

CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT



**ANNUAL ACTION PLAN
2014-15**

**TACOMA-LAKWOOD
HOME CONSORTIUM**

Document
May 2014

**This document was prepared in accordance with
requirements established by the Department of Housing
and Urban Development for local jurisdictions requesting
federal assistance through provisions of the National
Affordable Housing Act of 1990, as amended**

Tacoma City Council

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 Marty Campbell, Deputy Mayor
 Anders Ibsen
 Robert Thomas
 Joe Lonergan
 David Boe
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 Ryan Mello
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 Sharon Taylor
 Laurie Maus
 Carshena Harvin
 Sisay Telahun
 Helen Bloodsaw

Tacoma Community Redevelopment Authority

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 Tess Colby
 Lucy Clifforne, Esq., Secretary
 W. Michael Buchanan, Treasurer
 Michael McNeil

Steve Snider
 Jason Kors
 Chris Van Vechten
 Helen H. Tran
 Rea Lynn Hagan

Tacoma Community & Economic Development (CED) Department

Ricardo Noguera, Director
 Carey Jenkins, Housing Division Manager
 Shannon Johnson, Contract & Program Auditor
 Cathy Morton, Contract & Program Auditor
 Jacinda Howard, Contract & Program Auditor

Lakewood Community Department

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

(Tacoma Neighborhood and Community Services Commission, Tacoma Community Redevelopment Authority, Lakewood CDBG Citizens Advisory Board and the Tacoma and Lakewood City staff wish to acknowledge the numerous individuals who participated and contributed their valuable assistance in the preparation and production of this joint document.)

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I. EXECUTIVE SUMMARY

The 2014-2015 Annual Action Plan of the five year 2010-2015 Consolidated Housing and Community Development Plan for the Tacoma and Lakewood HOME Consortium provides a consolidated framework for addressing housing, community and economic development, and human services needs within these cities. The plan is required by the US Department of Housing and Urban Development (HUD) to apply for funds from three federal programs: the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and, for the City of Tacoma, Emergency Solutions Grants (ESG).

The Citizen Participation process for the fiscal year 2014-2015 submission of the City of Tacoma's Annual Action Plan (AAP) was implemented consistent with goals and objectives of the City of Tacoma's current five year Consolidated Plan (2010-2015). Primary components of this year's annual citizen participation process actions by the City of Tacoma included:

- A notice in the *Tacoma News Tribune* December 6, 2013 indicating acceptance of proposals for community and economic development, housing, and human service program applications between December 6, 2013 and January 17, 2014 along with a public needs assessment meetings held on October 9, 2013 and on October 24, 2013;
- A notice in the *Tacoma News Tribune* April 1, 2014 indicating the availability of the draft 2014-15 Annual Action Plan (AAP) for a 30 day public review and comment period from April 1, 2014 through April 30, 2014, including a public hearing by the Tacoma City Council that took place on April 22, 2014.
- Comments received in response to the 30 day review period, either in writing or verbally at the public hearing, incorporated and summarized in the final 2014-15 Annual Action Plan,
- The final Annual Action Plan (AAP) document approved by the City Council on May 6, 2014 after completion of the public comment period.

EVALUATION OF PAST PERFORMANCE

As specified in the City of Tacoma's five year Consolidated Plan (2010-2015), the three primary goals of Tacoma's and Lakewood's Consolidated Plans are to: (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.

The 2014-2015 Annual Action Plan (AAP) which is currently being implemented includes many ongoing activities which have been funded in previous years and are recommended for continued support for the 2014-2015 AAP. As specified in the City's annual monitoring report for the Consolidated Annual Performance and Evaluation Report (CAPER), the expected units of activity (i.e. benchmarks) for each five year goal and objectives were met during the 2012-2013 fiscal year and are anticipated to be met at the end of the current fiscal year. Any unmet objectives can be directly attributed to the ongoing reduction in federal entitlements.

SUMMARY OF OBJECTIVES AND OUTCOMES

In recent years, the City of Tacoma has received less federal housing and community development funding which has made it increasingly more difficult to address the identified needs. As a consequence, the City's multi-year objectives included in the past two five-year consolidated plans as well as the current 2010-2015 Consolidated Plan have been established based upon a reduced level of financial support.

While both CDBG and HOME funding were reduced in 2013-2014, the level of funding for the ESG program experienced an increase of more than sixteen percent from the prior year.

Recommended programming by funding categories for 2014-2015 include the following:

- *Housing Improvements* – A total of \$1,117,148 in CDBG monies and \$966,902 in HOME Funds are recommended for seven housing related activities with most of it being used to support housing activities and to capitalize the Affordable Housing Fund.
- *Public Facilities/Improvements* – A total of \$100,000 in CDBG monies is being recommended to support ongoing neighborhood improvement projects.
- *Economic Development* – Three programs are recommended for CDBG funding, all related to assistance for small microenterprises businesses for a total of \$331,868, to include \$235,144 in new 2014-15 allocation and \$96,724 in reallocated CDBG funds from prior years. Program Income is also recommended for continued support of the Business Revolving Loan Fund (BRLF).
- *Public Services* – A combination of CDBG and ESG funding in the amount of \$335,144 and \$170,719, respectively is recommended to support 18 public services focusing primarily on housing and employment-related services.
- *Other Activities* – This category primarily represents use of CDBG, HOME and ESG funds for general administrative costs associated with operating the three programs.

MONITORING STANDARDS AND PROCEDURES

The two main components of the monitoring function consist of (1) desk reviews and (2) on-site visits.

City staff will conduct an annual desk review by examining reports that are submitted by subrecipients, and in the case of rental housing, the property owner.

Subrecipients are required to submit periodic reports detailing the services provided as well as information regarding the beneficiary of their contracted program. Owners of assisted rental-housing are required to submit an annual report that details the occupancy, income, rents and financial information for each property. The report will identify which units are considered to be HOME-assisted. As a condition of loan approval, the Tacoma Community Redevelopment Authority (TCRA) may have imposed additional requirements, in the form of additional targeted unit set-asides (ie: homeless units). If additional target set-asides were imposed, these units also will be clearly identified on the annual report.

Monitoring also includes periodic onsite visits for the purpose of (a) reviewing records that substantiate submitted reports and document the property's compliance with program and agreement requirements, and (b) conducting property and/or unit inspections in order to determine if the property continues to (1) meet use requirements and, (2) for rental housing, that property standards are being maintained throughout the term of the loan. The on-site visits are expected to be conducted no less than every three (3) years; they may be held more often if the agency or property is considered to meet specific risk factors outlined in the City's monitoring policy.

On behalf of the City, TCRA will contract with an independent third party inspection company to conduct on-site inspections of its rental housing portfolio. The inspections will be to insure that the rental housing portfolio meets or exceeds the Uniform Physical Condition Standards (UPCS). During the calendar year of 2014, TCRA anticipates that they will inspect over 80% of the units in their rental portfolio; 100% of the properties will be inspected. Beginning in 2015, TCRA will inspect each property on a 3-year rotation, beginning with a placed-in-service inspection.

II. CITIZEN PARTICIPATION PROCESS

CITIZEN PARTICIPATION PROCESS

Since approval of the 1995 Consolidated Plan, the City of Tacoma has updated its Citizen Participation Plan three times, most recently in 2013. The first update encouraged greater citizen involvement in federal programs beyond CDBG, including HOME Investment Partnership Program and the Emergency Shelter Grant (ESG) Program. In December 1997, the City of Tacoma further amended its Citizen Participation Plan to improve the allocation process to affordable housing developers. These improvements were made to permit the Tacoma Community Redevelopment Authority (TCRA) to make specific project selections in the area of housing development based on specific funding criteria. In 2013, the City Council further amended the Citizen Participation Plan to include a new section to facilitate the participation of residents with limited English proficiency and to update the ESG allocation process to meet current ESG regulatory requirements.

The City of Tacoma's five year 2010-2015 Consolidated Plan was developed with substantial input from and coordination with the City of Lakewood, the Tacoma Housing Authority, Pierce County, citizens and neighborhood groups, Tacoma City Council members, Tacoma's Mayor and City Manager, City staff, service providers and community-based organizations working to meet the needs of homeless and low income persons in Tacoma and Pierce County. (Refer to Figure 1 for map showing Neighborhood Council Districts and census tracts.)

The Citizen Participation process implemented by the City of Tacoma to develop the current five year Consolidated Plan (2010-2015) exceeded HUD's requirements for public input. Elements in the City's Citizen Participation process include:

- Focus groups held with key neighborhood groups.

- Interviews with key stakeholders and individuals knowledgeable of needs and resources in Tacoma.
- Review of existing planning documents for local area agencies.
- Meeting with the City Council's Neighborhoods and Housing Committee as the Consolidated Plan was developed.
- Meetings with the Tacoma Community Redevelopment Authority on plan development.
- Meetings held with each City Council member, the Mayor and City Manager.

For the 2014-2015 Annual Action Plan (AAP) process, a notification in *The Tacoma News Tribune* was published on December 6, 2013 by the City of Tacoma of acceptance of proposals between December 6, 2013 and January 17, 2014. The notice was intended to solicit home repair/blight removal services, economic development, capital improvement, and human services proposals to be supported with CDBG, HOME, and ESG funding for fiscal year 2014-2015.

The draft Annual Action Plan to the Consolidated Plan was made available to the public for review and comment beginning April 1, 2014 (advertised in *The Tacoma News Tribune*), and a public hearing by the Tacoma City Council conducted on April 22, 2014. Comments received in response to the 30 day review period are incorporated in the final 2014-2015 Annual Action Plan, with copies of letters received and a summary of substantive comments included in the appendix of the final plan. The final Annual Action Plan document was approved by the City Council on May 5, 2014 after the public comment period (ending April 30, 2014).

GROUPS PARTICIPATING IN FIVE YEAR PLAN DEVELOPMENT

The planning process to develop the five year 2010-2015 Consolidated Plan for Housing and Community Development was a joint effort of the City of Lakewood working closely with the City of Tacoma as partners in the Tacoma-Lakewood HOME Consortium. In addition the plan was developed in consultation with a broad number of groups to identify community needs.

Tacoma-Lakewood HOME Consortium

The two communities established a committee (in Lakewood, the CDBG Citizen's Advisory Board, appointed by the Lakewood City Council; in Tacoma, the Tacoma Community Redevelopment Authority and the Human Services Commission, appointed by the Tacoma City Council) to provide for public oversight and comment in the planning process and to make funding recommendations. They identified opportunities for public participation in identifying needs in the community and strategies to address those needs. They analyzed population demographics, the needs of low income persons, including those who are homeless or face other barriers to finding housing, and a housing market analysis. They determined through analysis impediments to fair housing as well as non-housing community development needs including infrastructure, public facilities and public service and human service needs.

The City of Tacoma and the City of Lakewood, partners implementing the HOME Consortium, have agreed on common goals for the Five-Year Consolidated Plan. The several objectives common to both parties within those goals are listed below.

Focus Groups

The City of Tacoma conducted focus groups (actually large meetings) with neighborhood groups and key stakeholders who could provide information on needs, priorities and strategies for the Consolidated Plan. Comments helped direct the focus of research and were included directly in the body of the Plan. Focus groups were also held with regional providers with valuable input for both Lakewood and Tacoma, HOME Consortium partners.

- The Tacoma/Pierce County Human Services Coalition included representatives of key agencies in Pierce County providing services to youth, victims of domestic violence, low income individuals and families, elderly persons, military families, displaced homemakers, ethnic minorities, homeless and hungry persons, and persons leaving incarceration and the families of persons incarcerated. Schools and school-based programs for low income youth and families, the Tacoma/Pierce County Health Department, and other governmental agencies providing health and human services were also included.
- A focus group of housing providers was convened by the Tacoma-Pierce County Affordable Housing Consortium and was attended by 19 providers and developers of low income housing, special needs housing, and military housing in Pierce County. In addition to providers, representatives of lending institutions and redevelopment agencies were able to contribute information on current needs and barriers.
- The meeting of economic development experts brought together representatives from educational institutions, the County, business development organizations, staff from the City of Lakewood and the City of Tacoma, financial institutions and development coalitions.

Neighborhood Groups

Neighborhood Councils were consulted during the planning process. During regularly scheduled meetings, the Neighborhood Councils were asked to comment on needs pertinent to the Consolidated Plan both generally in Tacoma and in the neighborhood. Focus groups were conducted with the Eastside, South End, South Tacoma, Central, West End, and North East Neighborhood Councils. These included communities with a high level of lower income households – those typically eligible for use of CDBG and HOME funds.

Stakeholders and Others Consulted

Phone interviews were conducted with stakeholders able to provide critical input on the needs of homeless and lower income residents of the City. These included each of the members of the Tacoma City Council, the Tacoma City Manager, the Mayor, City of Tacoma staff, the Tacoma Housing Authority, Greater Lakes Mental Health, and other providers who could speak to the needs of Tacoma and Pierce County residents.

The City of Tacoma sought comment internally from City departments addressing the needs of homeless, low income and special needs populations. Among others, these included Human Rights and Human Services (HRHS) Department and Community and Economic Development Department. Other public agencies consulted include the Tacoma/Pierce County Health Department, the Human Services Community Collaboration and the Washington

State Labor and Industries. The City of Tacoma coordinates with the Tacoma Housing Authority on both the five- year and the annual plans. Several people attended public meetings on needs and provided additional input. Representatives included the Metropolitan Development Council, Catholic Community Services, Paint Tacoma Beautiful, Salvation Army, Tacoma Community House, Helping Hand House, and community residents.

Documents Reviewed

A variety of planning documents were reviewed to facilitate development of the current 2010-2015 Five Year Consolidated Plan along with specific Annual Action Plans. These are referenced throughout and include:

- United Way of Pierce County Human Services Assessment 2006-2007.
- Pierce County Continuum of Care application.
- Neighborhood Action Strategies approved by City Council (adopted 1999).
- Downtown Tacoma Economic Development Strategic Plan (2001).
- Downtown Tacoma Economic Impact Analysis (2008).
- City of Tacoma Capital Facilities Plan and Program (2010-2015).
- School District Report card from the Office of the Superintendent of Public Instruction.
- The Tacoma Housing Authority Five-Year Plan.
- City of Tacoma Comprehensive Plan (updated annually).
- City of Tacoma Six-Year Comprehensive Transportation Program (adopted annually).
- City of Tacoma Human Services Strategic Plan (2006, 2010).
- 2008-2011 Area Plan: Pierce County Human Services Aging and Long-Term Care Plan.
- Washington State Office of Financial Management and Department of Labor and Industry employment forecasts.
- Washington State Department of Commerce, Homeless Enumeration Data Base, 2009.
- Washington State Employment Security, 2001, Pierce County Economic Profile.
- U. S. Census documents including the American Community Survey.
- Washington State Office of Financial Management, 2004, Economic Impacts of the Military Bases in Washington.
- Washington Center for Real Estate Research, Washington State University, 2009, Spring 2009 Central Puget Sound Real Estate Research Report.
- Low Income Housing Institute, 2009, Out of Reach 2009: America's Housing Wage Climbs, Washington.
- The Road Home: Pierce County's Ten-Year Plan to Reduce Homelessness by Fifty Percent by 2015.
- Washington Department of Community, Trade and Economic Development, Emergency Shelter Assistance Program Report.

CITIZEN COMMENTS

The City of Tacoma has included in the appendix all letters and other correspondence received during the citizen participation process for the 2014-2015 Annual Action Plan (AAP). To facilitate community input, significant notification and public information has been distributed to various organizations and individuals during the various stages of the participation process including the Annual Action Plan Needs Assessment Meeting, the Annual Action Plan application process, the 30 day public comment period for the draft 2014-2015 Annual Action Plan, including the public hearing as well as the final approval process by the Tacoma City Council.

III. RESOURCES

Annual entitlements for the City of Tacoma from the federal Department of Housing and Urban Development (HUD) includes funding through the CDBG, HOME and ESG programs. All funds received by the City will be programmed to support and implement the objectives contained in the City of Tacoma five year 2010-2015 Consolidated Plan.

CDBG funds can be used to support housing assistance programs, physical improvements, economic development activities and public services. The cities of Tacoma and Lakewood may use CDBG funds, in addition to city general funds, for public services projects. The 2014-2015 CDBG

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

CDBG funds will be used to support three microenterprises programs including operational support for a small business incubator along with funding for two small business entrepreneurial assistance program. In addition to capitalizing a neighborhood fund, CDBG monies will continue to support public services which complement the General Fund supported programs, especially in the new focus areas of housing, employment and youth stabilization. Program income will be used to support TCRA Housing Operations and to recapitalize the Business Revolving Loan Fund (BRLF) which is used for gap financing to leverage business loans.

HOME funds can be used to support a variety of housing assistance programs that increase availability of affordable housing for both homeowners and renters. These may include down-payment assistance and housing repair and rehabilitation services as well as support of housing development by community-based housing developers. The 2014-2015 HOME monies will be focused on capitalizing the Tacoma Community Redevelopment Authority's Affordable Housing Fund (AHF) which is used to support the repair and rehabilitation or purchase of affordable housing for the benefit of lower income residents. The funds are also 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. Significant amounts of leveraged funding from other public and private sources are being used to support the development of new affordable housing opportunities.

HOME funds are also used to provide rehabilitation programs within the City of Lakewood. HOME funds may be utilized for staff support overseeing the Lakewood program(s), as well as other HOME-funded activities and program oversight, including monitoring.

Emergency Solutions Grants (ESG) funds have traditionally been used to support rehabilitation and/or conversion of buildings for use as emergency shelters for the homeless and related social services and operating costs. With the recent major change in this federal program toward permanent housing the 2014-2015 ESG monies will continue to be refocused on this new strategy of rapid re-housing along with homeless prevention and emergency shelter and street outreach.

IV. ANNUAL OBJECTIVES

The following information describes (a) the general objectives the City of Tacoma is addressing to meet the three primary goals of the federal Community Development Block Grant (CDBG) program including providing decent housing, a suitable living environment and expanded economic opportunities; and (b) specific activities to be funded with CDBG, HOME and ESG monies to support the six housing and community development strategies identified as objectives in Tacoma's 2010-2015 Consolidated Plan.

GENERAL GOAL AND OBJECTIVES

Goals and objectives to be carried out during the 2014-2015 Annual Action Plan (AAP) period using CDBG, HOME and/or ESG funds are indicated by a check in the following boxes.

<input checked="" type="checkbox"/>	Goal: Decent Housing Which includes:	<input checked="" type="checkbox"/>	Goal: Suitable Living Environment Which includes:	<input checked="" type="checkbox"/>	Goal: Expanded Economic Opportunities Which includes:
Objectives:		Objectives:		Objectives:	
<input checked="" type="checkbox"/>	Preserve existing affordable owner and renter housing.	<input checked="" type="checkbox"/>	Revitalize targeted neighborhoods	<input checked="" type="checkbox"/>	Support the City's Renewal Community activities
<input checked="" type="checkbox"/>	Expand/sustain homeownership opportunities.	<input checked="" type="checkbox"/>	Maintain/improve community facilities and public infrastructure.	<input checked="" type="checkbox"/>	Focus on housing development and infrastructure improvements in support of economic development in targeted neighborhoods.
<input checked="" type="checkbox"/>	Provide Support to preserve quality and habitability of rental housing.	<input checked="" type="checkbox"/>	Enhance the supportive services delivery system to prevent homelessness and reduce new homelessness, increase economic self-sufficiency, and support households in accessible housing.	<input checked="" type="checkbox"/>	Support economic development activities that provide or retain livable wage jobs.
<input checked="" type="checkbox"/>	Provide assistance for continuum of housing for persons with special needs, homeless persons, and people at risk of homelessness.	<input type="checkbox"/>	Support historic preservation	<input checked="" type="checkbox"/>	Support small business development, especially those serving targeted neighborhoods.
<input type="checkbox"/>	Reduce barriers of affordable housing	<input type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Develop new affordable housing in support of neighborhood and downtown revitalization	<input type="checkbox"/>		<input type="checkbox"/>	

SUMMARY SPECIFIC OBJECTIVES

Goal 1: Provide Decent Affordable Housing

The City of Tacoma annually receives entitlements of CDBG, HOME and ESG funding to support housing projects and programs. For FY2014-2015 the following projects are recommended for funds to support six housing strategies discussed in the strategic plan section of the five year Consolidated Plan.

Objective A. Preserve Existing Affordable Owner and Renter Housing

Outcome Indicator: Number 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.

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*”. The proposed use of funds capitalizes two City-administered TCRA housing improvement programs including the Single Family Homeowner Occupied Rehabilitation Loan Program and the Single Family Blight Abatement Program, three minor and moderate home repair programs operated by the Metropolitan Development Council, the Paint Tacoma Beautiful program operated by Associated Ministries, and Rebuilding Day operated by Rebuilding Together South Sound.

TCRA Single Family Home Owner Occupied Rehabilitation Loan Program



Objective B. Expand/Sustain Homeownership Opportunities

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.

The goal of expanding and sustaining homeownership is slightly different than the first strategy of preserving the housing stock in the community. The proposed use of funds capitalizes the Down Payment Assistance (DPA) Program for first-time home buyers and supports new housing developed by local nonprofits through support of the Affordable Housing Fund (AHF).

Objective C. Provide Support to Preserve Quality and Habitability of Rental Housing

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

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

Most funding to support this objective comes directly from the federal government through agencies such as HUD. The City is currently working with Tacoma Housing Authority towards the completion of the first phase of Bayside Terrace (formerly known as Hillside Terrace). This project is scheduled for completion in the fall of 2014 and will provide 70-units of affordable housing and a new community center.

Within the City of Lakewood, a rental housing project is scheduled to break ground in April of 2014. The Prairie Oaks project will be the first new construction of affordable rental housing within Lakewood since the onset of the Consortium. Additionally, Lakewood is negotiating with a property owner on additional affordable rental units for a second project.

THA BAYSIDE TERRACE (PHASE 1) **2014 Community Center & Housing Construction**



Objective D. Provide assistance for a continuum of housing for persons with special needs, homeless persons and people at risk of homelessness.

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.

The needs of the homeless and persons with special needs are discussed extensively in the five-year strategy and available funding does not adequately address this significant need. The proposed use of CDBG and ESG funds includes utilizing the TCRA Affordable Housing Fund (AHF) is available for emergency and special needs housing and will be used to fund the following programs: Homeless Adult Services operated by Catholic Community Services (CCS), Phoenix Housing Network also run by CCS, Emergency Services operated by TRM, the Housing Bridges to Self-Sufficiency Program run by WWEE, transitional housing and supportive services offered to through Phoebe House Association to chemically dependent women at risk of losing their children, Domestic Violence Shelter run by the YWCA, the Jarvie Family Emergency Housing Center operated by the Tacoma Salvation of Army, We Are Family HOME operated by the Korean Women's Association, and Rapid Re-housing for families of domestic violence operated by Exodus Housing.

The City is also working with Catholic Community Services (CCS) on the completion of 50-units of permanent rental housing for the homeless utilizing the Housing First model. This project is also on track for completion in the fall of 2014. Additionally, the City is working with CCS on the rehabilitation of a facility to house the Phoenix Housing Network. This facility will provide a day shelter for homeless families being sheltered through Phoenix's emergency shelter program. The facility will also provide a place for case management services offered to the homeless, training and classrooms and offered housing, training and outreach to displaced veterans.

EMERGENCY SHELTERS

YWCA Pierce County Domestic Violence Shelter



HOUSING STABILIZATION SERVICES

New Phoebe House Association



Objective E. Reduce Barriers to Affordable Housing

City housing policies support actions to reduce regulatory barriers to affordable housing, to encourage the area-wide fair share distribution of special needs housing (e.g. group homes) and to 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. The City anticipates updating its Analysis of Impediments (AI) report again in May of 2015.

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

Outcome Indicator: Number of households provided rental 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.

A key component is to implement strategies 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 proposed use of funds included in this annual action plan includes use of the Affordable Housing Fund which can be used to support housing projects that provide new permanent owner and rental housing within Tacoma.

In April of 2014, the City will begin loan negotiations with Mercy Housing Northwest for construction of 40-units of senior housing. This second phase of New Tacoma is scheduled for completion in 2015. The City is currently evaluating responses to a Notice of Funding Availability for additional projects aimed at furthering affordable housing.

Goal 2: Provide a Suitable Living Environment

While not as high a priority as housing over the past few years, community development projects are nevertheless, key to providing a suitable living environment for its residents. For FY2014-2015, existing Council funding priorities authorizes the use of \$100,000 in CDBG monies to support

neighborhood improvement projects to address the following four objectives discussed in the strategic plan section of the five year Consolidated Plan document.

Objective A. Revitalize Targeted Neighborhoods

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.

The Council set-aside of CDBG funding for community development is intended to assist, in part, in the revitalization of targeted neighborhoods through improved pedestrian crossings. For 2014-2015, projects will focus on partnering with an existing citywide Pedestrian Crossing Improvement Project to remove architectural barriers and install improved pedestrian crossing features. These monies will result in 1 to 2 improved intersections in growing neighborhoods in transitional downtown neighborhoods. These improvements will support and enhance a nearby rental project aimed at homeless individuals utilizing a Housing First model. This facility, the Randall Townsend Apartments, is targeted for opening in the fall of 2014.

Objective B. Maintain/Improve Community Facilities & Public Infrastructure

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.

The citywide Pedestrian Crossing Improvement Project described in the preceding paragraph will also address this five year plan objective. Additionally, a number of planned park and pedestrian improvements are scheduled to be completed in 2014, including ADA improvements at the Ray Roberts Memorial Park and the 74th and Cedar Neighborhood Park.

PEDESTRIAN CROSSING IMPROVEMENT PROJECT



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.

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

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

Each year a large number of public services are supported with CDBG and ESG funding. Most directly address key strategies to support critical housing and service activities to prevent persons in crisis and at risk of homelessness from entering the cycle of homelessness. Recommended housing-related programs in this annual action plan include Service- Enriched Housing operated by Mercy Housing Northwest, the Family Self-Sufficiency Program operated by the Tacoma Housing Authority, and the FLASH program which offers workforce training and life skills to youth exiting homelessness and is administered by VADIS.

Objective D. Support Historic Preservation

The need to preserve cultural, architectural and historic structures has been supported over the years mostly with General Fund monies and tax credits for owner of designated properties. Currently, no specific CDBG activities have been recommended for funding in this annual action plan to support this specific objective.

Goal 3: Expanded Economic Opportunities

For FY 2014-2015, the following projects are recommended for funds to support four objectives discussed in the strategic plan section of the five year plan document.

Objective A. Support the City's Renewal Community Activities

Outcome Indicator: Number of jobs created by incentives to businesses in the renewal community for the purpose of expanding economic opportunities.

Expected Units: 200 jobs created.

In January of 2002 the City of Tacoma was designated a federal Renewal Community (RC) by HUD through 2009. This designation replaced a previous designation as an Enterprise Community. The RC provided four federal tax incentives for commercial businesses in the RC zone. However, this federal designation was not renewed by Congress. Nevertheless, one specific business project in the RC zone was recommended for 2014-2015 CDBG funding for micro-enterprise assistance operated by the William M. Factory Small Business Incubator located in eastside Tacoma.

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

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

Expected Units: 100 jobs in 5 years.

The City will continue its efforts to encourage investment in the Eastside and Hilltop communities including support for new job opportunities, first-time homebuyers and the construction or rehabilitation of affordable housing. In addition, the demolition or rehabilitation of blighted buildings will be encouraged as well as code changes to facilitate investment. CDBG activities are periodically recommended for CDBG funding to support these specific objectives.

Specifically, the proposed use of 2014-2015 funds will support this objective by capitalizing the TCRA Affordable Housing Fund (AHF) which distributes funding to support new housing developed by local nonprofits, to include a 70-unit affordable housing complex and community center located in the Hilltop neighborhood and set to come online in the fall of 2014.

Objective C: Support Economic Development Activities that Provide or Retain Livable Wage Jobs

As many low income persons are often trapped in poverty because of inadequate wages, the City will continue its efforts to support new investment and business development that will expand or retain opportunities for livable wage employment. Currently, no specific CDBG activities have been recommended for funding in this annual action plan to support this specific strategy.

Objective D: Support Small Business Development especially those serving targeted neighborhoods

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

Expected Units: 50 businesses in 5 years.

As previously stated, the primary purpose for providing public funding for small business development is to provide entry-level training and employment opportunities for lower income persons. The use of federal funds included in this 2014-2015 Annual Action Plan includes four activities that support this strategy. They include continued CDBG funding for the William M. Factory Small Business Incubator (WMFSBI) micro-enterprise program; support for the Metropolitan Development Council's Tacoma Entrepreneurial Assistance Program (TEAP), the City/Chamber of Commerce Spaceworks Program as well as continued support of the Business Revolving Loan Fund (RLF) Program using program income from the repayment of existing loans.

WILLIAM M. FACTORY SMALL BUSINESS INCUBATOR



TACOMA CEDD/CHAMBER OF COMMERCE SPACEWORKS



METROPOLITAN DEVELOPMENT COUNCIL TACOMA'S ENTREPRENEURIAL ASSISTANCE PROGRAM



V. DESCRIPTION OF ACTIVITIES

LISTING OF PROPOSED PROJECTS

The project and programs listed and described below and on the following pages represent the proposed use of funding for FY2014-2015 under the CDBG, HOME and ESG programs. Specific information for each recommended project or program is shown on a separate page.

40th YEAR CDBG PROGRAM (2014-2015)

<u>LOCAL CODE</u>	<u>HOUSING IMPROVEMENTS</u>	<u>AMOUNT</u>
	<u>SUBTOTAL</u>	
14-CDBGH1	TCRA Affordable Housing Fund	\$ 360,748
14-CDBGH2	MDC Emergency Minor Home Repair	150,000
14-CDBGH3	AM Paint Tacoma-Pierce Beautiful	65,000
14-CDBGH4	MDC Minor Home Repair	41,400
14-CDBGH5	RTSS Rebuilding Day 2015	20,000
14-CDBGH6	MDC Moderate Home Repair	80,000
14-CDBGH7	TCRA Housing Rehabilitation Staff	<u>400,000</u>
		\$1,117,148
<u>LOCAL CODE</u>	<u>PUBLIC FACILTIES/IMPROVEMENTS</u>	<u>AMOUNT</u>
14-CDBGPF1	Pedestrian Crossing Improvements	\$ <u>100,000</u>
		\$ 100,000
<u>LOCAL CODE</u>	<u>ECONOMIC DEVELOPMENT</u>	<u>AMOUNT</u>
14-CDBGED1	MDC Tacoma Entrepreneurial Assistance	\$ 95,708
14-CDBGED2	WMFSBI Microenterprise Assistance	168,960
14-CDBGED3	CED/CC Spaceworks Program	<u>67,200</u>
		\$ 331,868
<u>LOCAL CODE</u>	<u>PUBLIC SERVICES</u>	<u>AMOUNT</u>
14-CDBGPS1	CCS Homeless Adult Services	\$ 79,000
14-CDBGPS2	MHW Service Enriched Housing	28,800
14-CDBGPS3	CCS Phoenix Housing Network	35,657
14-CDBGPS4	Exodus Housing DV (RR)	20,000
14-CDBGPS5	YWCA DV Shelter	20,000
14-CDBGPS6	New Phoebe House	20,000
14-CDBGPS7	THA Family Self-Sufficiency Program	32,049
14-CDBGPS8	Salvation Army-Jarvie Family EHC	20,000
14-CDBGPS9	TRM Emergency Services	59,638
14-CDBGPS10	VADIS FLASH	<u>20,000</u>
		\$ 335,144
<u>LOCAL CODE</u>	<u>OTHER ACTIVITIES/ADMIN.</u>	<u>AMOUNT</u>
14-CDBGAD1	CDBG Administration	<u>446,859</u>
		\$ 446,859
Total 40th Year CDBG Program		\$ 2,331,019

PROGRAM INCOME (2014-2015)

<u>LOCAL CODE</u>	<u>HOUSING IMPROVEMENTS</u>	<u>AMOUNT</u>	<u>SUBTOTAL</u>
14-CDBGPIH-1	TCRA Affordable Housing Fund	\$ 180,000	
14-CDBGPIH-2	TCRA Housing Operations	\$ 45,000	\$ 225,000
<u>LOCAL CODE</u>	<u>ECONOMIC DEVELOPMENT</u>	<u>AMOUNT</u>	
14-CDBGPIED-1	Business Revolving Loan Fund (RLF)	\$ 69,217	\$ 69,217
Total Program Income			\$ 294,217

TACOMA HOME PROGRAM (2014-2015)

<u>LOCAL CODE</u>	<u>HOUSING &HOUSING IMPROVEMENTS</u>	<u>AMOUNT</u>	<u>SUBTOTAL</u>
14-HMH-1	TCRA Affordable Housing Fund	\$ 641,056	
14-HMH-2	CHDO Set-Aside (15%)	<u>113,127</u>	\$ 754,183
<u>LOCAL CODE</u>	<u>ADMINISTRATIVE/PLANNING.</u>	<u>AMOUNT</u>	
14-HMAD-1	Tacoma HOME Administration	\$ 83,798	<u>\$ 83,798</u>
Total HOME Program (Tacoma Portion)			\$ 837,981

LAKEWOOD HOME PROGRAM (2014-2015)

<u>LOCAL CODE</u>	<u>HOUSING IMPROVEMENTS</u>	<u>AMOUNT</u>	<u>SUBTOTAL</u>
14-HMLK-1	Permanent Affordable Housing	\$ <u>212,718</u>	212,718
<u>LOCAL CODE</u>	<u>ADMINISTRATIVE/PLANNING.</u>	<u>AMOUNT</u>	
14-HMLK-2	Administration (<i>by City of Tacoma</i>)	\$ <u>23,635</u>	<u>\$ 23,635</u>
Total HOME Program (Lakewood Portion)			\$ 236,354

EMERGENCY SOLUTIONS GRANT PROGRAM (2014-2015)

<u>LOCAL CODE</u>	<u>PUBLIC SERVICES</u>	<u>AMOUNT</u>	<u>SUBTOTAL</u>
14-ESGPS-1	CCS Homeless Adult Services	\$ 20,000	
14-ESGPS-2	CCS Phoenix Housing Network	20,000	
14-ESGPS-3	TRM Emergency Services	20,000	
14-ESGPS-4	YWCA DV Shelter	25,360	
14-ESGPS-5	WWEE Housing Bridges (RR)	25,359	
14-ESGPS-6	Exodus Housing-DV (RR)	20,000	
14-ESGPS-7	Korean Women's Association	20,000	
14-ESGPS-8	Salvation Army-Jarvie Family Emergency Hsg.	20,000	\$ 170,719
<u>LOCAL CODE</u>	<u>ADMINISTRATIVE/PLANNING</u>	<u>AMOUNT</u>	
14-ESGAD-1	ESG Administration	\$ 14,227	
14-ESGAD-2	HMIS Operations	<u>\$ 4,742</u>	<u>\$ 18,969</u>
Total ESG Program			\$ 189,688

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	TCRA Affordable Housing Fund (AHF)		
Description	<p>Funds will support the repair, rehabilitation or purchase of affordable housing for the benefit of low-income residents. The funds may also be 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 the homeless and people with a mental disabilities. CDBG funding includes \$180,000* in program income. The funds will be managed by TCRA with staff support from the Tacoma Community and Economic Development (CED) Department located at 747 Market Street, Tacoma, WA 98402.</p>		
Objective category:	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	Economic Opportunity
Outcome category:	<input checked="" type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		
Objective Number	Project ID	Funding Sources:	
	0001	CDBG	\$ 540,748*
HUD Matrix Code	CDBG Citation(s)	ESG	
14B Rehab M/F Units	570.202 (rehab activities)	HOME	\$ 641,056
12 Const. of Housing	570201(c) (public facilities)	HOPWA	
03 Homeless Facilities		Total Formula	
Type of Recipient	CDBG National Objective	Prior Year Funds	
Subrecipient (public)	570.208(a)(3) Low/Mod Housing	Assisted Housing	
	570.208(a)(2) Limited Clientele	PHA	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Other Funding	
07/01/14	06/30/15	Total	\$ 1,181,804
Performance Indicator	Annual Units		
Housing Units	N/A (To be determined)		
Local ID	Units Upon Completion		
14-CDBGH-1/14-CDBGPIH-1			

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma
Priority Need	Benefit Low & Moderate Income Persons
Project Title	MDC Emergency Minor Home Repair Program

Description Program will provide emergency home repair services to elderly and persons with a disability, homeowners earning 50% of the median income or less. Funding will be used to make improvements for about 300 very low income elderly and disabled households. Project includes staffing costs for the repair services. Services are managed by the Metropolitan Development Council located at 721 South Fawcett, Suite 201, Tacoma, WA.

Objective category: Suitable Living Environment X Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area Communitywide (City of Tacoma)

Street Address: N/A

City, State, Zipcode: N/A

Objective Number	Project ID	Funding Sources:		
	0002	CDBG	\$ 150,000	
HUD Matrix Code	CDBG Citation	ESG		
14A (Rehab, Single Unit)	570.202 (rehab activities)	HOME		
Type of Recipient	CDBG National Objective	HOPWA		
Subgrantee (nonprofit)	570.208(a)(3) Low/Mod Housing	Total Formula		
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior	Year	Funds
07/01/14	06/30/15	Assisted		Housing
Performance Indicator	Annual Units	PHA		
Households	300	Other Funding		
Local ID	Units Upon Completion	Total		\$ 150,000
14-CDBGH-2	300			

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	Paint Tacoma-Pierce Beautiful		
Description	Funds will support administration of the Paint Tacoma-Pierce Beautiful program including the organization of volunteer labor for painting and minor repairs to 40 homes in Tacoma occupied by very low income seniors, persons with a disability or lower income families who cannot maintain their homes. The program is managed by Associated Ministries located at 903 S 13 th Street, Tacoma, WA 98405.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	X Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		

Objective Number	Project ID	Funding Sources:	
	0003	CDBG	\$ 65,000
HUD Matrix Code	CDBG Citation	ESG	-----
14H (Rehab Admin.)	570.202 (housing rehab)	HOME	-----
Type of Recipient	CDBG National Objective	HOPWA	-----
Subgrantee (nonprofit)	570.208(a)(3) Low/Mod Housing	Total Formula	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	-----
07/01/14	06/30/15	Assisted Housing	-----
Performance Indicator	Annual Units	PHA	-----
Housing Units	40	Other Funding	135,860
Local ID	Units Upon Completion	Total	\$ 200,860
14-CDBGH-3	40		

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	MDC Minor Home Repair Program		
Description	Funds will support administration of the MDC Minor Home Repair program to assist 40 low-income homeowners with minor home repairs. All CDBG funding will be used for repair work. The program is managed by the Metropolitan Development Council located at 721 South Fawcett, Suite 201 Tacoma, WA 98402.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	X Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		

Objective Number	Project ID	Funding Sources:	
	0004	CDBG	\$ 41,400
HUD Matrix Code	CDBG Citation	ESG	-----
14H (Rehab Admin.)	570.202 (housing rehab)	HOME	-----
Type of Recipient	CDBG National Objective	HOPWA	-----
Subgrantee (nonprofit)	570.208(a)(3) Low/Mod Housing	Total Formula	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	-----
07/01/14	06/30/15	Assisted Housing	-----
Performance Indicator	Annual Units	PHA	-----
Housing Units	50	Other Funding	-----
Local ID	Units Upon Completion	Total	\$ 41,400
14-CDBGH-4	50		

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	MDC Moderate Home Repair Program		
Description	Program will provide minor health and safety related repairs costing between \$500 and \$5,000. Services will be provided to homeowners earning 50% of the median income or less. Funding will be used to make improvements for about 24 low income elderly and disabled households. Project includes staffing costs for the repair services. Services are managed by the Metropolitan Development Council located at 721 South Fawcett, Suite 201, Tacoma, WA.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	X Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		
Objective Number	Project ID	Funding Sources:	
	0005	CDBG	\$ 80,000
HUD Matrix Code	CDBG Citation	ESG	-----
14A (Rehab, Single Unit)	570.202 (rehab activities)	HOME	-----
Type of Recipient	CDBG National Objective	HOPWA	-----
Subgrantee (nonprofit)	570.208(a)(3) Low/Mod Housing	Total Formula	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year	Funds
07/01/14	06/30/15	Assisted	Housing
Performance Indicator	Annual Units	PHA	-----
Households	24	Other Funding	-----
Local ID	Units Upon Completion	Total	\$ 80,000
14-CDBGH-6	24		

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	RTSS Rebuilding Day 2015		
Description	<p>Funds will support provision of free home repairs or modification to homes of 85 low income homeowners who are elderly, disabled or families with children; of those, 12 will be Tacoma residents. Both materials and labor are donated for each improvement. The program is managed by the Rebuilding Together South Sound located at 1423 East 29th Street, Tacoma, WA 98404.</p>		
Objective category:	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		

Objective Number	Project ID	Funding Sources:
	0006	CDBG \$ 20,000
HUD Matrix Code	CDBG Citation	ESG
14H (Rehab Admin.)	570.202 (housing rehab)	HOME
Type of Recipient	CDBG National Objective	HOPWA
Subgrantee (nonprofit)	570.208(a)(3) Low/Mod Housing	Total Formula
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds
07/01/14	06/30/15	Assisted Housing
Performance Indicator	Annual Units	PHA
Housing Units	85	Other Funding
Local ID	Units Upon Completion	Total
14-CDBGH-5	85	\$ 696,000
		\$ 716,000

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name City of Tacoma

Priority Need Benefit Low & Moderate Income Persons

Project Title TCRA Housing Operations

Description CDBG program income* provides accounting, loan servicing and administrative costs including insurance, bonds and legal fees for the operation of TCRA. As a public corporation, TCRA is used in distributing public monies for the provision of affordable housing. TCRA is managed by staff support from the Tacoma Community and Economic Development (CED) Department located at 747 Market Street, Tacoma, WA 98402.

Objective category:	<input type="checkbox"/> Suitable Living Environment	Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability

Location/Target Area Communitywide (City of Tacoma)

Street Address: N/A

City, State, Zipcode: N/A

Objective Number	Project ID	Funding Sources:	
	0007	CDBG	\$ 45,000*
HUD Matrix Code	CDBG Citation	ESG	-----
21 (General Program Administration)	570.206 (Program Administrative Costs)	HOME	-----
Type of Recipient	CDBG National Objective	HOPWA	-----
Subrecipient (public)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	-----
07/01/14	06/30/15	Assisted Housing	-----
Performance Indicator	Annual Units	PHA	-----
		Other Funding	-----
		Total	\$ 45,000

Local ID Units Upon Completion
14-CDBGPIH-2

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	TCRA Housing Rehabilitation Staff		
Description	Funding for City staff costs to process loans and provide related rehabilitation oversight for the Single Family Homeowner Occupied Rehabilitation Loan Program, Single Family Residence Blight Abatement Program and the multifamily NOFA Program. These programs are managed by the staff of the Tacoma Community and Economic Development (CED) Department located at 747 Market Street, Tacoma, WA 98402.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		

Objective Number	Project ID	Funding Sources:
	0008	CDBG \$ 400,000
HUD Matrix Code	CDBG Citation	ESG
14H (Rehab Admin.)	570.202 (housing rehab)	HOME
Type of Recipient	CDBG National Objective	HOPWA
Local Government	570.208(a)(3) Low/Mod Housing	Total Formula
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds
07/01/14	06/30/15	Assisted Housing
Performance Indicator	Annual Units	PHA
Housing Units	To Be Determined	Other Funding
Local ID	Units Upon Completion	Total
14-CDBGH7		\$ 400,000

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	Citywide Pedestrian Crossing Improvements – 7 th and Fawcett Intersection		
Description	Funds will support improvements to sidewalks, ADA curb cuts and side road surfaces along Pacific Avenue between South 50 th and South 56 th Streets. The improvements will enhance public safety especially for lower income seniors and persons with disabilities. These various activities will be administered jointly by the City Public Works (PW) Department and the City Community & Economic Development (CED) Department located at 747 Market Street, Tacoma, WA 98402.		
Objective category:	<input checked="" type="checkbox"/> Suitable Living Environment	Decent Housing	Economic Opportunity
Outcome category:	<input checked="" type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		

Objective Number	Project ID	Funding Sources:	
	0009	CDBG	\$ 100,000
HUD Matrix Code	CDBG Citation	ESG	-----
03 Public Facilities & Improvements (General)	570.201 (c) (public improvements)	HOME	-----
Type of Recipient	CDBG National Objective	HOPWA	-----
Local Government	LI Clients (570208(a) (2) (ii)	Total Formula	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	-----
07/01/14	06/30/15	Assisted Housing	-----
Performance Indicator	Annual Units	PHA	-----
Households		Other Funding	-----
Local ID	Units Upon Completion	Total	\$ 100,000
14-CDBGPF-1			

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	MDC Tacoma Entrepreneurial Assistance Program (TEAP)		
Description	Funding will assist at least three first time entrepreneurs in Tacoma to develop home-based micro-enterprises that will help individuals who are socially and economically disadvantaged to become self-sufficient. The program provides entrepreneurial training, business development skills along with client follow-up and tracking. The program will be administered by the Metropolitan Development Council with an office located at 721 Fawcett, Suite 201, Tacoma, WA 98402.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	Decent Housing	X Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	721 Fawcett Avenue City, State, Zipcode: Tacoma, WA 98402		
Objective Number	Project ID	Funding Sources:	
	0010	CDBG	\$ 95,708
HUD Matrix Code	CDBG Citation	ESG	-----
18 (c) Micro-Enterprise Assistance	570.201 (O) (microenterprise assistance)	HOME	-----
		HOPWA	-----
Type of Recipient	CDBG National Objective	Total Formula	-----
Subgrantee (nonprofit)	570.208(a)(4) Low/Mod Jobs	Prior Year Funds	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Assisted Housing	-----
07/01/14	06/30/15	PHA	-----
Performance Indicator	Annual Units	Other Funding	-----
Low-Mod Jobs	3 New Microenterprises	Total	\$ 95,708
Local ID	Units Upon Completion		
14-CDBGED-1	Undetermined		

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	WMF Small Business Incubator Microenterprise Assistance		
Description	Support incubator operations to provide staffing, office equipment and high-speed internet access and other support services to establish at least five new small start-up businesses (microenterprises) to have the opportunity to grow and become financially independent. The program is managed by William M. Factory Small Business Incubator located at 1423 East 29 th Street, Tacoma, WA.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	Decent Housing	X Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Eastside Tacoma		
Street Address:	1423 East 29 th Street		
City, State, Zipcode:	Tacoma, WA 98404		

Objective Number	Project ID	Funding Sources:	
	0011	CDBG	\$ 168,960
HUD Matrix Code	CDBG Citation	ESG	-----
18(c) Micro Enterprise Assistance	570.201 (O) Microenterprise Assistance	HOME	-----
Type of Recipient	CDBG National Objective	HOPWA	-----
Subgrantee (nonprofit)	570.208(a)(4) Low/Mod Jobs	Total Formula	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	-----
07/01/14	06/30/15	Assisted Housing	-----
Performance Indicator	Annual Units	PHA	-----
Low Mod Jobs	5 New Microenterprises	Other Funding	286,780
Local ID	Units Upon Completion	Total	\$ 455,740
14-CDBGED-2	Undetermined		

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	CED/CC Spaceworks Tacoma Program		
Description	Funding will assist in transforming blighted business districts by activating neglected and underutilized commercial space through the cooperation of property owners and local entrepreneurs. Funding will specifically facilitate the establishment of at least four new first time businesses with special emphasis on the arts. The program will be administered jointly by the Tacoma-Pierce County Chamber of Commerce in coordination with the Tacoma Community and Economic Development (CED) Department located at 747 Market Street, Tacoma, WA 98402.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	Decent Housing	X Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		
Objective Number	Project ID	Funding Sources:	
	0012	CDBG	\$ 67,200
HUD Matrix Code	CDBG Citation	ESG	-----
18 (c) Micro-Enterprise Assistance	570.201 (O) (microenterprise assistance)	HOME	-----
Type of Recipient	CDBG National Objective	HOPWA	-----
Subgrantee (nonprofit)	570.208(a)(4) Low/Mod Jobs	Total Formula	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	-----
07/01/14	06/30/15	Assisted Housing	-----
Performance Indicator	Annual Units	PHA	-----
Low-Mod Jobs	4 New Microenterprises	Other Funding	352,368
Local ID	Units Upon Completion	Total	\$ 419,568
14-CDBGED-3	Undetermined		

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	Business Revolving Loan Fund (BRLF)		
Description	Program income (loan repayments) will be used for one new loan to eliminate blight or to create or retain job opportunities for lower income persons pursuant to 570.203(b) and public benefit standards (570.209(b)). In addition, some projects may be qualified under 570.202(a) as blight removal and under 570.208(b)(2) as blight removal on a spot basis. The program is administered by TCRA located at 747 Market Street, Tacoma, WA 98402.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	Decent Housing	<input checked="" type="checkbox"/> Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	<input type="checkbox"/> Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		

Objective Number	Project ID	Funding Sources:	
	0013	CDBG	\$ 69,217
HUD Matrix Code	CDBG Citation		
18 A (Financial Assistance to For-Profits)	570.203(b) Special ED assistance		
Type of Recipient	CDBG National Objective	ESG	
Subrecipient (public)	570.208(a)(4) Low/Mod Jobs	HOME	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	HOPWA	
07/01/13	06/30/14	Total Formula	
Performance Indicator	Annual Units	Prior Year Funds	
Low Mod Jobs	1 loan	Assisted Housing	
Local ID	Units Upon Completion	PHA	
14-CDBGPIED-1	1 loan	Other Funding	
		Total	\$ 69,217

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	CCS Homeless Adult Services: Supportive Services		
Description	<p>The program provides a continuum of housing and supportive services for homeless adults. Services are offered at three downtown locations: the Tacoma Avenue Shelter, Hospitality Kitchen, and Nativity House. CDBG and ESG funding will support the Tacoma Avenue Shelter facility, which provides overnight shelter for unaccompanied adults. The project will be administered by Catholic Community Services, whose administrative facilities are located at 1323 S. Yakima, Tacoma, WA 98405</p>		
Objective category:	<input type="checkbox"/> Suitable Living Environment	X Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Downtown Tacoma		
Street Address:	1142 Court E		
City, State, Zipcode:	Tacoma, WA 98402		
Objective Number	Project ID	Funding Sources:	
	0014	CDBG	\$ 79,000
HUD Matrix Code	CDBG Citation	ESG	20,000
03T (Operating Costs of Homeless/AIDS Prgms)	570.201(e) (public services)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Subgrantee (nonprofit)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula	
Start Date (mm/dd/yyyy)	Completion Date	Prior Year Funds	
07/01/14	(mm/dd/yyyy)	Assisted Housing	
	06/30/15	PHA	
Performance Indicator	Annual Units	Other Funding	1,252,118
Individuals	729	Total	\$ 1,351,118
Local ID	Units Upon Completion		
14-CDBGPS-1/14-ESGPS-1	729		

The primary purpose of the project is to help:

- the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma
Priority Need	Benefit Low & Moderate Income Persons
Project Title	MHNW Service Enriched Housing

Description

The program provides permanent housing and on-site supportive services to low income and formerly homeless families in the Hilltop neighborhood of Tacoma. Services include financial literacy and life skills classes that give residents tools to maintain permanent housing and achieve economic self-sufficiency. The project will be administered by Mercy Housing Northwest (MHNW), whose administrative office is located at 2505 Third Avenue, Suite 204, Seattle, WA 98121.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area Hilltop neighborhood (City of Tacoma)

Street Address: 1708 South "G" Street/2315 S. Yakima

City, State, Zipcode: Tacoma, WA 98405

Objective Number	Project ID	Funding Sources:
	0015	CDBG \$ 28,800
HUD Matrix Code	CDBG Citation	ESG
05 (public services)	570.201 (e) (public services)	HOME
Type of Recipient	CDBG National Objective	HOPWA
Subgrantee (nonprofit)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds
07/01/14	06/30/15	Assisted Housing
Performance Indicator	Annual Units	PHA
Individuals	350	Other Funding
Local ID	Units Upon Completion	Total
14-CDBGPS-2	350	118,380
		\$ 147,180

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	CCS Phoenix Housing Network		
Description	<p>The program provides a continuum of services to homeless families, including emergency shelter, housing with supportive services, rapid re-housing, and homelessness prevention assistance. CDBG and ESG funds will support the emergency shelter component, which is operated in partnership with rotating host sites (churches/schools). Services include case management and life skills training. Each family develops a housing stability plan leading to permanent housing and self-sufficiency. The program is managed by Catholic Community Services, whose administrative facilities are located at 1323 S. Yakima Ave., Tacoma, WA 98405.</p>		
Objective category:	<input type="checkbox"/> Suitable Living Environment	X Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	7050 South G Street		
City, State, Zipcode:	Tacoma, WA 98408		
Objective Number	Project ID	Funding Sources:	
	0016	CDBG	\$ 35,657
HUD Matrix Code	CDBG Citation	ESG	20,000
03T (Operating Costs of Homeless/AIDS Prgms)	570.201 (e) (public services)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Subgrantee (nonprofit)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	
07/01/14	06/30/15	Assisted Housing	
Performance Indicator	Annual Units	PHA	
Individuals	780	Other Funding	2,142,799
Local ID	Units Upon Completion	Total	\$ 2,198,456
14-CDBGPS-3/14-ESGPS-2	780		

The primary purpose of the project is to help:

- the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma
Priority Need	Benefit Low & Moderate Income Persons
Project Title	VADIS FLASH

Description

The program provides workforce training and life skills for youth who are exiting homelessness. The focus is on eliminating barriers to employment and education, reducing homelessness, and reducing returns to homelessness. The program is operated in partnership with the Housing 4 Success collaboration and uses office space at the REACH Center in Tacoma. The program will be administered by VADIS, whose administrative office is located at 1701 Elm Street, Sumner, WA 98390.

Objective category:	<input checked="" type="checkbox"/> Suitable Living Environment	Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability

Location/Target Area Communitywide (City of Tacoma)

Street Address: 714 South 27th St,
City, State, Zipcode: Tacoma WA 98405

Objective Number	Project ID	Funding Sources:
	0019	CDBG \$ 20,000
HUD Matrix Code	CDBG Citation	ESG -----
05 (public services)	570.201 (e) (public services)	HOME -----
Type of Recipient	CDBG National Objective	HOPWA -----
Subgrantee (nonprofit)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula -----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds -----
07/01/14	06/30/15	Assisted Housing -----
Performance Indicator	Annual Units	PHA -----
Individuals	18	Other Funding \$ 148,000
Local ID	Units Upon Completion	Total \$ 168,000
14-CDBGPS-10	18	

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma
Priority Need	Benefit Low & Moderate Income Persons
Project Title	THA Family Self-Sufficiency Program

Description

The program provides case management, financial literacy training, employment preparation, and educational services to low-income residents of public and subsidized housing in an effort to identify and resolve barriers to financial success and housing stability. The program will be administered by the Tacoma Housing Authority (THA) located at 902 South L Street, Tacoma WA 98405.

Objective category:	<input checked="" type="checkbox"/> Suitable Living Environment	Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability

Location/Target Area Communitywide (City of Tacoma)

Street Address: 902 South L Street
City, State, Zipcode: Tacoma, WA 98405

Objective Number	Project ID	Funding Sources:	
	0020	CDBG	\$ 32,049
HUD Matrix Code	CDBG Citation	ESG	
05 (public services)	570.201 (e) (public services)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Subgrantee (public housing authority)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	
07/01/14	06/30/15	Assisted Housing	
Performance Indicator	Annual Units	PHA	
Individuals	225	Other Funding	542,248
Local ID	Units Upon Completion	Total	\$ 574,297
14-CDBGPS-7	225		

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name City of Tacoma

Priority Need Benefit Low & Moderate Income Persons

Project Title Salvation Army - Jarvie Family Emergency Housing Center

Description

The program provides emergency housing and supportive services for families and single women. Supportive services include case management, budgeting, landlord negotiations, and housing location services. The project will be administered by the Salvation Army, Tacoma whose office mailing address is PO Box 1254, Tacoma, WA 98401.

Objective category:	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability

Location/Target Area Communitywide (City of Tacoma)

Street Address: 1521 6th Ave
City, State, Zipcode: Tacoma, WA 98405

Objective Number	Project ID	Funding Sources:
HUD Matrix Code	0021	CDBG \$ 20,000
05 (c) (legal services)	570.201 (e) (public services)	ESG 20,000
05 (g) (battered spouses)		HOME
Type of Recipient	CDBG National Objective	HOPWA
Subgrantee (nonprofit)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds
07/01/14	06/30/15	Assisted Housing
Performance Indicator	Annual Units	PHA
Individuals	250	Other Funding 447,957
Local ID	Units Upon Completion	Total \$ 487,957
14-CDBGPS-8/14-ESGPS-8	250	

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	TRM Emergency Services		
Description	<p>The program provides emergency shelter, meals, clothing and other services (e.g. storage, mail) to homeless adult males. Linkages are made to employment, housing, and other community resources. The service center is managed by the The Rescue Mission (TRM), whose main office address is PO Box 1912, Tacoma, WA 98401.</p>		
Objective category:	<input checked="" type="checkbox"/> Suitable Living Environment	Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	425 South Tacoma Way		
City, State, Zipcode:	Tacoma, WA 98402		
Objective Number	Project ID	Funding Sources:	
	0022	CDBG	\$ 59,638
HUD Matrix Code	CDBG Citation	ESG	20,000
03T (Operating Costs of Homeless/AIDS Prgms)	570.201 (e) (public services)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Subgrantee (nonprofit)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	
07/01/14	06/30/15	Assisted Housing	
Performance Indicator	Annual Units	PHA	
Individuals	860	Other Funding	357,878
Local ID	Units Upon Completion	Total	\$ 437,516
14-CDBGPS-9/14-ESGPS-3	860		

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name City of Tacoma

Priority Need Benefit Low & Moderate Income Persons

Project Title YWCA Domestic Violence Shelter

Description

The program provides safe emergency shelter, up to 90 days, for survivors of intimate partner abuse and their children who are fleeing an imminently dangerous situation. Clients receive supportive services, including case management, advocacy, and safety planning, as well as linkage with housing and other resources. The facility is managed by YWCA Pierce County located at 405 Broadway, Tacoma, WA 98402.

Objective category:	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability

Location/Target Area Communitywide (City of Tacoma)

Street Address: 405 Broadway
City, State, Zipcode: Tacoma, WA 98402

Objective Number	Project ID	Funding Sources:	
	0023	CDBG	\$ 20,000
HUD Matrix Code	CDBG Citation	ESG	\$ 25,360
05 (public services)	570.201 (e) (public services)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Subgrantee (nonprofit)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula	
Start Date (mm/dd/yyyy)	Completion Date	Prior Year Funds	
07/01/14	(mm/dd/yyyy) 06/30/15	Assisted Housing	
Performance Indicator	Annual Units	PHA	
Individuals	280	Other Funding	997,838
Local ID	Units Upon Completion	Total	\$ 1,043,198
14-CDBGPS-5/14-ESGPS-4	280		

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma
Priority Need	Benefit Low & Moderate Income Persons
Project Title	New Phoebe House Association

Description

The program will provide transitional housing and supportive services to chemically dependent women with children who are either in foster care or at risk of removal from the parent's custody. New Phoebe House Association will administer this program. Their office mailing address is PO Box 5245, Tacoma WA 98415.

Objective category:	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability

Location/Target Area Communitywide (City of Tacoma)

Street Address: Confidential
City, State, Zipcode: Tacoma, WA

Objective Number	Project ID	Funding Sources:	
	0024	CDBG	\$ 20,000
HUD Matrix Code	CDBG Citation	ESG	
05 (public services)	570.201 (e) (public services)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Subgrantee (nonprofit)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	
07/01/14	06/30/15	Assisted Housing	
Performance Indicator	Annual Units	PHA	
Individuals	70	Other Funding	391,776
Local ID	Units Upon Completion	Total	\$ 411,776
14-ESGPS-6	70		

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma
Priority Need	Benefit Low & Moderate Income Persons
Project Title	We Are Family HOME

Description

The program will provide rapid re-housing services for domestic violence victims and their families. Services are culturally sensitive and provided to clients who are receiving shelter services at KWA's confidential emergency shelter facility—primarily Asian Pacific Islanders, immigrants, and refugees. Korean Women's Association will administer this program. Their office is located at 123 E. 96th St., Tacoma, WA 98445.

Objective category: Suitable Living Environment Decent Housing
Outcome category: Availability/Accessibility Affordability Economic Opportunity
Sustainability

Location/Target Area Communitywide (City of Tacoma)

Street Address: Confidential
City, State, Zipcode: Tacoma, WA

Objective Number	Project ID	Funding Sources:	
	0025	CDBG	-----
HUD Matrix Code	CDBG Citation	ESG	\$ 20,000
05 (public services)	570.201 (e) (public services)	HOME	-----
Type of Recipient	CDBG National Objective	HOPWA	-----
Subgrantee (nonprofit)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	-----
07/01/14	06/30/15	Assisted Housing	-----
Performance Indicator	Annual Units	PHA	-----
Individuals	110	Other Funding	452,750
Local ID	Units Upon Completion	Total	\$ 472,750
14-ESGPS-7	110		

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	WWEE Housing Bridges for Self-Sufficiency (Rapid RE-Housing Program)		
Description	<p>This program will provide tenant-based rental assistance, along with housing relocation and stabilization services, to approximately 59 individuals and families experiencing homelessness. Services are designed to rapidly re-house households into permanent housing and move them toward long-term self-sufficiency through access to employment services, budgeting and other assistance. Households develop Housing Stability Plans, which are tailored to the strengths and needs of each household and which serve as a guide for accomplishing goals. The program is operated by Washington Women's Employment and Education. The WWEE office is located at 3516 South 47th Street, Suite 205 Tacoma, WA 98409.</p>		
Objective category:	<input type="checkbox"/>	Suitable Living Environment	X Decent Housing
Outcome category:	<input type="checkbox"/>	Availability/Accessibility	Economic Opportunity Affordability Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	3516 South 47 th Street, Suite 205		
City, State, Zipcode:	Tacoma, WA 98409		

Objective Number	Project ID	Funding Sources:	
	0026	CDBG	
HUD Matrix Code	CDBG Citation	ESG	\$ 25,359
05 (public services)	N/A (ESG funding)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Subgrantee (nonprofit)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	
07/01/14	06/30/15	Assisted Housing	
Performance Indicator	Annual Units	PHA	
Individuals	70	Other Funding	203,589
Local ID	Units Upon Completion	Total	\$ 228,948
14-ESGPS-5	70		

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	Exodus Housing – Domestic Violence (Rapid RE-Housing Program)		
Description	<p>The program will provide tenant-based rental assistance, along with housing relocation and stabilization services, to 21 families with minor children who are homeless due to domestic violence. Services are designed to rapidly re-house DV families into permanent housing. Program utilizes a strengths-based, empowerment model of case management that allows families to develop and implement an action plan that is tailored to their unique circumstances. The program is managed by Exodus Housing, whose administrative office is located at 15318 Washington Street; Sumner, WA 98390.</p>		
Objective category:	<input type="checkbox"/> Suitable Living Environment	X Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	15318 Washington Street East		
City, State, Zipcode:	Sumner, WA 98390		
Objective Number	Project ID	Funding Sources:	
	0026	CDBG	\$ 20,000
HUD Matrix Code	CDBG Citation	ESG	\$ 20,000
05 (g) (battered & abused spouses)	570.201 (e) (public services)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Subgrantee (nonprofit)	570.208(a)(2) Low/Mod Limited Clientele	Total Formula	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	
07/01/14	06/30/15	Assisted Housing	
Performance Indicator	Annual Units	PHA	
Individuals	175	Other Funding	254,000
Local ID	Units Upon Completion	Total	\$ 294,000
14-CDBGPS-4/14-ESGPS-6	175		

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	Community Development Housing Organizations (CHDO) Set-Aside		
Description	A percentage of the annual HOME funding will be set-aside for the operational support of local Community Development Housing Organizations (CHDOs) to facilitate the development of affordable housing opportunities. The funds will be managed by TCRA with staff support from the Tacoma Community and Economic Development (CED) Department located at 747 Market Street, Tacoma 98402.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		
Objective Number	Project ID	Funding Sources:	
	0027	CDBG	-----
HUD Matrix Code	HOME Citation(s)	ESG	-----
12(Constituent of Housing)	92.300 (CHDO set-aside)	HOME	\$ 113,127
14A/B (Single & Multi-Unit Rehabilitation)		HOPWA	-----
Type of Recipient	CDBG National Objective	Total Formula	-----
Subrecipient (public)	N/A	Prior Year Funds	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Assisted Housing	-----
07/01/14	06/30/15	PHA	-----
Performance Indicator	Annual Units	Other Funding	-----
Housing Units	N/A (to be determined)	Total	\$ 113,127
Local ID	Units Upon Completion		
14-HMH-2			

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma
Priority Need	Benefit Low & Moderate Income Persons
Project Title	CDBG Administration

Description Provide funding to be used to support program management, coordination, monitoring and evaluation of the City of Tacoma's CDBG program. The project is managed by staff from the Tacoma Community and Economic Development (CED) Department located at 747 Market Street, Tacoma WA 98402.

Objective category:	<input type="checkbox"/> Suitable Living Environment	Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability

Location/Target Area Communitywide (City of Tacoma)

Street Address: N/A

City, State, Zipcode: N/A

Objective Number	Project ID	Funding Sources:	
	0028	CDBG	\$ 446,859
HUD Matrix Code	CDBG Citation	ESG	
21A (General Program Administration)	570.206 (Program Administrative Costs)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government	570.208(a)(2) Low/Mod Limited Clientele	Total Formula	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	
07/01/14	06/30/15	Assisted Housing	
Performance Indicator	Annual Units	PHA	
N/A	N/A	Other Funding	
Local ID	Units Upon Completion	Total	\$ 446,859
14-CDBGAD-1	N/A		

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	Tacoma HOME Administration		
Description	Provide funding to be used to support program management, coordination, monitoring and evaluation of the City of Tacoma's HOME program. The project is managed by staff from the Tacoma Community and Economic Development (CED) Department located at 747 Market Street, Tacoma WA 98402.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		

Objective Number	Project ID	Funding Sources:	
	0029	CDBG	-----
HUD Matrix Code	HOME Citation	ESG	-----
21A (General Program Administration)	92.501	HOME	\$ 83,798
Type of Recipient	CDBG National Objective	HOPWA	-----
Local Government	N/A	Total Formula	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	-----
07/01/14	06/30/15	Assisted Housing	-----
Performance Indicator	Annual Units	PHA	-----
N/A	N/A	Other Funding	-----
Local ID	Units Upon Completion	Total	\$ 83,798
14-HMAD-1	N/A		

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	Tacoma ESG Administration		
Description	Provide funding to be used to support program management, coordination, monitoring and evaluation of the City of Tacoma's ESG program. The project is managed by staff from the Tacoma Neighborhoods and Community Services Department located at 747 Market Street, Tacoma WA 98402.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		
Objective Number	Project ID	Funding Sources:	
	0030	CDBG	-----
HUD Matrix Code	CDBG Citation	ESG	\$ 14,227
21A (General Program Administration)	N/A	HOME	-----
Type of Recipient	CDBG National Objective	HOPWA	-----
Local Government	N/A	Total Formula	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds	-----
07/01/14	06/30/15	Assisted Housing	-----
Performance Indicator	Annual Units	PHA	-----
N/A	N/A	Other Funding	-----
Local ID	Units Upon Completion	Total	\$ 14,227
14-ESGAD-1	N/A		-----

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma
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Priority Need	Benefit Low & Moderate Income Persons
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Project Title	Tacoma HMIS Operations
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Description ESG funding will be used to support HMIS operations including (a) review & implementation of HMIS reporting requirements for ESG recipients and sub-recipients; (b) provision of technical assistance to ESG providers entering service activities directly into HMIS; (c) conducting data quality reviews and (d) compiling and reporting services activity in accordance with HUD requirements. The project is managed by staff from the Tacoma Neighborhoods and Community Services Department located at 747 Market Street, Tacoma WA 98402.

Objective category:	<input type="checkbox"/> Suitable Living Environment	Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability

Location/Target Area	Communitywide (City of Tacoma)
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Street Address:	N/A
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City, State, Zipcode:	N/A
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Objective Number	Project ID	Funding Sources:
	0031	CDBG
HUD Matrix Code	CDBG Citation	ESG \$ 4,742
21A (General Program Administration)	N/A	HOME
Type of Recipient	CDBG National Objective	HOPWA
Local Government	N/A	Total Formula
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds
07/01/14	06/30/15	Assisted Housing
Performance Indicator	Annual Units	PHA
N/A	N/A	Other Funding
Local ID	Units Upon Completion	Total
1-ESGAD-2	N/A	\$ 4,742

The primary purpose of the project is to help: N/A

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma		
Priority Need	Benefit Low & Moderate Income Persons		
Project Title	Lakewood Permanent Affordable Housing		
Description	HOME Consortium funding will support the acquisition, construction and/or rehabilitation of affordable housing for low income rentals and/or to facilitate new homeownership opportunities in Lakewood. The program will be managed by the Tacoma Community Redevelopment Authority (TCRA) with staff support from the City of Lakewood Community Development Department.		
Objective category:	<input type="checkbox"/> Suitable Living Environment	X Decent Housing	Economic Opportunity
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability
Location/Target Area	Communitywide (City of Tacoma)		
Street Address:	N/A		
City, State, Zipcode:	N/A		

Objective Number	Project ID	Funding Sources:	
	0032	CDBG	-----
HUD Matrix Code	HOME Citation(s)	ESG	-----
01 Property Acquisition	92.206 (a)	HOME	\$ 212,718
14B (M/F Rehab)		HOPWA	-----
12 Const of Housing		Total Formula	-----
Type of Recipient	CDBG National Objective	Prior Year Funds	-----
Subrecipient (public)	N/A	Assisted Housing	-----
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	PHA	-----
07/01/14	06/30/15	Other Funding	-----
Performance Indicator	Annual Units	Total	\$ 212,718
Housing Units	10		
Local ID	Units Upon Completion		
14-HMLK-1	N/A (to be determined)		

The primary purpose of the project is to help:

- the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction's Name	City of Tacoma				
Priority Need	Benefit Low & Moderate Income Persons				
Project Title	Lakewood HOME Administration				
Description	Provide funding to be used to support program management, coordination, monitoring and evaluation of the City of Lakewood's HOME program. The project is managed by staff from the Tacoma Community and Economic Development (CED) Department on behalf of the City of Lakewood located at 747 Market Street, Tacoma WA 98402.				
Objective category:	<input type="checkbox"/> Suitable Living Environment	Decent Housing	Economic Opportunity		
Outcome category:	<input type="checkbox"/> Availability/Accessibility	Affordability	Sustainability		
Location/Target Area	Communitywide (City of Tacoma)				
Street Address:	N/A				
City, State, Zipcode:	N/A				
Objective Number	Project ID	Funding Sources:			
	0034	CDBG			
HUD Matrix Code	HOME Citation	ESG			
21H (HOME Planning Costs / Administration)	92.501	HOME			
Type of Recipient	CDBG National Objective	HOPWA			
Local Government	N/A	Total Formula			
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Prior Year Funds			
07/01/14	06/30/15	Assisted Housing			
Performance Indicator	Annual Units	PHA			
N/A	N/A	Other Funding			
Local ID	Units Upon Completion	Total			
14-HMLK-2	N/A	\$ 23,635			
The primary purpose of the project is to help:					
<input type="checkbox"/> the Homeless <input type="checkbox"/> Persons with HIV/AIDS <input type="checkbox"/> Persons with Disabilities <input type="checkbox"/> Public Housing Needs					

The primary purpose of the project is to help:

the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

VI. ALLOCATION PRIORITIES

The allocation of federal resources to address community needs is prioritized, in part, by bi-annual funding priorities approved prior to the start of the application process by the Tacoma City Council. The most recently approved priorities are discussed in detail in the following paragraphs. Regarding the distribution of HUD resources within the community, very few projects or programs approved for funding are geographic-based. Most of the funding is used to support low income persons directly and/or the provision of affordable housing. A small amount of CDBG funds (\$100,000) has been set-aside to establish a CDBG Public Facilities Fund to support community development activities that facilitate neighborhood improvements such as street-related improvements (e.g. Local Improvement Districts) and replacement of hazardous sidewalks in lower income areas.

FUNDING PRIORITIES STATEMENT (2014-2015)

All programs and projects must be consistent with Community Development Block Grant (CDBG); and HOME Investment Partnership Program (HOME) and any other funding source regulations and requirements as applicable. CDBG projects must meet one of three major criteria: (1) benefitting lower-income persons, (2) removing blight, or (3) meeting an urgent need. HOME projects must provide housing or assist in housing for low-income persons.

The Funding Priorities are organized into six categories: (1) General; (2) Set-asides; (3) Housing; (4) Community Development; (5) Economic Development; and (6) Human Services. Each of the categories is briefly summarized as follows:

1. **General Priorities** (CDBG and HOME) – Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds will be used to support activities that:
 - (a) are consistent with existing plans (e.g. Consolidated Plan, Comprehensive Plan, Human Services Strategic Plan); (b) leverage other funding resources when applicable; (c) the funds can be committed within 12 to 24 months; (d) the project is proposed by an organization with a proven capacity for project completion and good management; (e) shows reasonable cost effectiveness; and (f) there is no General Fund monies needed for project operation and maintenance.
2. **Set-Aside Priorities** – Council has identified the following priorities to be set-aside from the annual CDBG grant: (a) 50% for housing development & rehabilitation; (b) 15% (HUD Maximum) to support human services; and (c) up to \$100,000 for community development (neighborhood improvement projects such as LID assistance, sidewalk repair or replacement, and innovative grants).
3. **Housing Priorities** (CDBG and HOME) – The priorities for housing activities are:
 - (a) homeownership programs that benefit low-income owners with repairs and rehabilitation; (b) programs that assist first-time homebuyers to purchase a home; (c) maintaining and expanding affordable rental housing for families and elderly; (d) providing supportive housing for homeless and/or special needs individuals and families that may include emergency and transitional shelters, and special needs housing with support services. Maintain minimum funding levels for the City's low-income housing

programs: Single Family Homeowner Occupied Rehabilitation Program (\$540,000), formerly the Neighborhood Preservation Program (NPP) for housing rehabilitation and energy improvements, emergency, minor and moderate home repairs (\$356,400), and Down Payment Assistance (HOME \$250,000);

4. ***Community Development Priorities (CDBG only)*** – The priorities for Community Development are activities that support neighborhood improvements for lower income residents such as; (a) payment of LID assessments for lower income homeowners; (b) street-related improvements such as sidewalk repair or replacement in lower income neighborhoods; (c) eligible neighborhood innovative grant projects; and (d) public facilities.
5. ***Economic Development Priorities (CDBG only)*** – The priorities for economic Development are activities that help increase jobs and business opportunities such as: (a) creation or retention of jobs for lower income persons; (b) business services that support lower income neighborhood and/or lower income groups; and (c) financial and technical assistance for disadvantaged persons who own or plan to start a business; (d) revitalization of blighted or lower income business districts through historic preservation, conservation actions and neighborhood economic development.
6. ***Human Services Priorities (CDBG)*** – The priorities for human services supported with CDBG funds are identified below.

Funded programs must be able to show significant impact of their services on lower income populations through acceptable Outcome Based Evaluation (OBE) systems. Programs must participate in efforts toward improving the systems serving persons who are experiencing homelessness or who are at risk of homelessness.

CDBG

CDBG funds will only be used for programs which target lower income Tacoma residents, provide stabilization services, and address one of the Funding Priorities listed below. The three funding priorities are of equal importance.

- **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.

VII. ANNUAL AFFORDABLE HOUSING GOALS

AFFORDABLE HOUSING POLICY PRINCIPLES

In 2010 the Tacoma-Pierce County Affordable Housing Consortium (AHC) established an Affordable Housing Policy Advisory Group to create new affordable housing policy for the city of Tacoma. Over the six months, the group reviewed prior efforts to address affordable housing policy researching existing demographic data and policy documents. Their primary goal was to produce a report which could be used to help build a consensus to further advocate for affordable housing in the community.

On December 3, 2010, their final report was presented to the City which was discussed over the ensuing four months. On May 17, 2011, the Tacoma City Council passed Resolution 38264 adopting recommended Affordable Housing Policy Principles. As stated in the resolution, the housing principles can be summarized as follows:

1. The City's welfare requires an adequate supply of well-built and well-managed affordable housing serving the full range of incomes appearing among its residents. An adequate supply of this housing is vital to important civic needs and values;
2. Affordable housing development by nonprofit developers, public and private, in the City, region, and nation have been among the most attractively designed, most environmentally innovative and best managed in the market place;
3. Nonprofit development of affordable housing will never likely be adequate to meet the City's needs. The City needs a companion strategy to enlist the engine of private market rate developments to include a measure of affordable units. These strategies also provide the added benefit of economic and demographic integration;
4. Affordable housing development has spurred the revitalization of neighborhoods, encouraging both public and private investment, helping the City attain its desired density, and furthering neighborhood economic development;
5. Affordable housing is an asset to be encouraged and not a detriment to be tolerated and controlled;
6. The City should provide the development of affordable housing in every neighborhood;
7. In seeking the appropriate balance, the City should not have to compromise important neighborhood design standards in order to promote affordable housing. Instead, proper design should allow affordable housing to show the way for all development serving all incomes toward a greener, more sustainable urban future that accommodates the appropriate density that the City's planning documents anticipate to be necessary for the City's projected population allocations; and

8. In a complex community like Tacoma, interests and policies often clash. Good governance is the effort to balance them appropriately. In doing so, the City should give a very high priority to the promotion of affordable housing development.

HOUSING GOALS AND OBJECTIVES

A primary goal of both HUD and the City of Tacoma is to provide decent affordable housing for its residents. To support efforts to address this need, the City of Tacoma annually receives entitlements of CDBG, HOME and ESG funding to support housing projects and programs. The following provides a general overview of the types of community objectives that have been and will continue to be addressed with the available federal monies. For more details on specific projects, please refer to the Summary of Specific Objectives section.

Objective A: Preserve Existing Affordable Owner and Renter Housing

This objective is intended to help preserve the existing housing stock especially for the benefit of low and moderate income homeowners who may not be able to maintain their homes without assistance. Each year, these activities include a range of improvements extending from minor repairs such repairing leaks and painting, to more extensive work such as furnace and roof replacements. Some of these federal funds are expended jointly with other public and private resources especially in the area of energy conservation.

Objective B: Expand/Sustain Homeownership Opportunities

This objective is intended to support many of the projects and programs discussed for the previous objective because helping low income homeowners, especially seniors and persons with a disability, to maintain their property helps them to sustain their homeownership. Likewise, federal HOME funds are being used to continue the City's Down Payment Assistance program. This program is very important for providing the gap financing the many first time home buyers need in order to get into their first house. In the new program year, the Down Payment Assistance Program will be transferred to the Washington State Housing Finance Commission (WSHFC) under a sub-recipient agreement between the TCRA and the WSHFC. Housing staff will retain oversight and management of the agreement and will supervise the activities of WSHFC staff.

In addition, during the upcoming year CDBG funds will be allocated towards the Single Family Residence Blight Abatement Program. The Program is envisioned as a joint effort between various City departments, local real estate agents and construction professionals whose mission is to address blighted and abandoned single family homes that have been designated as "derelict" by the City's Code Compliance staff. CDBG funds will be used to acquire, rehabilitate and subsequently resell these previously abandoned properties to eligible home buyers. Similarly, the City of Lakewood continues to use its HOME funding to support the redevelopment of previously blighted properties for the purpose of constructing low income, single-family residences in the targeted neighborhoods through its partnerships with the City of Tacoma and Habitat for Humanity.

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

This objective focuses resources on preserving rental housing in the community through the use of a variety of public resources. An additional intent of this objective is to make sure the housing is safe and crime free as possible for the benefit of its occupant. Two major approaches will continue during the 2014-2015 fiscal year. One is THA continuing to secure HUD funding for major revitalization projects such as the completed Salishan project and the ongoing Bayside Terrace project. Likewise, the City will continue its financial support of major rehabilitation projects through use of its Affordable Housing Fund (AHF).

Objective D: Provide assistance for a continuum of housing for persons with special needs, homeless persons and people at risk of homelessness.

This objective relates to provision of housing assistance for the homeless, special needs population and these household as risk of becoming homeless. While some applications for homeless and special facilities have received CDBG and/or HOME funding for capital projects through the City's Affordable Housing Fund (AHF), much of the ongoing assistance over the years have been in the form of public services supported with CDBG and/or ESG monies. While a few of the services are provided by public entities such as the Tacoma Housing Authority or the City's Neighborhood and Community Services (NCS) Department, most of the funding for addressing housing needs in this category are implemented by local nonprofit organizations (e.g. CCS, TRM, YWCA).

During the next fiscal year (2014-2015), the use of federal ESG monies to address this objective of an expanded emphasis on homeless prevention will include use of permanent housing with support services. This strategy, called Rapid-Rehousing, is discussed in more detail in other parts of the Annual Action Plan.

Objective E: Reduce Barriers to Affordable Housing

This objective is discussed in more detail in Section X Barriers to Affordable Housing, however, the primary emphasis is to utilize City staff and community to encourage positive actions which may be able to reduce existing barriers. As stated in the City's 2008 Analysis of Impediments (AI) report, there are several key areas of concern (e.g. crime free housing, fair housing choice) which are being addressed through ongoing efforts. Other examples include City housing policies support actions to reduce regulatory barriers to affordable housing, to encourage the area-wide fair share distribution of special needs housing (e.g. group homes) and to change the market perception of older residential neighborhoods.

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

The objective from the five year plan was included to facilitate new housing development in both the neighborhood residential area as well as downtown. Since the City established a long range land use strategy of centers and corridors in the 1990's for future development of higher density housing, it is important that federal housing resources be used strategically to provide affordable opportunities as these designated areas infill and continue to develop and change. It is anticipated

the City's Affordable Housing Fund (AHF) will continue to be a primary resource, possibly during the 2014-2015 program year depending on the location of developer applications for funding under the TCRA Notice of Funding Availability for multifamily and senior housing.

VIII. PUBLIC HOUSING

Public Housing Redevelopment

The Tacoma Housing Authority (THA) continues to excel at partnership with their housing residents to not only improve the self-sufficiency of the residents, but also to include them in resident councils in the design and operations of their complexes. THA's HOPE VI project, Salishan, was completed in 2011 and continues to set a standard of resident involvement that is repeated throughout other projects. Currently, THA has begun its final stage redevelopment for Bayside Terrace. The redevelopment included the demolition of 104 public housing units located on two sites and the construction of 140-160 new units along with a community center on one block for Phase One. Phase One is currently under construction and scheduled to go on line summer 2014. Phase Two will include the remaining units and is scheduled to be completed in 2016.

Other Development Opportunities

THA is also conducting a feasibility study for City owned property located on MLK and 11th, Browns Star Gill project. The initial feasibility is scheduled to be complete June 2014.

Homeownership Opportunities

THA also has developed several programs to encourage public housing residents to become homeowners. These programs include extensive homeownership classes, Section 8 Homeownership, opportunities through the Neighborhood Stabilization Program and the State Attorney General Program through partnering with other non-profit homeownership agencies. THA is furthering its homeownership opportunities through its partnership with the TCRA on implementing the single family blight abatement program. This will entail the acquisition, rehabilitation and resale of previously abandoned and blighted homes to income eligible households utilizing CDBG funds.

Project-Based Voucher Program

THA continues to assign a portion of the vouchers under its control to specific locations or project (project-based) which leverages additional financing and assists other partners (nonprofits) to develop and/or preserve affordable rental housing. Agencies that THA has coordinated with on various projects include Mercy Housing Northwest, the Metropolitan Development Council, American Baptist Homes of the West, and Catholic Community Services.

IX. HOMELESS AND SPECIAL NEEDS

Introduction

The City of Tacoma is working in concert with other agencies and jurisdictions as part of a county-wide effort to end homelessness. The Pierce County Continuum of Care serves as the planning body for the region. Pierce County's Plan to End Homelessness was created in December 2005 and updated in 2012. It includes strategies designed to shift the system toward ending homelessness. The Plan's eight goals are:

- Centralize entry, intake and referral
- Prevent homelessness and rapidly re-house those who become homeless, including converting our significant stock of time-limited housing into permanent housing with transitional supports
- Develop affordable and permanent supportive housing
- Provide or broker tailored services and treatment in housing and prevention programs
- Engage systems designed to increase economic and educational opportunities
- Facilitate the continued development of a Homeless Management Information System (HMIS) that accurately captures need and is useful to end users
- Coordinate funding for homeless programs
- Build the community and political will to end homelessness

One-year goals and actions for reducing and ending homelessness

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

The City of Tacoma uses the county-wide centralized intake system, Access Point 4 Housing, to provide housing assistance to homeless persons within the City. Households experiencing homelessness get screened for eligibility and assessed to determine the best housing program match. Since Access Point 4 Housing opened its doors in January 2011, local jurisdictions and service providers have worked to get the word out in the community about using it as the point of entry to services, and to publicize the phone number for households to call. The City of Tacoma opened a new Customer Support Center in 2013, as well as implemented a 3-1-1 hotline for citizens to call with questions about City resources. Information about Access Point 4 Housing is given out to individuals experiencing homelessness who call in for help.

In order to increase access to housing resources for unsheltered persons, the centralized intake system allows emergency shelters—those that offer same-day entry—to admit individuals and families directly, without first going through Access Point 4 Housing. The expectation is that an assessment will be completed as soon as possible to ensure that households are connected with services (such as rapid re-housing) that will move them towards permanent housing and stability. In addition, there are programs within the local human service system that focus on outreach to unsheltered individuals, such as the Projects for Assistance in Transition from Homelessness (PATH) team from Comprehensive Life Resources and Greater Lakes Mental

Health. The City of Tacoma's Homeless Services Manager works closely with the PATH team to identify, assess and provide services to individuals and families who are found living on the streets or in encampments around the City. Many are chronically homeless, disabled individuals who are experiencing mental health and/or chemical dependency issues. These individuals are connected with local shelters, emergency mental health beds, permanent supportive housing options (such as Housing First) or other resources to ensure that their housing needs are addressed.

The City's primary goal for 2014-15 is to *increase outreach and services to unsheltered youth*. Specific action steps include the following:

- Continue to provide funding (second year of a two-year contract) for a Youth Housing Specialist at Access Point 4 Housing, whose focus is to provide targeted and tailored services to unaccompanied youth experiencing homelessness. This person not only provides assessments at the main office, but meets and assesses clients off-site at Oasis Youth Center—a community resource that focuses on Lesbian, Gay, Bisexual, Transgender, and Questioning (LGBTQ) youth.
- Partner with Pierce County to purchase a youth shelter and drop-in facility and conduct an RFP for an operator. This will improve the likelihood that unsheltered homeless youth can access safe shelter and resources, as well as increase opportunity for outreach to occur to this population.

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

The City of Tacoma uses both local and federal funds to support emergency shelters and transitional housing for individuals and families. With the national shift in emphasis from transitional housing to rapid re-housing, most of the transitional housing providers are making changes to the way they operate their programs. The City is supportive of Pierce County's plan to evaluate the current continuum of services and develop a strategy to convert some transitional housing units to rapid re-housing or permanent supportive housing. At the same time, the City and County are committed to ensuring there is adequate emergency shelter for unsheltered individuals and families. This not only involves maintaining the current inventory of shelter beds, but also encouraging practices which move residents out of the shelter more quickly and into permanent housing so that beds are freed up for others in need.

The City's primary goal for 2014-15 is to *decrease the length of stay in emergency shelters and transitional housing for homeless families*. Action steps include:

- Participate in Pierce County's efforts to develop a system-wide plan for conversion of transitional housing to rapid re-housing and/or permanent supportive housing.
- Participate in the rapid re-housing collaborative group associated with Pierce County's Continuum of Care to ensure alignment in standards of service delivery and coordination of referrals between the shelters, rapid re-housing providers, and Access Point 4 Housing in order to maximize the number of households moved from emergency shelter into permanent housing
- Offer technical assistance to encourage family shelters that currently do not admit households same-day to move toward a model that allows for this in order to accommodate the needs of unsheltered families and minimize program vacancies

- Continue systems innovation work with Pierce County, which is focused on implementing strengths-based services, decreasing barriers to housing, and tailoring services to the specific and individualized needs of clients/families
- 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.**

With the revisions in CDBG and ESG funding priorities adopted by the City Council in the fall of 2011 and re-approved in 2013, the City of Tacoma has established a focus towards housing stabilization services, with particular emphasis on moving individuals and families experiencing homelessness to permanent housing. Homelessness prevention services are prioritized to a lesser extent, due to the difficulty in accurately targeting and predicting which households at risk of homelessness are most likely to actually become homeless without assistance. With the City Council adoption in 2012 of a 0.1 percent sales tax increase to fund mental health and chemical dependency services, the City has new resources to invest in the community to provide affordable housing for these vulnerable populations.

The City's primary goal for 2014-15 is to *decrease the amount of time households are homeless*. Action steps include:

- In cooperation with Pierce County and an external consultant, provide technical assistance to Access Point 4 Housing staff to refine and implement a strengths-based needs assessment that is used to match households with appropriate housing resources.
- Continue funding rapid re-housing services for individuals, families, and victims of domestic violence through ESG and City General Fund dollars.
- Continue City support (including funding) for the Housing 4 Success project, which is a collaboration of agencies in Tacoma/Pierce County that provide housing and supportive services for unaccompanied youth and young adults.
- Continue funding (with local dollars) Housing First services, which provide housing to disabled and chronically homeless individuals within the City of Tacoma.
- Facilitate an RFP process to solicit proposals for projects that will use mental health sales tax dollars to provide housing to persons with mental health and chemical dependency issues.
- Participate in ongoing systems work with service providers to tailor services and lower barriers to housing.

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.**

Pierce County's Continuum of Care Discharge Planning subcommittee has been meeting with health care systems, housing providers and service providers to create a healthcare discharge plan and a process by which other system discharge plans can be developed. Currently, local facilities operate under the state mandated discharge policies for mental health, foster care and corrections. For the mental health and corrections systems, every effort is made to connect individuals that were homeless on intake and discharging to care with appropriate housing

providers and community resources before releasing them back to homelessness. Individuals being discharged from foster care work with their case managers, mentors, and housing and service providers to ensure that they find safe, stable housing.

The City's primary goal in 2014-15 is to *decrease the number of individuals being discharged into homelessness from institutions in Tacoma/Pierce County*. Action steps include:

- Continue to support the Continuum of Care's efforts to convene stakeholders from the health care and corrections systems to discuss current policies and gaps, and move toward solutions
 - Facilitate system-wide improvements in the coordination of mental health and chemical dependency services through use of local dollars acquired through Tacoma's 0.1 percent mental health/chemical dependency sales tax
- b. Receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.**

The City of Tacoma continues to work with housing providers to ensure that all participants are receiving the appropriate levels of service through individualized and tailored services and are able to access as many mainstream benefits they are eligible for. In addition, case management services for all households includes connecting participants to the appropriate health and mental health care, employment training, education and other support services as necessary. While some providers may be able to provide their participants with necessary services that are in-house, most provide connections to other community resources for health, social services, employment and education.

The City's primary goal for 2014-15 is to *prevent individuals and families that receive public housing assistance from becoming homeless*. Action steps include:

- Allocate CDBG public service funding to Tacoma Housing Authority's Family Self-Sufficiency Program, which offers employment and education services to residents of public housing.

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

In March of 2012, Tacoma's City Council adopted an ordinance that allows the City to collect an additional 0.1 percent in local sales tax revenue for mental health/chemical dependency services. Revenue collection began in July of 2012. State law permits that some of the funds be used to supplant local dollars. The City has allocated some of this funding to provide housing and supportive services for individuals with mental health and chemical dependency issues who are at risk for homelessness. Many of these individuals have multiple special needs, including those who are victims of domestic violence. The influx of new funds into the local community greatly enhances the ability of the City to meet the needs of persons with special needs.

The City's primary goal in 2014-15 is to *implement the Council-adopted funding priorities for the mental health and chemical dependency sales tax*. Action steps include:

- Facilitate processes to allocate funding to community-based care programs, programs targeted to help youth, and jail and hospital diversion programs
- Continue work on improving coordination within the mental health and chemical dependency system by facilitating a monthly "Collaborative" meeting among service providers

X. BARRIERS TO AFFORDABLE HOUSING

The City of Tacoma's five year Consolidated Plan for Housing and Community Development (2010-2015) discussed the various types of barriers which effect the development and access to affordable housing based, in part, on the City's 2008 Analysis of Impediments (AI) report. The needs and concerns along with ongoing actions and incentives to address them are briefly discussed in the following paragraphs.

Primary Barriers

The City's five year plan identifies both barriers and impediments to affordable housing especially within three areas of concerns:

- *Regulatory Barriers* – City staff has and will continue enact regulatory changes intended to encourage housing affordability through actions that increase supply and housing choice. Ongoing land use changes are also intended to direct future population growth to designated mixed use centers where a choice of housing opportunities can exist. Regulatory changes are also designed to address concentrations of special needs housing (e.g. group homes) in order to geographically disperse housing opportunities.
- *Code Enforcement & Crime Free Housing* – The City continues to take an active role in code enforcement along with supporting crime-free housing and working to minimize displacement and relocation of lower income residents. If older neighborhoods are not revitalized, it can be a major impediment to redevelopment.
- *Fair Housing Choice* – Housing discrimination continues to be a major impediment to housing choice. In the rental market, it especially impacts families with children, the disabled and persons of color. In the mortgage market, predatory lending especially for homes in foreclosure is a major concern.

Planned Actions (2014-2015)

During the next fiscal year, the City Planning and Development Services (PDS) Department will continue to improve its land use regulations to facilitate the development of higher density housing and to encourage development on vacant lots in older neighborhoods. The Neighborhood and Community Services (NCS) Department will continue to provide fair housing services including enforcement of landlord-tenant laws and fair housing education and outreach (e.g. annual conference) as well as provide ongoing code enforcement activities to address blighting conditions.

The City Community and Economic Development (CED) Department will also continue to coordinate with local lenders and other housing advocates to provide education and financial workshops to assist residents impacted by ongoing mortgage foreclosures, utilize federal funding to provide down payment assistance to first time home buyers.

XI. PROGRAM SPECIFIC REQUIREMENTS

While the establishment of the *Consolidated Plan* results in one overall document and a unified funding year for the City of Tacoma (i.e. July 1st through June 30th), specific requirements of individual HUD programs (e.g. CDBG, HOME, ESG) remain intact and must be addressed separately. The following provides information required in the annual action plan submission.

SPECIFIC CDBG PROGRAM REQUIREMENTS

The following sources of CDBG funding have been allocated to projects for fiscal year 2014-2015:

2014-15 Entitlement Grant	\$ 2,234,295
Program Income	294,217
Reprogrammed Funding	96,724
GRAND TOTAL	\$ 2,625,236

Program Income –

The City of Tacoma expected to receive \$ 294,217 from the repayments of existing housing and economic development loans and related payments. A total of \$ 58,843 is proposed to be used for TCRA Housing Operations to pay for accounting, loan servicing and administrative costs including insurance, bonds and legal fees. In addition, \$147,108 is expected to be allocated to the TCRA Affordable Housing Fund. The balance of \$ 88,266 is proposed to recapitalize the existing Business Revolving Loan Fund (BRLF) and be used to fund one new business loan.

Section 108 Loan Guarantees

No specific projects are currently in processing for a Section 108 loan whose proceeds would be used during the next fiscal year. No Section 108 project loans were closed during the previous fiscal year.

Estimated Low & Moderate Income Benefit

It is anticipated that close to 100% of the CDBG programming will benefit low and moderate income residents.

SPECIFIC HOME PROGRAM REQUIREMENTS

The following sources of HOME funding including the City of Lakewood and City of Tacoma have been allocated to projects for fiscal year 2014-2015:

2014-2015 HOME Consortium	\$ 837,981 (Tacoma portion) <u>236,354</u> (Lakewood portion)
GRAND TOTAL	\$ 1,074,335

In addition, the City of Tacoma is addressing further submission requirements pursuant to the administration of the HOME program. They include:

Recapture Provisions

The City of Tacoma utilizes the "Recapture" method to insure that HOME-assisted Homebuyer Programs meet the affordability periods of § 92.254(4) at a minimum. The City's recapture requirements are consistent with § 92.254(5)(ii)(A)(1) in that the City will recapture the entire amount of HOME assistance given directly to the homebuyer. In the event that the net proceeds from the sale of the residence (voluntary or involuntary) are insufficient to recapture the entire HOME investment, the recaptured amount will not exceed the net proceeds, if any.

HOME Layering

The City of Tacoma will complete a HOME Program Subsidy Layering Review Checklist for each rental housing project that is recommended to receive HOME program funds. The checklist is designed to meet the requirements specified in HUD CPD Notice 94-24. The checklist is used to evaluate projects receiving HOME program funds to ensure that the amount of HOME program funds invested in a project does not exceed the amount of funds needed.

Tenant-Based Rental Assistance

The City of Tacoma will ensure that all minimum guidelines for allocated tenant-based rental assistance (i.e. 24CFR/92.210 and 92.211) are met, where applicable. As stated in the certification in the appendix, any funds to be provided "are an essential element of Tacoma's annually approved housing strategy for expanding the supply, affordability, and availability of decent, safe, sanitary and affordable housing."

Other Forms of Investment

The City of Tacoma uses only specified forms of assistance (i.e. 24CFR92.205b) such as equity investments, interest-bearing loans, deferred payment loans, grants and other forms of assistance.

Affirmative Marketing

The City will meet the affirmative marketing (equal opportunity and fair housing) and minority/women business outreach requirements in implementing the HOME program. Specific actions include fair housing activities of the City's Neighborhood and Community Services (NCS) Department. (e.g. fair housing training/presentations, discrimination complaints).

SPECIFIC ESG PROGRAM REQUIREMENTS

ESG Funding Priorities and Match

The following sources of estimated ESG funding have been allocated for fiscal year 2014-2015:

2014 Entitlement Grant	\$ 189,688
GRAND TOTAL	\$ 189,688

Funding Priority Discussion

Given the significant amount of staff time required to administer ESG funds and monitor sub-recipients, the City of Tacoma is choosing to take the maximum amount (7.5%) allowed for administration costs under ESG regulations. The City is also choosing to designate 2.5% of the allocation to cover costs associated with HMIS reporting. The intention is to reserve no more than 10% of the total ESG allocation each year for grant administration and reporting costs incurred by the City. The remaining funds are to be used for direct services to clients and will be allocated to sub-recipients. Of the amount designated for subrecipients in 2014-15, 62%* is targeted to emergency shelter services. The remaining 38% is targeted to rapid re-housing. The ESG Review Panel chose to prioritize shelter over rapid re-housing, due to the recognition that the local Continuum of Care has already invested a large amount of rapid re-housing funds from other sources into the community, and that emergency shelters need to be supported as a partner to rapid re-housing services. *Note: the amount designated for emergency shelter is 55.5% of the total ESG allocation, which falls under the 60% cap imposed by HUD regulations.

City of Tacoma Administration and HMIS

Component/Activity	Amount Allocated	Percent of FY 2013 allocation
Administration	\$14,227	7.5%
HMIS	\$4,742	2.5%
Total	\$18,969	10%
Remaining balance-Direct Services	\$170,719	90%

Sub-recipients (Direct Services)

Program	Total Allocation	Emergency Shelter	Rapid Re-housing
CCS-Phoenix Housing Network	\$20,000	\$20,000	
CCS-Homeless Adult Services	\$20,000	\$20,000	

Exodus Housing-DV	\$20,000		\$20,000
TRM-Emergency Services	\$20,000	\$20,000	
Korean Women's Association – We Are Family	\$20,000		\$20,000
Salvation Army – Jarvie Family Hsg.	\$20,000	\$20,000	
WWEE-HBSS Rapid Re-housing	\$25,359		\$25,359
YWCA – Domestic Violence Shelter	\$25,360	\$25,360	
Total	\$170,719	\$105,360	\$65,359

Match Sources

Project	ESG Amount	Match Amount	Match Source	Proposed Use
CCS-Phoenix Housing Network	\$20,000	\$20,000	WA State funding	Shelter operations
CCS-Homeless Adult Services	\$20,000	\$20,000	Foundation/ Corporate Grants	Shelter operations
Exodus Housing-DV	\$20,000	\$20,000	Pierce County SHB 2163 Funding	Stabilization services, rental assistance
Korean Women's Association – We Are Family	\$20,000	\$20,000	Private donations	Stabilization services, rental assistance
Salvation Army – Jarvie Family Housing	\$20,000	\$20,000	Private donations	Shelter Operations
TRM-Emergency Services	\$20,000	\$20,000	Private donations	Shelter operations
WWEE-HBSS Rapid Re-housing	\$25,359	\$25,359	Foundation/Corporate Grants	Stabilization services, rental

				assistance
YWCA - DV Shelter	\$25,360	\$25,360	WA State Funds	Shelter operations
ESG Admin	\$18,969	\$18,969	City of Tacoma General Fund	Personnel costs (Admin) / HMIS)
Project Total	\$189,688			

2014-15 AAP – Program Specific Requirements for ESG

1. Written Standards for Provision of ESG Assistance

a. Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG

The City of Tacoma utilizes the county-wide centralized intake system—called “Access Point 4 Housing”—for homeless individuals and families seeking housing assistance. Eligibility for all rapid re-housing assistance provided with ESG funding will be evaluated by this centralized intake system. Eligibility for street outreach, emergency shelter, and homelessness prevention services may be evaluated by individual providers, in accordance with ESG guidelines (see information below under “Coordination Among Service Providers”). The following process will be used to evaluate eligibility for rapid re-housing services:

- Households contact Access Point 4 Housing for an initial screening, which is typically conducted by phone. Eligible households must be “literally homeless” (according to HUD’s Category 1 definition of homelessness) within the City of Tacoma.
- For those that pass the initial screening, an in-person assessment will be conducted within 5 business days (to include documentation of homeless status).
- Assessments will be prioritized, based on the following tiered approach:
 - 1st tier: Individuals and families who are literally homeless and unsheltered (i.e. living in a place not meant for human habitation); assessment should occur within 48 hours of initial phone screening
 - 2nd tier: Individuals and families who are literally homeless and staying in an emergency shelter
 - 3rd tier: All other individuals and families who are literally homeless (Category 1 of the Homeless Definition)
- Individuals and families who qualify for rapid re-housing services under ESG regulations will be referred to ESG-funded providers for relevant services.
- Emergency shelters may refer households directly to a rapid re-housing provider without going through AP4H, as long as an initial assessment of the household has already been conducted by centralized intake staff.

Eligibility for homelessness prevention assistance will be evaluated directly by the ESG homelessness prevention sub-recipients, rather than by Access Point 4 Housing. The following process will be used to determine eligibility:

- Initial screening may be conducted by phone or in-person. Households must be at risk of homelessness in Tacoma and have a combined

household income that is at or below 30% of the Area Median Income, as established by HUD, and not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition.

- Households must also meet one of the following conditions:
 1. Moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance; or
live in the home of another because of economic hardship; or
 2. Have been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; or
 3. Live in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; or
 4. Live in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; or
 5. Are exiting a publicly funded institution or system of care; or
 6. Otherwise live in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the jurisdiction’s approved Consolidated Plan
- For those that pass the initial screening, an in-person assessment will be conducted within seven days (including documentation of at-risk status and income verification).
- Households who qualify for homelessness prevention services under ESG regulations will be served by the provider completing the assessment or referred to another ESG-funded provider for relevant services.

b. Standards for targeting and providing essential services related to street outreach

The City of Tacoma has not allocated any FY 2014 funding to street outreach activities; therefore, no standards have been developed for this component.

c. Policies and procedures for admission, diversion, referral, and discharge by emergency shelters assisted under ESG

All emergency shelters are responsible for developing their own policies and procedures regarding admission, diversion, referral and discharge. This includes domestic violence service providers, which adhere to statewide standards for provision of services. In an effort to enhance coordination among providers, the City of Tacoma will continue to work with shelter providers and the local Continuum of Care during 2014-15 to implement system-wide policies and procedures where appropriate.

d. Policies and procedures for assessing, prioritizing, and reassessing individuals’ and families’ needs for essential services related to emergency shelter

All emergency shelters receiving ESG funds will conduct assessments of their clients’ needs for essential services. For most shelters, this will occur at intake or shortly thereafter. Clients will participate in identifying and prioritizing needs.

Unmet needs will be addressed either by the shelter or by other providers of essential services. Staff will also identify strengths, use motivational interviewing and progressive engagement techniques to motivate potential rapid re-housing candidates. Reassessment will occur at a frequency determined by each provider.

e. Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

Within Pierce County, coordination among homeless service providers occurs primarily through the centralized intake system for housing assistance. Individuals and families experiencing a housing crisis in Tacoma are directed to use Access Point 4 Housing. Exceptions are made for households who show up on their own to emergency shelters that offer same-day entry; these households may be screened and served without first going through centralized intake.

Given this context, programs that receive funding through ESG will be subject to the following coordination requirements:

- Street Outreach: Street outreach providers must coordinate their services with emergency shelters and utilize the centralized intake system whenever possible (i.e. contact centralized intake to see if the client has already used services within the system, work with emergency shelters to meet the immediate need for shelter, etc.)
- Emergency Shelter: Shelter providers must partner with Access Point 4 Housing and with rapid re-housing providers to ensure that shelter clients have access to services that can quickly re-stabilize their housing situation (i.e. link with permanent housing). For shelters that offer same-day entry, effort will be made by program staff to get households assessed through Access Point 4 Housing as soon as possible. As long as a household has had an initial assessment with Access Point 4 Housing, shelters may refer that household directly to a rapid re-housing provider without going back through centralized intake.
- Homelessness Prevention: Due to a county-wide shift in emphasis from homelessness prevention to rapid re-housing, there are very few providers offering prevention assistance. Programs receiving ESG homelessness prevention funding will be expected to develop their own policies and procedures and work cooperatively to handle referrals from the community. In an effort to enhance coordination among homelessness prevention providers, the City of Tacoma intends to work with providers and the local Continuum of Care during 2014-15 to implement system-wide policies and procedures where appropriate.
- Rapid Re-housing: Programs receiving ESG funding for rapid-rehousing services will be expected to use Access Point 4 Housing to get referrals. They may also accept referrals directly from emergency shelters if the household has already been assessed by Access Point 4 Housing. In addition, rapid re-housing service providers will utilize the County-funded Landlord Liaison Project (a program that builds relationships with landlords and keeps an inventory/database of affordable rental units) to assist in finding housing for clients.

f. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance

and which eligible families and individuals will receive rapid re-housing assistance.

Homelessness Prevention Assistance: For households that meet the minimum eligibility requirements, priority will be given to:

- Individuals and families who are at imminent risk of homelessness (evidenced by a 3 day pay or vacate notice) and have no other options

Additionally, at least 50% of Homelessness Prevention funds will be spent on families with barriers from the list below. Families with three or more identified barriers will be considered highest priority.

- Single mothers under the age of 30 without a high school diploma or GED, with two or more children, currently on public assistance
- Household has had a prior homeless episode
- Household has had multiple moves in the past year
- Household includes a young child under the age of two
- Head of household is under the age of 26 and was in the foster care system
- Head of household is under the age of 24 and is pregnant
- Public housing eviction on record

Rapid Re-housing Assistance: For households that meet the minimum eligibility requirements, priority will be given to clients in the following order:

- Unsheltered individuals and families (currently staying in a place not meant for human habitation)
- Individuals and families in emergency shelters
- All other individuals and families who meet the definition of “literally homeless” (Category 1 of Homeless Definition)

g. Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.

For both homelessness prevention and rapid re-housing services, the following standards apply to determining the client's share of rent and utilities:

- Rental assistance for the first month will cover 100% of the rent and, if applicable, a one-time payment of up to 6 months of rental arrears. Financial assistance will cover the remainder of move-in costs (see policies under “Determining the type, amount, and duration of Housing Stabilization and Relocation Services”)
- After the first month, each household is required to contribute at least 30% of their current income toward their rent each month and cover 100% of their utilities. This amount needs to be clearly documented and includes a utility allowance if they pay for utilities directly. The actual contribution will be determined monthly, based on each household's specific situation and financial resources. Program staff will help households obtain outside utility assistance if they are unable to pay for the utilities themselves (i.e. no income). In rare cases where the household is unable to locate other utility assistance, ESG financial assistance funds can be used if the household demonstrates a clear need for assistance (i.e. utility shut-off notice, monthly budget indicating the inability to pay utilities, etc. and list of community resources they attempted to obtain). If ESG funds are used, the payment should take

into consideration the utility allowance given to the household in the client contribution calculation for rent.

h. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.

The duration of rental assistance provided to program participants will be determined by the following policies:

- The standard duration of rental assistance will be 12 months
- Reassessment of eligibility will occur every 3 months for Homelessness Prevention, and every 6 months for Rapid Re-housing
- On a case-by-case basis, service providers may request an extension in assistance, up to a maximum of 24 months. Requests will be made in writing to the City of Tacoma.
- For households that are extended beyond 12 months, a reassessment of eligibility will occur every 3 months

See response to 1g for the policies related to the amount of assistance allowed for each household.

i. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receive assistance; or the maximum number of times the program participants may receive assistance.

- Financial assistance will cover up to 100% of eligible move-in costs for rapid re-housing clients and for homelessness prevention clients who are relocating. This includes application fees, security deposit, last month's rent, utility deposit, and up to 6 months of utility arrearages. If a household is more than two (2) months in arrears, program staff should attempt to negotiate a payment plan and/or identify other community resources to assist the household.
- The standard duration of stabilization services will be 12 months or less
- All clients receiving rental or financial assistance will also receive housing stability case management for the duration of the period of assistance, to include the development of an individualized housing stability plan. The frequency of meetings and type of assistance provided by the case manager will be tailored to the specific needs of the client.
- Reassessment of eligibility and need for services will occur every 3 months for Homelessness Prevention, and every 6 months for Rapid Re-housing
- On a case-by-case basis, service providers may request an extension in services, up to a maximum of 24 months. Requests will be made in writing to the City of Tacoma.
- For households that are extended beyond 12 months, a reassessment of eligibility and need for services will occur every 3 months

2. Description of CoC – Centralized Intake

Pierce County's centralized intake and assessment system (operated through Access Point 4 Housing) has been online since January 31, 2011. In Pierce County, there is

one number to call to access information and services for households experiencing homelessness. Access Point 4 Housing staff conducts initial eligibility screenings to determine whether or not callers qualify for housing resources. Within 5 business days of the screening, eligible clients receive intake assessments to determine which housing provider to refer them to. For clients who do not qualify for ESG, staff provides referrals to other community resources.

Providers participate in centralized intake as follows: Time-limited housing programs that do not admit clients the same day must list all openings in the Daily Vacancy & Tracking Form, and can only take clients that have been assessed by Access Point 4 Housing. Clients in a time-limited housing program that have been assessed by Access Point 4 Housing can go directly to a rapid re-housing, transitional or permanent supportive housing program in the community without going back to Access Point for Housing.

Some housing providers voluntarily list openings in the Daily Vacancy & Tracking Form and may take clients from Access Point 4 Housing, but are not required to do so. These include shelter programs that admit clients the same day; permanent supportive housing programs and time-limited housing programs that serve a specialized population and/or house only clients they currently serve through other programs in their agency; and domestic violence programs.

3. Process for Making Sub-awards

In keeping with the City's Citizen Participation Plan, Tacoma utilizes a competitive process to make sub-awards. Applications for ESG funding are accepted every two years. Awards are made for one year, with the second year of funding contingent upon program performance and availability of funding. The most recent application process occurred in February of 2014.

The regular review body for human service applications is the City Council-appointed Human Services Commission. However, in order to comply with the ESG requirement to consult with the local Continuum of Care, the City established a special ESG review panel in 2012, comprised of several Continuum of Care members as well as members of the Human Services Commission. This 5-member review panel was re-convened in February of 2014 to review applications and make funding recommendations. Eight programs were recommended to receive funding in 2014-15. Five of these were emergency shelters and three were rapid re-housing programs. No homelessness prevention programs applied for funding. In accordance with the City's Citizen Participation Plan and process for making funding decisions, recommendations were presented to Council and published for public comment. A public hearing was held on April 22, 2014. City Council approved the recommendations on May 6, 2014. Following the acceptance and approval of the substantial amendment by HUD, funds will be committed to programs through the City's contracting process.

4. Homeless Participation Requirement

The City of Tacoma's policy making entity is the City Council. Since none of the City Council members is either currently or formerly homeless, the City met the homeless participation requirement by including a formerly homeless individual on the review panel that made funding recommendations during the sub-award process. This individual is also a member of the Pierce County Continuum of Care.

5. Performance Standards

The City of Tacoma recognizes that performance standards will evolve over the next few years as the ESG Interim Rule is implemented and as sub-recipients improve their program outcomes through the evaluation of HMIS data and integration of ESG services into the Continuum of Care. In the interim, ESG activities will be measured through two measurement systems: the following objectives adopted from the Continuum of Care performance outcomes:

The City of Tacoma will evaluate ESG activities through the following two measurement systems:

- Outcome Based Evaluation (OBE): All human service organizations funded through the City are required to participate in OBE. Each program is required to select an outcome (from a mandated outcome list) that is aligned with the program's core services. For example, a program providing rapid re-housing services might select, "Attained permanent housing." The program would track how many of their clients achieved this outcome and report on it to the City in an annual report. Outcome performance is considered in all funding application processes as part of the overall score.
- HMIS: The City will continue to consult with the CoC regarding performance measures of the HEARTH ACT and how best to utilize HMIS. This will include identifying performance objectives and targets. The following will be tracked through HMIS:
 - Length of time persons are homeless
 - Exits to permanent housing
 - Income

Performance standards for ESG will include the following:

- *Shortening the time people spend homeless* (Target: Rapid re-housing clients will find permanent housing within 45 days of the start of services)
- *Increasing the percentage of persons who exit to permanent housing or remain in permanent housing at the end of the program year* (Target: 85% for rapid re-housing clients)
- *Increasing the percentage of persons over 18 who increased their total income at program exit or at the end of the program year* (Target: 20% for all ESG clients)

6. Consultation with Continuum of Care

In order to effectively carry out the directive to consult with the local Continuum of Care, the City initiated the creation of the HEARTH Act Implementation Subcommittee—a subcommittee of the Pierce County Continuum of Care—that is comprised of staff from Pierce County Community Connections and the City of Tacoma. The purpose of the group is to coordinate the efforts of the City and County in implementing new regulations associated with the federal HEARTH legislation, and to do so within the context of Continuum of Care planning. The subcommittee meets on an as-needed basis, and may be folded into another subcommittee as the Continuum of Care evolves to accommodate its new charter and governance structure.

Determining allocation process for ESG funds: The Subcommittee agreed in February 2012 that the City and County would conduct separate processes for allocating ESG funds. Tacoma's Citizen Participation Plan designates the Human Services Commission (a Council-appointed citizen panel) as the review body for ESG funds. However, in

order to comply with HUD's consultation requirement, Tacoma established and continues to utilize a separate review panel comprised of members of both the Human Services Commission and the Continuum of Care. One of the Human Services Commission members also serves on the Continuum of Care; consequently, the panel composition more than adequately represents the COC.

Development of performance standards for activities funded under ESG: The Subcommittee developed service and performance standards for eligible ESG activities in March 2012 and continues to refine them. Standards were drawn from the City's HPRP desk manual and adapted to fit ESG purposes and regulations. While it was agreed that Pierce County and Tacoma don't share the exact same standards, the intent is to move toward a common set of standards in future program years.

Development of policies and procedures for the operation and administration of HMIS: Currently, Pierce County's Community Connections Department handles the management of the county-wide HMIS. The County will continue to take the lead, but the City of Tacoma will have full administrative privileges in order to effectively manage the required reporting for City ESG projects. City responsibilities in HMIS include the following:

- Reviewing and implementing HMIS reporting requirements for ESG recipients and sub-recipients to ensure full compliance with HUD regulations
- Notifying Pierce County and the Continuum of Care of system issues related to data quality, visibility or other operating issues
- Compiling and reporting service activity for its ESG-funded projects, in accordance with HUD established requirements

XII.APPENDICES

PUBLIC COMMENT LETTERS

INSTRUCTIONS CONCERNING LOBBYING REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

PUBLIC COMMENT LETTERS

Annual Action Plan Needs Assessment Meetings –October 9, 2013 and October 24, 2013

A needs assessment meeting was advertised and conducted on October 9, 2013 for the opportunity of citizens and potential applicants to present their community needs and concerns in a public forum. City staff and members of the Human Services Commission (HSC) were available to hear testimony and to respond to any questions.

There was one public comment made by a potential applicant. He spoke regarding the importance of this funding, particularly for his organization.

A needs assessment meeting was advertised and conducted on October 24, 2013 for the opportunity of citizens and potential applicants to present their community needs and concerns in a public forum. City staff and members of the Tacoma Community Redevelopment Authority were available to hear testimony and to respond to any questions.

One staff member was present on behalf of a potential applicant, but chose not to provide public comment.

Two potential applicants were present on behalf of another potential applicant and provided public comment to include an historical review of program funding provided during prior program years and their desire to continue to be funded in the upcoming program year.

Annual Action Plan Public Hearing Meeting - April 22, 2014

A public hearing was advertised on April 1, 2014 and was conducted on April 22, 2014 for the opportunity of citizens and applicants for funding to present their concerns in a public forum.

Letters and Other Correspondence during the Public Process

Any letters and/or correspondence received during the 30 day public comment period are included in the final 2014-2015 Annual Action Plan.

PUBLIC COMMENT LETTERS