

Loan Fund Purpose

The City of Tacoma’s Fire Safety Revolving Loan Fund (FSRLF) is intended to assist business and property owners to modify to existing structures to meet Fire Safety code requirements (e.g. fire detection, fire suppression systems, add to means of egress, fire-related electrical and plumbing systems, etc.)

Administration & Loan Terms

The FSRLF is administered by the Tacoma Community Redevelopment Authority (TCRA) and staffed by the City Community and Economic Development (CEDD) staff.

Loans are available up to 95% of the actual cost to meet the Fire Safety code, plus soft costs. Maximum loan is \$50,000 and a minimum loan is \$5,000. Loans carry a fixed 2% interest rate with interest and principal due monthly up to a maximum of 10 years. A 1% loan fee plus closing costs will apply upon approval.

Eligible Applications

- Owner of an existing Tacoma business and/or commercial building.
- Required upgrade to structure to address fire/safety codes.
- Business tenants must have building owner consent and signed lease/intent to lease for the improved area.

Ineligible Applications

- Residential properties not eligible.

- Common areas of a mixed use project that benefit residential units.
- High rise buildings not eligible, but individual commercial condo units may qualify.
- Routine inspection and maintenance costs are not eligible.

Loan Collateral

Loans will be secured by a lien on the property. The loan to value ratio (LTV) cannot exceed 90%. If the borrower is not the building owner, TCRA may secure additional assets to meet the LTV. All FSRLF loans shall have the unlimited guarantee of the principal owners of the business.

How the Process Works

- Borrower submits a loan application to include items required on application checklist.
- The loan application must include a written estimate of all related project costs.
- CEDD staff may confer with other City staff (e.g. Fire) to review scope of work/bids for final project eligibility.
- The loan recommendation will then be forwarded to the TCRA for loan approval.
- CEDD staff/agent notifies the borrower of loan approval/denial of credit.
- CEDD staff/agent prepares loan documents for borrower to review. Closing arrangements are made.

- Applicant must apply for the loan before the project is completed. If work is commenced on project before your loan is approved and closed, you may be responsible for the costs if your loan is not approved and closed.
- Loan disbursement does not take place until the project is completed and inspected by appropriate city staff.
- All City and TCRA loan policies and procedures apply to the program.
- Loan-related work must be performed by bonded and licensed contractors.

Other Information

- Soft costs (e.g. drawings, engineering, recording fees, title reports) may be part of project cost.

Program Contacts

Loan terms and conditions may be subject to change. To inquire about loan documents, process, loan application, requirements or collateral please contact:

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