



CITY OF TACOMA

SUSTAINABLE TACOMA COMMISSION

VIRTUAL MEETING

DRAFT AGENDA

THURSDAY, NOVEMBER 19, 2020
5:00 PM TO 7:00 PM

To comply with Governor Jay Inslee's [Proclamation 20-28.12](#) in response to the COVID-19 pandemic, this meeting will not be conducted in-person. The meeting can be attended remotely using the following information:

Meeting phone line: (253) 215-8782

Meeting hyperlink: <https://us02web.zoom.us/j/84328083947?pwd=YXo2N1dURXJhRkxpSHNMMnZhRTIGQT09>

Meeting ID: 843-2808-3947

Meeting password: 253253

Microphones will be muted and cameras turned off for all meeting participants, except for the Commissioners and staff presenters. Public comments will be accepted in meeting during the time set aside by the agenda. In addition, the Commission encourages community members to submit written comments prior to the meeting by 4:00 p.m. on November 19th. Please e-mail your comments to PBabbitt@cityoftacoma.org, put in the subject line "STC Meeting 11/19/20", and clearly indicate which agenda item(s), if any, you are addressing.

- I. CALL TO ORDER AND ROLL CALL
- II. APPROVE OCTOBER 15 MINUTES AND NOVEMBER 19 AGENDA
- III. PUBLIC COMMENTS
- IV. STAFF UPDATES
- V. SUBCOMMITTEE UPDATES
- VI. COMMISSION "GET TO KNOW EACH OTHER" ACTIVITY
- VII. HOME IN TACOMA INITIATIVE – STAFF PRESENTATION
- VIII. CLIMATE JUSTICE PLANNING UPDATE – STAFF PRESENTATION
- IX. PUBLIC COMMENTS
- X. OBJECTIVES FOR NEXT MEETING
- XI. ADJOURNMENT

Sustainable Tacoma Commission

11/19/2020 Virtual Public Meeting

Welcome

Commissioners

Members of the public

Presenters and staff support:

Patrick Babbitt, Kristin Lynett, James Parvey

City of Tacoma, Office of Environmental Policy and Sustainability

Elliott Barnett

City of Tacoma, Planning & Development Services



Office of
Environmental Policy
and Sustainability

Call to Order

- Land acknowledgment



Office of
Environmental Policy
and Sustainability

Agenda

- I. **CALL TO ORDER AND ROLL CALL**
- II. **APPROVE OCTOBER 15 MINUTES AND NOVEMBER 19 AGENDA**
- III. **PUBLIC COMMENTS**
- IV. **STAFF UPDATES**
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- XI. **ADJOURNMENT**



Public Comments



Office of
Environmental Policy
and Sustainability

Staff Updates

Reminders: Share Your Pronouns

- Share your **pronouns** in Google Doc!
- **STC's 12/17 meeting:** please let us know in the chat or by email if you are unsure if you can attend



Office of
Environmental Policy
and Sustainability

Staff Updates

Around the City:

- Port of Tacoma 2020 Strategic Plan public comment
- New COVID-19 protections in WA State
- Phase I climate justice engagement



Office of
Environmental Policy
and Sustainability

Staff Updates

Outside-of-Meeting Activities: Thank You!

- Climate Action Plans Review subcommittee
- Planning Commission subcommittee
- Home in Tacoma Initiative presentation input
- Quarterly STC meeting with CMs Beale, Walker



Office of
Environmental Policy
and Sustainability

Subcommittee Updates

- Climate Action Plans Review
- Chairs meeting: Councilmembers Beale, Walker
- Planning Commission
- Other?
- Upcoming subcommittee activities:
 - Tidelands planning and regulations
 - Waste prevention and recycling



Other Business Items

1. Commission “Get to Know Each Other” activity
2. Home in Tacoma Initiative – staff presentation
3. Climate Justice Planning update – staff presentation



Climate Planning Update: Status

Timeline

- Started: September 2020
- Approximately a year-long process: three phases

Two-track update process

- Community engagement
- Technical plan development

Current activities

- Contractor and consultant work beginning
- Training and engagement – Plan Ambassadors
- Orientation – EJ Leaders Work Group



Office of
Environmental Policy
and Sustainability

Climate Planning Update: STC Role

Technical input for plan (7 sectors)

- Buildings and energy
- Mobility and land use
- Consumption and material management
- Natural systems and local food
- Climate adaptation/resilience
- Green economy
- Municipal operations: carbon neutrality strategy

Guidance and support for community engagement

- Recruitment
- Engagement activities and practices
- Fostering participation



Office of
Environmental Policy
and Sustainability

Climate Planning Update: STC Action

Serve on Subcommittees to review Climate Action Plans

- Review and make recommendations for CAPS to staff
 - Can be done outside Subcommittee participation!

Communicate Individual, Household, Community Needs

- Sustainable City Story – participate today!
 - Share this opportunity for community input

Give Technical Input In Meetings & Offline

- Business-as-Usual model available: December 2020
- Opportunities starting early 2021



Office of
Environmental Policy
and Sustainability

Climate Planning Update: STC Action

Sustainable City Story

- Go to www.Menti.com
- Enter code: 69 11 57 0



Office of
Environmental Policy
and Sustainability

Public Comments



Office of
Environmental Policy
and Sustainability

Objectives for Next Meeting (12/17)

- Staff updates
- Subcommittee updates
 - Climate Action Plans Review
 - Tideflats Planning and Regulations
- Climate Justice Planning update (regular)
- Transportation Master Plan, Vision Zero (possible)



Adjournment



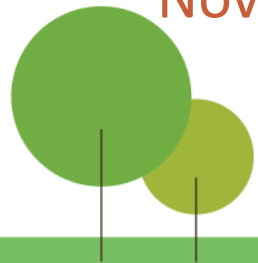
Office of
Environmental Policy
and Sustainability

Affordable Housing

Home In Tacoma Project

Sustainable Tacoma Commission

November 19, 2020



What's the Home In Tacoma Project?

AHAS Objectives:

1. More Homes for More People
2. Keep Housing Affordable and In Good Repair
3. Help People Stay in Their Homes and Communities
4. Reduce Barriers for People Who Often Encounter Them

Home In Tacoma Project Goal:

Support housing supply, affordability and choice

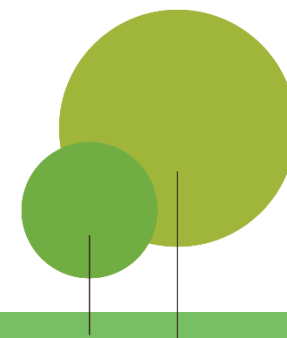
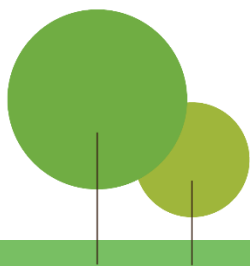
Actions:

Policy and zoning changes to promote diverse types and affordable housing citywide



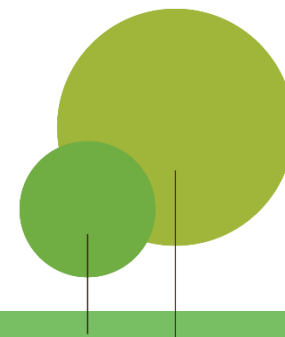
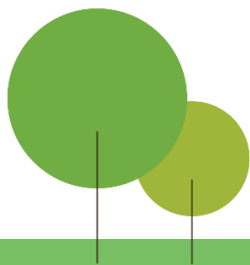
Agenda

1. What are the greatest housing needs in Tacoma?
2. Which policies exist to address those needs?
3. How do we move forward?
4. Policy scenarios—*seeking your feedback on nexus with environmental goals*



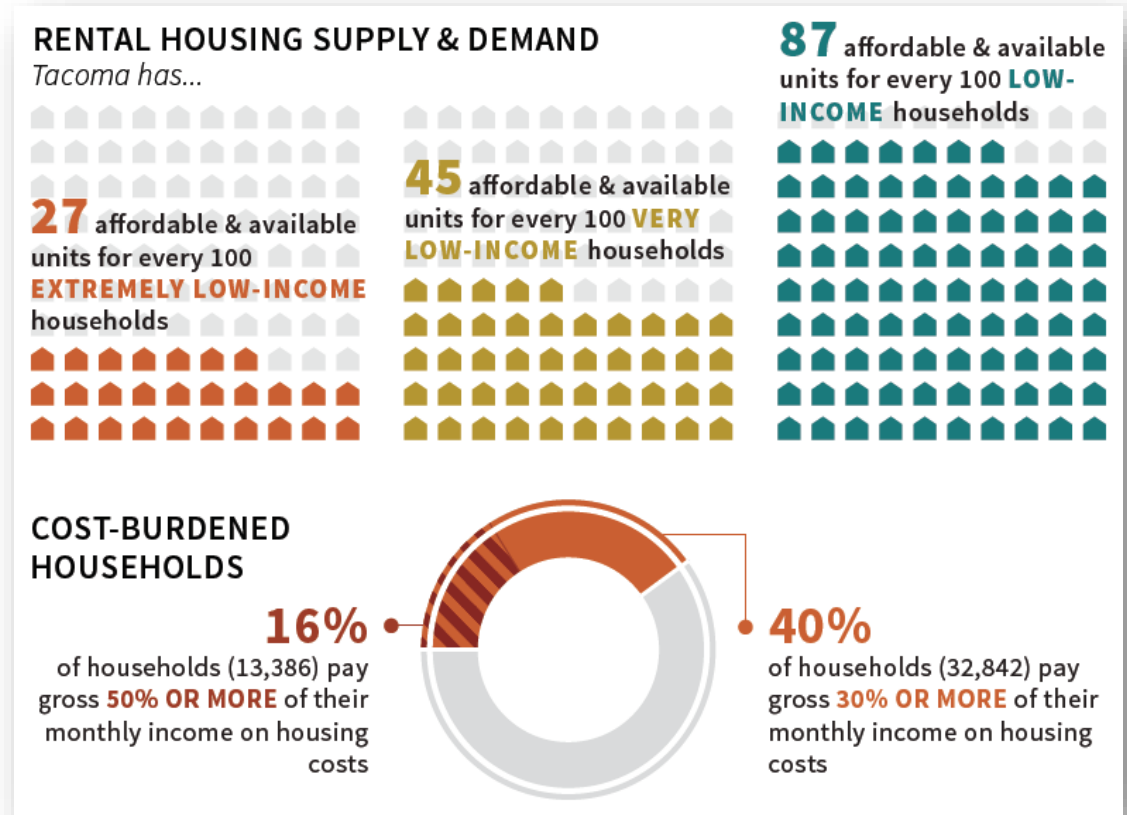
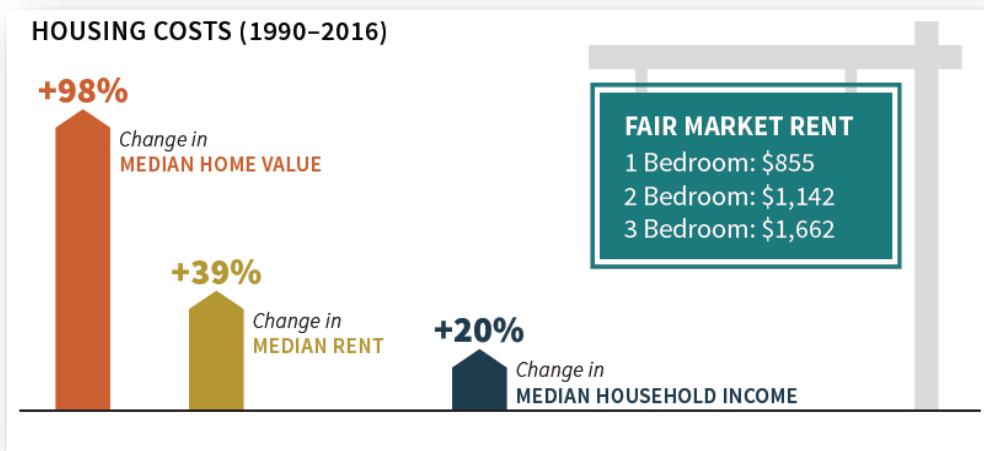
Housing Needs

Key Takeaways



What is the need (AHAS)?

- 40% of Tacoma households “cost burdened”
- Housing costs rising faster than incomes
- Low and moderate incomes most affected



Tacoma's housing prices have continued to increase during the past 5 years

Ownership Market (2016-2019)



+44 %

median home value



+22%

median owner income

Rental Market (2016-2019)



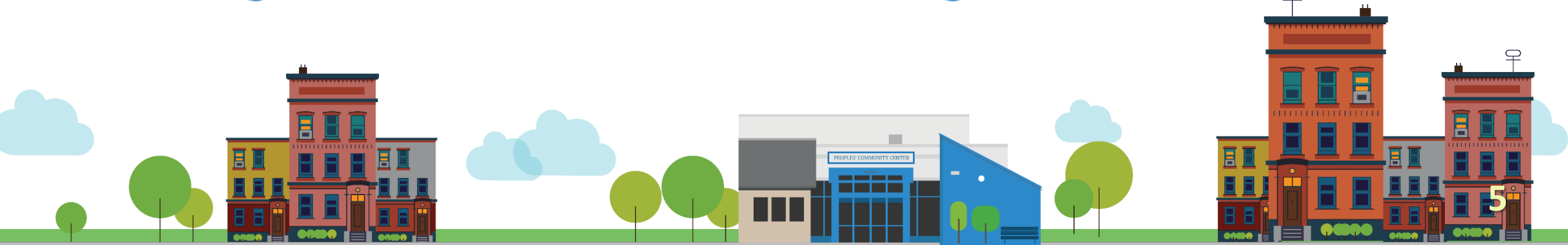
+21 %

median rent



+12%

median renter income



The shortage of affordable rental units persists

Rental Gap: shortage of **7,142 units** for residents earning less than 30% AMI



3,627

units

\$655

Rent affordable to <30% AMI



10,769

households

\$26,190

Households income 30% AMI

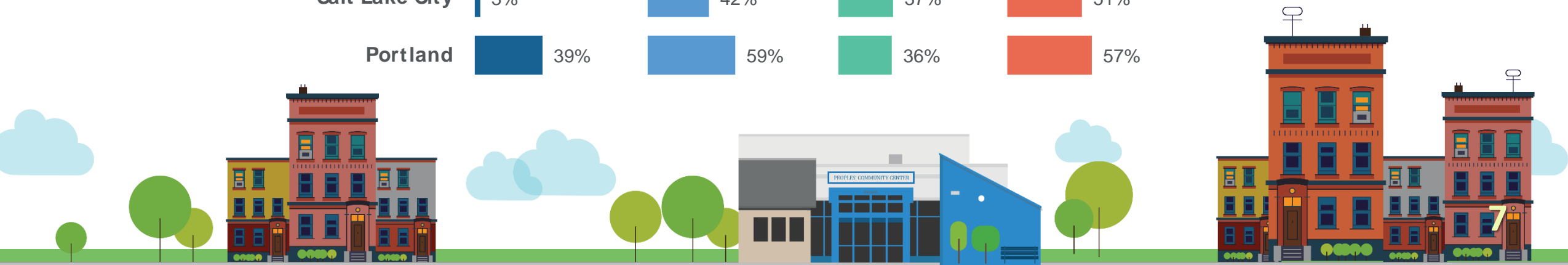
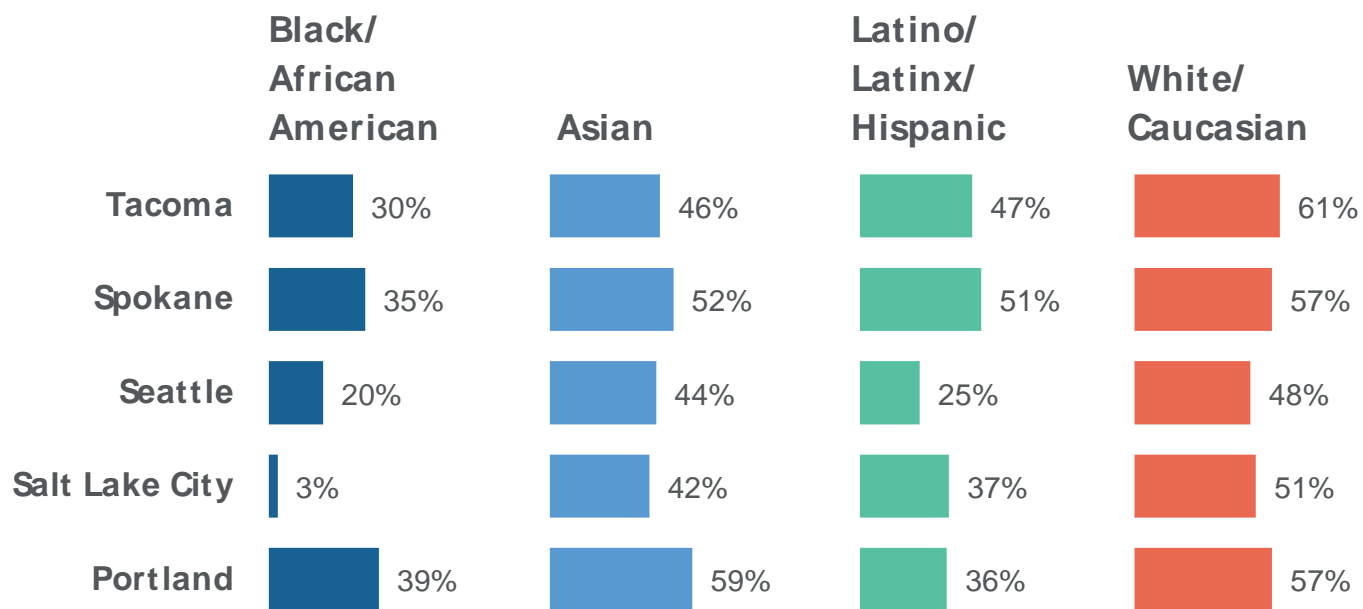
5,460

households on waitlist for public housing with Tacoma Housing Authority



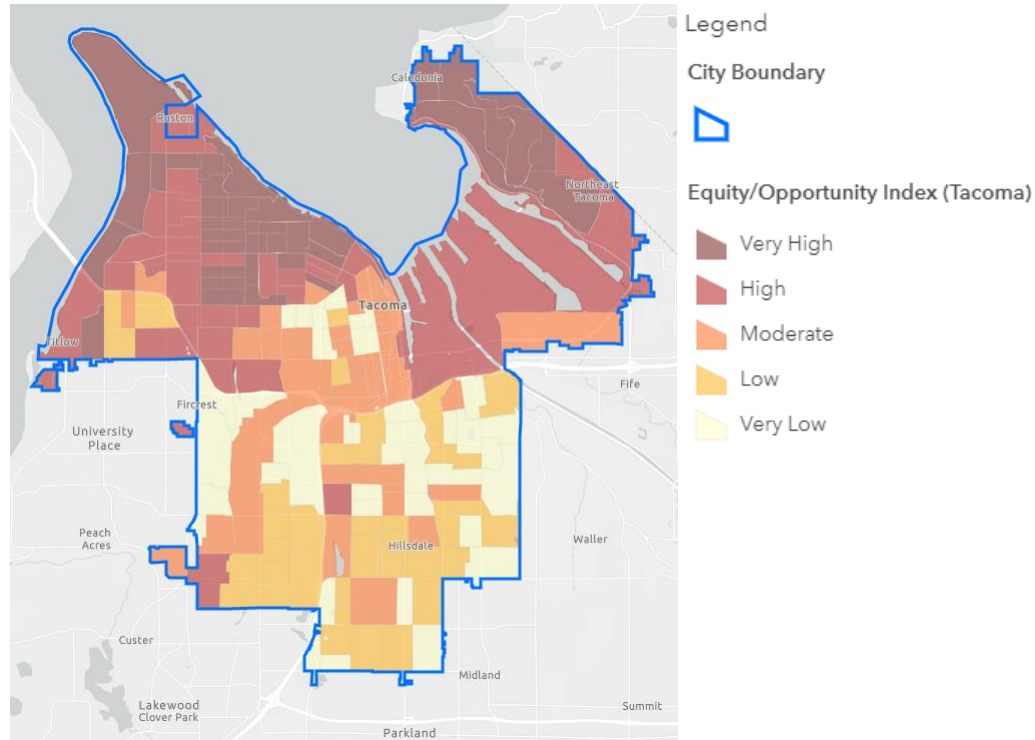
Homeownership remains challenging, especially for people of color

Homeownership Rate by Race and Ethnicity

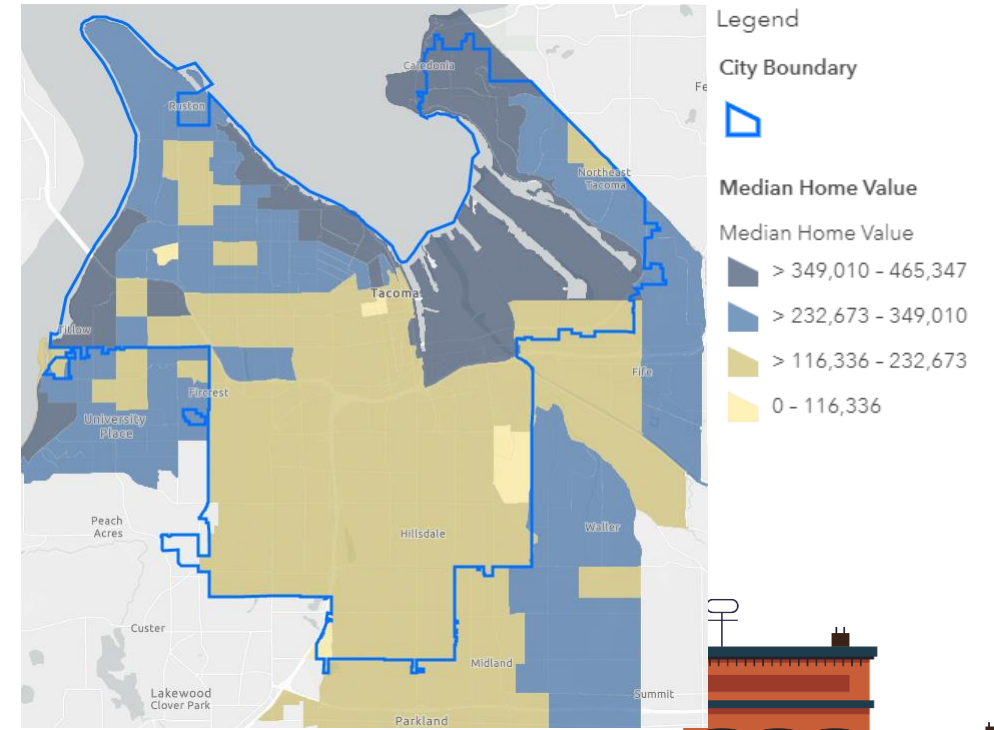


Areas of high opportunity are out of reach for many

Opportunity

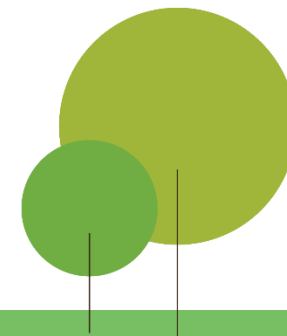
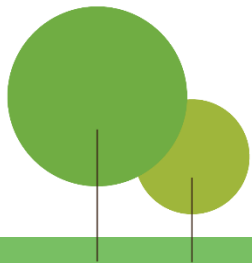


Home Value



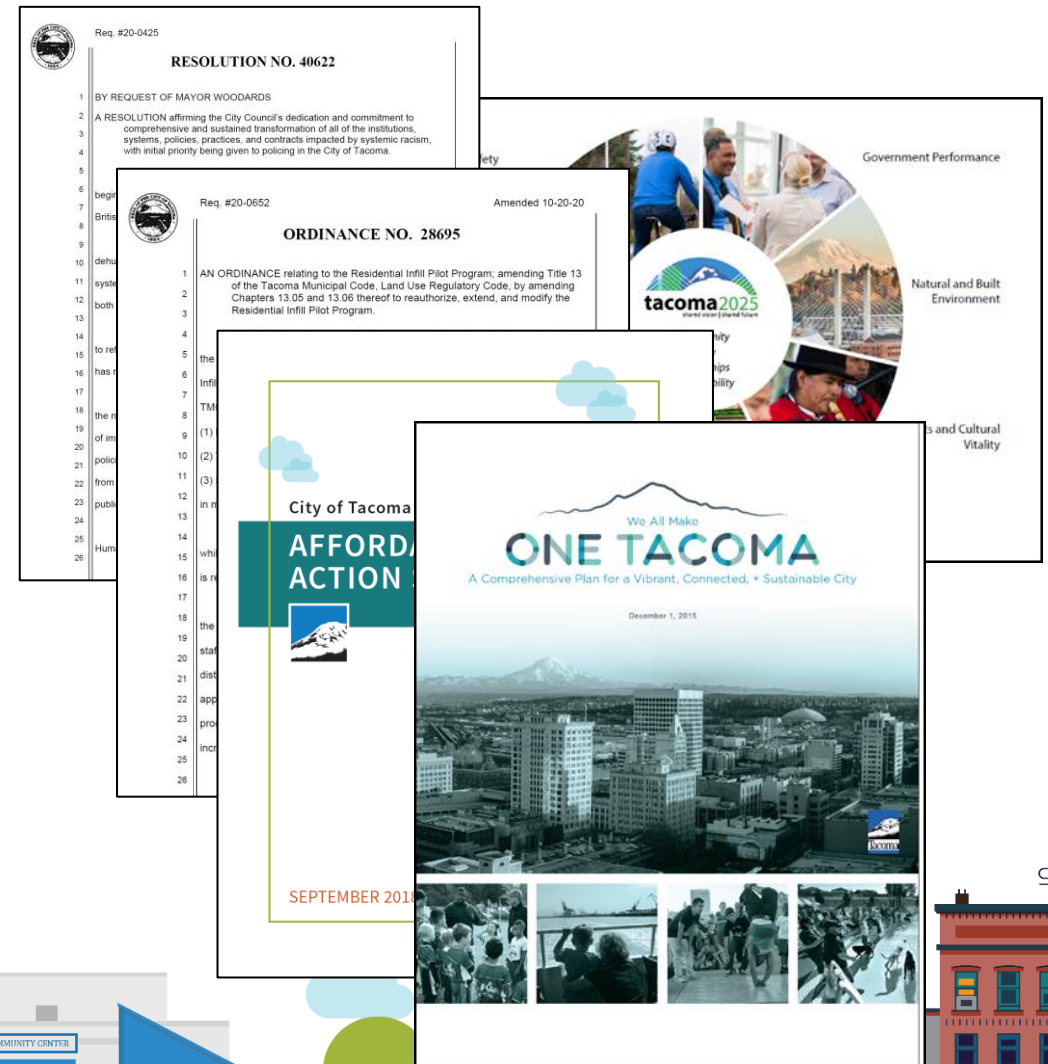
Policy Summary

A recap



Housing actions to meet multiple goals

- Create an inclusive, livable, sustainable and prosperous city
- Plan and prepare for growth
- Prioritize equity, empowerment and antiracism
- Cost-effective and accountable government



Req. #20-0425
RESOLUTION NO. 40622
BY REQUEST OF MAYOR WOODARDS
A RESOLUTION affirming the City Council's dedication and commitment to comprehensive and sustained transformation of all of the institutions, systems, policies, practices, and contracts impacted by systemic racism, with initial priority being given to policing in the City of Tacoma.

Req. #20-0652
ORDINANCE NO. 28695
Amended 10-20-20
AN ORDINANCE relating to the Residential Infill Pilot Program; amending Title 13 of the Tacoma Municipal Code, Land Use Regulatory Code, by amending Chapters 13.05 and 13.06 thereof to reauthorize, extend, and modify the Residential Infill Pilot Program.

City of Tacoma
AFFORD ACTION

We All Make
ONE TACOMA
A Comprehensive Plan for a Vibrant, Connected, + Sustainable City
December 1, 2015

SEPTEMBER 2015

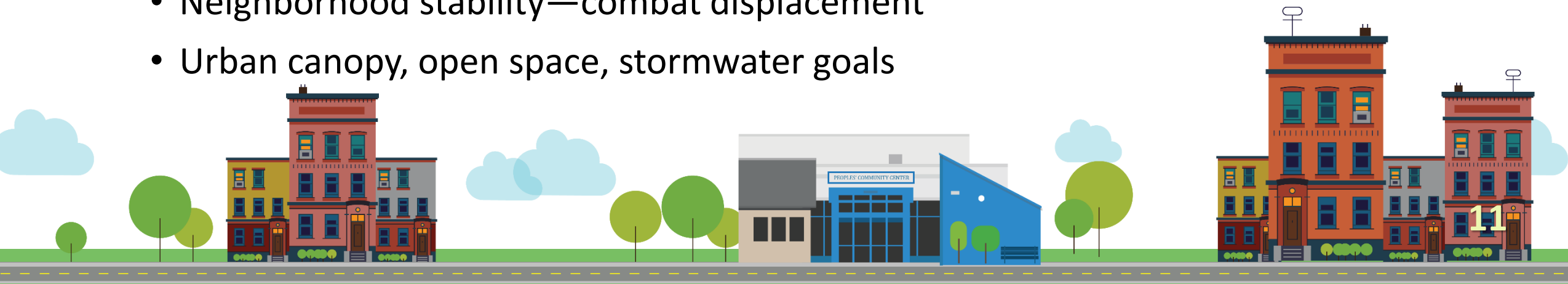
Government Performance
Natural and Built Environment
Arts and Cultural Vitality



Goal: Housing supply, affordability and choice

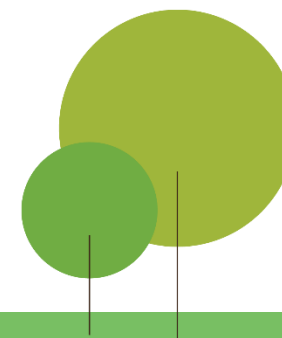
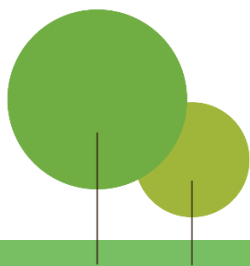
Policy direction:

- Safe, healthy, physically accessible, resource-efficient housing
- Affordability for all incomes levels
- Walkability to jobs, transit and opportunities
- A variety of housing types and densities citywide
- Livable and distinctive neighborhoods
- Neighborhood stability—combat displacement
- Urban canopy, open space, stormwater goals



How do we move forward?

Discussion



Home In Tacoma Project - Actions

1. Diversify housing types
2. Improve affordability tools

Key considerations

- Promote multiple goals
- Equity, empowerment and antiracism
- Urban design and fit with neighborhood patterns
- Infrastructure, urban services & permitting
- Market feasibility
- Reflect community input

SCHEDULE:

- Comp Plan – June 2021
- Zoning – Dec 2021



Engagement

- Build community understanding
- Equity and empowerment
- Broad and targeted outreach
 - Planning Commission (lead)
 - Under-represented communities
 - Housing Equity Taskforce
 - Commissions
 - AHAS Technical Advisory Group
 - Development & housing community

Analysis

- **Evaluate existing programs:** *What is not working? Barriers?*
- **Benchmarking:** *Learn from other communities*
- **Growth projections:** *How much growth? Income levels?*
- **Capacity:** *Where/how to direct growth?*
- **Feasibility:** *How to make infill work? What incentives work?*
- **Vetting:** *Decision-makers and stakeholders*



Schedule

Sept to April 2021:

- Community + stakeholder engagement
- Public review draft (Comp Plan changes)
- Planning Commission recommendations

April to June 2021:

- City Council review and action

July to Dec 2021:

- Develop zoning and standards

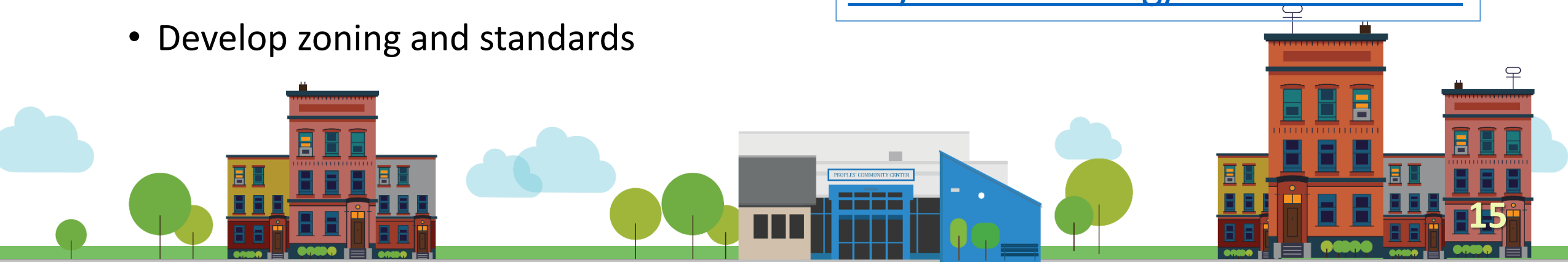
Learn about the project:

- Storymap and infill video
- Café series
- Meetings

Get involved:

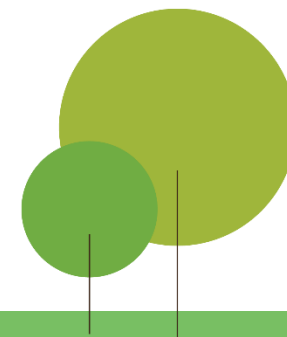
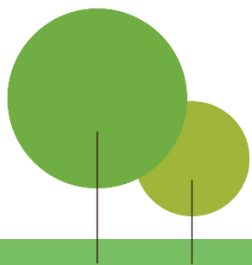
- Housing choices survey
- Project updates
- Provide comments

cityoftacoma.org/homeintacoma



Policy Scenario Considerations

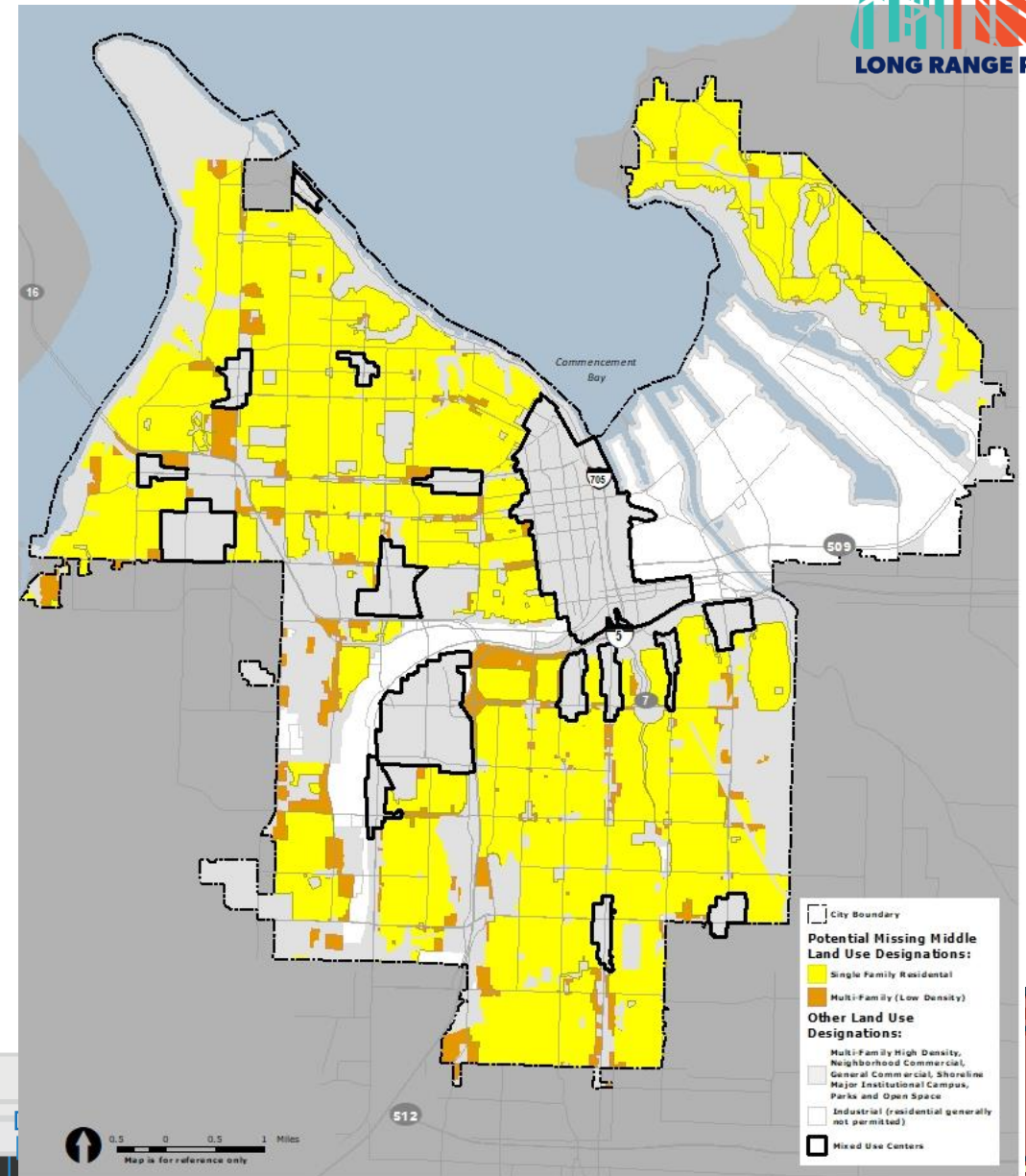
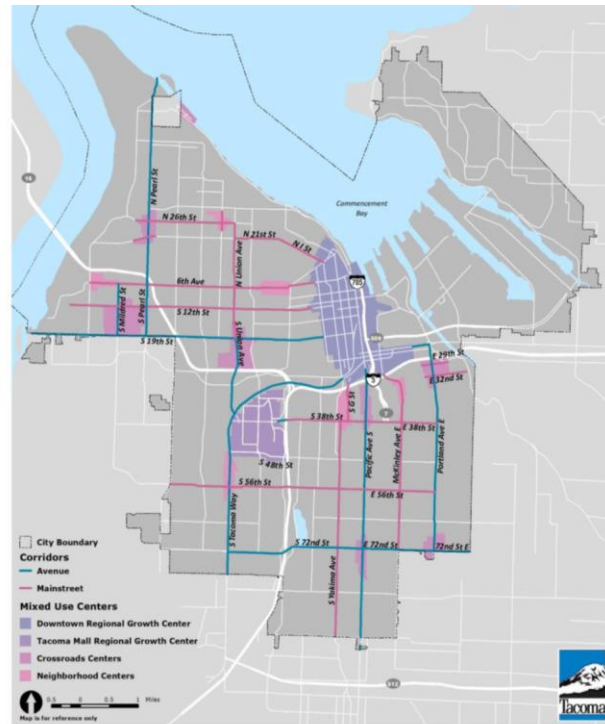
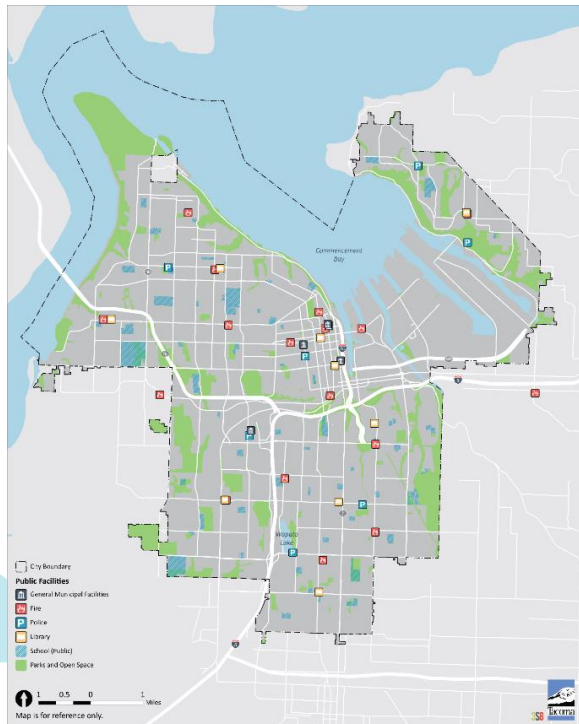
Discussion



Diverse housing types

Initial concept:

- Allow infill citywide
- Higher density corridors/transitions
- Protect or avoid sensitive areas



This is what Missing Middle Housing can look like

SF House & ADUs



Duplex, triplex



Cottage housing



Fourplex



Small lot SF house



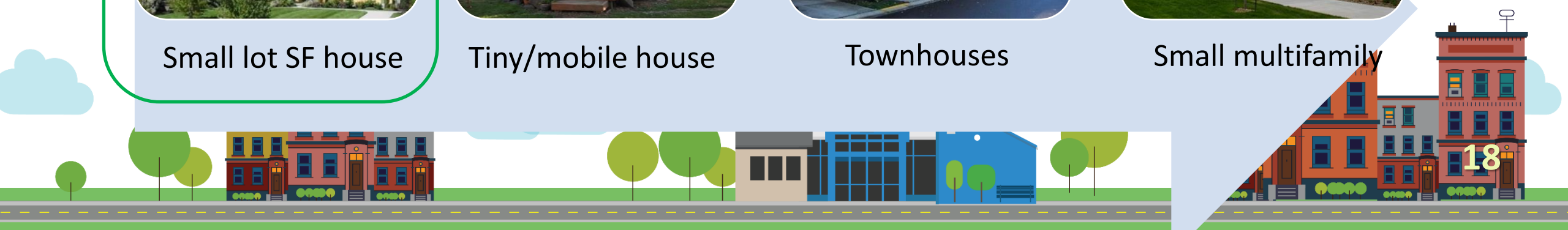
Tiny/mobile house



Townhouses



Small multifamily



What design features are critical for infill?

- Building form
- Scale and height
- Front and rear yards
- Access and parking
- Street frontage
- Other?



What potential impacts of infill are of most concern?

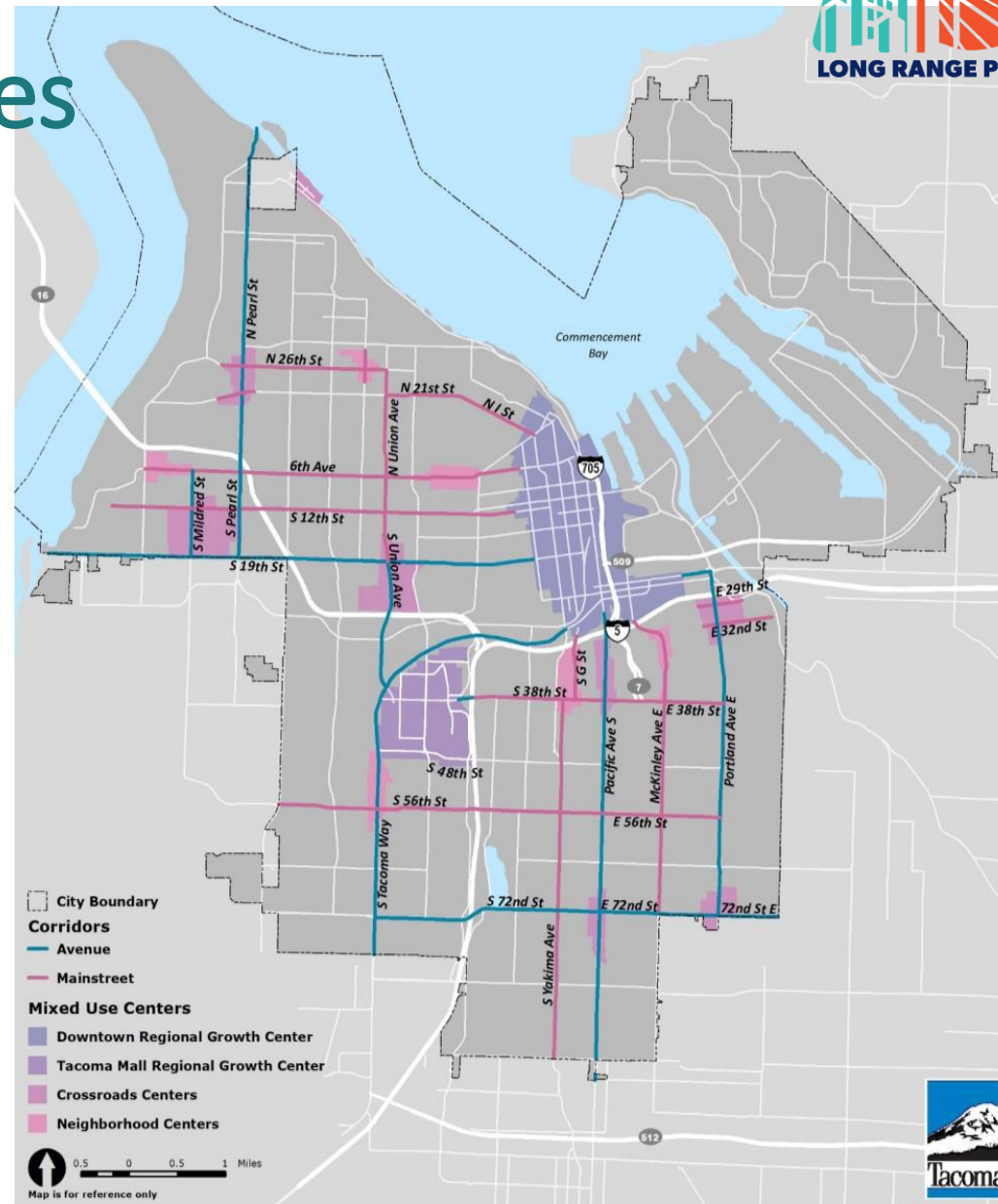
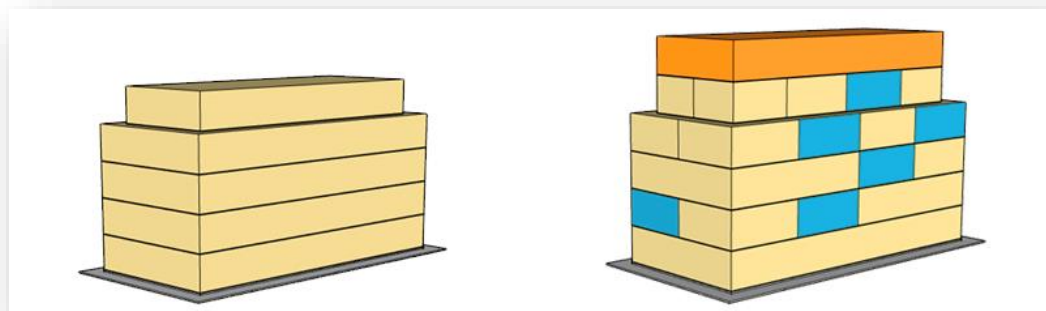
- New houses are bigger or closer together
- Designs might not fit the character of nearby houses
- Existing viable homes could be demolished
- Neighborhoods could become less affordable
- More traffic and onstreet parking
- Green spaces, yards and tree canopy could be lost
- Infill might affect property value or taxes
- Infill might overburden schools or services
- Other concerns?



Affordable housing incentives

- Lower incomes needs not being met
- City can partner with developers
- Depends on housing market strength

What would give you enough confidence in Tacoma's housing market to be comfortable expanding affordability requirements?



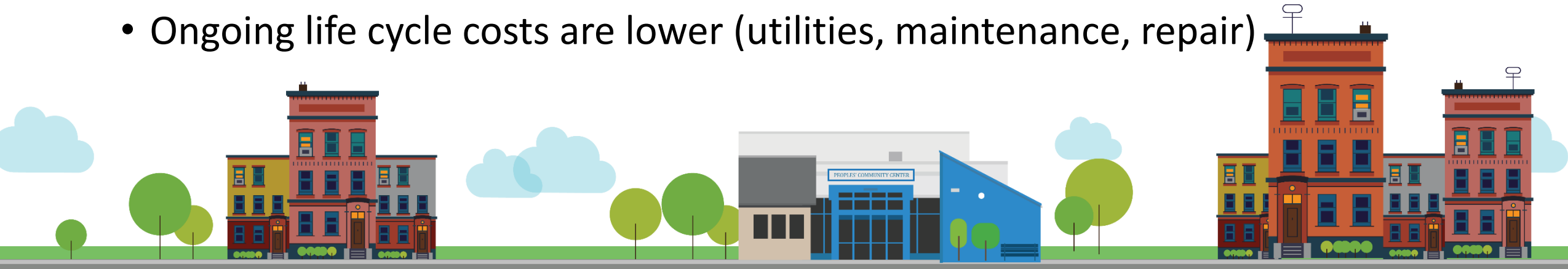
Environment and housing policies are complementary

- Creating walkable/livable neighborhoods
- Leveraging density and existing infrastructure
- Improving housing access for our most vulnerable communities
- Building smaller homes uses less land and resources and costs less
- Reducing carbon emissions and resource use
- Promoting green building improves air quality and temperatures
- Implementing green building strategies can promote housing resiliency



Sustainable housing doesn't necessarily cost more

- Technical advances and supply have reduced upfront costs of “green” equipment and materials
- Integrated design can offset any additional “green” features
- Utility incentives and rebates for energy saving design and equipment
- Land Use incentives in exchange for green features
- There are builders in the region who have adopted a sustainable building market niche, including affordable housing
- Ongoing life cycle costs are lower (utilities, maintenance, repair)



Discussion

- What Missing Middle Housing types should be allowed in established neighborhoods?
- What features of infill development would promote environmental goals?
- What potential impacts of infill are of the most concern from an environmental perspective?
- How can sustainability and housing actions leverage each other?





**City of Tacoma
Sustainable Tacoma Commission
Meeting Minutes**

Date: November 19, 2020

Commission Members Present:

Lexi Brewer, Tony Ivey, Nikie Walters, Matthew Benedict, Grace Hope, Phil Coughlan, Elly Claus-McGahan, Katin Kendrena (leaves 7:00), Evlondo Cooper (leaves 7:00), Ashley Sloan (leaves 7:12), Gabe Moaalii (joins 5:05, leaves 7:00), Emily Pinckney (joins 5:10, leaves 6:30), David Thompson (joins 5:40)

Commission Members Excused:

N/A

Commission Members Absent:

N/A

Others Present:

Commission Support Staff: Patrick Babbitt, Kristin Lynett, Jim Parvey, Elliott Barnett
Public: Lydia Zepeda, Cathy

Call to Order

This meeting was called to order by Commission Vice-Chair Grace Hope at 5:00 p.m., including an acknowledgement of the occupied indigenous lands this Commission conducts its business on.

Approval of October 15, 2020, Meeting Minutes

Motion: To adopt meeting minutes as written, except correcting the tideflats interim regulations expiration date to June 2, 2021. Motion made by Lexi Brewer.

Seconded by: Evlondo Cooper

Action: Voice vote was taken and carried. The motion we declared adopted.

Ayes: All

Nays: None

Abstained: None

Absent: Emily Pinckney, David Thompson

Approval of November 19, 2020, Meeting Agenda

Motion: To adopt meeting agenda as written, except adding a second public comments period to the agenda after minutes and agenda approval. Motion made by Lexi Brewer.

Seconded by: Phil Coughlan

Action: Voice vote was taken and carried. The motion we declared adopted.

Ayes: All

Nays: None

Abstained: None

Absent: Emily Pinckney, David Thompson

Staff Updates

Staff directed Commissioners to share their pronouns on a shared document in an effort to help staff and Commissioners communicate to and about each other. This supports the Commission's efforts to be inclusive.

Staff asked Commissioners to inform their Chairpersons or staff if they cannot make the Commission's December 17, 2020, meeting.

Staff directed Commissioners to new COVID-19 protections in Washington State.

Staff identified two public engagement processes active now, including the climate justice engagement work led by Tacoma's Office of Environmental Policy and Sustainability as well as the Port of Tacoma's 2020 Strategic Plan survey.

Staff thanked and highlighted the work of Commissioners outside meetings, including subcommittees working to review other communities' climate action plans and track Planning Commission processes related to the tideflats interim regulations. Finally, Staff thanked the Commission chairpersons for engaging Councilmembers Beale and Walker about their near-term priorities.

Staff additionally updated the Commission about an October 2nd meeting with Deputy City Manager Wille that Commission Chair Brewer led. The Chair discussed the five priorities for 2020 that the Commission developed. The results of that meeting include:

- Chair brief Deputy City Manager on the building electrification draft resolution
- Deputy City Manager shared budget update timeline
- Deputy City Manager expressed support for climate planning work

As a result of the Commission's engagement with City Council about the Commission's 2020 priorities, two Councilmembers have invited the Commission to meet quarterly with them to discuss priorities on an ongoing basis. Councilmembers Beale and Walker will meet with Commissioners first on November 12th. Staff will coordinate Commission participation and preparation.

Subcommittee Updates

A Commission subcommittee continues reviewing other communities' climate action plans as part of a learning process in which Commissioners will also oversee and make recommendations about Tacoma's climate planning process.

Another Commission subcommittee shared updates about the tideflats interim regulations planning process taking place through the Planning Commission. The Planning Commission is taking public comment on December 2, 2020.

The Commission's Chairpersons engaged Councilmembers Beale and Walker on November 12 about their near-term priorities. The Commission again shared their 2020 priorities with the Councilmembers, which focus on climate justice, community food equity and security,

sustainable and active transportation, implementation of Tacoma’s Urban Forest Management Plan, and waste prevention. Broadly, the Commission focused its message around a green and socially just recovery to the COVID-19 public health and economic crisis.

Commission Business Items

Commission “Get to Know Each Other” Activity

Brought forward by Commission Chairpersons, this activity provided time and space for Commissioners to discuss their knowledge and interests, why they joined the Commission, what they have learned, and what they hope to learn. Chairpersons and staff will continue to direct Commissioners to topics and processes that they are knowledgeable about and interest them.

Home in Tacoma Initiative – Elliott Barnett and Beth Jarot, Planning and Development Services (PDS), City of Tacoma

Elliott and Beth updated the Commission regarding the Home in Tacoma Initiative, which was recently restarted after City Council allocated funds amid the COVID-19 crisis. Home in Tacoma is an initiative based in Tacoma’s Affordable Housing Action Strategy. Elliott reviewed the housing cost burden on Tacoma household, rising household costs, and the shortage of affordable rental units. He noted homeownership remains challenging, particularly for people of color. In addition, he recounted Tacoma housing policies, including goals to create an inclusive, livable, sustainable and prosperous city; plan and prepare for growth; prioritize equity, empowerment, and anti-racism; and practice cost-effective and accountable government. The Home in Tacoma Initiative is intended to achieve two goals: diversify housing types and improve affordability tools. The Initiative’s webpage is www.cityoftacoma.org/homeintacoma. Community and stakeholder engagement for Comprehensive Plan changes will last from September 2020 – April 2021, tentatively. From summer through the end of 2021, City Council will review Planning Commission recommendations and consider taking action to develop new zoning and other standards.

Climate Justice Planning Update – Kristin Lynett and Patrick Babbitt, Office of Environmental Policy and Sustainability (OEPS), City of Tacoma

Patrick and Kristin updated the Commission about climate justice planning engagement and technical work. At this time, community participants are being on-boarded to a workgroup that will give recommendations to the City throughout the planning process. This workgroup is called the Environmental Justice Leaders Workgroup. Other community participants include Plan Ambassadors, who are paid to engage members of their community and gather their feedback about community needs and priorities that will guide Plan development. Kristi led Commissioners in a visioning exercise to gather their feedback about what a better Tacoma looks like in 2030.

Public Comment

One community member, Cathy, requested that the Commission and the City produce clear data about projected climate impact costs Tacoma is experiencing now and into the future; consider Pierce County in its analysis of climate action; and that the City support state-level legislative action to support electrification and fuel switching.

Objectives for or before the Next Meeting

- Subcommittee updates

- Year-in-review / year-ahead celebration and discussion
- Transportation Master Plan, Vision Zero, and sustainable/active transportation policy/program/project updates (possible)
- Update from Environmental Policy and Sustainability Office staff about Climate Justice Planning

Adjournment

There being no further business, the meeting adjourned at 7:15 p.m. with a motion made by Matthew Benedict and seconded by Grace Hope. The motion carried unanimously by present Commissioners. Katin Kendrena, Evlondo Cooper, Ashley Sloan, Gabe Moaalii, and Emily Pinckney were absent for this vote.

The next meeting of the Sustainable Tacoma Commission will be Thursday, December 17, 2020, from 5:00 to 7:00 p.m., at Tacoma Municipal Building, 747 Market Street, Room 248.

Lexi Brewer, Chair

Patrick Babbitt, Staff / Note Taker