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**BIA Housing and Services Study
Character, Location, and Concentration
Fall 2013**

BACKGROUND

In June, 2013, it was announced that the Baywatch Apartments at 502 South 7th in downtown Tacoma and within the Business Improvement Association (BIA) boundaries, had been purchased by the Metropolitan Development Council (MDC) to be renovated and reopened as transitional housing for people who are homeless because of a disability. Neighborhood reaction was mixed. The positive side to the story was that the building, vacant for years and a “magnet for vandals and squatters,” according to a News Tribune published on June 16, 2013, had been purchased by a local agency and the historic building built in 1919 would be renovated and saved from the wrecking ball. Some neighbors, however, expressed disappointment that the building would not be renovated for market-rate housing but would instead add to the number of buildings owned and managed for special needs populations, specifically those who are chronic alcoholics and/or drug users, or homeless. The MDC refuted the rumor that the Baywatch would be a “wet house,” a place where chronically drunk and homeless people are allowed to live without being required to seek treatment. MDC’s spokesperson maintained the renovated building would provide housing for “people with disabilities who are homeless because of that disability. That can include chemical dependence or mental illness.”

The Local Development Council – Business Improvement Area (BIA) is seeking to gather information necessary to formulate an objective strategy to work with the City of Tacoma in an effort to balance market-rate and special needs housing and services within and adjacent to the BIA boundaries.

McCamment & Rogers was engaged by the BIA to complete three tasks:

- 1) Identify the percentage of special needs and subsidized housing compared with total available housing within a Study Area extending from So. 4th Street to So. 25th and from the Foss Waterway to Tacoma Avenue (BIA plus adjacent ‘areas of influence’).
- 2) Identify Mental Health and Chemical Dependency (MHCD) facilities within the defined area and calculate density for the area compared with density for the City at large.
- 3) Summarize the City of Tacoma’s housing priorities as outlined in various City documents

SOURCES OF INFORMATION / PROCESS

McCament & Rogers reviewed existing documents, engaged the City of Tacoma's GIS division to create a new data base used to map housing and MCHD facilities, and made numerous inquiries to collect and confirm data. A partial list of documents reviewed includes the following:

- City of Tacoma Consolidated Plan for Housing and Community Development 2010 – 2015, Tacoma-Lakewood HOME Consortium, May 2010
- Policy Recommendations to the City Council, prepared by the Affordable Housing Policy Advisory Group December 3, 2010
- Housing Element, City of Tacoma Comprehensive Land Use Plan, 2013 & proposed 2014 Comp Plan Amendments
- Tacoma Historic Property Tax Exemptions, 1985 – 2012
- Tacoma Property Tax Exemption (PTE) Program, 2002 - 2012
- Review of Property Tax Exemption Program for Multifamily Development, 1996 – 2004
- City of Tacoma Market Rate Housing Opportunities 1999, 2001 & 2004 prepared by Real Vision Research, Inc.
- Pierce County Website: Low Income & Subsidized Housing Within Tacoma
- Mental Health and Chemical Dependency facilities within the City of Tacoma, City of Tacoma Human Services Division, published Fall 2012
- Affordable Housing Consortium publication listing affordable housing entities, special needs housing providers, and support services
- McCament & Rogers documents including numerous market studies and tracking reports

The Pierce County Assessor's data base was used as the first cut to identify residential properties in the Study Area / BIA. McCament & Rogers and City staff worked back and forth to identify and confirm by location the presence of housing, number of units, and property owner. This effort included checking the Assessor's data against the City of Tacoma's Govme.com maps to virtually confirm, block-by-block, the presence of housing. The next task was to determine and confirm whether the housing was market rate or non-market rate. For the purposes of this study, market rate housing does not include subsidies although we did not track the possible use of Section 8 vouchers from building to building. Non-market rate housing falls into several categories: 1) buildings with subsidized rents, generally owned by non-profit entities, 2) private Section 8 housing such as the Winthrop Apartments and 1400 Market Apartments for seniors; 3) transitional housing, and 4) emergency shelters.

Sources used to identify and map Mental Health and Chemical Dependency (MHCD) facilities and programs included the City's Consolidated Plan for Housing and Community Development 2010-2015, information published by the City of Tacoma's Human Services Division in 2012 and inquiries by McCament & Rogers.

HOUSING

For purposes of this study, the Study Area extends from So. 4th Street to So. 25th and from the Foss Waterway to Tacoma Avenue (BIA plus adjacent 'areas of influence'). Reporting of residential housing and MHCD facilities is organized into four sub areas or neighborhoods divided along arterials running east – west:

<u>Sub Area/ Neighborhood</u>	
North	So. 4 th to So. 9 th
Mid-Town	So. 9 th to So. 17 th
South	So. South 17 th to So. 25 th
Foss Waterway	So. 15 th to So. 21 st



The Study Area makes up 1.66% of the total acreage and 3.5% of the total residential units in the City of Tacoma. The Study Area has a total of 556.4 acres – 198.8 acres within the BIA and 357.82 acres within an 'area of influence' bordering the BIA. Within the Study Area there are 2999 residential units - 2,179 (73%) market units and 820 (27%) non-market rate units. The BIA, as a subset of the Study Area, has 1,433 residential units - 963 (67%) market rate units and 470 (33%) non-market rate units. The BIA makes up 36% of the acreage and 48% of the residential units within the Study Area.

	<u>City</u>	<u>Study Area</u>	<u>BIA</u>
<u>Acres</u>	33504	556.4	198.58
% of City	100%	1.66%	0.59%
% of Study Area			35.69%
<u>Residential Units</u>	85786	2999	1433
% of City	100%	3.50%	1.67%
% of Study Area			47.78%

Source: BIA Housing & Services Study, 2013, Data Base/Map

STUDY AREA: RESIDENTIAL UNITS BY NEIGHBORHOOD					
Sub Area / Neighborhood	Market Rate		Non-Market Rate		Total Units
North # of Units # of Projects	1042 (28)	69%	478 (10)	31%	1520 (38)
Mid-Town	443 (37)	60%	300 (3)	40%	743 (40)
Foss Waterway	433 (3)	100%	0 (0)	0	433 (3)
South	261 (26)	86%	42 (0)	14%	303 (26)
Study Area Total Residential Projects / Units	2,179 (94)	73%	820 (13)	27%	2,999 (107)

Source: BIA Housing & Services Study, 2013, Data Base/Map

BIA: RESIDENTIAL UNITS BY NEIGHBORHOOD					
Sub Area	Market Rate		Non-Market Rate		Total Units
BIA North # of Units # of Projects	119 (8)	26%	345 (6)	74%	464 (14)
Mid-Town	204 (3)	62%	125 (1)	38%	329 (4)
Foss Waterway	433 (3)	100%	--- (0)		433 (3)
BIA South	207 (3)	100%	--- (0)		207 (3)
BIA Total Residential Projects / Units	963 (17)	67%	470 (7)	33%	1433 (24)

Source: BIA Housing & Services Study, 2013, Data Base/Map

Residential Development: Patterns of Growth and Impact of Tax Incentives

According to a market-rate housing study completed by Real Vision Research in 1999 and updated in 2001 and 2004, housing construction in downtown Tacoma largely took place in three broad timeframes: 1900 – 1945, 1946 – 1964, and 2000 – present day. Older buildings offered as rental housing, with the exception of those renovated to a higher finish level, generally have lower rents than the residential developments built in the past decade and provide the bulk of market-rate affordable housing without the use of subsidies.

A number of responsible affordable housing providers have contributed to the redevelopment of downtown Tacoma neighborhoods since 2000 by building or renovating and managing high-density multi-family projects that are similar in construction quality and architectural design to market rate projects in the same neighborhoods. Examples in the SODO and Hillside neighborhoods outside the Study Area include the Tacoma Housing Authority's Hillside Terrace at 2300 South G, Intercommunity Mercy Housing's Eliza B. McCabe Townhouses at 2300 South Yakima and Hillside Gardens at 1700 South G.

Two tax exemption programs have been used within the Study Area over the last two decades to spur the development of market rate housing: The City's Multi-Family Tax Exemption (MFTE) program and the City's Historic Tax Exemption program aimed at preserving and improving historic buildings that meet certain criteria.

In the early 1990's the City of Tacoma played a key leadership role in the legislative approval of the Property Tax Exemption Program (PTE), also referred to as the Multi-Family Tax Exemption Program (MFTE), authorized by the WA State Legislature in 1995 (RCW 84.14.007). The City implemented the MFTE program in 1996 (Ordinance #25789) and effectively used the MFTE as an incentive to stimulate a wave of new high-density multi-family residential construction and renovation in the downtown core.

From 2000 – 2013 there were 1,234 new market rate residential units and 15 non-market rate units built in the Study Area, bringing total residential units from 1,750 to 2,999, an increase of 1,249 (42%) in the total number of apartments, condominiums and townhomes. The lone non-market project built in the Study area 2000 – 2013 was MDC's 15-unit Avenue Apartments located just outside the BIA.

The BIA captured 937 of the 1,234 new market rate units that were built from 2000 – 2013, accounting for 76% of the growth of new market rate residential units in the Study Area.

There were a total of 15 non-market rate residential units built in the Study Area (none in the BIA) from 2000 – 2013. The Baywatch, now under construction by Metropolitan Development Council (MDC), will add an additional 33 non-market rate residential units to the Study Area.

Study Area: Residential Development 2000 - 2013			
	<u>Market Rate Units</u>	<u>Non-Market Rate</u>	<u>Study Area Total Units</u>
North	341	15	356
Mid-Town	254	0	254
Foss Waterway	433	0	433
South	<u>206</u>	<u>0</u>	<u>206</u>
Totals	1234	15	1234
% of Total Units With Tax Exemption	99%	1%	100%
BIA: Residential Development 2000 - 2013			
	<u>Market Rate Units</u>	<u>Non-Market Rate</u>	<u>BIA Total Units</u>
North	116	0	116
Mid-Town	204	0	204
Foss Waterway	433	0	433
South	<u>184</u>	<u>0</u>	<u>184</u>
Totals	937	0	937
% of Study Area (937/1234)	76%		
% of Total Units with Tax Exemption	100%		100%

Source: City of Tacoma Property Tax Exemptions & Historic Property Tax Exemptions; McCament & Rogers data

Without exception, every new market-rate unit built in the Study Area / BIA during from 2000 - 2013 utilized either the City's MFTE or Historic Properties Tax Exemption programs.

Impact of Tacoma's Multi-Family Tax Exemption & Historic Property Tax Exemption Programs on New Market Rate Residential Development 2000-2013						
	Study Area			Within BIA		
	<u>MFTE</u>	<u>Historic</u>	<u>Total</u>	<u>MFTE</u>	<u>Historic</u>	<u>Total</u>
North	286	55	341	61	55	116
Mid-Town	175	79	254	125	79	204
Foss Waterway	397	36	433	397	36	433
South	<u>129</u>	<u>77</u>	<u>206</u>	<u>129</u>	<u>55</u>	<u>184</u>
Total Units	987	247	1234	712	225	937
% of Total Units	80%	20%	100%	76%	24%	100%

Source: City of Tacoma Property Tax Exemption & Historic Property Tax Exemptions

The MFTE is available only in Tacoma's Mixed Use Centers (MUC) to encourage higher density residential development in designated areas, and has been effective economic development

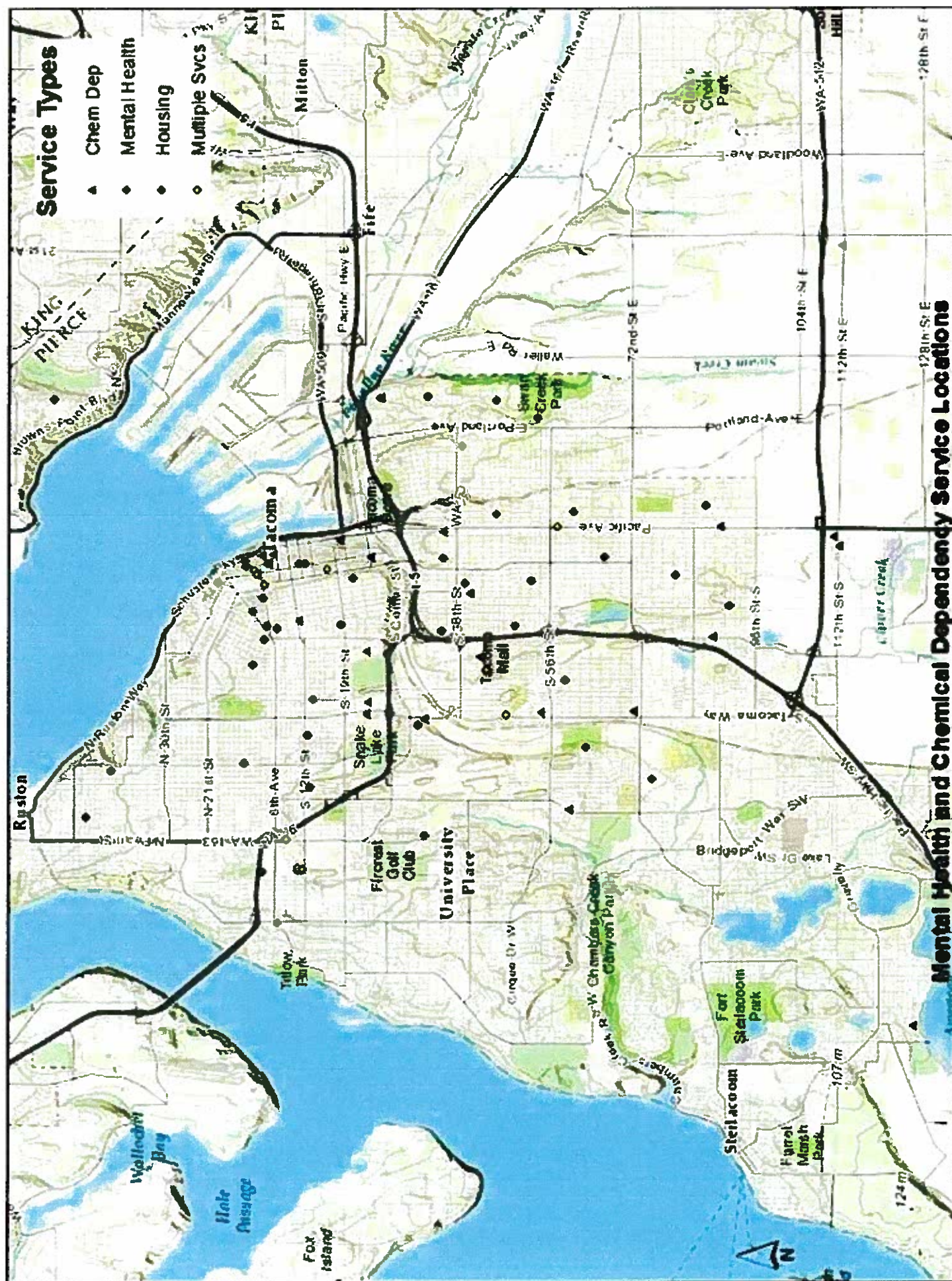
Emergency Shelters, Homeless Transitional Shelters, and Homeless Permanent Supportive Housing
Tacoma's Consolidated Plan for Housing and Community Development, 2010 - 2015

		<u>City-Wide</u>	<u>Study Area</u>	<u>BIA</u>
<u>Emergency Shelters</u>				
1	CCS Men's & Women's Shelter 11th / Tacoma Avenue	8	4	1
2	TRM Transitional Shelter 15th / Tacoma Avenue		x	
3	TRM Colonial Court 701 Commerce		x	x
4	YMCA Domestic Violence Shelter		x	
<u>Homeless Transitional Shelters</u>				
		23 + scattered housing	7	3
1	MDC Avenue Apartments 721 Fawcett		x	
2	Harborview Senior Housing 919 South Fawcett		x	
3	Pierce Co. Alliance 510 Tacoma Avenue		x	
4	YMCA Domestic Violence Shelter		x	
5-7	Pioneer Human Services 758 St. Helens / 311 So. 9th / xx Market		x	x
<u>Homeless Permanent Supportive Housing</u>				
		7	1	0
1	MDC Avenue Apartments 721 Fawcett		x	

tool to stimulate the development of market-rate housing. The original 10-year term for the MFTE program was modified by state legislation several years ago to encourage mixed-income residential projects. The 8-year MFTE is available for residential projects with market-rate housing alone; the 12-year MFTE is available for residential projects with 20% affordable units offered to income-qualified individuals. To date, several applications for the 12-year MFTE program are being considered by residential developers in the Study Area / BIA but no projects have been completed.

The MFTE program does not provide the same level of benefit to residential developers building strictly non-market rate residential projects. Non-profit agencies and residential developers building what is generally referred to as subsidized housing use more beneficial tax incentives that are available for use in constructing non-market rate housing.

Critics of the tax exemption programs would argue that the new residential units would have been built and sold/rented even if the City had not offered tax incentives. The development, banking, investment community and many of the new residents in the Study Area / BIA would argue the opposite – the market for high-density multi-family housing in Tacoma's urban core, both for-sale and for-rent, would not generate new housing and new urban residents without the economic development incentive of the tax exemptions. Critics view the tax incentives as a give-away while others see the incentives as an investment program that increases densities in the urban core, increases the property value of land when improvements are built and ultimately on the improvements when the tax exemption period expires, and brings new residents and future property tax payers to a geographic area that otherwise has not attracted new residents.



Emergency Shelters, Transitional and Permanent Housing for the Homeless

Emergency shelters, homeless transitional shelters, and permanent supportive housing for the homeless are included in non-market rate housing in this study. Shelters and housing in these categories are funded and operated by both public and private entities in our community. The Study Area contains half of the emergency shelters in the City, 30% of the homeless transitional shelters, and 14% of the permanent supportive housing for the homeless. These same services in the BIA show a concentration of homeless transitional shelters with 43% of the shelters in the Study Area being located in the BIA and consisting of three buildings located in a cluster (St. Helens, 9th, and Market Streets) and managed by the same private non-profit organization (see next page). It should be noted that the single homeless permanent supporting housing facility in the Study Area is located on the edge of the BIA, adding to the real and perceived concentration of special needs housing in the BIA North neighborhood.

Emergency / Transitional Shelters, Permanent Supportive Housing for the Homeless			
	City-Wide	Study Area	BIA
Emergency Shelters	8 100%	4 50%	1 12.5% of City 25% of Study Area
Homeless Transitional Shelters	23 + scattered housing 100%	7 30%	3 13% of City 43% of Study Area
Homeless – Permanent Supportive Housing	7 100%	1 14%	0 0%

Source: 1) Consolidated Plan for Housing and Community Development 2010 – 2015, Table A-2a Pierce County Inventory of Homeless Facilities 2009 – Emergency Shelters

It is common to provide mental health and chemical dependency services in close proximity to shelters and permanent support housing as discussed in the following section.

MENTAL HEALTH / CHEMICAL DEPENDENCY (MHCD) PROGRAMS, SERVICES & HOUSING

In 2005 the WA State legislature passed legislation providing authority for counties and cities meeting certain population thresholds to impose a tax on retail sales to address mental health and chemical dependency issues in their community (RCW 82.14.460, Sales and use tax for chemical dependency or mental health treatment services or therapeutic courts).

In keeping with the state's legislation, the City of Tacoma Council approved Ordinance No. 28057 on March 20, 2012 implementing a 0.1% (1/10th of 1%) increase in the retail sales tax to be used 'for chemical dependency, mental health treatment services, or therapeutic courts.' In a presentation to the Council, staff identified the Mental Health Chemical Dependency (MHCD) Policy Goals:

1. Reduce the number of mentally ill and chemically dependent youth and adults using costly interventions such as jail, emergency rooms, and hospitals.
2. Reduce the incidence and severity of chemical dependency and mental and emotional disorders in youth and adults.
3. Reduce homeless for youth and adults in Tacoma.
4. Incorporate performance measures that encourage service integration.
5. Link with other Council and department directed efforts including the Gang Project, the Plan to End Homelessness and the Youth and Young Adult Continuum Project.

An early task undertaken by the City's MHCD program in 2012 was a gap assessment to identify services provided by agencies and non-profit organizations in Tacoma, and to map the services by location (see next page). Responses to a survey sent out by the City's MHCD program staff was used to identify and map services by location. Among other uses, the gap assessment will assist the City in strategically locating services and directing funds to organizations offering multiple services from a single location.

A review of the available literature (City's Consolidated Plan, MHCD facilities and services survey conducted Fall 2012, and AHC publications) provides a total of 40 organizations providing 116 programs and services city-wide, with 33 in-school therapy programs and one private domestic violence referral service. Of the remaining 72 MHCD facilities city-wide, nine agencies and non-profit entities own and/or are operating 82 programs, with a number of facilities offering both chemical dependency and mental health programs at the same facility. Within the Study Area there are nine agencies and non-profit organizations operating a combined total of 25 MHCD programs with 15 of those 25 located in the BIA (see next page).

MHCD Programs and Services Summary				
	Chemical Dependency	Mental Health	Housing	Total
City-Wide	42	28	12	82*
Study Area	13	8	3	25
% of City-Wide	31%	29%	25%	30%
BIA	8	3	2**	15
% of City-Wide	19%	11%	17%	18%
% of Study Area	62%	38%	67%	60%
<i>*Excludes in-school therapy and domestic violence referral services</i> <i>**Two organizations operate 4 housing sites (99 total units in Study Area; 3 of the 4 housing sites are located in BIA (57 units))</i>				

Source: Tacoma's Consolidated Plan 2010-2015; MHCD Survey Fall 2012; Affordable Housing Consortium literature

Kim Dodson, Tacoma's MHCD Program Coordinator, cited two elements of Tacoma's growing program that will be of special interest to the business community:

1. The City has hired a private evaluator to review MHCP efforts to date and determine measureable results. It is anticipated the measurements evaluation report will be presented to the Tacoma City Council in June 2014.
2. Ms. Dodson is leading an effort to create a business-oriented program with the working title of, 'Business Homeless Sector Program.' City staff has begun meeting with business owners to gather information and shape a program that will address problems businesses experience when they are impacted by homeless individuals and/or those with mental health / chemical dependency issues. The program will have a dedicated phone number for businesses to report vandalism, improper disposal of needle and drug paraphernalia, homeless camps in the area, etc. A response team will be dispatched to address the reported problem such as cleaning up an area, identifying patterns of abuse so effective and timely intervention can take place, closing down homeless camps and assisting displaced homeless individuals with shelter and services, etc.

CITY OF TACOMA HOUSING POLICIES

Existing and proposed housing policies are articulated in a number of documents, the most relevant being the City's Comprehensive Land Use Plan and Consolidated Plan for Housing and Community Development. A summary of pertinent policies are summarized below.

Tacoma's Comprehensive Land Use Plan - Housing Element:

- Policy H-HF-2 Area-wide Fair Share and Housing Dispersal (Page H-15) directs the dispersal of affordable housing, "especially for lower income households and persons with special needs, throughout the City, the county, and the region," and discourages the concentration of facilities for "high risk" populations in any one geographic area.
- Section IV – Recommended Actions to Implement Housing Policies, Financial (Page H-16) provides a set of actions to support housing, programs and services, and capital improvements to "facilitate residential development and housing preservation." These actions include funding a Housing Trust Fund to support affordable housing activities, increasing the amount of state and federal funds to support emergency shelters, continuing to exempt subsidized housing projects from building permit fees and supporting local property tax exemptions, establishing a private non-profit corporation to acquire and hold land for community development and housing with a key goal to facilitate affordable home ownership, working with lenders to increase financing for residential development, continued use of the Multi-Family Tax Exemption program for new and rehabilitated market-rate and affordable housing in Mixed Use Centers, working to remove barriers to condominium construction including changes in condominium liability insurance provisions, and increasing the amount of local and federal funding to support first time home buyers with down payment assistance.
- Table 13 - City of Tacoma Housing Unit Capacity (Page H-9) outlines projected housing capacity for the entire city by zoning code districts. In accordance with the State's Growth Management Act (GMA), the City of Tacoma analyzed land capacity, existing zoning and density limitations and estimated just under 40,000 new residential units could be developed in the future within the City of Tacoma. An updated analysis of housing unit capacity will be included in the 2015 Comp Plan periodic review.

The Study Area / BIA boundaries overlap four separate downtown zoning districts (DR, DCC, DMU, WR). Based on land capacity, the City estimates that 7,978 new residential units could be built in these four zoning districts. It will be important to participate in the 2015 Comp Plan update when this issue is addressed.

Zoning District	Estimated Capacity - New Housing Units
Downtown Residential (DR)	4,169
Downtown Commercial Core (DCC)	762
Downtown Mixed Use (DMU)	201
Warehouse Residential (WR)	2,846

Implementing Housing Policies:

Consolidated Plan for Housing and Community Development 2010 – 2015

Tacoma's 5-Year Consolidated Plan outlines needs, goals and strategies for assisting lower income households and serves as the basis for allocating HUD Community Development Block Grant (CDBG), HOME Investment Partnership Act, and Emergency Shelter Grant funds.

The Tacoma Community Redevelopment Authority (TCRA) administers federal grants and other programs and projects financed from federal or other funds that come to the City of Tacoma. Responsibilities of the TCRA Board, appointed by the Mayor and City Council, includes administering loans to low-income families who need help purchasing or repairing a home, owners who provide multi-family housing to low-income families, businesses that create jobs or rehabilitate older, blighted buildings, and non-profit organizations that provide services to the community. Composition of the TCRA Board is authorized to include an attorney, banker, contractor, experienced Certified Public Accountant, and experienced real estate broker or agent. The TCRA Board is staffed by City of Tacoma's Community and Economic Development Department.

TCRA administers the City's Citizen Participation Plan – Guide for Citizen Involvement called for by the Consolidated Plan for Housing and Community Development. The TCRA publishes information and holds public hearings about funds to be awarded and changes to the Consolidated Plan. For instance, mid-October 2013 TCRA circulated information about recommendations for 2014 funding and changes to the Citizen Participation Plan, followed by a TCRA public hearing mid-November. Final funding recommendations and the revisions to the Citizen Participation Plan were adopted by Council in December.

Affordable Housing Policy Advisory Group (AHPAG)

In 2010 the Tacoma-Pierce County Affordable Housing Consortium (AHC) established an Affordable Housing Policy Advisory Group for the express purpose of producing a report which could be used to help build a consensus to further advocate for affordable housing in the community while balancing private and public sector needs and issues. The City Council adopted Resolution No. 38017 on April 27, 2010, creating the Affordable Housing Policy Advisory Group (AHPAG) and tasking them with creating a new affordable housing policy for the City. The advisory group was co-chaired by Michael Mirra, Executive Director of the Tacoma Housing Authority and representing AHC, and, Blaine Johnson, a private sector developer of urban high-density market rate housing and a member of the BIA.

The Affordable Housing Policy Advisory Group researched existing demographic data and policy documents, and made policy recommendations that would focus City efforts in four areas:

1. Non-Profit Development: Recommendations for City to become a more effective source of financial and regulatory assistance to nonprofit developers of affordable housing.
2. For-Profit Development: Harnessing the engine of for-profit developers and making it financially worthwhile for them to include affordable units in market rate projects.
3. Reduce Cost of Housing Development: Identifying ways the city can reduce the cost of housing development.
4. Accommodation of Appropriate Density: Addressing the design challenge associated with increased density in order to make neighborhoods attractive, pleasant, and vibrant.

Since 2000, a number of new non-market rate housing developments have been built by non-profit agencies and organizations in Tacoma's downtown neighborhoods, particularly in the Hillside neighborhood west of Tacoma Avenue and the Brewery District south of the UWT. With the exception of MDC's Avenue Apartments and Baywatch Apartments, all are located outside the Study Area. The Housing Policy Advisory Group noted in their report to the Council, "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." Also, "This (affordable) housing is also among the most attractive, best managed, best maintained, and environmentally innovative."

The Policy Advisory Group's final report was presented to the Council on December 3, 2010. Tacoma's Council passed Resolution No. 38264 the following May adopting the Policy Advisory Group's Affordable Housing Policy Principles. These "Principles and Acknowledgements" were adopted as an amendment to the City's 2013 Comp Plan as Elements H-13 and H-14. Additional recommendations from the Policy Advisory Group is being currently being considered as a proposed amendment as part of the City's 2014 Comp Plan Update.

ADDITIONAL INFORMATION

In addition to the scope of work for this study, McCament & Rogers made inquiries regarding calls for service to Tacoma Police and City code enforcement actions within the Study Area to better understand the possible current impact of MHCD facilities and services on police activities and to identify buildings that are negatively impacting a neighborhood and those that may be ripe for redevelopment. The following limited data is informational only.

1. City of Tacoma – Police Department: Calls for Service

Lt. Leroy Standifer, Operations North – Sector 1, provided a summary of calls for service from January – December 2012 covering a geographic area slightly larger than the Study Area / BIA (see Appendices). Among the top 10 locations for Sector 1 calls for service, excluding medical aid calls, four are located within the Study Area, and two of the four are within the BIA.

Tacoma Police, Sector 1 - Top 10 Locations for Service Calls

- #1 South 9th and Commerce Street (Pierce Transit hub, Winthrop, corner grocery. . .)
- #4 435 Fawcett Avenue (MDC Fawcett Apartments)
- #5 776 Commerce Street (Winthrop Apartments)
- #7 2420 Pacific Avenue (Jack in the Box)

2. City of Tacoma – Code Enforcement: The List of Eleven

The City's code enforcement log on November 8, 2013 identified eleven buildings / sites within the Study Area, six of the eleven locations within the BIA, as having structural issues (see Appendices):

723 Broadway*	Substandard
731 Broadway*	Substandard
737 Broadway*	Substandard
601 St. Helens	Derelict
955 Market Street*	Derelict
625 Commerce Street*	Dangerous
412 S 13 th	Dangerous
1305 Fawcett Ave	Dangerous
1307 Fawcett Ave	Dangerous
1313 Fawcett Ave	Dangerous
1302 Pacific Avenue*	Dangerous
*BIA	

Source: Tacoma's Code Enforcement Log, November 8, 2013

As in the case of the Baywatch Apartments and much to their credit, non-profit organizations quite often have undertaken the renovation of historic buildings that have been wasting away

and would otherwise be lost to the community. To encourage a balance of housing and the development of market-rate housing, the BIA may consider working with the City's Community and Economic Development Department and local Commercial Realtors to coordinate a campaign to gather information about buildings and sites that are having a negative impact on their respective neighborhoods, draft promotional materials and identify new owners / developers to purchase and redevelop these buildings for market-rate uses utilizing the tax exemptions and other economic development incentives provided by the City of Tacoma.

KEY OBSERVATIONS

- A. The Study Area has . . .
- 1.66% of total acres in the City (556.4 ac/33504 ac)
 - 50% of all emergency shelters located in the City of Tacoma (4/8)
 - 30% of all homeless transitional shelters in the City (7/23)
 - 14% of all homeless permanent supportive housing facilities in the City (1/7)
 - 31% of all Chemical Dependency Programs/Services in the City (3/42)
 - 29% of all Mental Health Programs/Services in the City (8/28)
 - 25% of all MHCD housing providers in the City (3/12)
- B. The BIA has . . .
- 0.59% of total acres in the City (198.58 ac/33504 ac)
 - 36% of the acreage (198.58/556.4) and 48% (1433/2999) of the residential units in the Study Area
 - 19% of all Chemical Dependency Programs/Services in the City (8/42) and 62% within the Study Area (8/19)
 - 11% of all Mental Health Programs Services in the City (3/28) and 38% within the Study Area (3/8)
 - 17% of all MHCD housing providers in the City (2/12) and 67% within the Study Area (2/3)
- C. The BIA's North neighborhood has . . .
- 42% of all non-market rate units in the Study Area (345/820) and 74% of all non-market rate units in the BIA (345/464)
 - 43% of the homeless transitional shelters in the Study Area (3/7)
- D. Tacoma's tax exemption programs played a critical role in the development of market-rate residential development in the Study Area / BIA from 2000 - 2013
- 1,234 new market-rate units were built in the Study Area using the MFTE or Historic PTE, an increase of 70% in the number of market rate units in the Study Area (1234/1765)
 - 76% of all new market rate units in the Study Area were built in the BIA (937/1234)
 - 100% of all new market-rate residential development in the Study Area/BIA utilized either the Multi-Family Tax Exemption or the Historic Property Tax Exemption.
- E. MHCD programs, services, and associated housing are concentrated in the north end of the Study Area / BIA primarily because of their proximity to transit (Pierce Transit and LINK Light Rail), the County Jail, and social services. For example, the former Tacoma Doctor's Hospital was purchased by MDC to house MHCD programs. That conversion has served as an anchor for MHCD housing development (Avenue Apartments & Baywatch) in close proximity. The Winthrop is one of the few remaining location-based Section 8 programs, meaning the Section 8 vouchers are tied to the building rather than a person who qualifies and is assigned the use of a Section 8 voucher.

RECOMMENDATIONS

1. Encourage a balance of market-rate and non-market rate housing in all of the City's neighborhoods and the avoidance of over-concentration of non-market rate housing and services in any one neighborhood.
2. Support the continued use of the City's Historic Property Tax Exemption and Multi-Family Tax Exemption programs for market-rate housing by providing public and written comment when projects are taken to Council for review and approval. Contact: Carey Jenkins, Housing Division Manager, 253-591-5238.
3. Support the efforts of responsible affordable and low-income housing providers in their mission to provide safe, decent housing and services for the homeless and those who are struggling to improve their lives.
4. Encourage BIA members to participate on the TCRA Board and maintain open lines of communication regarding upcoming projects, programs, and policies. Track the annual allocation of TCRA funds to support affordable and low-income housing. Contact: Carey Jenkins, Housing Division Manager and TCRA Staff Liaison, 253-591-5238.
5. Continue to support the Affordable Housing Policy Advisory Group's recommendations to the Council, specifically the 2014 Comp Plan amendment that will continue the implementation of the group's recommendations. Public hearings on the proposed 2014 Comp Plan Amendments are scheduled for February – March 2014. Contact: Elliott Barnett, City of Tacoma, Long Range Planner, 253-591-5389.
6. Track the City's Comp Plan annual amendment process including 2014 for affordable housing and 2015 when land capacity are anticipated to be updated.
7. Track the City's Code Enforcement log to identify buildings that are having a negative effect on neighborhoods in the BIA. Work with the City's Community and Economic Development Department and local commercial Realtors to mount a campaign that focuses on substandard, derelict and dangerous buildings being brought into compliance with the building code including the possible sale and redevelopment of these buildings for market-rate uses utilizing the City's tax exemptions and other economic development incentives.
8. Schedule a presentation regarding the City's Mental Health and Chemical Dependency (MHCD) program to review program activities, including the now-forming Business Homeless Sector Program, and utilize the BIA membership to provide input regarding program and funding priorities. Contact: Kim Dodson, Tacoma's MHCD Program, 253-591-5277.

DEFINITIONS

Affordable

A sales price or rent within the means of a low or moderate income household as defined by state or federal legislation.

AHPAG

Affordable Housing Policy Advisory Group convened by the Affordable Housing Consortium (AHC) and established by Tacoma Council Resolution No. 38017 to assist in the creation of a new affordable housing policy for the City.

Consolidated Plan

Written to reflect a community's needs, goals and strategies for assisting lower income households and serves as the basis for allocating HUD Community Development Block Grant (CDBG), HOME Investment Partnership Act, and Emergency Shelter Grant funds.

Market Rate Housing – BIA Study

Rents or sales prices established by availability and market demand for housing, desirability of location, amenities, etc.

Non-Market Rate Housing – BIA Study

Non-market rate housing falls into several categories: 1) buildings with subsidized rents, generally owned by non-profit entities, 2) privately owned Section 8 housing, 3) transitional housing, and 4) emergency shelters.

Subsidized Housing

Housing priced below market cost as a result of the use of subsidies and limited to occupancy by households in specific income ranges.

Subsidized Apartments

Renters pay 30% of their monthly income for rent and utilities. Require individuals to meet moderate to low income guidelines. Income from assets (savings, annuities, investments, spousal support, etc.) is counted as income. Majority of units are small one-bedroom apartments.

Emergency and Transitional Housing

Establishments offering food and housing to more than six persons who are in need of shelter. This classification does not include confidential shelters, group homes, or facilities licensed for residential care by the state of Washington (TMC 13.06.700)

Adult Family Home (AFH)

Family abode, licensed by the City, state, or county, of a person or persons who are providing assistance with Activities of Daily Living (ADL), room and board to more than one but not more

than six adults, 18 years or older with functional disabilities who are not related by blood or marriage to the person or persons providing the service. (TMC 13.06.700)

Confidential Shelter

Shelters for victims of domestic violence, as defined and regulated by RCW70.123 and WAC 248-5554. Such facilities are characterized by a need for confidentiality. (TMC 130.06.700).

Group Home

A home or facility for adults that may or may not be licensed by the City, that is not licensed by the state, that provides room and board, as well as on-site manager/caregiver for a group of up to six unrelated adults This facility may provide services for the exclusive use of the tenants. This use does not include emergency and transitional housing or housing of sex offender as described in RCW9A.44.130(9)(a). (TMC 13.06.700)

Group Residential

Shared living quarters without separate kitchen or bathroom facilities for each room or unit.

Residential Care Facility for Adults

A facility, licensed by the City, state or county, that cares for at least seven, but not more than 15 people, 18 years or older, with functional disabilities, that provides assistance with Activities of Daily Living (ADL), as defined in WAC 388-78A-010, that has not been licensed by the state as an adult family home. (TMC 13.06.700)

Residential Care Facility for Youth

. 18 years or younger, with or without functional disabilities, that has not been licensed by the state as a staffed residential home. This definition shall not be construed to allow for juveniles who have committed a sex offense as defined in RCW 13.40.020 and who, upon release, have been classified as a risk level II or risk level III as defined in RCW 13.40.217. (TMC 13.6.700)

APPENDICES

Property	Name	Market-Rate	Non-Market Rate	Geography	Notes
Study Area Midtown: 9th - 17th Streets					
39	1400 Market Apts		125	BIA	
40	Cliff Street Lofts Condo	48		BIA	Condo
41	Emerson Apts	41		AOI	
42	Harborview Manor Apts		167	AOI	
43	Help A Veteran		8	AOI	
44	Mid Town Lofts			AOI	Converting to Condos 2014
45	Multi-Family Residential	50		AOI	
46	Multi-Family Residential	4		AOI	
47	Multi-Family Residential	4		AOI	
48	Multi-Family Residential	3		AOI	
49	Multi-Family Residential	5		AOI	
50	Multi-Family Residential	2		AOI	
51	Multi-Family Residential	2		AOI	
52	Multi-Family Residential	2		AOI	
53	Multi-Family Residential	2		AOI	
54	Revere at Mercato	92		AOI	
55	Shasta Apts	10		AOI	
56	Single-Family Home	1		AOI	
57	Single-Family Home	1		AOI	
58	Single-Family Home	1		AOI	
59	Single-Family Home	1		Fronting	
60	Single-Family Home	1		Fronting	
61	Single-Family Home	1		AOI	
62	Single-Family Home	1		AOI	
63	Single-Family Home	1		AOI	
64	Single-Family Home	1		AOI	
65	Single-Family Home	1		AOI	
66	Single-Family Home	1		AOI	
67	Single-Family Home	1		AOI	
68	Single-Family Home	1		AOI	
69	Single-Family Home	1		AOI	
70	Single-Family Home	1		AOI	
71	Single-Family Home	1		AOI	
72	Single-Family Home	1		Fronting	
73	Single-Family Home	1		Fronting	
74	Single-Family Home	1		AOI	
75	Single-Family Home	1		AOI	
76	Single-Family Home	1		AOI	
77	The Perkins Building Condo	33		BIA	Condo
78	Villaggio II Apts	125	0	BIA	
Study Area Mid-Town: Total Units		443	300		
			743		
		0.5962	0.4038		
		60%	40%		
Study Area Mid-Town: Units within BIA		204	126		
			329		
		0.82006079	0.37993921		

Property	Name	Market- Rate	Non-Market Rate	Geography	Notes
Study Area: Foss Waterway					
79	Alber's Mill Apts	36	0	BIA	
80	The Esplanade Condo	162	0	BIA	
81	Thea's Landing Condo	235	0	BIA	
Study Area Foss: Total Units		433			
		100%			
Study Area Foss: Units within BIA					
433		433			
		100%			
Study Area South: 17th - 25th					
82	Court 17 Condo	129		BIA	Condo
83	Harmon Building	55		BIA	
84	Hunt Mottet Loft Apts	22		AOI	
85	McDonald Smith Artist Lofts	23		BIA	
86	Multi-Family Residential	2		AOI	
87	Multi-Family Residential	2		AOI	
88	Multi-Family Residential	2		AOI	
89	Multi-Family Residential	3		AOI	
90	Multi-Family Residential	2		Fronting	
91	Multi-Family Residential	4		Fronting	
92	Multi-Family Residential	2		AOI	
93	Multi-Family Residential	2		AOI	
94	Single-Family Home	1		Fronting	
95	Single-Family Home	1		AOI	
96	Single-Family Home	1		AOI	
97	Single-Family Home	1		AOI	
98	Single-Family Home	1		AOI	
99	Single-Family Home	1		Fronting	
100	Single-Family Home	1		Fronting	
101	Single-Family Home	1		Fronting	
102	Single-Family Home	1		Fronting	
103	Single-Family Home	1		Fronting	
104	Single-Family Home	1		Fronting	
105	Single-Family Home	1		Fronting	
106	Single-Family Home	1	0	Fronting	
107	Tacoma Rescue Mission Jefferson Square Apts	0	42	AOI	
Study Area South: Total Units		261	42		
		86%	303	14%	
Study Area South: Units within BIA					
		207	0		
		100%			

Study Area / BIA Total Residential Units		Market-Rate	Non-Market-Rate	Total Residential Units
Study Area: Total Residential Units		2179 73%	820 27%	2999
BIA: Total Residential Units		963 0.67202 67%	470 0.327983252 33%	1433 0.47782594 48%

BIA Housing & Services Study - December 2013				McCament & Rogers			
							Page 1
Residential Development within Study Area 2000-2013							
	No. Units For Sale	For Rent	No. Units New	Renovated	Tax Exemption MFTE		Historic
							Notes
Study Area Market Rate: North							
428 St. Helens	4		4		4		
505 Broadway	60		60		60		
Bella on Broadway		100	100		100		
Bostwick		20		20		20	
Bridge Condos	14			14	14		City purchased after enforcement actions; RFP developer selection by City
Hannah Heights	35		35		35		
Mecca		12		12		12	Former adult bookstore renovated as condos, converted to apartments during recession
Roberson on Ledger Square	47		47		47		Condos offered as rentals during recession
Rowland Bldg.	4			4		4	
Triangle Townhomes	26		26		26		
Vintage Y	19			19		19	
Study Area Market Rate: North	209	132	272	69	286	55	
	341		341		341		
					100%		
Study Area Non-Market Rate: North*							
Avenue Apartments		15	15	0	0	0	
Baywatch	0	0	0	0	0	0	33 units under construction Fall 2013
Study Area Non-Market Rate: North		15	15	0	0	0	
	15		15			0	
*Olympus Hotel renovated, units remained same; Winthrop units decreased as units were removed from rent rolls for deferred maintenance, combined units, etc.							

*Olympus Hotel renovated, units remained same; Winthrop units decreased as units were removed from rent rolls for deferred maintenance, combined units, etc.

BIA Housing & Services Study - December 2013										McCament & Rogers	
BIA Boundaries: Residential Development 2000 - 2013										Page 5	
	For Sale	For Rent	No. Units		Tax Exemption		Notes				
			New	Renovated	MFTE	Historic					
<u>BIA Market Rate: Mid-Town</u>											
Cliff Street Lofts	46			46		46					
Perkins Building	33			33		33					
Villaggio	0	125	125	0	125	0					
BIA Market Rate: Mid-Town	79	125	125	79	125	79					
	204		204		204						
					100%						
<u>BIA Mid-Town Non-Market Rate</u>											
	0	0	0	0	0	0					
<u>BIA Market-Rate: Foss</u>											
Albers Mill		36		36		36					
The Esplanade	162		162		162						
Thea's Landing	46	189	235	0	235	0					
BIA Market Rate: Foss	208	225	397	36	397	36					
	433		433		433						
					100%						
<u>BIA Non-Market Rate: Foss</u>											
	0	0	0	0	0	0					
<u>BIA Market Rate: South</u>											
Court 17		129	129		129						
Harmon Lofts		55		55		55					
BIA Market Rate: South	0	184	129	55	129	55					
	184		184		184						
					100%						
<u>BIA Non-Market Rate: South</u>											
	0	0	0	0	0	0					

BIA Housing & Services Study - December 2013										McCament & Rogers	
BIA Boundaries: Residential Development 2000 - 2013										Page 6	
	No. Units		No. Units		Tax Exemption		Total Tax Exemptions by Neighborhood				
	For Sale	For Rent	New	Renovated	MFTE	Historic					
<u>BIA Market-Rate Built 2000-2013</u>											
North	84	32	47	69	61	55			116		
Mid-Town	79	125	125	79	125	79			204		
Foss Waterway	208	225	397	36	397	36			433		
South	0	184	129	55	129	55			184		
BIA Market-Rate 2000-2013	371	566	698	239	712	225					
	937		937		937				937		
% of Total BIA Market Rate 2000-2013	40%	60%	74%	26%	76%	24%					
<u>BIA Non-Market Rate Built 2000-2013</u>											
North	0	0	0	0	0	0					
Mid-Town	0	0	0	0	0	0					
Foss Waterway	0	0	0	0	0	0					
South	0	0	0	0	0	0					
BIA Non-Market Rate Built 2000-2013	0	0	0	0	0	0					
	0		0	0	0	0			0		
<u>BIA Market-Rate Units Built 2000-2013</u>	937			1,000							
BIA Non-Market Rate Units Built 2000-2013	0			0.000							
BIA Total Units Built 2000-2013	937			100%							
BIA Total Units	1433			100%							
BIA Total Units Built 2000-2013	937			0.654							
Total Units Prior to 2000	496			0.346							
Note: 65% of all residential units in BIA were built between 2000-2013 and 100% of all new market-rate units developed during that period were incentivized by the City's Multi-Family Tax Exemption & Historic Properties Tax Exemption programs.											



City of Tacoma - Police Department

31 October 2013

To: Lt Leroy Standifer
Operations North – Sector 1

From: Qin Mei Lai, Program Technician
Crime Analysis Unit – Support Services Division

Subject: **Calls for Service (CFC)**

Addresses: S 7th St (N) to S 21st St (S); Court D (W) to I-705 Hwy (E)- see map
Dates: 1 January 2012 to 31 December 2012
Exclusions: All Administrative, CANC and DUP Calls
Source: ArcGIS CAD Data File

About the Data

- The CAD information is based on the date the call was received.
- For the CAD data, the statistics are taken from the computer aided dispatch system and may not necessarily mean a crime was committed or a report was generated.
- The call for service records the address of the request for service which may not reflect where the crime actually occurred.

Calls for Service

Area	CFS	% of City CFS	% of Sector 1 CFS
BIA	4669	2.4%	12.5%
Sector 1	37271	19.4%	
City of Tacoma	192280		

/qml

S 7th St (N) to S 21st St (S); Court D (W) to I-705 Hwy (E)



Calls for Service • Incident Type
01 January 2012 to 31 December 2012
S 4th St (N) to S 25th St (S); Yakima Ave (W) to A St (E)

Incident Type	Calls	Incident Type	Calls
911 Hang-Up	380	Fraud - Check/Credit Card	68
Abuse	13	Graffiti	11
ACB Info	6	Harassment	58
Alarm - Armed Robbery	31	Hate Crime	4
Alarm - Burglary	231	Hazard - Misc	46
Alarm - Other	66	Homicide	2
Alarm - Panic/Duress	16	Information Contact	136
Animal Incident	57	Intimidation w/Weapon	12
Arson	5	Investigative Contact	242
Assault - Aggravated	19	Juvenile - Incurable	15
Assault - Non Aggravated	115	Juvenile - Problem	28
Assist - Agency	57	Kidnapping	3
Assist - Citizen	146	Liquor in Park	3
Bomb Threat	4	Liquor Law Violation	4
Burglary	116	Littering	3
Burglary In Progress	11	Loud Party	4
Car Stereo	31	Luring	2
Child - Dependent	9	Medical Aid	1429
Child - Found	3	Mental Illness	24
Child - Lost	3	Meth Lab	1
Child - Unattended	8	Minor in Possession	2
Crowd Control	4	Miscellaneous	88
Curfew Violation	1	Missing Person	16
Custodial Interference	11	Missing Person with Limitations	7
Deceased	13	Motor Vehicle Collision - Hit and Run	105
Demonstration	5	Motor Vehicle Collision - Injury	33
Dispute - Civil	34	Motor Vehicle Collision - Minor	123
Dispute - Neighbor	38	Motor Vehicle Collision - TPD Involved	3
Disturbance	336	Motor Vehicle Theft	115
Domestic	311	Motor Vehicle Theft Attempt	8
Domestic with a Weapon	5	Narcotics	177
Drive-by Shooting	1	Noise Complaint	161
Drunk Driver	68	Notification	2
Drunk in Public	95	Obscene Call	2
Escapee	27	Officer Needs Help	1
Explosives	4	Overdose	13
Extortion	2	Panhandling	33
Fight	125	Parking Problem	244
Fire	54	Party - Adult	9
Fireworks	18	Party - Juvenile	5
Forgery	6	Party - Unknown Age	7
Fraud	49	Person Down	60

Calls for Service • Incident Type
01 January 2012 to 31 December 2012
S 4th St (N) to S 25th St (S); Yakima Ave (W) to A St (E)

Incident Type	Calls	Incident Type	Calls
Person w/Weapon	18	Suspicious Vehicle	146
Pornography	3	Theft	148
Possess Stolen Property	2	Theft - Bailee	1
Property - Found	79	Theft - Vehicle Prowl	195
Property - Found Bike	3	Theft in Progress	20
Property - Lost	2	Threats	88
Prostitution	75	Traffic Hazard	78
Prowler	12	Traffic Pursuit	2
Public Report of Compliment or Complaint	4	Traffic Signal/Sign	12
Public Safety	12	Traffic Stop	1319
Rape	6	Transport	58
Resisting/Obstructing	10	Trespass	148
Road Rage	7	Trouble w/Customer	151
Robbery - Armed	9	Truancy	12
Robbery - Strong Arm	23	Unknown Trouble	492
Runaway	24	Unlawful Bus Conduct	33
Runaway Pickup	9	Unlawful Possession of Controlled Substance	8
Security Check	87	Unwanted Person	358
Sex Crime - No Rape	27	Urinate in Public	15
Sex Offender Registration Compliance	14	Vandalism	65
Sex Offender Verification	12	Vandalism In Progress	9
Shooting	1	Vehicle - Abandoned	41
Shoplift	34	Vehicle - Disabled	116
Shots Fired	50	Vehicle - Reckless	78
SOAP Order Violation	8	Vehicle - Recovery	39
Special Assignment	1	Violation of Court Order	106
Stabbing	3	Walkaway	1
Stalking	15	Warrant Search	2
Subject Stop	636	Warrant Service	304
Suicide - Attempt	27	Weapon in School	2
Suicide - Threat	53	Weapon Violation	2
Surveillance	8	Welfare Check	454
Suspicious Person	425	Total	12045

Top 10 Incident - Excluding Medical Aid (47.2% of selected area calls)					
Incident Type	Calls	% of Selected Area	Incident Type	Calls	% of Selected Area
Traffic Stop	1319	12.4%	911 Hang-Up	380	3.6%
Subject Stop	636	6.0%	Unwanted Person	358	3.4%
Unknown Trouble	492	4.6%	Disturbance	336	3.2%
Welfare Check	454	4.3%	Domestic	311	2.9%
Suspicious Person	425	4.0%	Warrant Service	304	2.9%
Top 10 Calls Total				5015	

Calls for Service • Top 10 Location
01 January 2012 to 31 December 2012
S 4th St (N) to S 25th St (S); Yakima Ave (W) to A St (E)

Top 10 Location - Excluding Medical Aid	Location Name	Number of Calls	% of Selected Area Calls
S 9th St & Commerce St		288	2.7%
802 Tacoma Ave S	McDonald's	211	2.0%
930 Commerce St	Commerce Transit Center	194	1.8%
435 Fawcett Ave	Fawcett Apartments	169	1.6%
776 Commerce St	Winthrop Apartments	156	1.5%
930 Tacoma Ave S	County City Building	148	1.4%
2420 Pacific Ave	Jack in the Box	141	1.3%
S 25th St & Yakima Ave		131	1.2%
1102 Tacoma Ave S	Tacoma Library	98	0.9%
701 S Nollmeyer Ln	Pierce County Jail	97	0.9%
Top 10 Location Total		1633	

NOTIFICATION	ADDRESS	TYPE	STATUS	SAP STATUS
60000108026	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000108023	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107937	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107936	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107935	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107934	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107933	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107883	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107858	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107850	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107819	604 ST HELENS AVE	Graffiti	OPEN	Violation Confirmed/Notice Sent
60000107706	914 BROADWAY	Graffiti	OPEN	Violation Confirmed/Notice Sent
60000107599	711 ST HELENS AVE	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107592	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107462	815 PACIFIC AVE	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107461	711 PACIFIC AVE	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107460	745 COMMERCE ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107349	728 PACIFIC AVE	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107348	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107346	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107319	711 ST HELENS AVE	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000107165	2102 S C ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000106897	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000106814	16927 109TH PL SE	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000106701	2102 S C ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000106689	708 BROADWAY	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000106687	1717 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000106452	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000106361	707 SIDNEY PKWY	Tax and License	OPEN	Closed Voluntary Compliance
60000106357	13317 LAKE CITY WAY	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000106347	29225 MILITARY RD S	Tax and License	OPEN	Closed Voluntary Compliance
60000106338	1514 CENTRAL AVE S	Tax and License	OPEN	Citation Issued
60000106322	916 MARKET ST	Tax and License	OPEN	Citation Issued
60000106309		Tax and License	OPEN	Violation Confirmed/Notice Sent
60000106285	11106 25TH AVE E	Tax and License	OPEN	Closed Voluntary Compliance
60000105718	737 BROADWAY	Substandard	OPEN	Violation Confirmed/Notice Sent
60000105717	731 BROADWAY	Substandard	OPEN	Violation Confirmed/Notice Sent
60000105716	723 BROADWAY	Substandard	OPEN	Violation Confirmed/Notice Sent
60000105661	11911 SE 198TH CT	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000105472	747 MARKET ST	Tax and License	OPEN	Citation Issued
60000105471	747 MARKET ST	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000105424	1501 PACIFIC AVE	Tax and License	OPEN	Violation Confirmed/Notice Sent
60000104831	615 COMMERCE ST	Tax and License	OPEN	Violation Confirmed/Notice Sent

Code Enforcement Log
Current as of 11/8/13

60000103357	601 ST HELENS AVE	Derelict	OPEN	Violation Confirmed/Notice Sent
60000100978	625 COMMERCE ST	Nuisance	OPEN	Citation Issued
60000097774	605 ST HELENS AVE	Nuisance	OPEN	Cert. of Complaint Filed
60000096107	708 BROADWAY	Nuisance	OPEN	Violation Confirmed/Notice Sent
60000095815	1313 FAWCETT AVE	Dangerous	OPEN	Violation Confirmed/Notice Sent
60000085208	955 MARKET ST	Derelict	OPEN	Cert. of Complaint Filed
60000071321	625 COMMERCE ST	Dangerous	OPEN	Cert. of Complaint Filed
60000061704	412 S 13TH ST	Dangerous	OPEN	Violation Confirmed/Notice Sent
60000061703	1307 FAWCETT AVE	Dangerous	OPEN	Violation Confirmed/Notice Sent
60000061372	1305 FAWCETT AVE	Dangerous	OPEN	Violation Confirmed/Notice Sent
60000054238	1302 PACIFIC AVE	Dangerous	OPEN	Cert. of Complaint Filed

