



Tacoma Pierce County Coalition to End Homelessness

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CAPACITY BUILDING REQUEST

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Background:

There are an unknown number of nonprofit organizations that want to create housing affordable to people at 0-30% of Area Median Income. Some are small with targeted populations; others large but also with targeted populations. Some are experienced property managers and/or program providers. Others have none or limited experience but want to engage in housing development and management to ensure that their clients have housing. The small organizations cannot compete on their own for State Housing Trust Fund monies. They want to explore alternative financing models and alternative housing models. These could be organizational collectives, community land trusts, hotels, SROs, single family homes used for sharing housing. The Tacoma Housing Authority partners with some nonprofits such as Shiloh to develop housing. HB1754 provides opportunities for the faith community to use their properties for responses to homelessness including housing. HB1220 requires jurisdictions to site the range of homelessness and housing structures needed to address people living without secure shelter.

In addition, a local individual has put forward a privately funded community development loan fund of \$500K. Others have indicated an interest in investing in such a fund. Some faith-based organizations and non profits own property including housing.

Our national partners tell us to use all available funds to acquire any housing property or any property that could be converted to housing.

Earlier this year, Bridge Housing of San Francisco, offered to purchase a hotel in Pierce County IF they could find a provider to operate the hotel. No provider came forward and the opportunity was lost.

There is a large band of providers in the homelessness response system using rental housing for housing sharing by their clients. There is at least one for-profit business which has purchased 20 houses in Tacoma and using the same model.

The fastest and most cost effective way to house people experiencing homelessness is to rapidly expand the sharing of housing. We can have a better idea of how much sharing of housing occurs from the emergency rental assistance programs, the Rapid Rehousing Program of our homelessness response system, and the ARPA Emergency Housing Vouchers that can be used for sharing housing.

There is a formal Shared Housing Services organization which tells us they have 1000 people on their waiting list. Pierce County currently uses 3300 as the number of people experiencing homelessness at any time in Pierce County. We have additional data from the McKinney-Vento programs and the youth homelessness programs which include "couch surfing" and other unstable housing.

Capacity Building Request:**The City of Tacoma and Pierce County provide a program of:**

- Organizational assessment - board, staff, mission, experience, internal systems in preparation for housing development, management.
- Exploring organizational options such as collectives.
- Increasing organizational capacity to meet new financial and legal obligations related to housing development and/or management
- On-going board and staff professional development to support the housing initiatives.
- Exploring a variety of methods to create and/or preserve housing including acquisition, rehab, conversion, development
- Exploring a variety of models of housing including: community land trusts, SROs, hotels, RV parks, mobile home parks, apartment buildings, 1-4 residential units, commercial buildings
- Understanding risks and benefits of both public and private funding and financing
- Learning and/or reviewing and improving operations and management of existing or planned housing including applicable federal, state, and local laws
- Determining services to be provided to tenants, the cost and funding of each service

We do not know how many organizations require or would be interested in capacity building and/or individualized technical assistance. We do know of the following organizations which have either expressed an interest or which have been suggested to us:

Arms Around You

BIMA

Comprehensive Life Resources - Trueblood Case Participants

EASE

Elevate Health

FOB-Hope

Greater Heights Church

Grit City Community Land Trust

Hope House

House of Matthew

House of Prayer Foundation

Metropolitan Development Council

Moore House

New Connections

Power of Two

RISE

Sacred Bridge

Shepherd's Transformation Mansions

Tacoma Catholic Worker

Tacoma Community Land Trust

The Next Chapter

The Tacoma Ministerial Alliance