



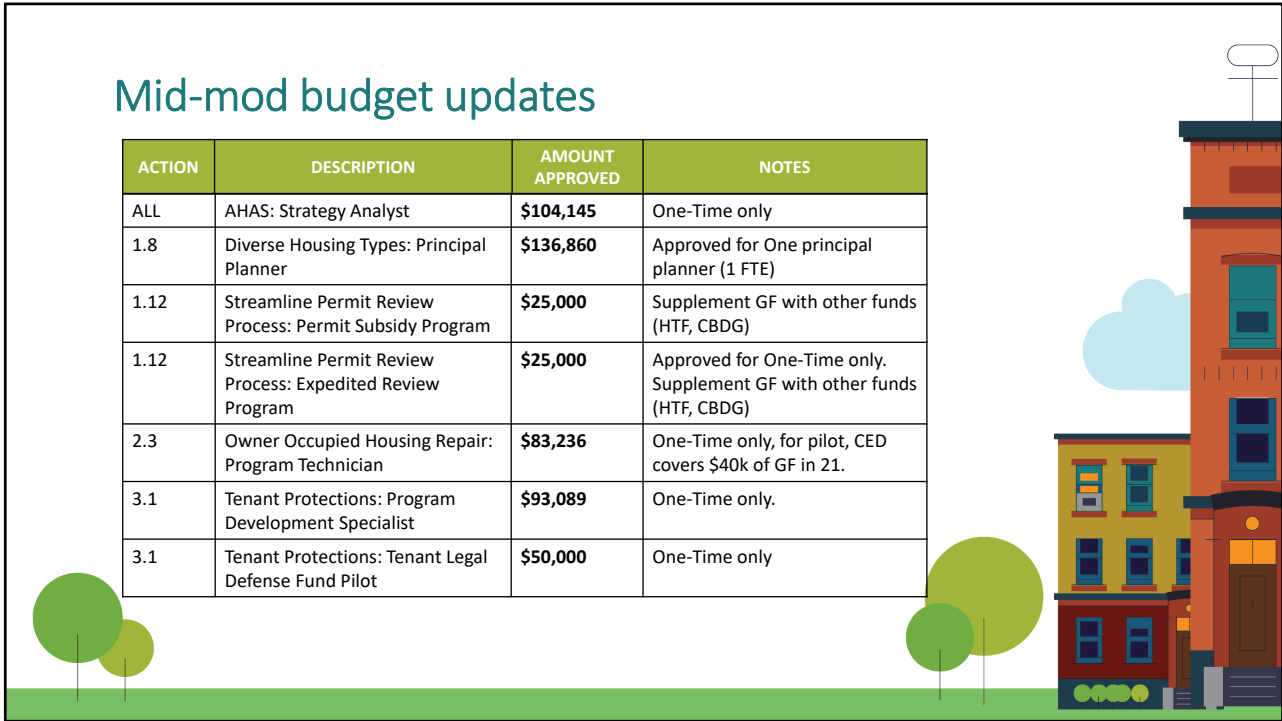
Summary

- **Mid Mod Budget Updates:**
 - \$517,330 allocated to AHAS actions
- **Multifamily Property Tax Exemption:**
 - Completing financial and policy analyses
 - Recommendations to Council for vote in December
- **Diverse Housing Types:**
 - 70 ADUs + 17 Infill Pilot permits and staging infill programs for 2020
- **Affordable Housing Trust Fund:**
 - Recommendations for uses and restrictions
 - Gauging public support for housing levy
- **Additional Actions:**
 - Highlights from our other actions—Inclusionary Zoning, Capital Improvements, Streamlined Permitting, Derelict Properties, Owner Occupied Housing Repair, Tenant Protections, and Resources for Housing and Rental Assistance



Mid-mod budget updates

ACTION	DESCRIPTION	AMOUNT APPROVED	NOTES
ALL	AHAS: Strategy Analyst	\$104,145	One-Time only
1.8	Diverse Housing Types: Principal Planner	\$136,860	Approved for One principal planner (1 FTE)
1.12	Streamline Permit Review Process: Permit Subsidy Program	\$25,000	Supplement GF with other funds (HTF, CBDG)
1.12	Streamline Permit Review Process: Expedited Review Program	\$25,000	Approved for One-Time only. Supplement GF with other funds (HTF, CBDG)
2.3	Owner Occupied Housing Repair: Program Technician	\$83,236	One-Time only, for pilot, CED covers \$40k of GF in 21.
3.1	Tenant Protections: Program Development Specialist	\$93,089	One-Time only.
3.1	Tenant Protections: Tenant Legal Defense Fund Pilot	\$50,000	One-Time only



Action 1.3 – Multifamily Property Tax Exemption

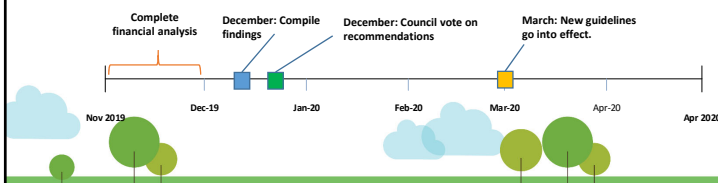
UPDATES

- Finalizing financial analysis with developers
 - National Development Council under contract
- Completed analysis of changing to Tacoma AMI equivalent
 - 70% of Pierce County AMI is most equivalent to using 80% AMI of Tacoma

RECOMMENDATIONS

- Change to 70% AMI for 12 year projects
- Add income targeting requirements for 8 year projects
- Require all projects to adhere to LEAP and equity in contracting goals

TIMELINE



PRIMARY MEASURES

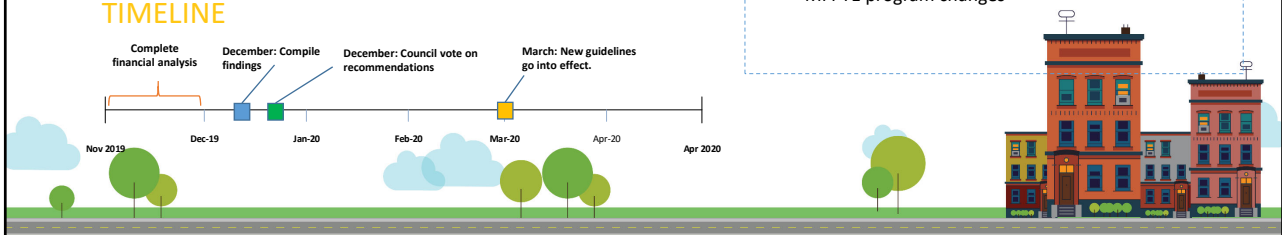
Today:
261 income
restricted units
created



Next 5 years:
1100 income
restricted units
created

WHAT'S NEXT

- 11/30/19: complete developers financial analysis
- December, 2019: Recommend Council vote on MFPTE program changes



Action 1.8 – Diverse Housing Types

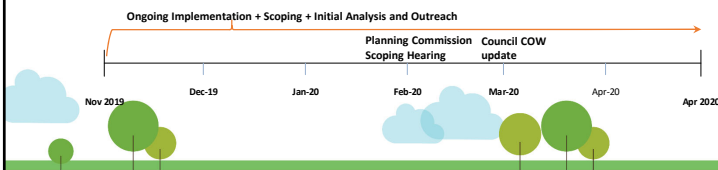
UPDATES

- Immediate:
 - ADU implementation (ongoing)
 - Infill Pilot Program updates (mid 2020)
 - Infill Cost Reduction & pre-approved house plans (mid 2020)
- Short-term:
 - Missing Middle Housing (phased from early 2020)

WHAT'S NEXT

- Planning Commission Scoping (2019 to early 2020)
- Council COW update (early 2020)
- One-year ADU Implementation Report (May 2020)

TIMELINE



PRIMARY MEASURES

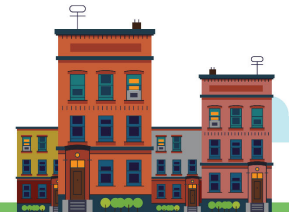
Today:
Infill housing (70 ADU's + 17 Infill Pilot permits)

10 years:
Substantial infill/Missing Middle Housing potential

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SECONDARY MEASURES

- Increased growth capacity
- Housing growth near Centers
- Access to opportunity



Action 1.9 – Affordable Housing Trust Fund

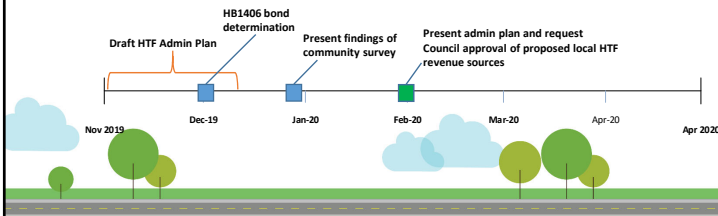
UPDATES

- Housing Levy external steering committee convened
 - Developing survey to determine community support of a potential levy
- Passage of a resolution accepting SHB 1406 revenue
 - Funds will be appropriated into HTF via mid-mod process

WHAT'S NEXT

- Decision to bond or not for 1406 funds
- Draft detailed admin plan for future local fund sources
- Analyze community survey
- Present admin plan and community survey at next AHAS update
- Seek Council direction for local HTF revenue source

TIMELINE

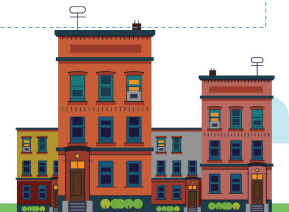


PROPOSED USES

- Augment existing projects that meet requirements to expedite timeline
- Place emphasis on Permanent Supportive Housing
- Allow for all, or some, funding to address current homeless state of emergency, including potential service funding (emergency use)
- Flexibility to leverage funds to maximize affordability
 - Land acquisition, new development, housing rehab, etc.

PROPOSED REQUIREMENTS

- Require projects have other funding committed prior to HTF investment
- Require projects to spend down funds within a 18-24 month period
- Target households making 50% of Tacoma AMI



Additional AHAS Action Updates

1.2: Inclusionary Zoning

- **Update:** Planning Commission scoping process (early 2020), market study (mid 2020), incentive admin code updates (end 2020), Tacoma Mall IZ Program updates (mid 2021), MUC and Downtown Bonus Program updates (mid 2021), Pacific Ave. Corridor Plan (end 2021).
- **Primary measure:** 3 projects today—yielding 8 affordable units and \$225,000.

1.6: Capital Improvements

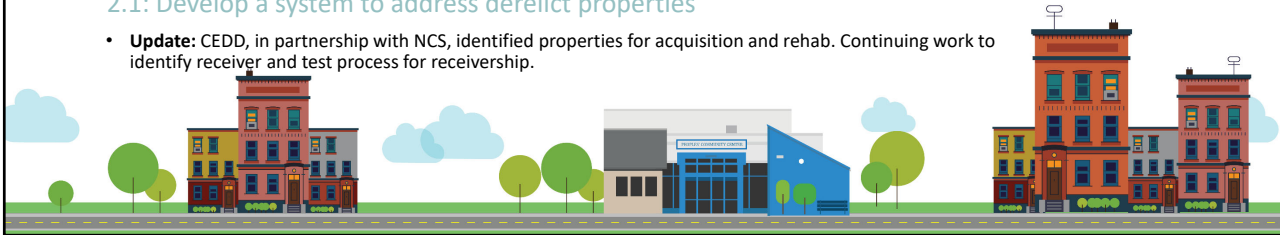
- **Update:** Met with development community and formed consensus on 2-tier approach to contributions, and affordability covenant in exchange for benefits.

1.12: Streamline Permitting

- **Update:** Met with TAG members to highlight PDS measures to improve their service, and heard feedback for more staff, and prioritization of affordable housing projects.
- **Primary measures:** Today, 69% of permits meeting first review, with 3 cycles to approval. Five year goal is 85% of permits issued in 8 weeks or less, with no more than 2 review cycles.

2.1: Develop a system to address derelict properties

- **Update:** CEDD, in partnership with NCS, identified properties for acquisition and rehab. Continuing work to identify receiver and test process for receivership.



Additional AHAS Action Updates

2.3: Owner Occupied Housing Repair

- **Update:** Put in place staffing and program infrastructure to operate program internally. Investment from mid-mod budget will adequately add capacity for the program.
- **Primary measure:** 7 projects in flight with bringing program in-house; anticipating 20+ units preserved in 2020.

3.1: Tenant Protections

- **Update:** Received mid-mod investment in FTE to supplement program. Expectation for next year is to significantly enhance the number of households we help through the tenant protection ordinance and outreach. Another mid-mod investment spearheaded by Council includes \$50,000 for the Tenant Legal Defense Fund Pilot.
- **Primary measure:** Currently serving 2,000 community members; anticipating serving closer to 3,500 in 2020.

3.2 & 4.1: Resources for Housing and Rental Assistance

- **Update:** Compiled details of assistant programs throughout the City (incl. TPU and GG)—identified six programs serving various income levels. By the end of December, will complete analysis of providers' intake processes, and analysis of income levels to determine if same income platform can be leveraged (e.g. State median over Federal poverty, etc.).
- **Primary measures:** Today, 232 individuals received rental/financial assistance.

