistance and rent subsidies to lower-income households displaced by local code enforcement utilizing general funds.

Objective F – Develop New Affordable Housing in Support of Neighborhood and Downtown Revitalization

Tacoma has a long term objective to increase the supply of affordable new housing available to lower income elderly and families in the community. Efforts are continuing to be made by the City of Tacoma, Tacoma Housing Authority (THA) and participating nonprofit housing providers who work together towards meeting this objective. As stated in this report, the City has coordinated its efforts using HUD funding with the various housing providers to construct or renovate affordable units. During FY 2013-14, a total of 9 units of affordable homeownership housing were added to Tacoma's inventory and 5 to Lakewood's. The City has continued to work with THA towards the redevelopment of Bay Terrace, formerly known as Hillside Terrace. As of June 30, 2014, sixteen townhouses have been completed and are currently occupied by households below 60% AMI. The remaining 54-units are expected to be completed by the end of July and fully-occupied by the end of October. The City continues to work with Catholic Community Services (CCS) towards the construction of a new homeless facility and 50-units of SRO housing for chronically homeless individuals called Nativity House. As of the date of this report, CCS is expected to complete construction and be fully occupied by the end of December, 2014.

In June, the City of Lakewood closed construction and permanent financing on the new construction of 15-units of permanent rental housing. This signifies the first affordable housing rental development in Lakewood in over a decade. The units, Prairie Oaks Apartments, will be operated by the Tacoma Housing Authority and will be located over a new community facility owed by Living Access Support Alliance (LASA). Construction is estimated to be completed in earlier 2016.

Since many housing construction projects often take two years or more to implement, Tacoma has continued to commit federal CDBG and HOME funds to affordable projects early in the

process. This funding approach has proven successful since an initial local financial commitment for a developer is often critical for their project to be competitive for other federal and state financing. However, due to the lack of fund availability from the State, the City has begun to approach non-traditional affordable housing providers. In 2014, the City will be working with three housing providers new to HOME-funding to not only preserve affordable housing, but expend affordable housing units in Tacoma. We continue to have annual project applications submission processes directly through the Subrecipient, Tacoma Community Redevelopment Authority (TCRA). The most competitive applications require housing providers to show project feasibility, site control, a project timeline, and other funding proposed/committed for their proposal. In situations where an approved project has not made timely progress, TCRA has reallocated those funds to other projects. This has allowed for better decision making on project funding, and more timely expenditure of funds.

NEIGHBORHOOD AND DOWNTOWN DEVELOPMENT PROJECT



Bayside Terrace
(Formerly Hillside Terrace)

Bayside Terrace
(Formerly Hillside Terrace)



Nativity House

GOAL 2: SUITABLE LIVING ENVIRONMENT

The City's five year Consolidated Plan also recommends several activities developed to provide a more suitable living environment for Tacoma residents. During FY 2013-2014, financial support was provided for public improvements and facilities in eligible lower income neighborhoods.

Objective A – Revitalize Targeted Neighborhoods

Given reduced federal funding and the reduction of staff in 2012, the City continued to restructured its approach to the revitalization of targeted neighborhood with greater on housing and community development activities. Subsequently the LID Assessments Program was stalled through most of 2012 and 2013. The program has begun to move toward closing out a number of completed LIDs, and spent in 2014. The Neighborhood Council Innovative Grant

Program completed a number of projects, including complete blocks of sidewalk replacements in along Pacific Avenue and McKinley Avenue. Other improvements included substantial park upgrades, including ADA accessibility, at 74th & Cedar, the Ray Roberts Memorial Park, and Guadalupe Gardens.

Objective B – Maintain/Improve Community Facilities & Public Infrastructure

The response to the previous objective also applies to meeting this objective. In addition, the City supported ADA improvements at its libraries including a total of \$82,100 in CDBG funds during the last program year.

The City, through its Subrecipient (TCRA), assisted Catholic Community Services with upgrades to the facility for Phoenix Housing network. The primary upgrade was to install an elevator into this 90-year old building. This facility is the day shelter for households in Phoenix’s emergency housing network, as well as case management, training, a clothing bank. The facility will also provide job training and case management to veterans having difficulties transitioning out of the military.

Objective C – Enhance the Supportive Services Delivery System to prevent homelessness and reduce new homelessness, increase economic self-sufficiency and support households in accessible housing.

During the past fiscal year, 5 of the 9 public service programs supported by CDBG dollars and all 7 of the ESG funded programs were directly focused on reducing and preventing homelessness and supporting households in permanent housing. The remaining 4 public service programs funded under CDBG were focused on improving economic self-sufficiency through legal services, education, and job readiness/employment assistance. A total of \$350,241 in CDBG and \$160,260 in ESG was expended to support these programs.

Objective D – Support Historic Preservation

No federal funds were spent to support historic preservation during the past fiscal year.

GOAL 3: EXPANDED ECONOMIC OPPORTUNITIES

The City’s five year Consolidated Plan also recommends several activities developed to expand economic opportunities. During FY 2013-2014, incentives were offered to businesses as a means of increasing job opportunities and expanding economic opportunities throughout the community.

Objective A – Support the City’s Renewal Community (RC) Activities

The majority of the designated RC area represents the downtown district where a large number of projects are discussed in this report. These projects not only amount to significant investment in the community, but also will result in a sizable number of jobs for lower income persons.

Objective B – Focus on housing development and infrastructure improvements in support of economic development in targeted neighborhoods

The City's DPA program continues to be a popular program for these lower income neighborhoods. The City invested significant efforts in the redevelopment of Bay Terrace. In addition to the funds provided through TCRA's competitive housing fund process, the City provided \$1.5 million in bond financing for infrastructure and utility improvements.

Objective C – Support economic development activities that provide or retain livable wage jobs

The City continues to use CDBG funds to support four microenterprise assistance programs, which together created 24 new microenterprises and 33.6 Full-Time Equivalent jobs, of which 24.8 Full-Time Equivalent jobs were filled by low or moderate income individuals during the past fiscal year.

Objective D – Support small business development especially those serving targeted neighborhoods

The City continues to use CDBG funding to support microenterprises as described in the previous objective. In addition, the City operates the BRLF offering loans for a variety of business needs. Finally, the National Development Council is funded on an ongoing basis to provide technical support as well as project financing. The National Development Council closed 2 loans in Tacoma during the past fiscal year.

OTHER ACTIONS – Pending Carey's input

There are specific activities that continue to get support not only from federal funds such as CDBG, HOME, ESG and COC, as discussed in this report, but also from other public and private sources such as United Way of Pierce County, City of Tacoma General Fund, Tacoma Housing Authority, Washington State (e.g. Housing Trust Fund), the Puyallup Indian Tribe, Metropolitan Development Council's Community Action Agency funds and Impact Capital. These funded activities include emergency and transitional shelters, other homeless and special needs programs, job training programs as well as various activities to support the families and senior citizens on limited income. In addition, the City, THA, and local nonprofits will continue to coordinate the use of available funding to revitalize the previously designated Community Empowerment Zone (CEZ) made up of the Hilltop, Downtown and Eastside areas, and to help families and individuals to become and remain self-sufficient.

Federal, state and private financing sources continue to require local government's commitment to financing a project before they will commit their funds. It is essential that local governments provide housing development funds. As previously mentioned in this report, the City has made a substantial commitment to housing by setting aside 50% of its CDBG and all of its entire HOME and ESG funds for affordable housing. Tacoma will continue to pursue funding sources for a local housing trust fund to better serve the needs of its citizens.

Tacoma continues to work with site selectors and often receives nationwide media coverage for the positive growth and turn-around of its downtown. Tacoma continues to work to attract and retain businesses in Tacoma. Specific accomplishments included:

- Continued to partner with the Tacoma Police Department and Public Works Department to effectively implement the City's Crime-Free Housing program incorporated in the Business Districts. The overall goal is to reduce crime within the targeted areas.
- Continued to market and provide services related to the Façade Assistance Program to property and business owners through the Neighborhood Business District and Cross District Associations.
- Chinese Reconciliation Park – Progress has continued during the past fiscal year in development of the new Chinese Reconciliation Park. Although the City has not invested federal funds in this project, it is an important step for the City in improving our community facilities and outreach to our citizens.
- Together with private and public partners, Tacoma continues to work at retention efforts for major employers who have outgrown their existing space and have leases that will run out in the next few years.

During FY 2013-2014, Tacoma saw an increased interest in the development of market-rate housing and other mixed use centers in its downtown area. It is anticipated that 300 units will break-ground in the Fall of 2013, with an additional 1,600 units coming online over the next 2-4 years. . As the economy slowly recovers, the City continues to make available incentives to developers in the downtown and other strategic areas throughout Tacoma with its Property Tax Exemption (PTE) program for Multi-Family Housing. To encourage the development of multi-family housing in the designated mixed-use centers, the City provides a property tax incentive to eligible property owners. This program has proven effective in the construction of multi-family projects near Tacoma Mall, the Foss Waterfront and Mt. St. Helens neighborhoods.

In 2007, the State Legislature made changes to the PTE program which modified the program from a ten-year exemption to either an 8 year exemption for an "all market-rate" development, or a 12 year exemption for projects with at least 20% affordable units. Affordable rental units being defined as affordable to households with incomes no greater than 80% of the area median income as determined by HUD. For homeownership, affordable is defined as households with incomes no greater than 115% of the AMI. There are also additional reporting requirements by the tenants, buyers, and developers; information that must be gathered by the locality and forwarded to the State Department of Commerce (DC). In response to these new requirements,

the City submitted annual monitoring reports to the State identifying changes occurring during 2007, 2008, 2009, 2010 and 2011. In 2008, the City officially changed its municipal code to incorporate the 2007 state legislative changes.

Over the past fiscal year, countywide employment continued to be dominated by government and health-care providers. For 2012, Joint Base Lewis McChord (JBLM) continued to be the largest employer with 63,500 troops and civilian employees. The second largest employer was the local public school districts with 13,133 jobs followed by Multicare Health System with 6,776 jobs and Washington State Employees with 6,267 jobs. Other major employers include Franciscan Health System with 5,814 jobs and Pierce County with 2,873 jobs. (*Source: EDB 2013 Major Employers List*)

For small business assistance, in addition to the two CDBG –supported programs, the City actively markets itself to employers and works hard to attract new businesses. Due to limited funding for the economic development activities, the City continues to partner with other community agencies such as the Economic Development Board (EDB), the Tacoma/Pierce County Chamber of Commerce, and the Foss Waterway Development Authority (FWDA) to coordinate efforts in expanding and creating new businesses and assisting with training opportunities and job development for Tacoma residents. This strategy has paid off with the announcement in 2013 of the selection of Tacoma as a regional business services facility for State Farm insurance company. Approximately 1,100 jobs will be created in Tacoma as a result of this activity.

The City continues to take an active role and provides leadership and cooperation with community wide organizations to foster and maintain affordable housing and reduce the number of persons living below the poverty level. Some of these organizations and events include the Tacoma-Pierce County Housing Council, Tacoma-Pierce County Coalition for the Homeless, THA' Family Self-Sufficiency Program, United Way of Tacoma-Pierce County, Northwest Community Development Managers Association, Tacoma's Annual Fair Housing Conference, the Gates Sound Families Foundation, Tacoma/Pierce County Partners in Homeownership and the Tacoma/Pierce County Affordable Housing Consortium.

LEVERAGING RESOURCES

The following matching funds are for all the 2013-2014 Annual Action Plan activities with the exception of the public service programs. While most of the matching funds will be exact figures, some may be approximate dollars due to some projects not being underway. The Business Revolving Loan Fund (BRLF), the Down-Payment Assistance (DPA) Program and Affordable Housing Fund (AHF) generally require the leveraging of funds (e.g. loans to permanent rental and shelter providers requiring matching funds).

TABLE 2: FY 2013-2014 Federally Funded Projects Leveraging Funds (Still need to verify with Cathy Morton and Jacinda Howard)

<u>Project/Program</u>	<u>HUD Funding</u>	<u>Funded Amount</u>	<u>Leverage Source</u>	<u>Leverage Amount</u>
Tacoma Down Payment Assistance (DPA) Program	HOME (2013)	356,488	Private Lenders	
WMF Small Business Incubator / Microenterprise Assistance	CDBG (2013)	176,000	Foundations, Port, Pierce County	
MDC Tacoma Minor Home Repair	CDBG (2012)	\$ 41,565	Various Resources	\$6,624
Rebuilding Together South Sound Rebuilding Day 2014 and Year-Round Projects.	CDBG (2013)	20,000	Various Resources	\$270,000
AM Paint Tacoma Beautiful Program	CDBG (2013)	\$65,164	Donations, In-Kind, Pierce County, Fdns	\$208,000
CCS Nativity House	CDBG (2012) HOME	\$789,900 \$102,942	Pierce County 2163 State HTF, LITHC, Private Grants, Donations	\$6,950,604
Spaceworks	CDBG (2013)	\$70,000	NSP-3, SHOP, Private	\$1,370,000
McKinley 3502: The Porter Apartments	HOME (2013)	\$596,500	Private Seller Credit	\$1,468,005
VBC Mason Avenue Apartments	HOME (2013)	\$300,000	Private, LIHTC	\$16,701,224
Mercy Housing Northwest: New Tacoma Senior Housing, Phase II	HOME (2013)	\$475,000	Pierce County 2060 funds, State HTF, LIHTC	\$9,879,795
TOTALS		\$1,696,704		\$18,286,514

CITIZEN COMMENT

Make the Consolidated Annual Performance and Evaluation Report Available to the Public for Examination and Comments for a Period of 15 Days

The 15-day period for examination and review took place starting September 8th ____ and ending on September 22nd____, 2014. The City provided public notice on September 5th____, 2014 in The Tacoma News Tribune. Draft copies of the report were available at local libraries, the City Clerk's office and the Community and Economic Development Department (located at 747 Market Street Suite 836, Tacoma, WA 98402) and on the City's website. (Citizen comments received to be inserted).

Identify Each Federal Grant, the Funds Made Available, the Funds Committed, the Funds Expended and the Geographic Distribution that Furthered the Objectives Listed in the Consolidated Plan.

Please refer to the table, Total Federal Funds Available, Annual Expenditures, and Geographic Distribution of funds on Existing Activities within the City of Tacoma (July 1, 2013 – June 30, 2014), as provided in the Appendix. The following reports were generated from the Integrated Disbursement and Information System (IDIS) and are available upon request from the Community and Economic Development Department, 747 Market Street, Room 1036, Tacoma, WA 98402 or by calling (253) 591-5364.

1. Summary of Accomplishments Report (PR23)
2. Consolidated Annual Performance and Evaluation Report (PR06)
3. Status of HOME Grants (PR27)
4. Status of HOME Activities (PR22)
5. Status of CHDO Funds (PR25)
6. CDBG Financial Summary Report (PR26)
7. Summary of CDBG Activities (PR03)
8. Rehab CDBG Activities (PR10)
9. ESG Financial Summary (PR91)

SELF-EVALUATION

Every year the staff of the City's Community and Economic Development (CED) Department coordinates with other city departments and outside agencies to compile the Consolidated Annual Performance and Evaluation Report (CAPER). Based upon the data compiled, staff determines to what extent the annual goals and objectives identified in the City's five year (2010-2015) Consolidated Plan have been met. While the level of federal funding and other resources have continued to be reduced, as discussed in the funding summary, the activities funded during the past fiscal year were able to meet the performance expectations specified in the 2013-2014 Annual Action Plan for the Tacoma-Lakewood HOME Consortium.

It is also important to know that the City of Tacoma's 2010-2015 Five-Year Consolidated Plan for Housing and Community Development and its 2013-2014 Annual Action Plan (AAP) contains three primary goals: (1) provide decent housing for all residents of the community through ongoing support of a continuum of housing opportunities; (2) provide a suitable living environment through maintenance and improvement of existing neighborhoods by addressing service deficiencies and implementing the City's growth and development concepts; and (3) expand economic opportunities for its residents through creation and retention of employment opportunities, especially for low and moderate income persons. A brief summary of each of the

three primary goals are discussed in the following paragraphs along with a brief assessment of the performance.

MONITORING REQUIREMENTS

HOME Funding

What are the results of on-site inspections of the affordable rental housing assisted by HOME funds and an assessment the affirmative marketing actions and outreach to minority and women-owned businesses.

Staff is presently involved in several aspects of monitoring Tacoma Community Redevelopment Authority (TCRA) affordable housing activities. Staff worked with HUD-provided Technical Assistance providers to develop a monitoring and oversight procedure with regards to TCRA. Staff has worked to develop a monitoring plan specifically with regards to the monitoring of TCRA. TCRA will be monitored in the 4th quarter of 2014 by a member of the Neighborhood & Community Services Department.

Staff has also invested significant effort into the clean-up of the TCRA loan portfolio and addressing various loan servicing deficiencies on an on-going basis. . Staff also contracted with third party inspectors for the on-site inspections of affordable housing units financed with HOME funds. During the program year, approximately one-half of the TCRA's rental housing loan portfolio was inspected. With the exception of two properties, each site has 100% of the units were inspected. Each of the properties inspected provided satisfactory responses to any items cited during the inspection. The TCRA anticipates inspection of the remaining portfolio during the 4th quarter of 2014. In 2015, TCRA will divide its portfolio into thirds and inspect 1/3 of the portfolio each year.

CDBG Funding

What are the results of on-site inspections of the affordable rental housing assisted by CDBG funds?

Staff worked with HUD-provided Technical Assistance to strengthen monitoring procedures related to its Community Development Block Grant contracts. Procedures include conducting an annual risk assessment of all funded programs to identify potential areas of concern with each program and to determine the order in which programs will receive an on-site monitoring. Site monitoring occurs on an annual basis; programs that had a negative finding in the previous program year or are a cause of concern to staff due to issues such as high staff turn-over or poor performance are traditionally prioritized first in the monitoring schedule.

Eight programs received CDBG funds in the 2013-14 program year. Each of the programs experienced an on-site monitoring. Of the eight programs, four received negative findings. In each case the finding was related to documentation of the program serving low and moderate income individuals. Each of the programs was documenting client income, but documentation was not to staff's approval. Staff provided ongoing guidance in this area and

prior to the end of the program-year each program proved they were able to rectify their finding. Additionally, staff found that three of the four programs which had findings lacked standard operating procedures for the operation of their program and use of CDBG funds. Staff requested each of these programs draft standard operating procedures before the end of the program-year. This request was also fulfilled by the June 30, 2014 contract end date. Staff had no concerns with the remaining four programs.

ESG Funding

What are the results of monitoring of the public services assisted by CDBG & ESG funding?

Each year, HRHS staff conducts a risk assessment of all funded programs to determine which of them need an on-site contract monitoring. Per City policy, all programs receive a site monitoring at least once every two years. Results are considered in subsequent application processes for funding.

When identifying which programs will be monitored, certain conditions automatically trigger a monitoring. Those conditions include being new to receiving City of Tacoma funding, having negative findings in the most recent agency financial audit, and/or not being monitored the previous year. Other considerations in determining the need for an on-site contract monitoring include staff turnover, program performance, and award amount (i.e. receiving more than \$50,000 in aggregated funding from the City of Tacoma, including CDBG/ESG).

Programs that are flagged for a monitoring receive a site visit prior to the end of the contract period (by June 30th of each year). A standard monitoring tool is used by staff during the site visit to evaluate program performance, compliance with federal requirements, personnel and administration practices, and accounting practices. Any negative findings are summarized at the end of the monitoring form, along with corrective actions and a timeline for completing corrective actions. The monitoring results, summary of findings and timeline for corrective action are then provided to the program.

In the FY 2013-14 contract period, thirteen (13) programs received CDBG and/or ESG funding from the City of Tacoma. Of those, five (5) were scheduled for and received an on-site contract monitoring.. Four (4) of the five (5) programs receiving an on-site contract monitoring had at least one negative finding. All negative findings were addressed completely and in a timely manner, according to the corrective action plan set forth in each program's monitoring tool.

In the FY 2013-14 contract period, thirteen (13) programs received CDBG and/or ESG funding from the City of Tacoma. Of those, five (5) were scheduled for and received an on-site contract monitoring.. Four (4) of the five (5) programs receiving an on-site contract monitoring had at least one negative finding. All negative findings were addressed completely and in a timely manner, according to the corrective action plan set forth in each program's monitoring tool.

Eight of the 13 CDBG and ESG funded human services programs were not monitored. This is because these programs received an on-site contract monitoring during the previous (2012- 2013) contract period and did not have risk factors that would trigger a monitoring in the FY 2013-14 contract period.

TABLE 3: FY 2013-2014 ESG and Public Services Monitoring Results

<u>Agency</u>	<u>Program</u>	<u>Findings (Y/N)</u>	<u>Findings Addressed (Y/N/NA)</u>
Campfire	Teen Outreach	N/A No site monitoring in 2014; last monitoring was 5/21/13	N/A
CCS	HAS	N/A. No site monitoring in 2014; last monitoring was 5/21/13.	NA
CCS	PHN	N/A. No site monitoring in 2014; last monitoring was 5/22/13.	NA
Exodus	Rapid Re-Housing DV	N/A. No site monitoring in 2014; last monitoring was 6/5/13.	N/A
Mercy Housing NW	Service-Enriched Housing	N/A. No site monitoring in 2014; last monitoring was 5/29/13.	NA
Tacoma Comm. House	Adult Literacy & Employment	N/A. No site monitoring in 2014; last monitoring was 5/21/13.	N/A
Tacoma Housing Auth.	Family Self-Sufficiency	Y—one finding during 6/12/14 monitoring visit. Output numbers were high, due to program including clients that were not officially enrolled in program.	Y – Corrective action was completed by deadline of 7/15/14. Program submitted revised output reports, including only clients enrolled in the Family Self-Sufficiency Program.
The Rescue Mission	Emergency Services	N—no negative findings during 6/4/14 monitoring.	N/A
WWEE	Housing Bridge to SS (RR)	Y—one finding during 6/25/14 monitoring visit. Program was tracking outputs inaccurately and had not submitted corrections, so City staff could not determine whether program was on track with annual goals.	Y--Corrective action was completed by 7/15/14 deadline. Program submitted revised output reports showing numbers within accepted range of annual goals.
WWEE	Housing Bridge to SS	Y—one finding during 6/25/14 monitoring visit. Program was	Y--Corrective action was completed by 7/15/14 deadline.

	– (HP)	tracking outputs inaccurately and had not submitted corrections, so City staff could not determine whether program was on track with annual goals.	Program submitted revised output reports showing numbers within accepted range of annual goals.
WWEE	REACH Plus	Y—one finding during 6/25/14 monitoring visit. Program did not have source documentation to back up the numbers that were being submitted in monthly reports to the City.	Y—Corrective action was taken by 7/31/14 deadline. Program submitted a spreadsheet showing client information for the month of May to support the data submitted in the monthly report to the City.
YWCA	DV Shelter	N/A. No site monitoring in 2014. Last monitoring was 6/12/13.	NA
YWCA	Legal	N/A. No site monitoring in 2014. Last monitoring was 6/25/13.	NA

PROGRAM NARRATIVES

In the five year Tacoma-Lakewood Consolidated Plan for 2010-2015, there are goals and objectives that direct funding to programs for each of the three HUD national objectives as well as the previously discussed City Council priorities. The following are the three primary goals, their specific objectives, and an assessment of their accomplishments during the 2013-2014 program year.

Goal 1: PROVIDE DECENT AFFORDABLE HOUSING

The Consolidated Plan focuses its housing activities on providing decent housing for low-income renters and homeowners, homeless families and persons with special needs in the community. While the need to provide “affordable housing” can affect households in a variety of income groups, the primary focus of the city is to assist households with incomes at or below 80% of the Area Median Income (AMI). Activities include regulatory actions and expenditure of housing resources to address priority needs. The following six housing objectives provide direction for the provision of affordable housing to assist lower income persons in progressing along the housing continuum from emergency shelter to transitional housing to permanent rental housing and home ownership.

Objective A. Preserve Existing Affordable Owner and Renter Housing

The primary objective of this strategy, as stated in the housing element of the Tacoma comprehensive plan, is to “*maintain and support vibrant and stable neighborhoods while*

promoting a variety of housing opportunities to meet the needs of all residents". Through this reporting period the authorized funding has capitalized on the TCRA housing improvements program, the Single Family Homeowner Occupied Rehabilitation Loan Program and finishing prior year's projects under the major Home Repair Program. In addition, CDBG funding supports two ongoing minor home repair programs operated by the Metropolitan Development Council, the Paint Tacoma Beautiful program operated by Associated Ministries and the inaugural year of a program operated through Rebuilding Together South Sound. In addition, HOME monies support housing rehabilitation in Lakewood through TCRA.

Outcome Indicator: Number of households whose housing is brought up to code by major rehabilitation for the purpose of providing affordable housing.

Expected Units: 36 households in 3 years; 60 households in 5 years

Accomplishments:

The City of Tacoma continues to be active in preserving the supply of owner occupied housing, especially for the seniors and people with a disability who have difficulty staying in thier home. Both the City of Tacoma and Lakewood allocated CDBG and HOME funds in 2013-2014 for this purpose. Federal funding awarded during program year for the repair or rehabilitation of existing housing stock is shown in the following table:

TABLE 4: FY 2013-2014 Summary of Preservation Assistance Provided in Tacoma/Lakewood

<u>Program / Project</u>	<u>Number of Units</u>	<u>Amount Expended</u>	<u>Status</u>
TCRA Single Family Homeowner Occupied Rehabilitation Loan Program (includes programs formerly known as TCRA Comp Rehab)	8 households	\$ 141,895 CDBG	4 Completed and 4 in process
TCRA Major Home Repair	4 households	\$31,359 CDBG	Completed
MDC Minor Repair	25 households	\$41,565 CDBG	Completed
MDC Emergency Minor Repair	163 households.	\$ 134,160 CDBG	Completed
Associated Ministries Paint Tacoma Beautiful	27 households	\$ 65,164 CDBG	Completed
Rebuilding Together South Sound Rebuilding Day 2014 and Year-Round Projects	21 Households	\$20,000 CDBG	Completed
TCRA – Lakewood Rehabilitation	1 household	\$ 130,564 HOME	1 Completed

TOTAL	249	\$ 434,143 CDBG \$ 130,564 HOME	245 Completed; 4 In progress
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TCRA Single Family Homeowner Occupied Rehabilitation Loan Program. This program assists low income homeowners up to 80% AMI with rehabilitating components of their home. Homeowners may borrow up to \$25,000 in CDBG funds to make health and safety repairs to their home. During 2013-2014, the rehabilitation work was completed, and program funds expended on four homeowner loans. In addition, rehabilitation work began on 4 more homes and 5 new loan applications were approved by the TCRA. These projects will be completed during the next fiscal year and will be reported in the next FY 2014-15 CAPER. *TCRA Major Home Repair (EMHR) program.* This program provides up to \$10,000 of assistance to homeowners at or below 50% of the AMI. The assistance allows homeowners to repair or replace major components of the home, such as sewer or water lines, roofs, furnaces and electrical panels, which have failed. During 2013-2014, 4 homeowners were assisted by this program.

MDC Minor Home Repair. MDC administers a minor home repair program to assist homeowners with minor repairs in conjunction with their weatherization program. During 2013-2014, 25 homeowners were assisted through this program.

MDC Emergency Minor Home Repair. This program provides emergency home repairs to senior and disabled homeowners at or below 50% of the AMI. Assistance is in the form of a grant and is available for up to \$500 per year. During 2013-2014, 163 individual households were provided assistance through this program.

AM Paint Tacoma-Pierce Beautiful – Associated Ministries administers a program that provides volunteer assistance in minor repair and exterior painting for seniors and disabled with incomes of less than 50% the area median. During 2013-2014, a total of 27 Tacoma homeowners were assisted through this program.

TCRA Lakewood Rehabilitation – The Annual Action Plan (AAP) includes the City of Lakewood’s allocated HOME funds for its Housing Rehabilitation Program overseen by the TCRA. During 2013-2014, one rehabilitation projects was started completed and _____ new projects were undertaken.

The pictures provided below are of actual projects that took place during the reporting period. Maps providing an overall view of the specific project locations included in the aforementioned programs are provided in the Exhibits section of this document.

Paint Tacoma Beautiful



Before



After

Other Actions

Technical Assistance – The City of Tacoma works with a variety of non-profits on project development and readiness to insure project feasibility, financial stability (during and post development) and to address compliance issues. Over the past year, technical assistance was provided to Mercy Housing Northwest (MHNW), Homeownership Center of Tacoma (HCT), The Tacoma Rescue Mission (TRM), Tacoma Housing Authority (THA), Catholic Community Services (CCS), Metropolitan Development Council (MDC), New Phoebe House, McKinley 3502, Cascade Affordable Housing, Puget Sound Business Center, Spaceworks Tacoma, Foundation for the Challenged and the Tacoma/Pierce County Habitat for Humanity (HH).

In addition, the City continues to work in partnership with the Tacoma/Pierce County Affordable Housing Consortium, United Way of Pierce County (UWPC), Impact Capital (IC), Pierce County and a Joint Monitoring Task Force. City support includes participation in steering committees, project review and award committees and long-term monitoring and compliance. These sources of funding provide capital and services funding for permanent and transitional housing.

Lead Based Paint – The City continues to address *lead-based paint* issues in accordance with Title X of the 1992 HCDA. The following practices and procedures are followed to address lead-based paint hazards:

(1) All owners of properties receiving up to \$5,000 of federally-funded assistance are provided a copy of the lead-based paint (LBP) pamphlet. If there is any work done on the property affecting paint surfaces, the surfaces are assumed to contain lead-based paint if the property was constructed prior to 1978, and safe work practices are followed. After work is completed, a notice to occupants is provided.

(2) All owners of properties receiving between \$5,000 and \$24,999 in federally funded rehabilitation assistance are also provided with a copy of the LBP pamphlet. If the home was constructed prior to 1978, a LBP risk assessment is completed by a certified LBP firm. If the surfaces to be disturbed are determined to contain lead-based paint, interim controls are

exercised. A notice to occupants is provided and clearance test performed by an EPA certified firm after the work is completed.

(3) All owners of properties receiving \$25,000 or more in federally funded rehabilitation assistance are provided with the LBP pamphlet. A written risk assessment is obtained from a certified risk assessor and the specifications for the work written to insure all deteriorated LBP surfaces are properly prepared and the necessary action taken to correct any deficiencies. A clearance test is performed by a certified firm after the work has been completed and the owner has received a notification of completion.

(4) All property acquisition financed with federal funds are inspected for lead-based paint hazards when the property in question was constructed prior to 1978. In addition, all rental properties are inspected on a regular basis for LBP hazards.

(5) Several members of Community and Economic Development Department have received varying levels of training in LBP.

Objective B: Expand/Sustain Homeownership Opportunities

The primary objective of this strategy is to expand and sustain homeownership in the community. The City, in partnership with local organizations, is committed to maintaining homeownership in its neighborhoods. As families and individuals move along the housing continuum and improve their financial condition, some households may want to pursue homeownership opportunities. The City is also pursuing opportunities to promote development of housing on “infill” lots where housing has not yet been developed or previous structures were demolished. While some of the housing assistance has provided homeownership on a scattered site basis, federal funds are also being targeted for the revitalization of the Hilltop, Eastside and South Tacoma Neighborhoods.

Tacoma received National Mortgage Settlement funding from the State of Washington Attorney General Office. These funds are being distributed through the Tacoma Housing Authority, the Homeownership Center and Habitat for Humanity to acquire, rehabilitate and resale foreclosed and abandoned houses.

During the fiscal year, the TCRA implemented the Single Family Residence Blight Abatement Program. Through use of the services of four local developers, CDBG funds were allocated to acquire, rehabilitate and subsequently resell previously abandoned properties to eligible home buyers.

Outcome Indicator: *Number of households acquiring affordable housing through assistance programs for the purpose of providing decent affordable housing.*

Expected Units: *60 households in 2 years; 150 households in 5 years.*

Accomplishments:

TABLE 5: FY 2013-2014 Homeownership Opportunities Provided in Tacoma/Lakewood *

<u>Program / Project</u>	<u># of Units</u>	<u>Amount Expended</u>
Homeownership Center of Tacoma	4 HOME	\$475,476 HOME
	1 AG	170,615 AG
TCRA – Down Payment Assistance	30 HOME	\$ 106,488 HOME
	33 AG	547,451 AG
TCRA Single Family Residential Blight Abatement Program	2 homes in process using CDBG funds	\$171,190 CDBG
Tacoma/PC Habitat for Humanity - Lkwd	2 HOME	\$50,312 HOME
Tacoma/PC Habitat for Humanity - Tac	4 AG	623,129 AG
TCRA HOME Lakewood DPA	3 HOME	\$17,416 HOME
TOTAL	39 HOME	\$682,257 HOME
	38 AG	1,341,195 AG

* (The table above lists projects providing homeownership opportunities that were *reported as completed* during the program year. In order for a project to be considered completed by the City, the house must not only have been constructed or rehabilitated, but the sale of the home to a qualified low-income homebuyer must have closed during the program year. The projects may have been fully or partially funded during earlier program years)

Homeownership Center of Tacoma (HCT) constructs and refurbishes affordable housing in Tacoma’s Eastside and Hilltop neighborhoods and sells these homes to low-income homebuyers. Federal funds are used to offset the cost of development with the affordable sales price of the home, as well as provide down payment assistance for the homebuyer. During the 2013-14, TCRA awarded \$145,430 in new HOME funds for the continuation of this program. A total of four new homes were constructed with HOME funds and one home was rehabilitated with AG funds.

TCRA Down Payment Assistance – The program is for first-time homebuyers to help with the down payment, closing costs and to buy down interest rates. Applicant’s annual income must be no more than 80% of the Pierce County’s AMI. During 2013-2014, TCRA utilized federal HOME funding to assist 30 first-time homebuyers through this program. An additional 33 homebuyers were assisted with non-federal funds.

TCRA Single Family Residential Blight Abatement Program - This program’s purpose is to acquire, manage, maintain, rehabilitate and resell previously foreclosed and abandoned

single-family residences, located within a specific target area, to homebuyers with annual incomes that do not exceed 80% of the Pierce County's AMI.

Tacoma Housing Authority (THA) – This program used Attorney General funds to purchase five foreclosed properties. As of this report date, two homes were listed for sale following rehabilitation. The houses are available to homebuyers with annual incomes that did not exceed 120% of the Pierce County's AMI.

Tacoma-Pierce County Habitat for Humanity – The agency uses federal funds to acquire and provide site improvements prior to the construction of single family homes by volunteers. The new housing is sold to households at or below 60% of the area median income. In FY 2013, Habitat focused on properties located in Lakewood, completing the development of two HOME-funded houses. In 2014-15, they will return to the two Tacoma sites and begin construction on a total of eight houses to be completed by 2016.

Lakewood Down Payment Assistance - The program is for first-time homebuyers to help with the down payment within the City of Lakewood. Applicant's annual income must be no more than 80% of the Pierce County's AMI. During 2013-14, Lakewood utilized federal HOME funding to assist 3 first-time homebuyers through this program.

Maps providing an overall view of the specific project locations included in the aforementioned programs are provided in the Exhibits section of this document.

Objective C: Provide Assistance to Preserve Quality and Habitability of Rental Housing

The primary objective of this strategy is to ensure that households who choose not to or are unable to become homeowners will have access to decent, safe and affordable rental housing. There are many federally assisted project-based Section 8 rental housing developments that are in danger of loss as affordable units as their contract commitments with HUD reach expiration. As a preservation strategy, the City continues to work with owners and tenants in order to insure the most vulnerable housing complexes remain affordable.

Outcome Indicator: Number of housing units that meet crime-free housing standards for the purposes of providing decent affordable housing.

Expected Units: All assisted rental housing projects will meet crime-free housing standards.

Objective D: Provide Assistance for a Continuum of Housing for Persons with Special Needs, Homeless Persons and People At Risk of Homelessness.

The primary objective of this strategy is to end the cycle of homelessness and to assist households who are at risk of homelessness, including persons with special needs such as mental illness, chronic substance abuse, persons with HIV/AIDS, persons with developmental disabilities, victims of domestic violence and the frail elderly. Strategies being implemented in Tacoma include funding a continuum of housing assistance (including emergency shelters,

permanent supportive housing, rapid re-housing, and homelessness prevention), coordinating with regional partners on plans to end homelessness and supporting development of housing for special needs populations.

Outcome Indicator: *Number of households assisted with emergency shelter, transitional or permanent supportive housing units that are acquired, rehabilitated or constructed for the purpose of providing decent affordable housing.*

Expected Units: *40 households in 5 years*

Accomplishments:

Catholic Community Services – CCS is currently developing property for their new Nativity House and Apartments. This facility will consolidate three services currently provided by CCS, Hospitality Kitchen, the Tacoma Avenue Shelter and Nativity House. In addition, the development will also include 50 units of permanent supportive housing for homeless individuals. This project will open in December 2014.

Foundation for the Challenged – FFC acquired a single home for long-term rental, in a group home setting, for developmentally disabled adults. The house is currently being updated with improvements for the intended clientele. The home will open in the 4th quarter of 2014.

Human Services (housing related) - The following chart identifies programs that were provided CDBG and/or ESG funding to operate housing assistance activities for the direct benefit of homeless, at-risk families and individuals, and persons with special needs. It is generally agreed the level of funding available to the City does not adequately address these significant needs.

TABLE 6: FY 2013-2014 Homeless Families & Individuals / Special Needs Assistance

<u>Program</u>	<u>Funded Amount</u>	<u>Benefit(s)</u>
CCS Phoenix Housing	\$35,657 CDBG \$20,000 ESG	Provided emergency shelter and housing with supportive services 840 homeless adults and children.
CCS Homeless Adult Services	\$79,490 CDBG \$20,000 ESG	Provided shelter, food and supportive services to 774 homeless individuals.
TRM Emergency Services	\$87,232 CDBG \$20,000 ESG	Provided emergency shelter, meals, clothing and other transitional services to 975 homeless adult males.
WWEE HBSS Homeless Prevention	\$20,000 ESG	Provided homelessness prevention services to 9 households (representing 20 individuals) who fell below 30% of AMI and at risk of experiencing

		homelessness.
WWEE Rapid Rehousing	\$26,580 ESG	Provided tenant-based rental assistance and stabilization services for 35 adults and children experiencing homelessness.
MHN Service Enriched Program	\$28,800 CDBG	Provided permanent housing and on-site supportive services for 589 low income and formerly homeless adults and children in the Hilltop neighborhood.
Exodus Housing	\$20,000 ESG	Provided tenant-based rental assistance, along with housing relocation and stabilization services to 30 families with minor children (88 individuals) who are homeless due to domestic violence.
YWCA DV Shelter	\$20,000 ESG	Provided emergency shelter and support services for 217 adults and children who were homeless due to domestic violence.
TOTAL	\$231,179 CDBG \$146,580 ESG	3,538 individuals)

**NOTE: Number of persons/households benefiting generally reflects an agency's total program regardless of funding source.*

Objective E: Reduce Barriers to Affordable Housing

The primary objective of this strategy is to support actions to reduce regulatory barriers to affordable housing, encourage the area-wide fair share distribution of special needs housing (e.g. group homes) and change the market perception of older residential neighborhoods. In 2008, the City updated its Analysis of Impediments (AI) report which supports crime-free housing as well as fair housing choice

Outcome Indicator: *No specific outcome indicator included in the five year Consolidated Plan.*

Expected Units: *No quantified objective included in the five year Consolidated Plan.*

Accomplishments:

Displaced Tenant Assistance - The City maintains funds to provide relocation assistance and rent subsidies to lower-income tenants being displaced by code enforcement. The program is administered by the City Neighborhood and Community Services Department.

Objective F: Develop New Affordable Housing in Support of Neighborhood and Downtown Revitalization

The primary objective of this strategy is to facilitate new permanent affordable housing to address a variety of housing needs along the housing continuum. Special emphasis is being made to focus on lower income families and special needs households. The City will continue to work with THA to replace deteriorated public housing as well as to accommodate the special needs of people with a disability (e.g. universal design features).

A key component to implementation of this strategy is the need for increasing housing resources including support for community land trusts, housing trust funds, non-profit and THA acquisitions, bridge loans as well as acquisition and development of vacant infill lots. The annual recapitalization of the City’s Affordable Housing Fund (AHF) supports housing projects that provide new permanent owner and rental housing within Tacoma.

Outcome Indicator: *Number of households provided housing through non-profit acquisition, rehabilitation and new construction to provide decent affordable housing.*

Expected Units: *125 households in 3 years; 250 households in 5 years.*

Accomplishments:

TABLE 8: FY 2013-2014 New Affordable Housing supporting Neighborhoods & Downtown

<u>Project</u>	<u>#Units</u>	<u>Amount Funded</u>	<u>Status</u>
Homeownership Center of Tacoma	4 HOME	\$475,105 HOME	Completed
	1 AG	170,615 AG	Completed
Mercy Housing Northwest – New Tacoma Senior Housing, Phase II	40 HOME	\$475,000 HOME	Land acquired. Finalizing easement with HUD; construction to begin 9/2014
Tacoma/PC Habitat – Tacoma	4 AG	\$623,129 AG	Completed the rehabilitation and resale of 4 foreclosed houses
Tacoma/PC Habitat – Lakewood	7 HOME	\$50,132 HOME	2 homes completed. 5 houses underway.
Tacoma Housing Authority – Prairie Oaks	15 HOME	\$250,000 HOME	Construction underway
VBC Mason Avenue Apartments	105 HOME	\$300,000 HOME	Land acquired; construction expected to begin 09/2014
TOTAL	175 HOME	\$1,550,417 HOME \$793,744 AG	

	5 AG		
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Homeownership Center of Tacoma- HCT completed and resold five houses during FY 2013-2014. An additional 6 houses are underway.

Tacoma Housing Authority – Construction is now nearly complete with 70 new units expected to be fully leased by October 2014.

Catholic Community Services – CCS will provide 50 units of housing for chronically homeless individuals with the development of Nativity House Apartments. CCS expects to be completed and fully leased by December 2014.

GOAL 2: PROVIDE A SUITABLE LIVING ENVIRONMENT

The City focuses its community development activities on providing a suitable living environment for all its residents. These activities include using available resources to facilitate neighborhood revitalization, addressing infrastructure deficiencies such as street improvements, and providing recreation opportunities as well as regulatory actions. These combined efforts assist in implementation of the City’s growth and development concepts as stated in the City’s Capital Facilities Plan.

Objective A: Revitalize Targeted Neighborhoods

The proposed use of funds includes two activities that will support this strategy. They include support for lower income homeowners participating in neighborhood efforts to improve streets and other infrastructure through the City’s Local Improvement District (LID) program, and ongoing support of the Neighborhood Councils Program that provides “mini-grants” for innovative neighborhood improvements.

Outcome Indicator: *Number of neighborhood capital improvement activities for the purpose of providing a suitable living environment.*

Expected Units: *30 activities in 3 years; 50 activities in 5 years.*

Accomplishments:

TABLE 8: FY 2013-2014 Neighborhood Revitalization Projects

<u>Program</u>	<u>Expended</u>	<u>Benefits</u>
LID Assessments	\$82,265 CDBG	Paid the local improvement district assessment for seven low-income homeowners.
NC Program Innovative Grants	\$390,319 CDBG	Provides neighborhood enhancements in lower income areas.

TOTAL	\$472,584 CDBG	
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Local Improvement Districts – The City uses CDBG funds to assist low-income homeowners by paying 100% of their assessment for LID improvements which include street and alley paving, sewer work and street lighting. The process is a minimum 2-year procedure, which requires the approval of 50% of the eligible property owners. Subsidized owners are not eligible to vote for or against the creation of the LID. In FY 2013-2014, a total of \$2,345 in CDBG funding was expended to assist one homeowner. In FY 2013-14, a total of \$82,044 in CDBG funding was expended to assist seven homeowners as part of the closeout of 8 LIDs. In FY 2013-14, the City is working towards closing out multiple LIDs.

Neighborhood Council Innovative Grants – The Neighborhood Council funding process has been substantially amended from prior years. The accumulated CDBG funds are now allocated to neighborhood enhancement projects located in low income areas. Significant process was made towards the reductions of the accumulated funds resulting in the eliminated of architectural and material barriers in two mixed-used districts, improvements to three community park, including elimination of accessibility barriers to those facilities and installation of curb cuts in a residential neighborhood. The City is planning to install or upgrade approximately 300 curb cuts in 2014-2015. The Neighborhood Council funds will be a portion of this initiative, as well as complete some additional community improvements in selected neighborhoods.

Objective B: Maintain/Improve Community Facilities and Public Infrastructure

This strategy supports small capital improvements that facilitate neighborhood revitalization and an improved living environment as described in the previous objective for revitalization of targeted neighborhoods.

Outcome Indicator: *Number of projects that provide small capital improvement activities for the purpose of providing a suitable living environment.*

Expected Units: *30 projects in 3 years; 50 in 5 years.*

Accomplishments:

TABLE 9: FY 2013-2014 Neighborhood Revitalization Projects

<u>Program</u>	<u>Expended</u>	<u>Benefits</u>
LID Assessments/ Innovative Grants	\$ 472,584 CDBG	Paid the local improvement district assessment for seven low-income homeowners. Provides neighborhood enhancements in lower income

		areas.
Library ADA Improvements	\$ 116,192 CDBG	Provides updated accessibility improvements for libraries located within low-income neighborhoods throughout the City of Tacoma
TOTAL	\$ 588,776 CDBG	

LID/Innovative Grants- The two programs described on the previous page also contribute to meeting this objective of maintaining and/or improving community facilities and public infrastructure.

Library ADA Improvements – In FY 2013-2014, a total \$116,192 in CDBG funds were expended to provide updated accessibility improvements for libraries located within low-income neighborhoods throughout the City of Tacoma to improve accessibility.

Objective C: Enhance the Supportive Services Delivery System to prevent homelessness and reduce new homelessness, increase economic self-sufficiency and support households in accessible housing.

The primary objective of this strategy is to support critical housing and service activities to prevent persons in crisis and at risk of homelessness from entering the cycle of homelessness. Nonprofit providers are critical players in carrying out solutions to assist persons in becoming self-sufficient and provide the safety net of services needed to prevent homelessness. This primary objective is thought to be achieved through outreach services such as educational and employment-readiness and training as well as job opportunities. Such prevention services focus on providing readiness training, job skills and other activities to improve a client’s chances of securing employment and self-sufficiency. Other funded agencies have also focused on legal services to prevent homelessness and protect client’s rights.

Outcome Indicator: *Number of duplicated individuals assisted for the purpose of providing suitable living environment.*

Expected Measure: *3,000 duplicated individuals assisted with the funding (15,000 over five years)*

Accomplishments

TABLE 10: FY 12-13 Housing-related and Crime Prevention Human Services & Facilities

<u>Program</u>	<u>Funded Amount</u>	<u>Benefit(s)*</u>
WWEE Reach Plus Program	\$26,262 CDBG	Provided job readiness skills & computer training for 118 low & mod income clients.
CCS Phoenix Housing	\$35,657 CDBG \$20,000 ESG	Provided emergency shelter and housing with supportive services 840 homeless adults and children
CCS Homeless Adult Services	\$79,490 CDBG \$20,000 ESG	Provided shelter, food and supportive services to 774 homeless individuals.
TRM Emergency Services	\$87,232 CDBG \$20,000 ESG	Provided emergency shelter, meals, clothing and other transitional services to 975 homeless adult males.
WWEE Homeless Prevention	\$20,000 ESG	Provided homelessness prevention services to 9 households who fell below 30% of AMI and at risk of experiencing homelessness.
WWEE Rapid Re-Housing	\$26,580 ESG	Provided tenant-based rental assistance, along with housing (representing 20 individuals) relocation and stabilization services to 35 adults and children experiencing homelessness.
MHN Service Enriched Program	\$28,800 CDBG	Provided permanent housing and on-site supportive services for 589 low income and formerly homeless adults and children in the Hilltop neighborhood.
YWCA DV Shelter	\$20,000 ESG	Provided emergency shelter and support services to 217 adults and children fleeing domestic violence.
THA Family Self Sufficiency Program	\$23,200 CDBG	Provided case management, employment readiness training and job placement assistance to 118 Tacoma residents.
Exodus Housing	\$20,000 ESG	Provided tenant-based rental assistance, along with housing relocation and stabilization services to 88 adults and children who are homeless due to domestic violence.
CampFire USA Teen Outreach Program	\$23,200 CDBG	Connected 86 unaccompanied youth, street involved youth and youth who have aged out of foster care to academic, social, health and community resources.

TCH Adult Literacy and Employment Program	\$20,000 CDBG	Provided literacy and employment training and job placement assistance to 909 individuals.
YWCA - Legal Services	\$23,00 CDBG	Provided civil legal advocacy and representation to 1,256 low income survivors of domestic violence.
TOTAL	\$323,841 CDBG \$143,973 ESG	6,025 persons served

**NOTE: Number of persons/households benefiting generally reflects an agency's total program regardless of funding source.*

Objective D: Support Historic Preservation – Waiting to receive input from Ruben McKnight

The need to preserve cultural, architectural and historic structures has been supported over the years mostly with General Fund monies and tax credits for owners of designated properties. The CED Department maintains Tacoma's status as a Certified Local Government, with a professional historic preservation officer, appointed Landmarks Preservation Commission (LPC), historic preservation ordinance, and educational and outreach information available to the public. During the past fiscal year, no CDBG supported activities were funded to support this specific historic preservation objective.

***Outcome Indicator:** No specific outcome indicator included in the five year Consolidated Plan.*

***Expected Units:** No quantified objective included in the five year Consolidated Plan.*

Accomplishments

~~Historic Preservation Office – While not receiving federal funding during 2013, City staff authorized \$682,532.18 in historic special tax valuations for three historically designated properties rehabilitated within the city limits. During the fiscal year, three properties were added to the Tacoma Register of Historic Places.~~

~~Also, Tacoma received two Outstanding Achievement in Historic Preservation Awards from the State Historic Preservation Office in 2013 for the Murray Morgan Bridge and Point Defiance Pagoda rehabilitations.~~

Staff continues to work with neighborhood residents to develop historic and conservation districts and has also been working on developing a Historic Property Maintenance code and emergency preservation fund.

In addition, the city is working on modifying building code and zoning code to better encourage adaptive reuse of historic buildings, particularly artist live/work housing.

GOAL 3: EXPAND ECONOMIC OPPORTUNITIES

One of the city's goals is to direct resources towards meeting the City's vision as a livable and progressive city. The Community and Economic Development Department is working toward implementing three goals that include strengthening both the downtown and the neighborhood business districts. Implementation of these activities requires a partnership of public and private resources.

Objective A: Support the City's Renewal Community Activities

The HUD designation of Tacoma as a Renewal Community (RC) brought commercial tax incentives to stimulate business and job growth. As one of only 28 communities in the country to have this HUD designation, Tacoma businesses and developers within the RC area were eligible for a variety of federal tax credits and deductions through 2009. Currently this tax designation is no longer available. However, the area was also designated as a Community Empowerment Zone (CEZ), co-terminus with the Washington State CEZ.

***Outcome Indicator:** Number of jobs created by incentives to businesses in the Renewal Community for the purpose of expanding economic opportunities.*

***Expected Units:** 1,000 jobs created.*

Accomplishments:

Tacoma continues to see development within the CEZ, which includes the downtown and the Port.

State Farm Mutual Insurance – In October 2013, the 43rd largest U.S. company opened its new regional customer service center in downtown Tacoma. It invested \$30 million into tenant improvements at 909 A and 1301 A Streets. Approximately 1,300 employees were added to the downtown workforce.

Internet Identity – This cybersecurity firm, located at 1142 Broadway, was awarded \$8 million in venture capital to work on expanding its cybersecurity threat intelligence sharing architecture. It has 65 employees and expects to grow significantly within the next two years.

Johnny's Seafood – This long-time Tacoma restaurant along the Foss Waterway at 1199 Dock Street underwent a multimillion remodel and expansion in spring 2014. It can now accommodate outdoor seating to showcase spectacular views of the marinas and Mt. Rainier.

Hilltop Regional Health Center – Community Health Care opened its new 59,000 sf medical facility at 1202 Martin Luther King Jr. Way in November 2013. The new three-story brick building includes medical and dental clinics, urgent care, radiology, pediatrics, internal medicine and obstetrics as well as a pharmacy. More than 17,200 patients will be served at the clinic annually. The facility will help to accommodate increased patient

loads as a result of health care reform. Approximately 137 employees work at the health center.

Targa Sound Refining – The company continues to invest in Tacoma. In fall 2013, it installed seven fuel storage tanks valued at an estimated \$7.5 million for its Phase II expansion and is gradually adding to its workforce. Approximately 50 people work at this Port-located business.

Port of Tacoma – The relocation of the Grand Alliance shipping consortium to Tacoma is providing significant increases in container volume including additional jobs and other economic benefits. The Port's terminals handled 1,011,330 container units through June 2014 compared with 930,790 in June 2013, which represents an 8.7% increase. The Grand Alliance consists of NYK, OOCL, Hapag-Lloyd and Zim, which share ships and capacity in the trans-Pacific container trade.

While Tacoma has seen businesses close or downsize, some new ones have moved in, and some continue to grow and add employees:

BNY Mellon – In 2013, BNY committed to extending their lease for an additional five years at 1313 Broadway. This financial services firm will retain its 170 employees in the Central Business District and is part of a key business cluster in Tacoma.

Coordinated Care – The company began operating their corporate headquarters in downtown Tacoma's Financial Center in fall 2013. They have witnessed 60% growth in their employment year-over-year and now employ more 160 professionals in the City's downtown core.

Lollar Guitars – Recently relocated into the Dome District at 2312 South A Street from Vashon Island, Lollar Guitars has several high profile clients. They include John Fogerty, Steve Miller, Keith Richards and others. The company renovated an historic building and has 15 employees with plans to hire more.

Downtown Retail – Several new eateries and nightclubs have opened along Pacific Avenue's "restaurant rows"—South 7th to South 9th Streets and South 17th to South 21st Streets. The Forum, Office Bar and Grill, Café Vincero, Pacific Brewing and Malting, Odd Otter Brewery Co. (610-900 Pacific Avenue) and others primarily serve customers in the Central Business District. Jimmy John's, Pho Than Brothers and Granola's now lease space at the restored Joy Building (1708-1716 Pacific Avenue). These restaurants as well as Savor Tacoma Creperie (1916 Pacific Avenue) cater to the 5,000+ students, faculty and visitors of the University/Museum District.

Neighborhood Retail – Several new retail developments are taking place in various neighborhood business districts. They include the new Hong Kong Supermarket in the Lincoln District and expansion of Primo Grill, The Red Hot, Ice Cream Social and others on Sixth Avenue as well as attraction of the Berliner Pub in the Dome District.

Bass Pro – The world’s largest hunting and fishing store is in process of renovating a former Lowe’s store at I-5 and South 72nd Street. This flagship is their first location in the Pacific NW. It anticipates hiring about 300 employees.

Hobby Lobby – This arts and craft store will open in fall 2014 at the former 60,000 sf Tops Foods supermarket located at the Tacoma Central Shopping Center, which is currently anchored by Target just off SR-16. It expects to hire 30-50 employees.

Walmart – In summer 2013, Walmart opened a large retail and grocery store on the former Elks Lodge property in the Allenmore neighborhood near South 19th and Union Streets, just off SR-16. At least 300 jobs have been created. A new Starbucks and a McDonalds are now open on the site with more development to come.

The City also supports the rehabilitation of blighted and/or historic buildings and structures located within the boundaries of the Renewal Community (RC).

Historic Elks Building – High priority is the \$20 million restoration of the Historic Elks Building, built in 1915, for an entertainment venue with a restaurant and brew pub. The building permit is issued. McMenamins (developer) is in process of finalizing financing to start the renovation. Construction is estimated to take one year. Approximately 125 permanent jobs will be created.

Downtown Post Office – Developers are in process of continuing to rehabilitate the historic 72,000 square foot structure. It now houses the existing postal service, the Tacoma School of the Arts (SOTA), other arts-related tenants and restaurants. Currently, developers are seeking other office and retail users.

Other construction projects recently completed, underway or announced include:

Prairie Line Trail – Construction on this multi-million dollar, one-mile linear park has begun. The first phase between South 17th and South 21st Streets adjoining the University of Washington Tacoma campus is planned to be completed in fall 2014. The second phase between South 17th and Dock Streets adjoining the waterfront is expected to be open by summer 2015. Funds are being raised for the final phase of this trail between South 21st and South 25th Streets.

Marriot Residence Inn – Planning continues for a new 96-room, nine-story residence inn to be located on the Thea Foss Waterway.

MultiCare (Tacoma General Hospital and Mary Bridge Children’s Hospital) – In spring 2014, MultiCare celebrated the grand opening of the \$66 million, 115,929 sf Rainier Pavilion near Wright Park. This health care center was designed to serve women, infants and children better. It contains new birthing and neonatal intensive care facilities complete with the latest health care technology in a warm, family-friendly environment.

Tacoma Art Museum – This tourist draw is undergoing a \$15.5 million, 16,000 sf expansion to house 300 Western paintings donated by Erivan and Helga Haub. Art

aficionados will be able to view the collection by Frederic Remington, Georgia O’Keefe, William Acheff and Kevin Red Star in November 2014.

UWT – YMCA – Construction is underway on the new University of Washington Tacoma YMCA. This \$20 million, 65,000 sf multi-use fitness center, located on the downtown campus at South 17th and Market Streets, will be used primarily by students and area residents. The facility is expected to open in January 2015.

Tacoma Mall and Surrounding Area – Simon Properties celebrated the grand opening of three new restaurants in early 2014—MOD Pizza, Blazing Onion and Menchies. They are located in a new 9,400 sf building outside Tacoma Mall’s food court. Five Guys Burgers opened in the Rainier Place Shopping Center. In addition, Marlene’s Market & Deli at 2951 S. 38th Street is in process of expanding its building and product offerings. Chick-Fil-A will open a new store in 2015 at the entrance to the Mall (3902 South Steele Street).

Titus Will – This auto dealer along South Tacoma Way started construction on a \$7.5 million, two-phase expansion in early 2014. Phase 1 involves the development of a 7,600 sf commercial truck center and car wash, which is expected to be completed in August 2014. Titus Will is part of a newly-formed Auto Dealers Association organized to capitalize on their co-location, improve market share and enhance the physical appearance of South Tacoma Way. It is envisioned that this cooperative effort will enable the auto dealers to attract more customers.

Auto Zone – A new retail store and distribution center will open soon at 6434 South Tacoma Way. It anticipates hiring up to 90 employees.

Local leaders continue to advance strategies that will require a concentrated and united effort by public and private sector leaders. Among them are leveraging major economic assets (e.g. business headquarters in downtown Tacoma, health care providers, port industrial areas and tourism); retaining and attracting a larger share of the Puget Sound region’s quality jobs; fostering a climate of business investment and attraction; embracing entrepreneurship; improving workforce training opportunities and employment centers; and balanced land use.

The Tacoma Partnership has identified three projects as the top economic development priorities for downtown and is outlining steps to move the projects to completion.

Center for Urban Waters – Leveraging the building’s facilities to generate private-sector jobs in the clean technology field and to identify Tacoma as the place for environmental solutions.

Winthrop Hotel and Vicinity – Redevelopment of the hotel and the surrounding area to breathe new life into the theater district.

Business Retention and Recruitment – Working in cooperation with private and public leaders, the EDB will continue to implement core functions and initiate high-level

corporate visits, more deeply leverage broker relationships and partner with building owners and developers to market the area.

The \$8 million Pacific Avenue Streetscape project was completed in fall 2013. It includes complete streets, new sidewalks, rain gardens, street furniture and wayfinding that is enabling the re-tenanting of vacant retail spaces along Pacific Avenue between South 7th to South 17th Streets.

The City is in process of applying for Federal and other funds for the Tacoma Link expansion, which would be extended from the Theater into the Stadium Districts and up to the MLK District connecting two major hospitals—MultiCare and Franciscan. Engineering and environmental analysis will soon be underway. Construction is proposed to be completed in 2020.

The State's Community Revitalization Financing Act provides funding specifically to the City of Tacoma for infrastructure improvements. With the passage of this bill the state committed \$500,000 per year for the next 25 years for projects that occur in the downtown Revenue Development Area.

Objective B: Focus on housing development and infrastructure improvements in support of economic development in targeted neighborhoods

The City is concerned about the economic vitality of targeted neighborhoods (e.g. areas encompassed by the designated Community Empowerment Zone (CEZ). Businesses in targeted neighborhoods provide key services to lower income persons. Availability of dispersed services close to residential areas improves the living environment and reduces reliance on transportation. The development of living wage jobs close to residential areas is also a major component along with revitalization which provides housing, economic development and services.

Outcome Indicator: Number of new jobs created to expand economic opportunities.

Expected Units: 100 jobs in 5 years. (self-employment)

Accomplishments:

Tacoma works with a number of organizations to create new jobs and housing in support of neighborhood reinvestment. Current examples of this effort include:

The TCRA Down Payment Assistance (DPA) program provided approximately \$8,686 in HOME funding providing assistance to 2 low-income families within neighborhoods located in the CEZ targeted for the program. An additional 4 homebuyers were assisted in buying foreclosed housing using funding from the Attorney General program. Total assistance leveraged \$721,150 in private loans within these designated areas.

Homeownership Center of Tacoma (HCT) resold one house located in the CEZ to a first-time, low-income homebuyers.

Tacoma Housing Authority has largely completed the first phase redevelopment of the 2500 block of Hillside Terrace, now called Bay Terrace. This phase includes 70 units of affordable housing and a community center facility. The center is linked to the Tacoma School District and will provide a day care center with a head-start component for residents.

Objective C: Support economic development activities that provide or retain livable wage jobs

Lower income persons are often trapped in poverty because of inadequate wages which can result in insufficient funds to pay for housing, health care, child care, food, utilities, transportation and other basics.

Expected Units: 100 jobs in 5 years. (self-employment)

Accomplishments:

Microenterprise Programs - William M. Factory Small Business Incubator (WMFSBI) and the MDC Women's Entrepreneurial Assistance Program continued to receive CDBG funding to help support their work with new micro enterprises by providing office space and/or technical assistance with the intent of expanding small business and creating new jobs. During Fiscal Year 38 WMFSBI created 10 new start-up businesses and 22 employment opportunities and MDC created 6 new start-up businesses and 7 employment opportunities. (Note: a more specific description of these programs are discussed below under the objective: Supporting Small Business Development)

Objective D: Support small business development especially those serving targeted neighborhoods

The primary public purpose for using public funds for small business development is to provide entry-level training and employment opportunities for lower income persons. Additional efforts are necessary to work with small businesses to provide for new living wage employment. Improvements in the business districts of lower income targeted neighborhoods also provide jobs within proximity of work force.

Outcome Indicator: Number of small businesses (including micro-enterprises) supported or developed to expand economic opportunities.

Expected Units: 50 businesses in 5 years.

Accomplishments:

National Development Council (NDC) - The City contracts with NDC to help analyze and prioritize opportunities and secure and package business loans through their Grow America Fund (GAF) along with other financial resources including HUD float loans, HUD CDBG and Section 108 loans and UDAG grants. During 2013-2014, NDC, through their Grow Tacoma Fund program advanced \$1,113,802 for three new loans to U Cool Refrigeration, LLC, Community Health Care and DRC Specialty Veneering. The advancement of these loans resulted in 265 jobs retained/created.

Microenterprise Programs - Both the MDC Tacoma Entrepreneurial Assistance Program (TEAP) and the William M. Factory Small Business Incubator (WMFSBI) continued to receive CDBG funding to support their work with new micro-businesses. The programs provide assistance for establishment of new businesses. During the 2013-2014, TEAP activities included training sessions for over 700 persons, technical assistance for over 200 individuals and staff support for establishment of 11 new start-up businesses. The WMFSBI program supported creation of 10 new micro-enterprise businesses.

Impact Capital (IC) – The firm previously received CDBG funding to provide consultant services, training, predevelopment loans, construction financing and bridge loans to nonprofits for development of affordable housing. During 2013-14, they continued to provide these services to Mercy Housing Northwest, Habitat for Humanity, and the Metropolitan Development Council. In addition, IC continues to be the permanent lender for the Tacoma Children’s Museum.

Business Revolving Loan Program - The City utilizes HUD CDBG funds and EDA Title IX funds to promote job growth. The program loans are available for real estate acquisition, site/tenant improvements, machinery/equipment, and working capital.

Small Business Assistance Services – The City’s CED Department supports small business through a free program that helps to cultivate our local businesses by providing them with the information and marketing consultation to be successful in the marketplace. Examples of businesses who received services include Sonja-Clothing to Live In, Source Yoga and Steele Street Management.

Neighborhood Business District Program (NBDP) – The City’s goal is to bring growth and sustainable improvements to small businesses operating within districts that include the Stadium District, the Proctor District, Hilltop, the 6th Avenue District and Fern Hill District in South Tacoma. Over the past year, The Both Broken Spoke and Hilltop Kitchen are new bars in the Hilltop neighborhood, a former Farmers Market business, Ice Cream Social opened in the 6th Avenue District. Examples of other businesses coming to the area include Olympia’s Compass Rose in the Proctor District and the Hilltop Regional Health Center opened on Martin Luther King Jr Way.

Other New Business - New businesses in other areas of Tacoma have included the new restaurants in Downtown—Savour Creperie, Café Vincero and Aviateur French Diner; in South Tacoma’s Auto Row, Titus Will, Mazda, and Larson Hyundai and VW dealerships all

enjoyed expansion of their properties; and also in South Tacoma, under construction now and set to open in October, is the first Pacific Northwest Bass Pro's Outdoor Adventure.

OTHER FIVE YEAR OBJECTIVES

Anti-Poverty Strategy

The City of Tacoma's Anti-Poverty Strategy is intended to promote a variety of strategies and activities that will provide a base of support for the needs of households while they are progressing toward self-sufficiency and economic independence. Housing programs and homeless housing activities seek to stabilize the lives of families and individuals so they can focus on the steps that will lead to social and employment stability.

Accomplishments

- Washington Women's Employment and Education (WWEE) Reach Plus assists with computer training, career development classes, working experience, child care, transportation and mentoring issues for women. During FY2013-2014, the City's \$26,262 in CDBG funding contributed to the total program assisting 118 individuals.
- THA Family Self Sufficiency Program provides case management, literacy, employment training and education services to Tacoma residents. During FY2013-2014, the City's \$23,200 in CDBG funding contributed to the total program assisting 124 individuals.
- MHN Service Enriched Program provides permanent housing and on-site supportive services to include financial literacy, and life skills classes that give low-income and homeless families in the Hilltop neighborhood of Tacoma the tools to maintain permanent housing and achieve economic self-sufficiency. During FY2013-2014, the City's \$28,800 in CDBG funding contributed to the total program assisting 589 individuals.
- TCH Adult Literacy and Employment Program provides employment readiness training and job placement assistance to adults and youth over the age of 16 who are seeking livable wage jobs. During FY2013-2014, the City's \$20,000 in CDBG funding contributed to the total program assisting 909 individuals.
- CampFire USA Teen Outreach Program connects unaccompanied youth, street involved youth and youth who have aged out of foster care to academic, social, health and community services. During FY2013-2014, the City's \$23,200 in CDBG funding contributed to the total program assisting 86 individuals.

TABLE 11: FY 2013-2014 Number of Homeless Clients Served and Funding

<u>Program</u>	<u>Amount Funded</u>	<u>Benefit*</u>
<u>CCS, Phoenix Housing</u>	<u>\$35,657 CDBG</u> <u>\$20,000 ESG</u>	<u>Provided emergency shelter and housing with supportive services 840 homeless adults and children.</u>
<u>CCS Homeless Adult Services</u>	<u>\$79,490 CDBG</u> <u>\$20,000 ESG</u>	<u>Provided shelter, food and supportive services to 774 homeless individuals.</u>
<u>TRM, Emergency Services</u>	<u>\$87,232 CDBG</u> <u>\$20,000 ESG</u>	<u>Provided emergency shelter, meals, clothing and other transitional services to 975 homeless adult males.</u>
<u>YWCA, Women's Shelter</u>	<u>\$20,000 ESG</u>	<u>Provided emergency shelter and support services to 217 adults and children fleeing domestic violence.</u>
<u>WWEE Rapid Re-Housing</u>	<u>\$26,580 ESG</u>	<u>Provided tenant-based rental assistance, along with housing relocation and stabilization services to 35 adults and children experiencing homelessness.</u>
<u>Exodus Housing</u>	<u>\$20,000 ESG</u>	<u>Provided tenant-based rental assistance, along with housing relocation and stabilization services to 88 adults and children who are homeless due to domestic violence</u>
<u>TOTAL</u>	<u>\$126,580 ESG</u> <u>\$202,379 CDBG</u>	<u>2,929 individuals</u>

*NOTE: Number of persons/households benefiting generally reflects an agency's total program regardless of funding source.

Affirmatively Further Fair Housing

1. NCS Neighborhood and Community Services Department Human Rights Section

In this reporting period, the primary means to affirmatively further fair housing opportunities within the City of Tacoma is through NCS Human Rights of the Neighborhood and Community Services (NCS) Department¹ and its fair housing education/outreach and enforcement activities. NCS Human Rights is the administrative agency responsible for the enforcement and monitoring of the City's anti-discrimination ordinances and resolutions related to employment, housing, credit and public accommodations. The Human Rights

¹ Effective January 1, 2013 a new department was formed and called Neighborhood and Community Services Department. The former Human Rights and Human Services Department became the Human Services Division within the newly formed Neighborhood and Community Services Department.

enforcement unit is directly responsible for the enforcement of Tacoma Municipal Code (TMC) Chapter 1.29, which is Tacoma's law against discrimination. The fair housing enforcement unit works in partnership with HUD, through the Fair Housing Assistance Program (FHAP) contract, to investigate, resolve, and monitor housing related discrimination complaints and to ensure equality of housing opportunities for the residents of Tacoma.

2. Boards and Commissions

Two Tacoma City Council-appointed commissions work to ensure equal access to employment, housing and public accommodations. They are:

Human Rights Commission (HRC) – The NCS Department Director acts as the Executive Director of the City's HRC which oversees enforcement activities under TMC Chapter 1.29. HRC Commission members serve for a renewable three year appointment. The HRC reviews and hears appeals on formal cases filed under the City's anti-discrimination ordinance. They also consider potential issues that may expand the ordinance (e.g. income protections, discrimination related to Section 8 housing voucher holders).

Commission on Disabilities – The Commission on Disabilities is supported by the NCS Department. It is staffed specifically by the City's ADA Coordinator who reports to the NCS Human Rights Manager. The Commission on Disabilities assists in identifying housing development policies and practices that directly or indirectly impede fair housing choices for persons with disabilities.

3. Substantial Equivalence Certification

The NCS Division of Human Rights has a contract with HUD under its Fair Housing Assistance Program (FHAP). The City's anti-discrimination ordinance (Tacoma Municipal Code, Chapter 1.29) has received substantial equivalence certification by HUD. Thus, it is deemed to be substantially equivalent to the federal Fair Housing Act (FHA). Fair housing discrimination cases within Tacoma can be dual filed under the City's local ordinance and federal fair housing laws. Under the HUD FHAP contract, NCS Human Rights receives funding for the completion of cases, training dollars for investigative staff and administrative funds for investigative related needs (i.e. office supplies, postage, software required by FHAP). Working with federal and state partners and the private sector, NCS Human Rights is involved in efforts to ensure residents can obtain housing of their choice free from illegal discrimination.

4. Analysis of Impediments

The Analysis of Impediments (AI), which was completed and submitted in 2008, identified four impediments to fair housing choice. Those four impediments are: housing discrimination, especially in rental transactions, home mortgage transactions, lack of knowledge and access to resources and public policies.

In 2014 the City entered into a professional services contract with a consultant to work with CED and NCS to complete the 2015-19 Consolidated Plan and, due to changes taking place at the Federal level, conduct only and update to the current AI document. It is anticipated that CED and NCS will work together to create a new AI once

In 2013-2014, the following *four* strategies and activities were undertaken to address the impediments:

Strategy #1: Fair Housing Compliance

Since July 1, 2001 through June 30, 2014, Human Rights resolved 304 complaints of discrimination filed in Tacoma under the federal Fair Housing Act and local fair housing provisions of Tacoma Municipal Code (TMC) Chapter 1.29. Over \$56,400 in settlement awards have resulted from this local administrative enforcement process. In addition to the non-monetary settlements, other relief included: waiver of rental payments, securing units, granting of reasonable accommodations (i.e.: reserved parking spaces, increase in voucher size, allowing service animals), updating rental documents to include equal housing opportunity logo and language, posting of fair housing information, and fair housing training.

Enforcement of fair housing laws is one way to address barriers to fair housing choice by ensuring that persons have access to justice and that housing providers are held responsible for compliance with fair housing laws. Although investigations specifically address denial of housing, different terms and conditions of housing, harassment, investigations alone do not sufficiently address impediments to fair housing choice. Investigation is one tool that the City of Tacoma uses to address barriers. Other strategies, which are described below, include education/outreach/training, referrals from and to the fair housing program, and extensive community partnerships in order to ensure that all residents of Tacoma have access to their fair housing rights.

A key responsibility of the Human Rights fair housing program is to enforce fair housing law through activities that include:

Fair Housing Complaint Process -

Human Rights investigates complaints filed by individuals who believe they have been discriminated against due to their race, color, religion, national origin or ancestry, sex, familial status, disability, age (over 40), marital status, gender identity, sexual orientation, and military/veteran status. Anyone who believes they have or will experience housing discrimination may file a complaint. Unlike the federal fair housing law which provides an exemption for housing providers with less than four dwellings, Tacoma's fair housing law covers all dwelling units within the city. As a substantially equivalent agency, Human Rights is empowered to investigate and resolve housing discrimination complaints under both the federal FHA and the local ordinance.

Fair Housing Complaint Resolutions –

Human Rights receives an average of 20 inquires a month from residents who feel they have experienced housing discrimination. From July 1, 2013 to June 30, 2014, Human Rights staff formalized 30 complaints and completed 27 fair housing investigations, all dual filed with HUD. Of all open investigations during this time period, the alleged violation of fair housing law was due to: 42.2% disability, 26.3% race, 12.3% sex/gender, 7% national origin/ancestry, 3.5% religion, 3.5% familial status, 3.5% sexual orientation, and 1.7% age (over 40). The fair housing investigator resolved six (6) of the 27 completed cases through conciliation prior to the outcome of the investigation (referred to as a Pre-Finding Settlement Agreement). Relief included direct payment to complainants totaling \$7225, direct payment to future landlord of \$1175, waiver of rent or other rental fees of \$869, granting reasonable accommodation of being released from lease early with no penalty, and rescinding termination notice. Settlements also included affirmative steps to further fair housing by including fair housing training, cultural competency training, implementing reasonable accommodation procedures, development of internal structure for receiving and addressing race-based complaints, and posting of fair housing information in places of business.

Information and Referral –

The City of Tacoma utilizes a systems integration approach to affirmatively further fair housing through collaborative partnerships that work across departmental and divisional lines within City government. NCS staff operate within a network of referral channels that works cooperatively within the department and among partner agencies to link residents to housing rights and opportunities within the City of Tacoma.

Fair Housing Investigator – For fair housing violation allegations outside of the City's jurisdiction, staff refers to the HUD Region X Office of Fair Housing and Equal Opportunity, FHAP Partners (Washington State Human Rights Commission, King County Office of Civil Rights, and Seattle Office for Civil Rights), and FHIP Partner (Fair Housing Center of Washington). Staff specifically make referrals to persons seeking foreclosure assistance to HUD approved housing counseling agencies including CCCS of the Midwest/Apprisen, Fair Housing Center of Washington, and South Sound Outreach Services; and to Northwest Justice Project, a legal services nonprofit which has received funding to assist homeowners with foreclosure and to Pierce County Center for Dispute Resolution which is receiving state funding for foreclosure mediation. For persons seeking housing, additional referrals are made to our local 211 number; local housing authorities (including Tacoma Housing Authority and Pierce County Housing Authority); site based housing programs using aptfinder.org; Access Point 4 Housing, the County's centralized intake for shelter and transitional housing assistance; as well as to internal NCS staff (i.e., landlord tenant coordinator and homeless services coordinator).

Landlord/Tenant Coordinator - The Landlord/Tenant (LTC) coordinator works to educate landlords and tenants about rights and responsibilities under Washington State Residential Landlord Tenant law. The LTC works to resolve complaints and provide access to information and resources. The LTC coordinates housing inspections with the City's Code Enforcement. The LTC coordinator receives an average of 200 inquiries a month. This program is a great source of referrals to the fair housing investigations. Seven (7) of the 21 complaints (33%) investigated in 2013-2014 were referrals from the LTC coordinator to fair housing.

ADA Coordinator – This coordinator is a referral source for community agencies by referring community members with disabilities to the fair housing and employment investigator to resolve issues. The ADA coordinator is responsible for the City's compliance with the Americans with Disabilities Act (ADA) of 1990. The coordinator works across City departments to help persons with disabilities access and retain suitable housing. The ADA coordinator and the fair housing staff work to ensure that community members with disabilities have access to information and enforcement of disability rights. The ADA coordinator regularly refers inquiries of persons with disabilities who need accessible parking or an accommodation to current parking options to the fair housing staff for additional assistance, and when appropriate for the filing of housing discrimination complaints.

Homeless Housing Services Coordinator - The City has also made significant strides in providing supportive housing to address the needs of homeless persons and to help end chronic homelessness. The NCS Homeless Housing Services Coordinator helps to identify and coordinate supportive housing for homeless individuals. The Coordinator also provides staff support to the Tacoma/Pierce County Coalition to End Homelessness. Working with the fair housing investigator, needs are identified and addressed in relationship to fair housing and shelters and transitional housing opportunities.

Strategy #2: Community Outreach, Training and Education

Increasing public awareness of fair housing laws and the methods to report violations is a key component to affirmatively furthering fair housing. Many residents don't have adequate information regarding their rights which may lead to unreported incidents of discrimination. Public outreach events and training educates the public about fair housing rights and responsibilities and resources to address discrimination.

Annual Fair Housing Conference -

The City of Tacoma Human Rights, a section of the Neighborhood and Community Services Department conducts an annual fair housing conference to expand awareness of fair housing laws and best practices to ensure equal access to housing for all. Human Rights has partnered with regional fair housing organizations for 28 years to produce an annual one day fair housing conference. It is the only conference in western Washington dedicated to affirmatively furthering fair housing. The theme of the 2014 conference was "Taking the Lead: Creating Partnerships for Inclusive Communities." It attracted 460 attendees, an increase of 27% and at capacity for the conference space available. The large increase in capacity was made possible by HUD Fair Housing Assistance Program (FHAP) Partnership funds which off-set facility costs, keynote speakers, and provided for scholarships. The reoccurring conference theme was that each conference participant is a leader in fair housing, taking knowledge and applying it in order to lead from all levels of their organizations. In addition, there were learning opportunities in the area of equitable development, disability accommodations/modifications, transitional and shelter housing, disparate impact of criminal records, jurisdictional obligations to affirmatively further fair housing, microaggressions, and fair housing basics.

Dr. Martin Luther King Celebration -

The Human Rights division has produced the Dr. Martin Luther King Jr. Birthday Celebration for 25 years. The celebration continues to grow in attendance and diversity of participants. This event is designed to lift spirits and celebrate civil rights advances. The 2014 event, held at the Greater Tacoma Convention and Trade Center, attracted over 3,000 participants and was telecast live on TV Tacoma-Cable Channel 12. NCS Department conducted outreach and provided educational materials to event attendees.

Training and Education -

Human Rights continuously seeks opportunities to speak at public meetings, and hold training sessions for consumers, and housing industry professionals, such as real estate agents, property managers, owners, and lenders.

Fair Housing Education - In addition to the annual Fair Housing Conference, Human Rights staff provided education and technical assistance regarding fair housing law. Education to housing providers included speaking at the annual Spring Conference of the Washington Landlord Association (June 2014). Education to the community-at-large included two Housing Justice Project 'Know Your Rights' sessions (February 2014 and June 2014). Education for City of Tacoma staff included "Fair Housing Training for City Staff" (December 2013) attended by 23 staff from Neighborhood and Community Services (Human Services and Community Based Services, including Code Enforcement, staff), Community and Economic Development Housing Division, Building and Land Use, and Customer Support Center. At all education and outreach opportunities, fair housing materials are distributed. On an ongoing basis,

Human Rights staff continue to provide technical assistance and guidance on fair housing laws to community members, housing providers, social service organizations, and government entities. This technical assistance includes regular (monthly or quarterly) participation in the Fair Housing Partners of Washington, Department of Corrections Housing Vendor Meeting, Cross Cultural Collaborative, and Housing Justice Project.

Crime Free Housing Education - The CFH Coordinator conducts quarterly two-day seminars as part of the Crime Free Housing Program. Landlords and/or owners seeking a CFH designation are required to take fair housing training to gain certification, but the classes are open to any person interested. Average attendance is about 30 individuals per quarter, the majority of whom are housing providers. The two-day classes includes at least one hour of fair housing law presented by the Fair Housing Investigator. In addition, the two-day classes include presentations by the Landlord/Tenant Coordinator and a segment on domestic violence which has fair housing implications.

Landlord/Tenant Program – The Landlord/Tenant Coordinator assists in resolving housing disputes under the Washington State Residential Landlord Tenant Act. The coordinator responded to 2,000 community inquires - both landlords and tenants - in the 2012 calendar year. The coordinator is trained to identify fair housing violations and acts as a fair housing information and referral source. The coordinator works with landlords and tenants to address housing issues such as evictions, substandard conditions, and discrimination.

Foreclosure Prevention Education – Several City departments work collaboratively with lenders, foreclosure prevention counselors and community leaders to help owners prevent foreclosure and identify predatory lending scams. This partnership has grown into regional collaboration resulting in successful foreclosure intervention workshops. Staff specifically make referrals to persons seeking foreclosure assistance to HUD approved housing counseling agencies including CCCS of the Midwest/Apprisen, Fair Housing Center of Washington, and South Sound Outreach Services; Northwest Justice Project, a legal services nonprofit which has received funding to assist homeowners with foreclosure; and to Pierce County Center for Dispute Resolution which is receiving state funding for foreclosure mediation.

Strategy #3: Expand Housing Options for Persons with Disabilities

HUD's 2005 Study "Discrimination against Persons with Disabilities: Barriers at Every Step," revealed high levels of discrimination against persons with disabilities. Testing data, compiled in 2009 by the Fair Housing Center of Washington (FHCW), identified the need for on-going, aggressive training and outreach to housing providers to eliminate patterns of unequal treatment that limit housing opportunities for persons with disabilities.

From 2002 to 2007, FHCW conducted 48 rental tests with 27 indicating instances of differential treatment based on race, national origin, disability, familial status and marital status. In response to the increased number of disability-related complaints, FHCW subsequently conducted phone tests around the issues of service animals and disabled parking. Results confirmed the need for added training on reasonable accommodation and fair housing rights around service animals. However, funding shortages and management changes hindered the city's ability to enter into further contracts for testing in 2013-2014.

Strategy #4: Collaborative Partnerships

State and Local Partnerships – The NCS Human Rights Fair Housing program works with organizations that serve both housing providers and persons in housing or seeking housing. Organizations include: Tacoma Housing Authority, Rental Housing Association of Puget Sound, Washington Landlord Association, and participants in the City's Crime Free Housing Program. In working to affirmatively further fair housing, Human Rights fair housing staff are actively involved with the Race & Pedagogy Initiative at the University of Puget Sound, Cross Cultural Collaborative, Tacoma/Pierce County Housing Justice Project, Department of Corrections Housing Vendors Meetings and the Fair Housing Partners of Washington, a collaborative of government entities and nonprofits working to ensure equal access to housing as provided by fair housing law. In 2013-2014, NCS expanded partnerships to include the Equity Committee and Fair Housing Subcommittee work of the Puget Sound Regional Council's Growing Transit Communities project, which is administering a HUD Sustainability Grant.

Collaborative Partnerships with Housing Organizations - The NCS Fair Housing enforcement unit collaborates regionally with other fair housing groups as part of the Fair Housing Partners of Washington to ensure needs are being addressed statewide. The Partners have produced several publications that are widely distributed at the City's annual fair housing conference, at community trainings, and on Partner websites. These are free publications that contain best practices, legal background, and compliance guidelines in the areas of general rental management, general real estate sales, reasonable accommodations, service animals, harassment/retaliation, and domestic violence.

NCS also is a partner in the Housing Justice Project (HJP), a collaboration of legal services and housing justice providers that work to ensure the public has access to housing information and rights. Both fair housing staff and the landlord/tenant coordinator are active in HJP. This collaboration has generated self-help information available to the public on the HJP website, and training modules for landlords and tenants.

Homeless Strategy

The City has made progress in its one-year goals and actions for reducing and ending homelessness. The following section summarizes this progress in relation to the specific goals and objectives outlined in the 2013-14 Annual Action Plan.

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The primary goal for 2013-14 was to *increase outreach to unsheltered youth*. To that end, the City funded a Youth Housing Specialist position at Access Point 4 Housing to provide outreach and assessments to unaccompanied youth and young adults and connect them with housing resources. This funding was allocated from the City's General Fund. Between July 2013 and June 2014, 262 assessments were completed with youth and young adults, and 109 connections with housing resources were made.

In addition, the City has taken a lead role in keeping the Continuum of Care's plans moving for the implementation of a Youth Crisis Center and Emergency Shelter. Since April 2014, City staff has been meeting regularly with Pierce County staff to partner on funding and selection of an operator for the Center. The two entities are in the process of finalizing a Memorandum of Agreement that outlines the roles and responsibilities of the City and County in this partnership. A Request for Qualifications has been developed for selection of the operator, with the target date of October 2014 for this process to be completed.

2. Addressing the emergency shelter and transitional housing needs of homeless persons

The primary goal for 2013-14 was to *decrease the length of stay in emergency shelters and transitional housing*. To accomplish this, the City participated in the Tacoma/Lakewood/Pierce County Continuum of Care monthly meetings and rapid re-housing collaborative subcommittee to align service standards across funding sources and encourage greater coordination between Access Point 4 Housing (centralized intake) and service providers. Policies were put into place to allow swifter movement of households from emergency shelter into rapid re-housing. In addition, the County undertook an assessment of transitional housing and is shifting its emphasis towards permanent housing (specifically rapid re-housing)—a shift that the City has supported, with the understanding that some transitional housing is appropriate for certain populations.

According to local Homeless Management Information System (HMIS) data, the average length of stay in transitional housing across the County decreased 21% during the 2013-14 program year—from 403 days in 2012-13 to 319 days in 2013-14. The average length of stay in emergency shelters was much less dramatic, going from 28 days in 2012-13 to 27 days in 2013-14.

3. 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.

The primary goal for 2013-14 was to *decrease the amount of time households are homeless*. The following is a list of results related to the actions taken by the City:

- In the summer of 2013, Access Point 4 Housing (AP4H) implemented a new strengths-based needs assessment that improved the ability of the centralized intake staff to match households with appropriate resources. The City provided technical assistance for the development of the assessment tool.
- A total of \$46,580 in ESG funding was allocated to rapid re-housing services, increasing the capacity of local service providers to move individuals and families from homelessness into permanent housing.
- A total of \$205,000 in local dollars from the City's General Fund was allocated to agencies involved in Phase 1 of the Unaccompanied Youth and Young Adult Project, which included housing (host homes) and education/employment services for youth and young adults experiencing homelessness.
- A total of \$290,000 in local dollars from the City's Mental Health Sales Tax fund was allocated to Housing First services, providing 39 units of permanent housing for chronically homeless and disabled individuals in Tacoma.
- In cooperation with Pierce County, City staff provided technical assistance to individual service providers throughout the program year to enhance their skills in providing tailored care and to minimize program barriers to service. An all-day training on trauma-informed care was held in October 2013, and cultural competency training was provided to housing/homeless service providers in February 2014. In addition, an online cultural competency assessment for organizations, staff, and clients was made available in the summer of 2014. This was completed by all homeless service agencies funded by the City and County.

4. Helping low-income households avoid becoming homeless, especially those who are:

a. Being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions.

The City's primary goal for 2013-14 was to *decrease the number of individuals being discharged into homelessness from institutions in Tacoma/Pierce County*. To that end, the City of Tacoma has continued to support the Tacoma/Lakewood/Pierce County Continuum of Care's efforts to effect change in this area. The chair of the Discharge Planning subcommittee met with representatives from several health care provider systems (MultiCare, Franciscan) over the course of the program year to explore discharge options for those at risk of homelessness. While no formal agreements were reached in those discussions, the health care providers expressed interest in this issue and were open to more conversations with the CoC.

In addition, the City has taken the lead in improving coordination between mental health and chemical dependency service providers in Tacoma and Pierce County. This has occurred

through the use of local dollars acquired through Tacoma's 0.1 percent mental health/chemical dependency sales tax. In 2013, the City funded 11 contracts with these dollars, some of which were linked to each other in that they included requirements to partner together to enhance service coordination for clients that each had in common.

Several contracted programs specifically address the issue of reducing homelessness for those being discharged from publicly funded institutions and systems of care:

- Greater Lakes Community Re-Entry program served 11 individuals who were released from correction facilities and identified by Optum Healthcare to be high utilizers of jail services (having a minimum of five arrests in the prior 12 months). Each of the eleven individuals received permanent supportive housing along with intensive WRAP services meeting their immediate mental health and substance use disorder needs. Of the eleven successfully housed, only one individual was re-arrested and only a single time. Housing was identified to be the primary factor for success in reducing recidivism.
- Comprehensive Life Resources New Beginnings program served 74 individuals who were discharged from either correctional facilities or emergency rooms and were struggling with mental health and/or substance use disorders and at risk for homelessness. These individuals were provided with short to long term housing, stabilization services, and case management.

b. Receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

The City's primary goal for 2013-14 was to *prevent individuals and families that receive public assistance or who are victims of domestic violence from becoming homeless*. To that end, the City used CDBG public service dollars to fund three adult employment and education programs (serving a total of 1,151 individuals), as well as one service provider that gives legal assistance to victims of domestic violence (serving a total of 1,256 individuals). In addition, the City allocated \$20,000 in ESG funds to homelessness prevention activities provided by Washington Women's Employment and Education—an agency that serves high numbers of welfare recipients and other low-income individuals. A total of 40 individuals served by that program were prevented from becoming homeless.

Activities Addressing Housing & Supportive Service Needs of Persons with Special Needs

The City's primary goal in 2013-14 was to implement the Council-adopted funding priorities for the mental health and chemical dependency sales tax. In addressing this goal, the following action steps were taken:

- In July 2013, contracts were awarded to 11 programs that had competed in an application process to utilize the 0.1 percent local sales tax revenue for mental health/chemical dependency services. Several of these programs addressed special housing needs for individuals struggling with mental health and/or substance use disorders. For example, Catholic Community Services Homeless Adult Services program was funded to address the behavioral health issues that often stand in the way

of chronically homeless individuals becoming permanently housed. A total of 62 individuals were served during between July 2013 and June 2014.

- The City provided direct funding (noncompetitive) to two programs to address jail and hospital diversion. One of these, TFD Cares, is a case management program designed to work one-on-one with high utilizers of 9-1-1 services. Individuals facing homelessness and/or crisis and needing an emergency bed and services are directed by first responders to another City-funded program, Comprehensive Life Resources New Beginnings. Of the 36 individuals served by New Beginnings between July and November 2013, 23 were referred directly from TFD Cares. Additionally, the City directly funded a second program involving the placement of a full-time Mental Health Professional (MHP) at South Correctional Entity (SCORE) to ensure individuals identified as having a mental illness and being discharged from the correction facility had linkages back into the community. These linkages included housing for those who were homeless or at risk of homelessness.
- In an effort to make progress around systems coordination, the City made positive strides without needing to issue a Request for Proposals (RFP). Two steps were taken in this area:
 - Recipients of Mental health/Chemical Dependency funding were required to partner with each other as outlined in their contracts in order to ensure clients' needs were met collaboratively.
 - The City began in January 2014 to host a monthly Collaboration meeting to bring together providers of mental health and substance use disorder treatment in an effort to better educate the community on the services available. The Collaboration averages 30 participants monthly and has been directly responsible for the creation of several new Memorandums of Understanding between agencies/direct service providers.

Continuum of Care (COC)

In 1995, the City of Tacoma and Pierce County initiated a Continuum of Care (COC) strategic planning process and formed the Tacoma/Lakewood/Pierce County COC Committee as a subcommittee to the existing Tacoma/Pierce County Coalition to End Homelessness. The committee consists of local governments, housing developers, housing providers and private sector businesses and community members. This was initiated in response to HUD's belief that the best approach to alleviating homelessness is a community-based process that provides a comprehensive response to the different needs of homeless individuals and families. The COC Committee responsibilities include:

- Operating the Continuum of Care
- Designating and operating a Homeless Management Information System
- Developing a Continuum of Care Plan

2014 Pierce County Homeless Survey

The annual homeless survey is comprised of a point-in-time count of families and individuals who are not housed, reside in emergency shelter or reside in transitional shelter. In 2014, the total homeless survey, conducted over a 24 hour period on January 23-24, identified the following:

- 1,464 homeless men, women, and children including 626 individuals in 196 family households with 386 children under the age of 18. There were 838 people in households without children. Of these individuals, 217 are chronically homeless on the streets or in emergency shelter. Homeless individuals with self-reported special needs included 163 veterans, 167 victims of domestic violence, 90 persons with substance abuse, 197 individuals with mental health problems and no persons with AIDS/HIV.
- Increase in homelessness (161) overall from 1,303 in 2013. This increase may be related to a change in the number of available beds of emergency shelter for individuals from 335 regular and seasonal beds to 423 regular and seasonal beds.
- 144% (173) increase in individuals not housed
- 17% (-108) decrease in individuals in transitional housing
- 17.4% (96) increase of individuals in emergency shelter
- 14% (-32) decrease in number of families
- 18% (-138) decrease of individuals in families
- 17% (-78) decrease in number of children
- 45% (42) increase in individuals in transitional housing
- 61% (234) increase in single men
- 58% (80) increase in single women
- 138% (160) increase in individuals without shelter
- 23% (35) were unsheltered Veterans
- 50% (75 Veterans) were in emergency shelter
- 27% (40 Veterans) were in transitional housing
- 13 Veterans households with children
- 62.6% increase (82) in chronic homeless from 2013

- Chronic homelessness represents 14.5% of all homeless

In comparing the 2013 homeless survey with the previous year, the report indicates a 12.3% increase in homelessness.

The City of Tacoma's role is to assist in the development of a regional approach to homelessness. Pierce County is the collaborative applicant and administers all contracts.

This approach has helped the COC Committee review, prioritize and recommend projects to fill gaps in Tacoma/Lakewood/Pierce County's continuum of care system. During this reporting period Pierce County received \$3,193,313 in COC Program funds.

The following 28 projects, as reported by Pierce County, will help fill gaps in the COC system:

TABLE 13: 2014-2015 Continuum of Care Fund Projects

Program	Amount Funded	Award Years	Type of	Use of Funds	
			Housing		
AIDS Housing Assoc. – Project Open Door	\$105,099	1 year	Permanent Supportive Housing	Operation & Supportive Services	8 units HI
Catholic Community Services – Bridges Village	\$35,197	1 year	Permanent Supportive Housing	Support Services	10 u w
Catholic Community Services SW – Nativity House Apartments	\$177,665	1 year	Permanent Supportive Housing	Acquisition Support Services	50 uni disa
Catholic Housing Services – Manresa Apartments	\$37,429	1 year	Transitional Housing	Operations and Support Services	4 un w
Exodus Housing – East PC DV Recovery & Housing Project (Safe Choices)	\$134,749	1 year	Transitional Housing	Real property leasing, operations & services	10 un with
GLMH – Collaborative Housing	\$358,528	1 year	Permanent Supportive Housing	Real property leasing	57 chr diagn
GLMH – Hope & Recovery Project	\$157,875	1 year	Permanent Supportive Housing	Real property leasing, operations & services	22 chr diagn
GLMH – Spanaway Commons	\$93,837	1 Year	Permanent Supportive Housing	Operations	8 unit disab

GLMH-Sponsor-Based Rental Assistance Shelter Plus Care Project	\$161,045	1 year	Permanent Supportive Housing	Real Property leasing	21 un with
Helping Hand House – Bright Futures Project	\$154,281	1 year	Transitional Housing	Leasing, operations & services	13 un with
Helping Hand House – Rural Bright Futures Project	\$51,515	1 year	Transitional Housing	Supportive services	8 un with
LASA – Alaska Project	\$25,094	1 year	Transitional Housing	Operations and support services	3 un w
LASA – CHANGES	\$85,207	1 year	Transitional Housing	Real property leasing & services	8 un with c
LASA – CHOICES Project	\$24,609	1 year	Transitional Housing	Operations and support services	4 un with
LASA Flett Meadows	\$32,908	1 Year	Transitional Housing	Operations	13 un wit
MDC - A Place for Us Too	\$160,491	1 year	Permanent Supportive Housing	Real property leasing, operations & services	13 pers fa
MDC – Avenue Apartments Project	\$67,173	1 year	Transitional Housing	Operations & support services	15 u perso ab
MDC - Housing First	\$510,978	1 year	Permanent Supportive Housing	Real property leasing, operations & services	42 u pe
MDC - Pacific Courtyard Project	\$58,856	1 year	Transitional Housing	Support Services	18 un wi
MDC- Randall Townsend	\$375,341	1 year	Permanent supportive Housing	Acquisition Support Services	35 u
Network Services – One Family at a Time Housing Project	\$24, 671	1 year	Transitional Housing	Operations and Support Services	8 un w
Pierce County– HMIS Project & Expansion	\$63,261	1 year	Operations	Management/ and Administration of HMIS	S Ma
Pierce County Planning Project Application FY2013	\$37,172	1 Year	Operations	Management/ and Administration of	Sup

				Continuum of Care	
Share and Care House - Independent Housing	\$42,327	1 year	Permanent Supportive housing	Operations and support services	10 u per
Step by Step Family Support Center – Homes Transitional Housing Project	\$86,846	1 year	Transitional Housing	Real property leasing, operations & services	11 u with
THA Campbell Court Shelter Plus Care Project	\$60,496	1 year	Permanent Supportive Housing	Real property leasing	10 u with du
TRM - Tyler Square I Project	\$34,593	1 year	Transitional Housing	Operations and Support Services	12 u w
TRM – Tyler Square II Project	\$60,741	1 year	Transitional Housing	Support Services	14 u w
	Total: \$3,193,313				427 to

Public Housing Strategy

As stated in the five year Consolidated Plan, the Tacoma Housing Authority (THA) cooperates with the City to provide affordable housing opportunities for lower income residents through a variety of programs. The City continues to support THA's efforts to improve its public housing stock and to maintain levels of assistance to lower income residents as well as cooperate to find methods of preserving Section 8 housing. It is anticipated the City will continue to support THA's efforts to rehabilitate and modernize their publically- owned housing projects. The current THA five-year plan, known as Moving to Work, outlines their policies, programs, operations and strategies. THA offers opportunities for residents to be involved in management through representation on the Commission. The Mayor appoints one THA resident as Commissioner. In addition, THA supports a Resident Advisory Board, SAFE, which includes representation from all seven of THA's senior buildings. THA provides funding to support SAFE. The Salishan HOPE VI housing redevelopment project includes homeownership potential for public housing residents.

Accomplishments:

THA updated and replaced its 2009 Five Year Plan with a new plan called "Moving to Work" which continues its focus on the following strategies:

Expand the supply of assisted housing, providing a range of housing - THA is ~~also~~ redeveloping the 1800 & 2500 blocks of Hillside Terrace. Phase I of the 2500 block is under construction and will be completed in August 2014 (I think your fiscal year runs through June 30 which is why I put this in the future). This phase will have 70 units of housing in a

mix of mid-rise and townhouse style apartments. All of the units are tax credit units; a portion of them will be further subsidized using project based housing assistance vouchers. Phase II and 1800 block are in the planning stages. In addition to the housing units, THA is building a community center to serve the residents. THA is working on the financing for the second phase of the 2500 block.

THA is working on a project in the City of Lakewood, which abuts Tacoma and is part of the HOME consortium. THA is working in partnership with LASA, a social service agency that combats homelessness, to develop a 15-unit permanent supportive housing rental project for homeless families and to construct a new office and Client Service Center for LASA. THA is the developer for the whole project and is the owner of the housing component. LASA will own their office/Client Service Center The financial closing was held in June 2014 and construction commenced immediately thereafter. Construction is expected to last 8-9 months.

Pierce County Community Connections received approximately \$225,000 for rental assistance to serve Tacoma households facing homelessness.

Improve the quality of assisted housing - THA entered into an agreement with a local developer to sell the Stewart Court Apartments, a 59-unit complex serving low income households primarily between 60-80% of the AMI. The developer's intent for the property is to make a sizeable investment into the rehabilitation and on-going maintenance of the property and to keep it as an affordable housing property.

- Increase assisted housing choices - Planning on bringing more units on line (e.g. Hillside Terrace described above)
- Develop 15 new units of permanent supportive housing for homeless families.

Provide an improved living environment - Rehabs to senior buildings and multifamily properties (as described above); Hillside Terrace will be LEED Silver and LEED Gold which will provide a healthier living environment'/interior air quality.

ADDITIONAL REQUIRED NARRATIVES

CDBG FUNDED RECIPIENTS

Assess the relationship of the use of CDBG Funds to the priorities, needs, goals and specific objectives identified in the Consolidated Plan.

All the 2013-2014 CDBG funded projects addressed key priorities and goals set forth in the Consolidated Plan as described in the Community Goals and Objectives and Other Five Year Objectives sections of this report. The existing five year (2010-2015) Consolidated

Plan identifies rental and homeownership housing for low-income families and elderly and emergency and transitional housing as high priority needs.

Other priority needs were increased housing and homelessness prevention services and services having a direct connection to increasing economic stability of lower income Tacoma residents, including pre-employment training and housing and intervention/prevention services for unaccompanied youth at risk of experiencing homelessness. These high priority funded programs received 100% of the CDBG project budget targeted for public services.

Efforts in carrying out the planned actions described in the City's Annual Action Plan as part of the grantee certification.

The City of Tacoma has funded, carried out the implementation, and monitored the projects as stated in the 2013-2014 Annual Action Plan, including any amendments, of the Consolidated Plan. The City has complied with all the specific CDBG certifications. Approved programs for the CDBG funding were implemented by the City of Tacoma and TCRA or by private non-profits that provided the services for low-income Tacoma residents as described and listed in the Annual Action Plan for this reporting period. By referring to the Community Goals and Objectives section of this report and comparing it with the 2013-2014 Annual Action Plan, it will attest to the City's commitment to support affordable housing programs, public improvements, and service programs that benefit low-income Tacoma residents.

Were grantee funds used exclusively for the three National Objectives for the CDBG program?

All programs funded by CDBG have benefited low to moderate-income Tacoma residents.

Was there any CDBG funded projects that displaced people or businesses that required relocation services?

There were no CDBG-funded projects that involved or required relocation.

Other required CDBG information:

During this reporting period, were economic development activities undertaken where jobs were made available to low-to-moderate income persons, but not taken by them?

HUD funded economic development activities were targeted to micro-enterprises, low income households. Although the service provider is allowed to assist other businesses, we will only provide CDBG-support for the documented CDBG-eligible businesses.

Are any CDBG-funded activities during the program year serving a Limited Clientele that does not fall in a Presumed Limited Clientele category?

A few of the public service programs funded with CDBG serve a clientele that cannot be presumed as low-income. In these programs, additional information is required to insure the CDBG funds benefit low-to-moderate income individuals. Such additional information may include income certification. Additionally, the LID Assistance program qualifies under the Limited Clientele category. Assistance is provided only to households that (1) own and occupy their residence, and (2) provide documentation that the household is low-income.

Do any programs generate program income to revolving funds?

Yes. Refer to the HUD Form PR26 “Financial Summary Grantee Performance Report” located in the Appendix. This report also shows the obligations and expenditures the City of Tacoma has made for the 2013-2014 program year. The expenditures are summarized to determine the relevant indicator for low and moderate income, planning and administration, public services activities and economic development.

Describe each completed CDBG funded housing program/project during this reporting period and their number of units. Projects are shown in Table below:

TABLE 14: FY 2013-2014 Housing Programs/Projects Completed

<u>Program / Project</u>	<u>Number of Units</u>	<u>Amount Expended</u>	<u>Status</u>
Single Family Homeowner Occupied Rehabilitation Loan Program	8 households	\$ 141,895	8 Completed; 5 in progress
Single Family Residence Blight Abatement Program	2 Houses	\$171,190	2 homes acquired and rehab underway for eventual sale to income eligible homebuyers.
TCRA Major Home Repair Program	4 households	\$ 31,359	4 Completed
MDC Minor Repair	25 households	\$41,565	25 Completed
MDC Emergency Minor Repair	163 households	\$134,160	163 Completed
Associated Ministries Paint Tacoma Beautiful	27 households	\$65,164	27 Completed
Rebuilding Together South Sound Rebuilding Day 2014 and Year-Round Projects	21 households	\$20,000	21 Completed

Valhalla Hall Project	TBD	275,283	Project Underway
Foundation for the Challenged	1 house	22,500	1 SFR rental for fundamentally challenged person(s)
TOTAL	3 Houses / 248 Households	\$903,116	3 Houses / 248 Households

What progress has been made with the Renewal Community (RC) Plan?

This on-going program revitalizes and helps rebuild the East, Hilltop, Port and Central Business District neighborhoods by the creating and expanding jobs and businesses. As described earlier, the RC area was not retained and has been replaced by the CEZ. Specific progress can be found in Goal 3 Expanded Economic Opportunities, “Objective A – Support the City’s Renewal Community Activities”.

HOME FUNDED RECIPIENTS

Analyze the extent to which HOME funds were distributed among different categories of housing needs identified in the Consolidated Plan.

During the 38th program year, approximately \$2.3 million was awarded to Tacoma projects. Analysis of individual projects has been presented in the Community Goals and Objectives section of this report. The allocation of HOME funds for the FY 2013-2014 program year is listed below. It includes \$_____ in 2012-2013 funds and \$_____ in program income.

Goal: Develop new affordable housing in support of neighborhoods and downtown revitalization

TABLE 15: FY 2013-2014 Housing Projects Completed

<u>Program / Project</u>	<u>Number</u>	<u>Awarded</u>
Tacoma Housing Authority – Prairie Oaks (Lakewood)	15 units	\$300,000
Mercy Housing Northwest – New Tacoma Senior Housing, Phase II	40 units	\$475,000
Homeownership Center – Scattered Sites		551,974
THA Bayside Terrace		644,288
Habitat for Humanity Swan Creek		13,139

Habitat for Humanity – Commercial Street		98,674
Habitat for Humanity – Grant Street		3,080
Habitat for Humanity – Portland Ave properties		74,668
VBC Mason Avenue Apartments	105 units	301,000
TOTAL	160 units	\$2,461,823*

Goal: Expand/sustain homeownership opportunities

TABLE 16: FY 2013-2014 Homebuyer Assistance Loans Completed

<u>Program / Project</u>	<u>Number</u>	<u>Awarded</u>
TCRA Downpayment Assistance	25	\$ 356,488
Homeownership Center of Tacoma	3 homeowners	\$ 161,616
Pierce County Coalition for the Developmentally Disabled- Lkwd	5 units	\$50,000
Lakewood Downpayment Assistance		\$15,695
TOTAL	13 units	\$583,799

Goal: Preserve existing affordable owner and renter housing

TABLE 17: FY 2013-2014 Rehabilitation Loans Completed

<u>Program / Project</u>	<u>Number</u>	<u>Funded</u>
TCRA Affordable Housing Fund – The Porter Apartments	21 Units	\$ 596,500
Lakewood Affordable Housing Fund – Habitat for Humanity; Thorne and Woodlawn rehab projects	2 homeowners	366,950
Lakewood Housing Rehab Program		\$130,564

TOTAL	21 units / 2 homeowners	\$1,094,014
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Report all match contributions made for the period covered by the Consolidated Plan program year.

Further information on the overall status of meeting the HOME match requirements may be found in this report on HUD Form 40107-A, which is located in the Appendix.

Report Contracts and Subcontracts with Minority Business Enterprises (MBEs) and Women Business Enterprises (WBEs).

General contractors meeting the MBE and WBE definitions are encouraged to apply on all construction contracts. General contractors who do not meet these definitions are encouraged to utilize MBE and WBE sub-contractors. The Metropolitan Development Council, the Tacoma Housing Authority and Homeownership Center of Tacoma utilize MBE and WBE enterprises. During the reporting period, \$_____, or _____% of water construction contracts were awarded to WBE organizations.

ESG FUNDED RECIPIENTS

Describe activities supported directly with Emergency Solutions Grant (ESG) funds that addresses homeless prevention goals and objectives established in the Consolidated Plan

Tacoma was awarded an ESG grant for \$162,867 in 2013-2014 to support the City's efforts to serve individuals experiencing homelessness. Funds were allocated to five housing agencies that, through administration of seven different programs, provided assistance to homeless families, individuals and persons with special needs. More detailed information is listed in Homeless Strategy section of this report, as well as the ESG Supplemental pages.

Describe the source and amount of funds used to meet the match requirement of the ESG program.

A listing of ESG matching funds for fiscal year 2013-2014 is shown below.

TABLE 18: FY 2013-2014 Emergency Solutions Grant Matching Funds

<u>Project Name</u>	<u>ESG Funding</u>	<u>Matching Funds</u>	<u>Source</u>
CCS – Phoenix Housing Network	\$ 20,000	\$ 20,000	Consolidated Homeless Grant, WA State Dept of Commerce

CCS – Homeless Adult Services	\$20,000	\$20,000	Private Medina Foundation
Exodus Housing – DV Rapid Rehousing	\$42,000	\$77,371	Consolidated Homeless Grant, WA State Department of Commerce
The Rescue Mission - Emergency Services	\$20,000	\$20,000	Private Donations, Federal FEMA
WWEE – Housing Bridges to Self Sufficiency	\$20,000	20,000	City of Tacoma Community Services Funding, Private Donations
WWEE-Housing Bridges to Self-Sufficiency (Rapid Rehousing)	\$26,580	\$26,580	Pierce County SHB 2163 funds, Private Donations
YWCA DV Shelter	\$20,000	\$20,000	WA State Dept. of Social and Health Services
City of Tacoma: HMIS	\$4,072	\$4,072	City of Tacoma General Fund
City of Tacoma: Administration	\$12,215	\$12,215	City of Tacoma General Fund
TOTAL	\$162867	\$220,238	

(NOTE: Additional supplemental ESG information can be found in the appendix)