Presentation Overview

• Describe the Con Plan scope and schedule
• Build a shared understanding of key conditions in Tacoma
• Identify and prioritize key issues affecting Tacoma residents
• Complete survey
Consolidated Plan Scope

• 5-Year Plan, with Goals and Strategies to inform priorities for federal grants.
  ▫ **Community Development Block Grant**: 1) Provide decent housing; 2) Create a suitable living environment; 3) Expand economic opportunities
  ▫ **Emergency Solutions Grant**: Reduce and prevent homelessness
  ▫ **HOME Investments Partnership Program**: Expand the supply of decent, safe, sanitary and affordable housing

• Grant funding is generally intended to benefit lower-income persons and neighborhoods, and can be used for housing, services, neighborhood improvements, and job development.
Consolidated Plan Schedule

Assess & Identify
Dec-Jan
Assess needs, analyze market, identify barriers and fair housing impediments

Prioritize & Align
February
Prioritize needs and impediments to address
Align with other plans

Decide
March-April
Develop goals, strategies, and actions
Draft Con Plan and gather feedback

Act
May onward
Adopt Con Plan
Implement Year 1 Action Plan

Informed by stakeholder and community engagement and prior planning processes
What Can the Con Plan Fund?

**Community Development**
- Street-related improvements such as sidewalk repair or replacement in lower income neighborhoods
- Public infrastructure improvements
- Off-site infrastructure improvements directly related to affordable housing
- Improvements to public facilities

**Housing**
- Development of new affordable housing
- Repairs and rehab
- Loans for mortgages and closing costs
- Down payment assistance
- Affordable rental housing
- Supportive housing for vulnerable populations
What Can the Con Plan Fund?

**Economic Development**
- Business services that support lower income neighborhoods and/or lower-income groups
- Financial and technical assistance for disadvantaged persons who own or plan to start a business
- Revitalization of blighted or low-income business districts
- Code enforcement

**Human Services**
- Housing stabilization services
- Economic stabilization services
- Youth emergency stabilization services
- Street outreach to unsheltered individuals and families
- Emergency shelter
- Rapid re-housing
- Homelessness prevention services
Overview of the Data Sources in the Consolidated Plan

Consolidated Plan resources:
- American Community Survey data ("ACS")
- Comprehensive Housing Affordability Strategy data ("CHAS")
- Bureau of Labor and Statistics
- Point-in-Time Count
## Target Population for Most Con Plan Funds

<table>
<thead>
<tr>
<th>TACOMA</th>
<th>&lt;=30% AMI</th>
<th>30%-50% AMI</th>
<th>50%-80% AMI</th>
<th>80%-100% AMI</th>
<th>&gt;100% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL HOUSEHOLD</strong></td>
<td>15,039</td>
<td>21,310</td>
<td>16,904</td>
<td>14,953</td>
<td>40,610</td>
</tr>
<tr>
<td><strong>SMALL FAMILY (2 PERSONS, NEITHER PERSON 62 YEARS OR OVER, OR 3 OR 4 PERSONS)</strong></td>
<td>7,310</td>
<td>5,845</td>
<td>9,810</td>
<td>7,069</td>
<td>32,700</td>
</tr>
<tr>
<td><strong>LARGE FAMILY (5 OR MORE PERSONS)</strong></td>
<td>1,574</td>
<td>1,580</td>
<td>2,194</td>
<td>1,159</td>
<td>4,335</td>
</tr>
<tr>
<td><strong>HOUSEHOLD CONTAINS AT LEAST 1-PERSON AGE 62-74</strong></td>
<td>2,220</td>
<td>7,190</td>
<td>1,875</td>
<td>2,490</td>
<td>1,350</td>
</tr>
<tr>
<td><strong>HOUSEHOLD CONTAINS AT LEAST 1-PERSON AGE 75+</strong></td>
<td>1,520</td>
<td>2,150</td>
<td>1,355</td>
<td>1,855</td>
<td>895</td>
</tr>
<tr>
<td><strong>AND HOUSEHOLD CONTAINS 1 OR MORE CHILDREN AGE 6 OR YOUNGER</strong></td>
<td>2,415</td>
<td>4,545</td>
<td>1,670</td>
<td>2,380</td>
<td>1,330</td>
</tr>
</tbody>
</table>
Housing Needs

MEDIAN HOME VALUE
Tacoma: $203,600
Lakewood: $209,100
Pierce County: 232,600.00

Sources: 1990 $ 2000 Decennial Census, 2015-2016 ACS PUMS 1-year Estimates
Housing Needs

**COST-BURDENED HOUSEHOLDS**

- **16%** of households (13,386) pay gross 50% OR MORE of their monthly income on housing costs.
- **40%** of households (32,842) pay gross 30% OR MORE of their monthly income on housing costs.

Source: AHAS and the 2016 ACS PUMS 1-Year Estimates

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Housing Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely low-income (&lt;30% AMI)</td>
<td>75% Paying 50%+ on housing, 16% Paying 30%+ on housing</td>
</tr>
<tr>
<td>Very low-income (31-50% AMI)</td>
<td>34% Paying 50%+ on housing, 55% Paying 30%+ on housing</td>
</tr>
<tr>
<td>Low-income (51-80% AMI)</td>
<td>14% Paying 50%+ on housing, 41% Paying 30%+ on housing</td>
</tr>
<tr>
<td>Moderate income (81-120% AMI)</td>
<td>2% Paying 50%+ on housing, 28% Paying 30%+ on housing</td>
</tr>
<tr>
<td>High income (&gt;120% AMI)</td>
<td>8% Paying 30%+ on housing</td>
</tr>
</tbody>
</table>
Housing and Community Development Needs

**RENTAL HOUSING SUPPLY & DEMAND**

*Tacoma has...*

- 27 affordable & available units for every 100 **EXTREMELY LOW-INCOME** households
- 45 affordable & available units for every 100 **LOW-INCOME** households
- 87 affordable & available units for every 100 **LOW-INCOME** households

*Source: AHAS and the 2016 ACS PUMS 1-Year Estimates*
Human Service Needs

2019 Point-In-Time Count Results
Each January, Pierce County surveys people experiencing homelessness. This "point-in-time count" is a one-day snapshot that captures the characteristics and situations of people living here without a home.

1,486
Homeless persons counted

24%
Chronically homeless

25%
Members of families with children

38%
Female

7%
Adult survivors of domestic violence

10%
Unaccompanied youth & young adults

9%
Veterans

46%
People of color
*However, people of color make up only 26% of the Pierce County population. (ACS estimate 2017)
Human Service Needs

The main causes of homelessness are economic and housing-related

Survey respondents shared many causes for becoming homeless. These are the top three:

1. Lack of affordable housing
2. Inadequate income or employment
3. Eviction

Many people experiencing homelessness have an income

44% of people who are homeless in Pierce County report at least one source of income.

Mental illness is the most commonly reported disability

Here is the breakdown of the most commonly reported disabilities. Some people reported having multiple disabilities.

- Mental illness: 36%
- Physical disability: 30%
- Chronic health condition: 30%
- Substance use: 23%
- Developmental disability: 10%

For the full data set:
Visit www.piercecountywa.gov/pointintime/2019data
Fair Housing Complaints and Testing

Between 2014 and 2018, received 370 fair housing complaints and conducted 54 tests in Tacoma.

262 complaints based on disability. 59% of tests positive for discrimination.
Prioritizing Needs

What do you understand the priority issues to be in your neighborhood? Housing, community development, economic development, human services?

How do these priority needs differ from your neighborhood to other neighborhoods, or to Tacoma as a whole?
Survey
Questions?

Darian Lightfoot
Contract and Program Auditor
Community & Economic Development Department
P (253) 591-5645 | dlightfoot@cityoftacoma.org