



WEEKLY REPORT TO THE CITY COUNCIL

May 2, 2019

Members of the City Council
City of Tacoma, Washington

Dear Mayor and Council Members:

ITEMS OF INTEREST

1. **Awards for Tacoma Businesses** - Community and Economic Development Director Jeff Robinson forwards the following information related to two Tacoma companies that were honored at the Seattle Business Magazine's 2019 Washington Manufacturers Awards on April 23rd:
 - **Techni-Grip was awarded the Silver Medal for Innovator of the Year** - Techni-Grip manufactures precision grip components that streamline manufacturing processes at its South Holgate Street facility. The company filed its first patent in 2000 and is highly regarded for its innovative engineering that improves quality, streamlines processes and lowers costs.
 - **Debbie Lee, CEO of Tool Gauge and Machine Works, was named Executive of the Year, in the Large Company category.** Tool Gauge, an aerospace components manufacturer, is in the midst of a significant expansion at their South Adams Street campus. Since announcing the project in 2018, the company has grown from 133 employees to 157. A new 88,000 square foot plant is being constructed and new high tech robotics and cobotics are being acquired that will allow workers to perform higher level jobs while automation handles repetitive tasks.

Additional information can be found at:

<https://www.seattlebusinessmag.com/manufacturing/winners-seattle-business-magazines-2019-washington-manufacturing-awards>

2. On Thursday April 25th, Community and Economic Development Department partnered with the Vietnamese Consul General's Office in San Francisco, the World Trade Center and the Washington State Department of Commerce, to host a 3 hour long "**Vietnam Meets Washington**" event. Approximately 75 people attended the event, including investors from Vietnam interested in Washington State. Jeff Robinson did a presentation on Tacoma and the advantages and opportunities of investing here. The afternoon also included a presentation on lessons learned by a company currently involved in a foreign direct investment project in Tacoma from Vietnam.

3. **Tacoma's new ADU regulations are in effect** - On March 19, 2019, the City Council passed Ordinance No. 28576 enacting a package of changes to the City's Accessory Dwelling Unit (ADU) regulations. ADUs are an infill housing option intended to provide flexibility to homeowners and increase the variety of housing options and price points, consistent with neighborhood scale and patterns. The City is now welcoming ADU permit applications under the new regulations, which took effect on Wednesday, May 1, 2019. A new *Accessory Dwelling Units Design Guide* and an updated *ADU Tip Sheet* are now available to help answer questions.

To learn more, visit www.tacomapermits.org/accessory-dwelling-units or www.cityoftacoma.org/DADU.

4. **Sound Transit is accepting public comments**, through May 1, 2019, on **route and station alternatives as well as topics associated with the Tacoma Dome Link Extension project that should be studied in the Environmental Impact Statement (EIS) process**. City Manager Elizabeth Pauli has submitted the attached letter of comments representing the concerns and suggestions of City staff, as well as community, commissions and Council input. The City Council is scheduled to review the subject at the June 11th Study Session. That evening the Council will consider adopting a resolution to forward its recommendations for the Sound Transit Board's consideration in July when they finalize the scope of work for the EIS.
5. The **agenda for the May 8th Public Utilities Board meeting** is attached for your information.

STUDY SESSION/WORK SESSION

6. The **City Council Study Session** of Tuesday, May 7, 2019, will be held in Room 16 of the Tacoma Municipal Building North, at Noon. Discussion items will include: (1) **2018 Year-End and 2019 First Quarter Financials and 2019 Reappropriation Process**; (2) **Review Proposed Six-Month Tideflats Interim Regulations Extension Public Hearing Testimony**; (3) **Other Items of Interest**; (4) **Committee Reports**; and, (5) **Agenda Review and City Manager's Weekly Report**.

At Tuesday's Study Session, Office of Management and Budget staff will present the **2018 Year-End and 1st Quarter 2019 Financial Report**, as well as provide a **briefing on the 2019 reappropriation process**.

As a second item on the Study Session agenda, Planning and Development Services staff will provide the City Council an **overview of the comments shared at the public hearing on the Tideflats Interim Regulations**. The public hearing was conducted at the City Council meeting on April 23, 2019, on the potential reauthorization and six-month extension of the Tideflats Interim Regulations. The first reading of the proposed extension ordinance will be on the May 14th Council meeting agenda.

7. The updated **Tentative City Council Forecast and Consolidated Standing Committee Calendars** are attached for your information.

COUNCIL AGENDA

8. Neighborhood and Community Services presented a **proposal for Council consideration to use \$1.6M in Capital funding to support the Tacoma Rescue Mission expansion of 50 shelter beds by the end of 2019**. This information was included in the April 16 Homelessness Program Update at Study Session, and presented in detail during the April 30 Study Session. Staff will seek Council authorization of the funding agreement during the May 7th Council meeting.

Council previously authorized the use of this funding to support Phase III of the Homelessness Emergency Declaration response, for short-term transitional housing. Staff research has determined that transitional housing is not financially feasible or sustainable, and is recommending reprogramming this funding to support the shelter expansion project. The shelter expansion project will utilize an existing building located at the current Tacoma Rescue Mission site, 425 South Tacoma Way, by transitioning a warehouse and storage facility for use as a permanent shelter. The renovated building will provide additional temporary shelter for adults (men, women, and couples.) In response to Council inquiry during the April 30th Study Session about the Tacoma Rescue Mission location, NCS is providing the attached aerial map. Staff will speak to the outreach strategy to be activated upon Council authorization of the funding agreement during the May 7th Council consideration of this request.

COUNCIL REQUESTS/INQUIRIES

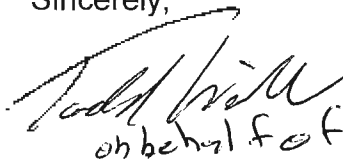
9. Police Chief Don Ramsdell provides the attached **Tacoma Police Hiring and Recruiting Update for your information, which includes statistics and efforts to seek diversity in hiring**.

10. Councilmember Hunter recently requested information about **utilization of Community Development Block Grant/Emergency Shelter Grant (CDBG/ESG) resources**, including comparison of “operations” to “personnel” costs and general performance measures. The Director of Neighborhood and Community Services Director Linda Stewart provides the attached report.
11. Recently Council Member Beale requested some information related to the **City’s contract with Positive Interactions** and additional information about this service provider. In addition, he requested a **comprehensive view of the drug treatment industries and homeless services that the City contracts for**. Neighborhood and Community Services provided the attached response.
12. The Community and Economic Development Department provides the attached **summary of the Multifamily Property Tax Exemption program for the last ten years and a spreadsheet with all of the backup data on the projects**. The department does not have any data on parking spaces created or the number of properties that have been sold.

MARK YOUR CALENDARS

13. **You have been invited to the following events:**
 - **Tacoma Vet Center Honor & Appreciation Event to honor our Vietnam Veterans on Friday, May 3rd, 11:00 a.m. to 2:00 p.m., at 4916 Center Street, # E.**
 - **Safe Streets 30th Anniversary Gala on Saturday, May 4th, 5:30 p.m., at the Hotel Murano, located at 1320 Broadway.**

Sincerely,



The image shows a handwritten signature in black ink. The signature is written in a cursive style and appears to read 'Elizabeth A. Pauli'. Below the signature, the words 'on behalf of' are written in a smaller, simpler font.

Elizabeth A. Pauli
City Manager

**Utilization of Community Development Grant and Emergency Shelter Grant
Resources and Funded Programs for 2019-2020 Report**

Contract performance measures:

- Number of clients that attained permanent housing
- Number of clients who have maintained housing for 6 months or longer
- Number of clients assessed by the Coordinated Entry System
- Number of clients connected to homeless supportive services (homeless services, shelter or permanent housing)

Service	Agency	Personnel	Program Operations	Total
Financial Counseling Services (budgeting, credit repair, and financial planning)	<ul style="list-style-type: none"> • Korean Women's Association • Sound Outreach 	\$106,352	\$0	\$106,352
Legal Advocacy Services (Attorney)	<ul style="list-style-type: none"> • YWCA 	\$24,000	\$0	\$24,000
Housing (Transitional, Rapid ReHousing and Permanent Supportive Housing)	<ul style="list-style-type: none"> • Associated Ministries • New Phoebe House • Exodus Housing 	\$47,300	\$34,375	\$81,675
Emergency Assistance (Basic needs, and financial assistance)	<ul style="list-style-type: none"> • LASA • St. Leo's Food Bank 	\$50,000	\$25,000	\$75,000
Youth Supportive Services (Employment and education counseling)	<ul style="list-style-type: none"> • VADIS 	\$16,873	\$3,127	\$20,000
Emergency Shelter Operations	<ul style="list-style-type: none"> • The Rescue Mission • Catholic Community Services • YWCA • Korean Women's Association 	\$92,671	\$151,000	\$247,671
TOTAL		\$337,196	\$213,502	\$550,698



City of Tacoma
Neighborhood and Community Services

Neighborhood and Community Services

Inquiry Response

Positive Interactions:

Positive Interactions (PI) is a program operated by Comprehensive Life Resources (CLR). The City of Tacoma's contract with CLR for PI conducts outreach to businesses impacted by homelessness by providing resources and services to individuals facing chronic homelessness. The PI team develops relationships with local businesses and key partners from homeless services and mental health/substance use disorder systems. They also attend neighborhood and business district meetings, local business staff meetings, surrounding community meetings, and one-on-one meetings with business owners.

Services for businesses include:

- Developing a plan to remedy issues related to blight and identifying strategies to keep businesses clear of future issues or homeless-related activity
 - Clearly define issue or concern to be addressed
 - Identify stakeholders and partners
 - Monitor schedule
 - Create action steps to be completed
 - Obtain group agreement on what success will look like (including coordinating strategies with the City)
- Coordinating encampment cleanups and/or debris left behind
- Attending meetings/speaking directly with business staff

Services for individuals experiencing homelessness include:

- Engagement and de-escalation
- Financial assistance (bus tickets/passes, money for IDs, food, clothing, storage, etc.)
- Referrals/connections to other services
 - Housing and shelter
 - Mental health and substance use disorder
- A focus on providing the above services and an increased presence in the "downtown core" (from A St to S 21st and from Tacoma Ave to Pacific Ave) until 8:00 p.m., Monday – Friday.

Drug Treatment		
<u>Agency</u>	<u>Program</u>	<u>Services</u>
Catholic Community Services	Shelter COD Treatment	Co-occurring disorder treatment
Comprehensive Life Resources	Making Connections	MHSUD services for youth and young adults
Comprehensive Life Resources	New Beginnings	MHSUD treatment
Consejo Counseling	Behavioral Health	MHSUD treatment
Consejo Counseling	Youth COD Treatment	Co-occurring disorder treatment for youth
Metropolitan Development Council	Behavioral Health & Recovery	MHSUD treatment
Metropolitan Development Council	Shelter COD Treatment	Co-occurring disorder treatment
New Phoebe House Association	MHSUD Assessment and Treatment Services	MHSUD assessment and treatment
Pediatric Interim Care Center	Infant Withdrawal Program	Shelter and medical care for pre-natal drug exposures for infants
Pierce County Alliance	Therapeutic Courts	Substance use and co-occurring disorder treatment for individuals enrolled in Pierce County Drug Court Program
Point Defiance AIDS Projects (Dave Purchase Project)	Needle Exchange	Sterile injecting equipment, Naloxone (overdose reversal drug), and education for people who inject drugs (PWID)

Homelessness Response		
<u>Agency</u>	<u>Program</u>	<u>Services</u>
Associated Ministries	Family Permanent Housing	Rapid Re-Housing for families
Catholic Community Services	Family Housing Network	Day shelter
Catholic Community Services	Homeless Adult Services	Men's and women's shelter
Catholic Community Services	Phase 2 Stability Site Management	Stability Site management
Community Youth Services	Crisis Residential Center	Youth shelter
Comprehensive Life Resources	Housing Navigator	Housing navigation
Comprehensive Life Resources	Positive Interactions	Business outreach/street outreach
Comprehensive Life Resources	Youth and Young Adult Drop-in Center and Young Adult Overnight Shelter	Youth and young adult drop-in center and young adult overnight shelter
Exodus Housing	Rapid Re-Housing DV	Rapid Re-Housing for DV victims

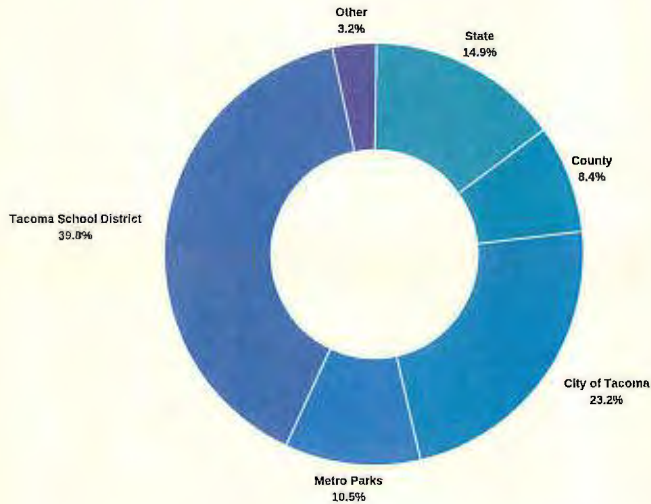
Greater Lakes Mental Health	Forensic Programs	Housing, case management, and treatment for individuals with direct connection to criminal justice system or previous incarceration in Pierce County Jail.
Greater Lakes Mental Health	Housing First	Housing for chronically homeless individuals
Korean Women's Association	We Are Family DV Shelter	DV shelter
LASA	Housing for Homeless Families	Permanent supportive housing for low-income families experiencing homelessness
LASA	Prevention Services	Homelessness prevention
Metropolitan Development Council	Young Adult Permanent Supportive Housing	Young adult permanent supportive housing
New Phoebe House Association	Phoebe Family Reunification, Recovery, & Resiliency	Transitional housing for mothers/families
Shared Housing Services	Youth Host Home	Housing for youth and young adults
Tacoma Community House/REACH	Housing 4 Success	Housing for youth and young adults
TeamChild	Legal Services	Legal services for youth and young adults struggling with housing instability or homelessness
The Rescue Mission	Emergency Services	Men's shelter
The Rescue Mission	Family Shelter	Family shelter
The Rescue Mission	Phase 2 Encampment Outreach	Encampment outreach
The Salvation Army	Jarvie Lodge	Shelter for women and families
The Salvation Army	Phase 2 Transportation	Transportation for Stability Site residents
Vadis	FLASH	Employment and education services for youth and young adults at risk of, or currently experiencing, homelessness
Valeo Vocation	Stability Site Employment Connections	Stability Site employment
YWCA	DV Shelter	DV shelter
YWCA	DV Shelter	Legal services for DV victims

MULTIFAMILY PROPERTY TAX EXEMPTION 2008-2018 SUMMARY

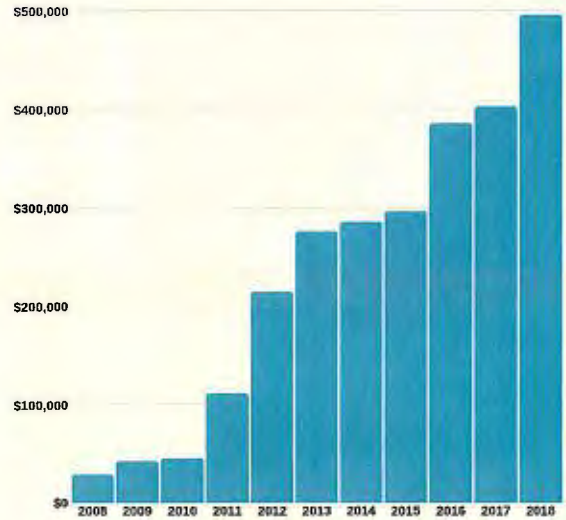
TAX IMPLICATIONS

Total: **\$2,581,077** City of Tacoma Taxes Exempt: **\$1,036/ unit**

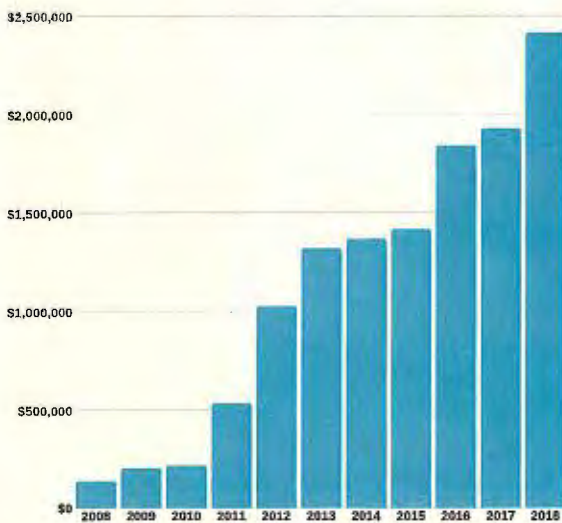
Breakdown of Property Taxes



Per Year Municipal Impact



All Taxes Exempt Per Year



Developer Breakdown

- 71** Unique developers
- 105** Projects
- 42** Offices in Tacoma
- All but **7** in Washington



MAKE IT
T A C O M A

Community & Economic Development Department
 MakeItTacoma.com
 (253) 591-2012
 MakeItTacoma@CityofTacoma.org
 747 Market Street, Tacoma, WA 98402

MULTIFAMILY PROPERTY TAX EXEMPTION 2008-2018 SUMMARY



8-Year Exemption*:

50 Projects Built - **22** In Permitting/Construction
2272 Units Built - **2573** In Permitting/Construction

*Includes 34 projects & 1107 units built under 10-year exemption program.

12-Year Exemption:

12 Projects Built - **21** In Permitting/Construction
223 Units Built - **896** In Permitting/Construction

Total:

62 Projects Built - **43** In Permitting/Construction
2495 Units Built - **3439** In Permitting/Construction

Total Private Investment: \$1,092,914,177

Exemptions in Mixed Use Centers

Point Ruston:

3 Projects
579 Units

Proctor:

2 Projects
291 Units

Narrows:

1 Projects
12 Units

6th Avenue:

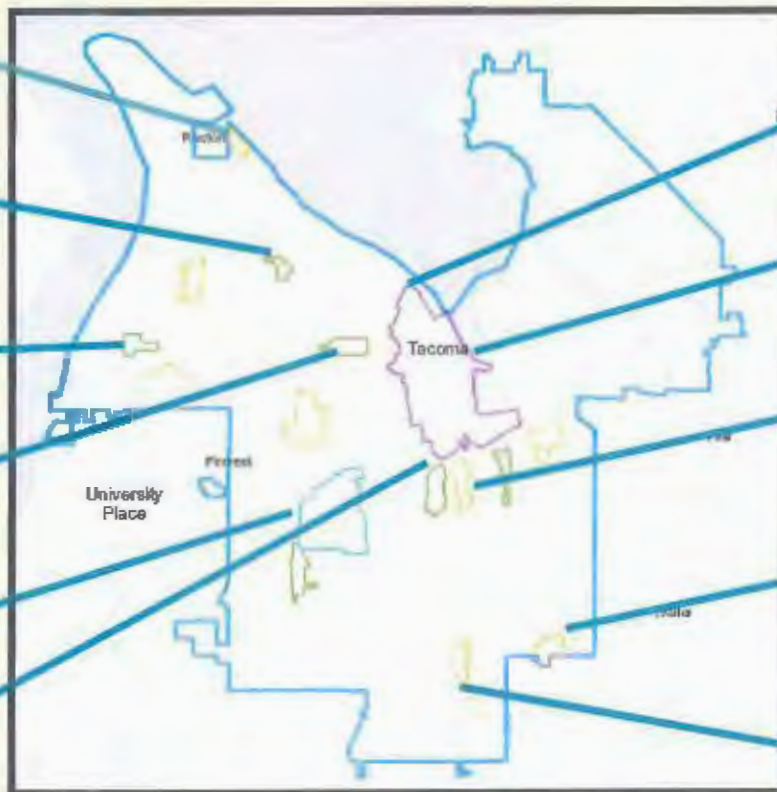
9 Projects
157 Units

Tacoma Mall:

36 Projects
754 Units

Lincoln:

2 Projects
25 Units



Stadium:

3 Projects
212 Units

Downtown:

43 Projects
3714 Units

McKinley:

2 Projects
26 Units

Upper Portland:

2 Projects
72 Units

Upper Pacific:

2 Projects
102 Units



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<u>Project Name</u>	<u>Project Address</u>	<u>Mixed Use Center</u>	<u>Number of Units</u>	<u># of Affordable</u>	<u>Investment</u>	<u># of years</u>	
UNDER PERMITTING/CONSTRUCTION							
Omar Industries	4317-19 South Puget Sound	Tac Mall	4.0		\$ 440,000.00	8	8 Yrs (2012-19)
The Station- Artists Lofts	3524 McKinley Ave	McKinley	14.0	3.0	\$ 900,000.00	12	5/10/2019
Calkins Enterprises	4301 S Junett St Tacoma	Tacoma Mall	12.0	3.0	\$ 1,100,000.00	12	8/2/2019
Pt. Ruston Baker Building	4851-4961 Main Street	Pt. Ruston	178.0		\$ 49,900,000.00	8	8/30/2019
Napolean Apartments	1515 Tacoma Ave South	Downtown	135.0		\$ 29,500,000.00	8	9/30/2019
Schuur Seven Plex	4337 South Cedar St	Tacoma Mall	7.0	2.0	\$ 750,000.00	12	1/24/2020
612 Tacoma Ave S	612 Tacoma Ave South	Downtown	14.0	3.0	\$ 2,100,000.00	12	1/24/2020
6th & Alder	3118 6th Ave Tacoma	6th Ave	110.0		\$ 31,600,000.00	8	1/24/2020
2302 s. g Street Townhomes	2302 S G Street	Downtown	4.0		\$ 700,000.00	8	3/2/2020
1924 MLK Townhomes	1924 MLK	Downtown	9.0		\$ 1,500,000.00	8	3/2/2020
1023 MLK JR Way	1023 MLK JR Way	Downtown	247.0		\$ 40,000,000.00	8	3/28/2020
2515 South 48th	2515 South 48th	Tacoma Mall	45.0	9.0	\$ 3,000,000.00	12	5/2/2020
Professional Place Apartments	7602 Pacific Ave	Upper Portland	12.0	3.0	\$ 1,400,000.00	12	5/2/2020
Point Ruston, LLC	5006-5020 Main Street	Pt. Ruston	194.0	39.0	\$ 69,600,000.00	12	8/1/2020
17th Street Townhomes	609&316 S. 17th	Downtown	4.0		\$ 550,000.00	8	8/1/2020
Hailey Apartments - HQC USA LLC	1210 Tacoma Ave S	Downtown	166.0	34.0	\$ 31,220,000.00	12	8/29/2020
RDM Construction Services, LLC	640 North Prospect	6th Ave	4.0	1.0	\$ 400,000.00	12	8/29/2020
Horizon Commerce Partners LLC	2019 South C Street	Downtown	49.0		\$ 12,140,000.00	8	9/19/2020
Trax/DMG Capital Group LLC	415 E. 25th Street	Downtown	115.0		\$ 20,000,000.00	8	10/3/2020
TLF 415 St. Helen's Ave, LLC	415 ST. Helen's Ave	Downtown	247.0		\$ 53,500,000.00	8	10/3/2020
North American Asset Management Group, LLC/Town Cen	S 21st and Jefferson	Downtown	228.0		\$ 40,000,000.00	8	10/17/2020
McCarver Heights/Tacoma Terrace LLC	2330 Yakima Court	Downtown	105.0		\$ 10,000,000.00	8	1/9/2021
Point Ruston Rainier Building	4901 Main Street	Pt. Ruston	207.0		\$ 55,000,000.00	8	2/6/2021
Paddinton Place	2530 S. 42nd St	Tacoma Mall	30.0	6.0	\$ 3,500,000.00	12	2/6/2021
Tac Build LLC	2103 S. I Street	Downtown	95.0	19.0	\$ 16,000,000.00	12	3/6/2021
Koz on Puyallup	314 Puyallup Ave	Downtown	152.0	31.0	\$ 20,313,000.00	12	3/20/2021
618 Steele Street	618 Steele Street	6th Ave	13.0	3.0	\$ 1,500,000.00	12	3/20/2021
Cedar Street Multiplex (Bear Mountain Holdings LLC)		Tacoma Mall	14.0	3.0	\$ 1,800,000.00	12	3/20/2021
Quiet Meadows, LLC	XXX E. 69th Street	Upper Portland	60.0	12.0	\$ 4,500,000.00	12	6/5/2021
Bear Mountain Holdings LLC	3714 South Yakima Street	Lincoln	18.0	4.0	\$ 850,000.00	12	7/10/2021
Rawson Place	4016 S. Warner Street	Tacoma Mall	4.0	1.0	\$ 325,000.00	12	7/24/2021
Alexandria Townhomes	2548 South I Street	Downtown	4.0		\$ 800,000.00	8	7/24/2021
Olive Place - Louis Rudolph Homes	7624 Pacific Ave	Upper Pacific	8.0	2.0	\$ 770,000.00	12	7/24/2021
Rawson Place	4014 S. Warner Street	Tacoma Mall	4.0	1.0	\$ 325,000.00	12	7/24/2021
Washington Building Apartments LLC	1019 Pacific Avenue	Downtown	158.0		\$ 28,000,000.00	8	7/31/2021
Rochester St. LLC	619 N Rochester Street	Narrows	12.0		\$ 2,400,000.00	8	7/31/2021
Primerø Courtyards, LLC	4013 S. Puget Sound Ave	Tacoma Mall	12.0	3.0	\$ 800,000.00	12	8/14/2021
Mount Bay Apartments	301-323 East 26th Street	Downtown	229.0		\$ 45,000,000.00	8	9/18/2021
LWBG INVESTMENTS LLC	705 S. I Street	Downtown	18.0	4.0	\$ 950,000.00	12	10/2/2021
Tacoma Land Investments LLC & Tacoma Terrace LLC	1924-1940 Yakima Street	Downtown	78.0		\$ 16,000,000.00	8	10/30/2021

Tacoma Land Investments LLC	1925 S I Street	Downtown	30.0		\$ 5,000,000.00	8	10/30/2021
Glasshouse Two, LLC	308 Tacoma Ave S	Downtown	131.0		\$ 24,400,000.00	8	1/8/2022
Ethos Fawcett	1351 Fawcett Ave	Downtown	116.0		\$ 22,000,000.00	8	3/26/2022
Jefferson Flats	2515 S. Jefferson	Downtown	180.0		\$ 30,000,000.00	8	3/26/2022
BUILT							
The Esplande (1515 Dock Tacoma LLC- ISTAR Financial)	1515 Dock Street	Downtown	162.0		\$ 34,500,000.00	10	10 Yrs (2009-18)
Warner Street Apts LLC Phase I	4336 S. Warner	Tac Mall	14.0		\$ 1,500,000.00	10	10 Yrs (2009-18)
Home Options (IJF Construct	3119 S. 45th	Tac Mall	7.0		\$ 750,000.00	10	10 Yrs (2009-18)
Vision Invest. LLC (aka 4301 S. Alder)	3110 S. 43rd	Tac Mall	7.0		\$ 750,000.00	10	10 Yrs (2009-18)
Mark Lawson	3315 South 43rd	Tac Mall	8.0		\$ 800,000.00	10	10 Yrs (2009-18)
Bob & Linda Mickey	4531 South Puget Sound	Tac Mall	4.0		\$ 710,000.00	10	10 Yrs (2009-18)
23rd St Townhomes I (Dwelling Com	2129 S. Yakima	Downtown	9.0		\$ 1,200,000.00	10	10 Yrs (2009-18)
Hillcrest Apts (815 9th St Tac	815 South 9th St.	Downtown	16.0		\$ 1,750,000.00	10	10 Yrs (2009-18)
Villaggio II LLC (Epic As	1328 Market	Downtown	120.0		\$ 14,750,000.00	10	10 Yrs (2009-18)
Pine Villa Tacoma LLC (aka Pine Street To	4300 Pine Street	Tac Mall	52.0		\$ 3,600,000.00	10	10 Yrs (2009-18)
Metro Apts II (245 Metro LLC)	245 St. Helens	Downtown	80.0		\$ 9,600,000.00	10	10 Yrs (2009-18)
Triangle Townhomes (Catapult Dev)	410 Sixth Ave	Downtown	3.0		\$ 7,000,000.00	10	10 Yrs (2009-18)
Apex Apartments II LLC	2400 S. 41st St.	Tac Mall	160.0		\$ 16,000,000.00	10	10 Yrs (2009-18)
Mark Lawson (aka 4301 S. War	3318 S. 43rd St.	Tac Mall	8.0		\$ 800,000.00	10	10 Yrs (2009-18)
Puget Sd Townhomes (Phase I) (Good Deed Developme	4311 South Puget Sound	Tac Mall	4.0		\$ 900,000.00	10	10 Yrs (2009-18)
John Bays Developer (Troika Developr	4513-17 S. Junett	Tac Mall	4.0		\$ 650,000.00	10	10 Yrs (2009-18)
FHLMC (Johns Bays Develop	4523 S. Junett	Tac Mall	4.0		\$ 350,000.00	10	10 Yrs (2009-18)
Jetco Construction LLC	3018 S. 43rd St.	Tac Mall	4.0		\$ 420,000.00	10	10 Yrs (2010-19)
DKR LLC (aka Shamp)	4043-45 S. Warner	Tac Mall	4.0		\$ 900,000.00	10	10 Yrs (2010-19)
505 Broadway Assoc LLC	505 Broadway	Downtown	61.0		\$ 25,000,000.00	10	10 Yrs (2010-19)
Junett St Townhomes (Troika Development I	4502 South Junett	Tac Mall	15.0		\$ 1,680,000.00	10	10 Yrs (2010-19)
Eric Frank (aka 646 North Stat	2202-2208 N. 8th	Sixth Avenue	4.0		\$ 900,000.00	10	10 Yrs (2010-19)
Bella View (Pinnacle Construct	2105 S. Yakima	Downtown	6.0		\$ 1,165,000.00	10	10 Yrs (2010-19)
Warner Street Apartments II LLC	4341 S. Warner	Tac Mall	8.0		\$ 900,000.00	10	10 Yrs (2010-19)
Vetta LLC (Bruce Steele)	302 Stadium Way	Stadium	5.0		\$ 4,000,000.00	10	10 Yrs (2010-19)
Highridge Townhomes (4 of 16)	2301 South I	Downtown	4.0		\$ 650,000.00	10	10 Yrs (2010-19)
Yakima Villas	2345-2455 South Yakima	Downtown	3.0		\$ 1,440,000.00	10	10 Yrs (2011-20)
Anchor Saving Bank	4325 S. Warner	Tac Mall	12.0		\$ 1,200,000.00	10	10 Yrs (2011-20)
Chelsea Heights	603-623 South J Street	Downtown	78.0		\$ 18,000,000.00	10	10 Yrs (2011-20)
Yakima Villas (StoneCap Funding) (8 of 20 u	2345-2455 South Yakima	Downtown	8.0		\$ 1,440,000.00	10	10 Yrs (2011-20)
Midtown Lofts (Fawcett LLC)	1144 South Fawcett	Downtown	46.0		\$ 17,000,000.00	10	10 Yrs (2012-21)
23rd Street Townhomes #II	2131 Court G	Downtown	12.0		\$ 3,700,000.00	10	10 Yrs (2012-21)
Pine Crest Townhomes LLC	2902 South 40th Street	Tac Mall	8.0		\$ 920,000.00	10	10 Yrs (2012-21)
25th & Yakima LLC (Jackson Bldg) = Vue 25	2368 Yakima Ave	Downtown	167.0		\$ 26,000,000.00	10	10 Yrs (2013-22)
4 on Top	1302 S J	Hilltop	4.0	1.0	\$ 480,000.00	12	12 year (2017-2028)
Junett Trip-plex Development	4518 South Junett St.	Tacoma Mall	6.0	2.0	\$ 750,000.00	12	12 year (2017-2028)

North Prospect Duplexes	636 N Prospect	6th Ave	4.0	1.0	\$ 510,000.00	12	12 year (2017-2028)
4026 South Pine	4026 South Pine	Tacoma Mall	6.0	2.0	\$ 900,000.00	12	12 year (2018-2029)
Signature Investements LLC	4017 South Warner	Tacoma Mall	16.0	4.0	\$ 1,600,000.00	12	12 year (2018-2029)
VK Construction	3412 South G Street	Lincoln	7.0	2.0	\$ 450,000.00	12	12 year (2019-2030)
The Overlook	624 E. 32nd	McKinley	12.0	3.0	\$ 2,137,935.00	12	12 year (2019-2030)
1554 Market Street	1554 Market Street	Downtown	104.0	21.0	\$ 11,626,000.00	12	12 year (2020-2031)
RDM Construction Services, LLC	640 North Prospect	6th Ave	4.0	1.0	\$ 400,000.00	12	12 year (2020-2031)
Westcoast Realty Ventures. LLC	3415 S. 47th Street	Tac Mall	6.0	2.0		12	12 years (2015-2026)
Northwest Housing	3825 Junett Street	Tacoma Mall	36.0	8.0	\$ 2,800,000.00	12	12 Yrs (2018-2029)
Vista View Townhomes	4020 S Puget Sound	Tacoma Mall	18.0	4.0	\$ 1,500,000.00	12	12 Yrs (2019-2030)
Green Leaf Pacifica, LLC	4275 S Pine Street	Tac Mall	177.0		\$ 17,750,000.00	8	8 years (2014-21)
Emcompass Property Mangement LLC	630 Trafton	6th Avenue	10.0		\$ 900,000.00	8	8 years (2015-22)
City View Townhomes	2131 South G St.	Downtown	17.0		\$ 2,406,178.00	8	8 years (2015-22)
Henry Foss Group LLC	1933 Dock Street	Downtown	161.0		\$ 30,000,000.00	8	8 years (2016-2023)
Signature Investments	4003 South Puget Sound	Tac Mall	12.0		\$ 1,175,000.00	8	8 years (2016-2023)
Signature Investments	4031 South Puget Sound	Tac Mall	10.0		\$ 840,000.00	8	8 years (2016-2023)
Emcompass Property Management, LLC	219 North J	Stadium	35.0		\$ 4,000,000.00	8	8 years (2017-2024)
Proctor Investors, LLC	3910 N 28th	Proctor	154.0		\$ 20,145,000.00	8	8 years (2017-2024)
Macintosh Court Apartments	7637 Pacific Ave	72nd & Pacific	94.0		\$ 7,500,000.00	8	8 years (2017-2024)
The Grand on Broadway	252 Broadway	Downtown	139.0		\$ 21,300,000.00	8	8 years (2018-2025)
Encompass Property Management	627 North Fife	6th Ave	12.0		\$ 1,400,000.00	8	8 years (2019-2026)
Stadium Apartments	102 North G Street	Stadium	172.0		\$ 41,259,564.00	8	8 years (2019-2026)
Proctor South Apts	3911 N 25th	Proctor	137.0		\$ 37,576,500.00	8	8 years (2020-2027)
Mark Lawson	4306-4310 South Warner	Tac Mall	12.0		\$ 1,500,000.00	8	8 Yrs (2010-17)
Modus Condominiums (Prospect 19 Partners)	630 N. Prospect	Sixth Ave	19.0		\$ 550,000.00	8	8 Yrs (2010-17)