



**SUBSTITUTE  
RESOLUTION NO. 33809**

1 BY REQUEST OF COUNCIL MEMBER CROWLEY

2 WHEREAS, to encourage the deconcentration of low-income, subsidized  
3 housing in Tacoma, Section VI.A(3) of the Housing and Community Development  
4 Strategic Plan of the 1995 Consolidated Plan of the City of Tacoma should be  
5 amended by adding guidelines for projects proposed in the B zoned area of  
6 downtown Tacoma, as more specifically set forth in the proposed Consolidated  
7 Plan Amendment as set forth in Attachment "A" hereto, and

8  
9 WHEREAS written comments have been submitted and oral testimony  
10 heard on the draft amendment during the 30-day comment period, and the City  
11 Council desires to make modifications to the proposed draft amendment in  
12 response to some of the comments presented, and

13  
14 WHEREAS the Director of the Department of Planning and Development  
15 Services has recommended that it is in the best interest of the City to amend the  
16 1995 Consolidated Plan - Five Year Housing and Community Development  
17 Strategic Plan, as set forth in the proposed plan amendment; Now, Therefore,

18  
19 **BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:**

20 An amendment to the City of Tacoma's 1995 Consolidated Plan - Five  
21 Year Housing and Community Development Strategic Plan is hereby approved,  
22 adding guidelines for projects proposed in the B zoned area of downtown  
23 Tacoma, which amendment shall be in the form of the proposed Plan

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Amendment, as modified, attached hereto as Attachment "A."

Adopted AUG 26 1997

*Doris Sorum*

*Paul H. Haack*  
Mayor

Attest: City Clerk  
*acting*

Approved as to form and legality:

*[Signature]*  
Senior Assistant City Attorney

Attachment A

CITY OF TACOMA

CONSOLIDATED PLAN AMENDMENT

The policy of the City of Tacoma is to provide opportunities for affordable housing throughout the city and not to concentrate low income housing in any area of the city. The Tacoma City Council finds that certain areas of the city have concentrations of low-income, subsidized housing development. The Council also finds that efforts to revitalize the city's Downtown core have improved the business environment and that it is critical to the continued success of these efforts to emphasize a vibrant business climate in the area. To help achieve these goals, Section VI A (3) of the Housing and Community Development Strategic Plan of the *Consolidated Plan* of the City of Tacoma is amended by adding the following guidelines.

1. To achieve a better balance of business development and housing diversity, the City Council may designate Mixed Income/Market Rate Areas where there is a concentration of low-income residents and/or subsidized housing units and where the Council wants to encourage a broader mix of income groups and more market rate housing.
  - a. The City Council finds that the Downtown area has an over concentration of low-income residents and subsidized housing. The B zoned area of Downtown and the west side of the Foss Waterway, which have the highest potential for business development in the city, are hereby designated as a Mixed Income/Market Rate Area. (See attached map.)
  - b. The following guidelines will apply to projects proposed in Mixed Income/Market Rate Areas:
    - (1). The City will not allocate its Community Development Block Grant, HOME Investment Partnership, Emergency Shelter Grant funds or other funds or incentives available for projects that include low income housing to the development or expansion of emergency or transitional shelters for the homeless or of low-income permanent rental housing projects in a Mixed Income/Market Rate Area, unless the specific project and its location is individually approved by vote of the City Council (not including Council approval of the allocation of funds to multiple projects as part of a funding plan). The Urban Policy Committee will be advised not to recommend funding of a low-income housing project in Mixed Income/Market Rate Areas unless the project has been granted a waiver by the Council

- (2). The City will not provide a certification of consistency with its *Consolidated Plan* for the development or expansion of any emergency or transitional shelters for the homeless or of low-income permanent rental housing projects planned for Mixed Income/Market Rate Areas, unless the developer has been granted a waiver by the Council.
- (3). The City will continue to recognize the importance of existing emergency or transitional shelters for the homeless or of low-income permanent rental housing projects located in Mixed Income/Market Rate Areas and support the provision of essential services to residents of these projects.
- (4). The City Council will consider requests for waivers to these guidelines if a project provides a special benefit to a Mixed Income/Market Rate Area, such as: improvement of a vacant or blighted property; mixed income housing including a substantial percentage of market rate, unsubsidized housing; a mixed use commercial and residential development; elderly housing; substantial support from the community and surrounding property owners, or similar benefits.

Anyone who seeks City funding or support to develop a homeless shelter or low income permanent rental project in a Mixed Income/Market Rate area may request a waiver of this policy. The request for waiver will be submitted to the Planning and Development Services Department. The request will be reviewed by the Urban Policy Committee which will make a recommendation to the City Council to approve, deny or modify the request for waiver. The request will then be presented to the City Council for action. Granting a waiver does not mean that a project will receive priority consideration in any competitive proposal processes.

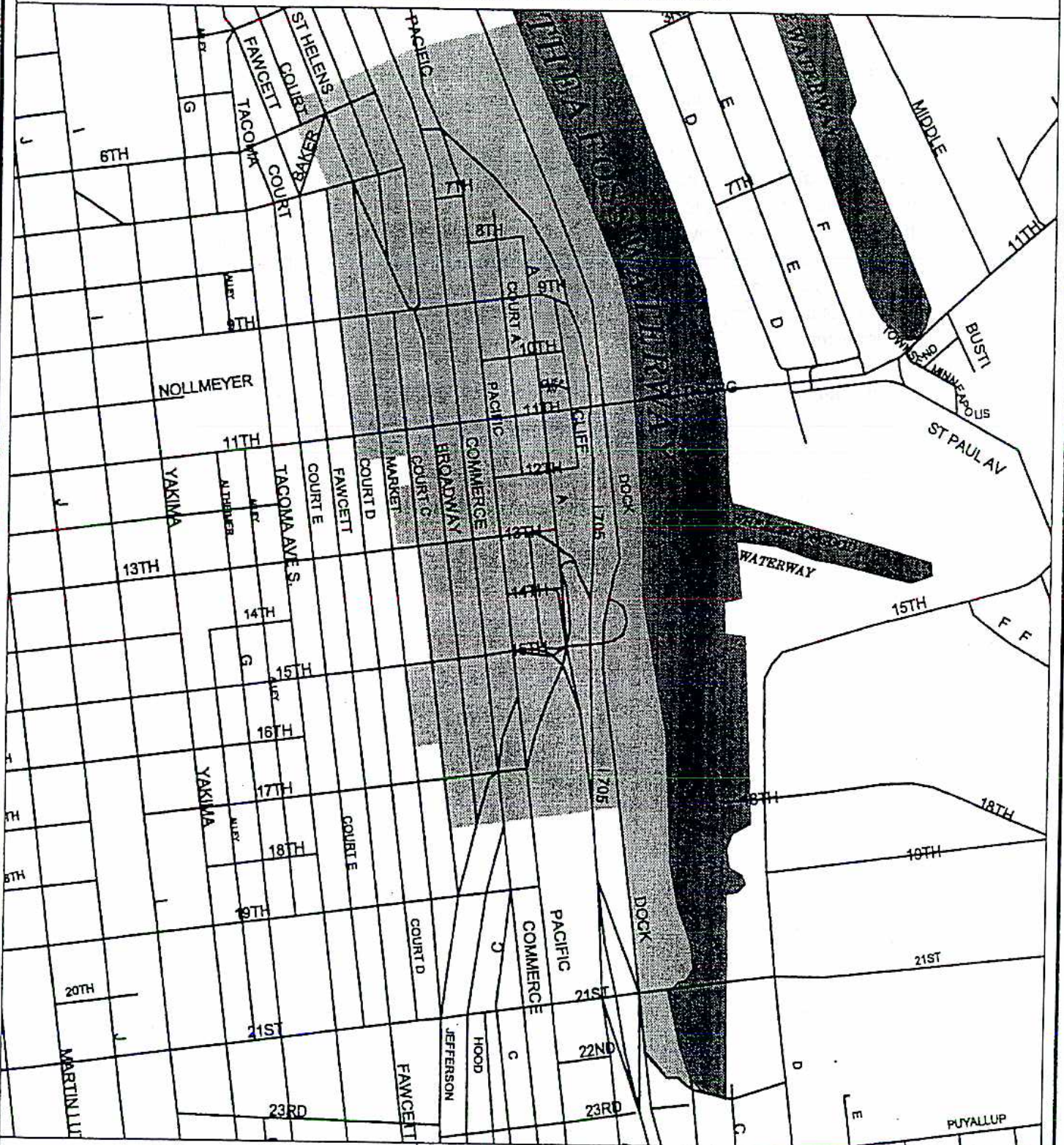
2. The location of an emergency or transitional shelter for the homeless or a low-income permanent rental housing project located anywhere in the City must be consistent with approved City plans and policies.
3. Prior to final approval of funding for the rehabilitation or construction (not acquisition) of an emergency or transitional shelter for the homeless or of a low-income, permanent rental housing project located anywhere in the City, the housing developer will document to the City that property owners, residents and businesses within a radius of 400 feet of the project and the neighborhood council representing the area have been notified of the proposed project. The developer will also document that surrounding property owners and other affected parties have been given an opportunity to comment on the project during its planning stages, that these comments have been considered, and that the developer has made a good faith effort to accommodate reasonable concerns. Possible accommodations may include but are not limited to making project design modifications, changing the type of residents to be housed, creating a neighborhood advisory group, and/or participating in the City's

Crime Free Multi-Family Housing Program. In all cases, low income housing developers are expected to properly manage and maintain their projects after rehabilitation or construction.

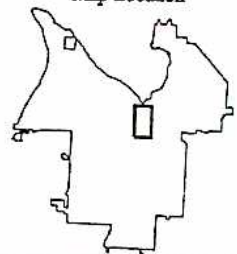
4. Projects, regardless of location, may be determined to be inconsistent with the *Consolidated Plan* if the cost of a project is determined to be excessive. Costs will be evaluated in comparison to the cost of private, unsubsidized development allowing for the additional cost of providing support services, building spaces in projects where services will be provided, complying with regulatory requirements (such as paying prevailing wages, making required reports, providing opportunities for minority and women business enterprises, etc.) or similar costs which are not typical for private development.
5. The Planning and Development Services Department will develop processes and time lines for implementing these guidelines and informing affected parties (particularly organizations submitting applications for funding or requests for *Consolidated Plan* consistency certifications and citizen advisory committees reviewing funding requests) about the processes and timelines. The Department will also improve information provided to the City Council on the impact of projects being recommended for funding.

# CONSOLIDATED PLAN

## Mixed Income/Market Rate Area



Map Location



City of Tacoma  
 Planning & Development Services Department  
 Urban Strategies & Technology



NOTE: This map is for reference only.



Mixed Income/Market Rate Area