



Date: January 23rd, 2023
Time: 5:30 pm – 7:30 pm

Location: Hybrid Tacoma Municipal Building

747 Market Street
Conference Room #243 and #220-A (Interpretation Room)
Tacoma, WA 98402

Zoom (Click the following link to join the meeting):

<https://us06web.zoom.us/j/91791840410?pwd=d3lyYW44Tm8wT1NrNIU4ekRsWERnQT09>

Meeting ID: 967 9184 0410

Passcode: 264285

Real-time Spanish translation will be available during the meeting.

I. Call Meeting to Order Meeting was called to order by Chair Donaldson at 5:40 PM

- II. Record of Attendance and Excusal of Absences**
Chair Donaldson
- Emani Donaldson (Vice-Chair)
 - Natalie Ghayoumi
 - Stacy Kowalski
 - Samantha Le
 - Maurice Lekea
 - Hieu Nguyen (absent)
 - Hugo Nicolas
 - Thierry Ruboneka
 - Maricres Valdez Castro
 - Alma Villegas
 - ~~Leena Vo~~ (absent)
 - ~~Lydia Zepeda~~ (Excused)
 - Alternate (Vacant)
 - Youth Position (Vacant)

III. Statement of Purpose Read by Vice Chair Alma Villegas

IV. Land Acknowledgment Read by Commissioner Natalie Ghayoumi

Commissioners

Emani Donaldson
Natalie Ghayoumi
Stacy Kowalski
Samantha Le
Maurice Lekea
Hieu Nguyen

Hugo Nicolas
Thierry Ruboneka
Maricres Valdez-Castro
Alma Villegas
Leena Vo
Lydia Zepeda

V. Consent Agenda
Chair Donaldson

a. Approval of January 2023 Meeting Agenda

Motion was made by Commissioner Villegas to adopt the Second made by Commissioner Ghayoumi
The ayes have it and the January 23 agenda was approved.

b. Approval of the December 19, 2022, Meeting Minutes

Motion made by Commissioner Ruboneka to approve the minutes and the motion seconded by Commissioner Le.
The ayes have it and the December 19, 2022, minutes approved.

VI. Public Comment

Guest: Morgan Vanderpool. Here in a listening capacity

VII. Presentation

Home in Tacoma –
Elliot Barnett, Senior Planner

[Home In Tacoma Presentation \(attached in appendix\)](#)

- Home in Tacoma Project– online Engagement Forum is currently open for input. Currently looking for members of the Community to become Housing Equity Champions.
Visit Webpage: [Home In Tacoma Project: AHAS Planning Actions - City of Tacoma](#)
- Affordable Housing Action Strategy (AHAS). Objectives:
 1. More homes for more people
 2. Keep housing affordable and in good repair
 3. Help people stay in their homes & communities
 4. Reduce barriers for people who often encounter them
- Home in Tacoma
Phase 1: is looking at changing zoning law/housing rules to create multiple housing types.
Phase 2: Implementing changes and gathering community feedback.

Important Upcoming Dates:

- Encourage community members to become Housing Equity Champions (applications are due January 27th)
- Survey is open February 10th
- Environment scope comments are due February 10th
- Ongoing: Interactive Web-forum

Questions/ Comments:

Chair Donaldson encourages commissioners to join the Home Equity Champions.

Commissioners

Emani Donaldson
Natalie Ghayoumi
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Presentation

Continued

Question: What about mixed housing? There are good examples in Seattle of small business owners have mix used spaces and it allows them to pay one rent or utility bill.

- Answer: Home in Tacoma has taken some steps in that direction. Current zoning code adopted in the 1950's, and it simplistic in what is allowed. We are making some progress with live/work zoning; however, the primary focus is residential. Mr. Barnett encourages people to become housing champions or submit feedback in the survey.

- Question: What effort is the city making to make sure that developers are creating real/lasting affordable housing? What are the accountability measures?
 - Answer: Part of the work of Home in Tacoma is to ensure that that there is lasting housing affordability. It takes a lot of advocacy & community voices to ensure the long-range affordability.

- Question: Why is the Home Equity Champion stipends being given through gift cards?
 - The gift card stipends are the City's first step in compensating community members and understand that there are improvements to be made. The city welcomes additional feedback and solutions on how to improve

VIII. Commission Affairs

a. Commissioner Spotlight

– Chair Emani Donaldson

Professionally:

- Foster Care and Adoption Agency Case Manager
- Early Learning Programs for Immigrants
- Tacoma Public Schools as Case Manager & Mentor

Personally:

- She/Her; Queer Black American Woman.
- Mother of 3-year-old
- Outdoorsy!
- Enjoys writing, music and karaoke.

b. Annual Report and Work Plan

Chair Donaldson:

- Final presentation is ready to go after various rounds of edits and contributions.

Commissioners

Emani Donaldson
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Annual Report and Work Plan (continued)

- Governance Committee is evolving in its work plan, but we are adjusting to the emergent needs of CIRA
- Community Safety workplan is clear

Staff Liaison Ware:

Meet with Council Member Ushka on getting the presentation ready for Thursday. A couple of area in the presentation were highlighted

- How commissioners be more involved in the recruitment process? (More power sharing)
- There was a request for CM's to be involved in CIRA/Commissioners; CM's have the intent of being more involved in commissions but due to a clerical error, CMs missed the opportunity come to CIRA meetings.

Other updates:

Would like to invite CIRA to attend CVS or Council meetings, to stay up to date on Council happenings.

Welcoming Interactive – there is a funding request (Council Contingency Request) submitted to send two CIRA members to the Welcoming Interactive; we are requesting that OEHR pay for one commissioner, and Council pay for another.

c. Committee Updates and Overview of Work

Community Safety Committee

Commissioner Ruboneka – Developing workshops to create trauma informed practices for Tacoma Police Department.
CSC is curious what type of budget is available to help retain professional help in guiding and facilitating the work.

NWIPC Update – running into issues about planning a visit. Inquiries are now being forwarded to Council Members to discuss monthly meetings regarding the NWICP.

Governance (of CIRA) Committee

Discussed:

- Annual Report
 - Budget Proposals: what are allowable requests that CIRA can make? Commissioner Zepeda made a request to the Governance Committee
 - Brainstormed how to delegate work within the work plan.
-

Commissioners

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- Recruitment: how we might update our bylaws on how CIRA can be more involved in the process.
 - How can we lower the barriers for current commissioners re-applying if they are unable to fill a full term?
-

IX. City Staff Updates - Staff Liaison Raeshawna Ware

a. CIRA Recruitment Four members that we would love to have re-apply. Liaison Ware will make sure the re-application process is simple.

Two Vacant Positions (Alternate and Youth Position).

b. Budget Information CIRA's budget is included in OEHR's annual budget, which is approved by the City Council.
There are three levels of where the budget comes from: OEHR Operational Funds, Citywide Budget, Council Contingency Funds.

How to put in request:

1. Determine if it's operational (supports CIRA) or institutional (should be part of a department budget).
2. Determine the cost of the request.
3. Write a description of the recommendation & the associated cost.
4. Send the recommendation for the spending of funds to the Staff Liaison.

Director Lisa Woods, adding comments:

If CIRA sees needs in Community: NCS manages community service contracts. They have a regular cycle of federal funds that community can apply to. While CIRA cannot apply directly, but they can advocate with the Human Services Commission to make sure community members can get access.

Arts and Cultural Vitality – also is source for funding.

We start with base line budget; we don't start for \$0 every year. We are still building on creating a robust budget of detailed line items for CIRA.

Commissioner Villegas: Is there a way to get more specific line items for items like food, interpretation services, etc.?

Commissioner Nicolas: CIRA needs to start thinking about how we use our budget, how we prioritize, and how we might change can our bylaws to be most effective

Commissioners

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**c. Welcoming
Interactive**

Presenting the Request to CVS. CM Ushka – proposed that Council pay for one CIRA Commissioner, and OEHR pay for another.

Hope is that commissioners will debrief with City Staff/Council Members after the Interactive, on how we might create and implement a plan.

Advise that CIRA makes a vote or nomination who to send to the Interactive.

- Can we get a list of commissioners of who are interested?
- This is a new process; COT has not sent CBC Commissioners to a conference in the recent past.
- How will CIRA make the decision of who will attend?
- Are there other ways that we can get funding (grants, etc.) to send more people? The interactive provides scholarships, so
- Are there any limitations on sponsorships/ Can CIRA fundraise? If there are organizations that willing to send CIRA.

General Discussion Comments:

Valdez Castro: Bringing awareness to a mass shooting in Southern California after a Lunar New Year Festival.
Could CIRA make a statement condemning the violence and making a statement of a right to gather?

There is a lot of fear in the AAPI Community as Lunar New Year celebration continue through the month.

Chair Donaldson will connect with Commission Castro

Liaison Ware – suggests making statements at the CVS Committee, to gather comments from Council Members regarding the tragedy.

X. Items to consider for Next Meeting Place holder on the February agenda for the Language Access Plan

COT wants CIRA input on Pac Ave. improvements.

XI. Adjournment 7:31 PM adjourned.

Commissioners

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Appendix

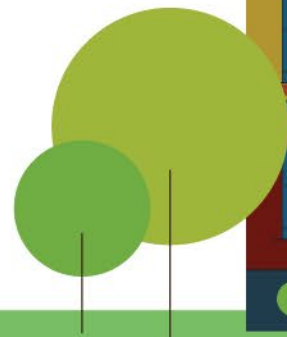
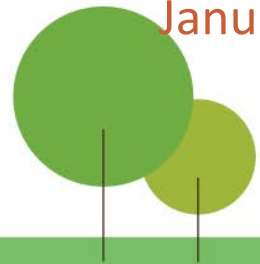
Home in Tacoma Presentation

Affordable Housing

Home In Tacoma Project

Commission on Immigrant and Refugee Affairs

January 23, 2023

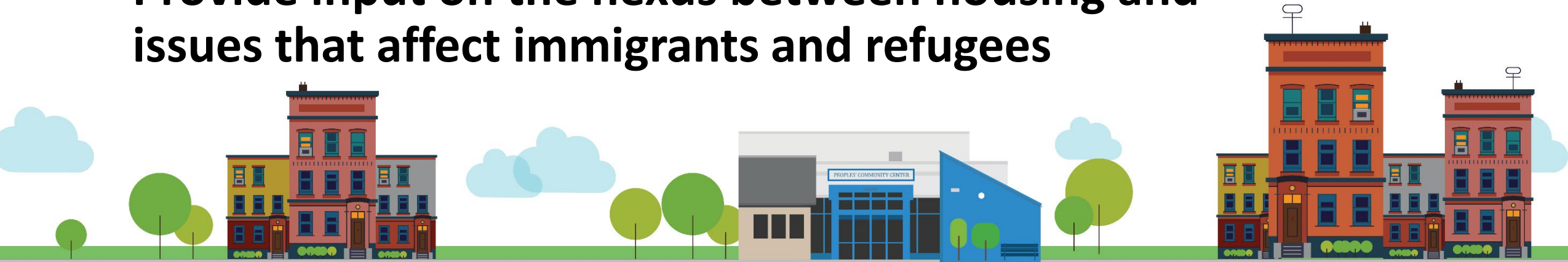


Help shape Tacoma's housing future!

Participate in Home In Tacoma – Phase 2

- Share your ideas on the *online engagement forum*
- Complete the Home In Tacoma *survey*
- Apply to become a *Housing Equity Champion*
- Comment on the City's *Environmental Review*
- *Sign up* to learn about upcoming opportunities

Provide input on the nexus between housing and issues that affect immigrants and refugees



Home in Tacoma as part of the Affordable Housing Action Strategy (AHAS)

AHAS Objectives

Objective 1:

More homes for more people

Objective 2:

Keep housing affordable and in good repair

Objective 3:

Help people stay in their homes and communities

Objective 4:

Reduce barriers for people who often encounter them

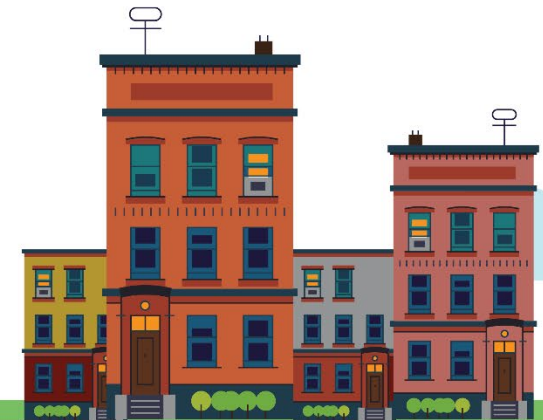
Home In Tacoma

Updating Tacoma's housing rules to promote housing supply, choice and affordability

- Residential zoning and standards
- Affordable housing regulatory tools
- Actions to support growth

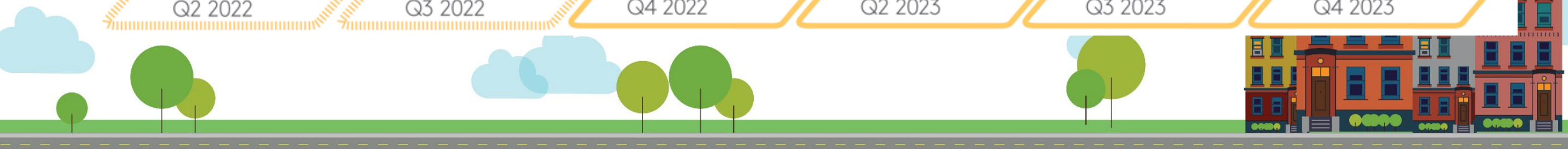
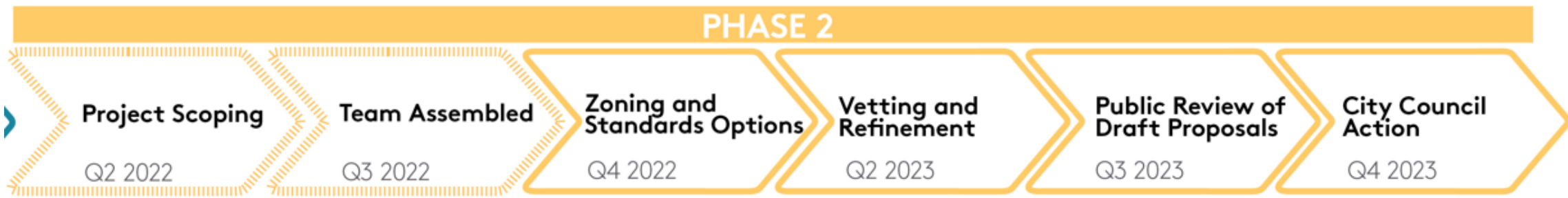
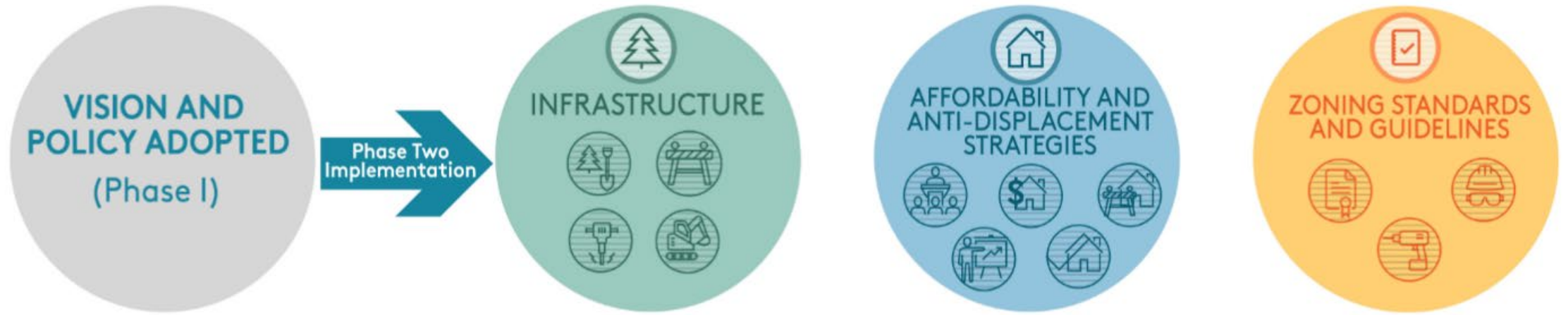
Home In Tacoma – Phase 1 Outcomes

- Established a Middle Housing Growth Strategy
 - Comprehensive Plan goals and policies
 - Low-scale and Mid-scale Land Use Designations
 - Updated range of housing types and densities to be allowed in areas formerly designated for “single family detached dwellings”
- Direction:
 - Expand tools to address affordability and anti-displacement
 - Evaluate public facility and service needs
 - Shift towards form-based codes



Home In Tacoma – Phase 2

Phase 2 implements Tacoma’s new housing growth vision:



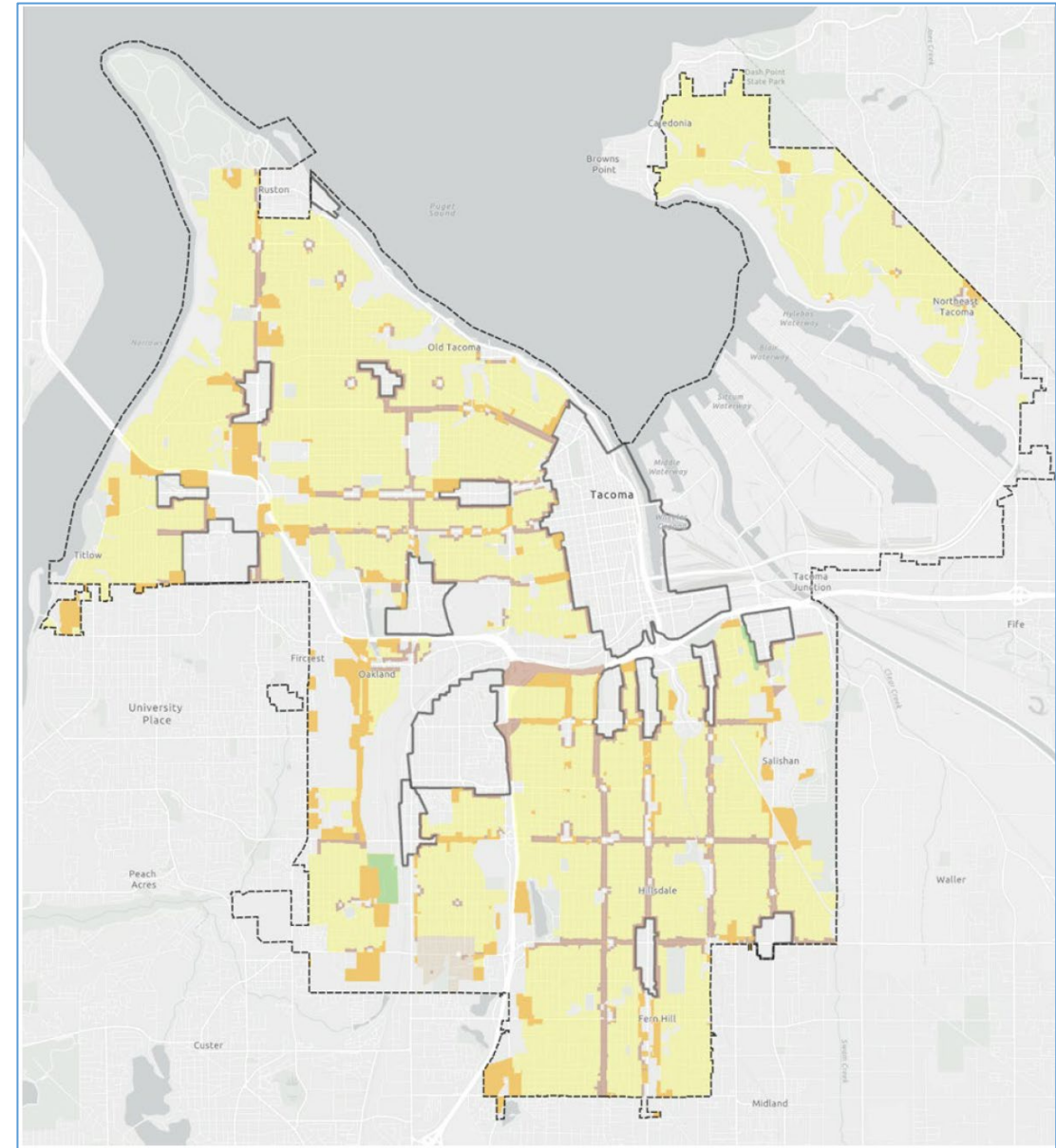
Zoning

Adopted policy direction

- Missing Middle Housing (citywide, systematic approach)
- Low-scale and Mid-scale areas
- Housing types, number of units

Key decisions

- **How many zoning districts** (what factors should inform this)?
- How should zoning **reflect neighborhood distinctions**?
- What should **lot standards** be (such as width, area)?
- What should **permit and notification processes** be?



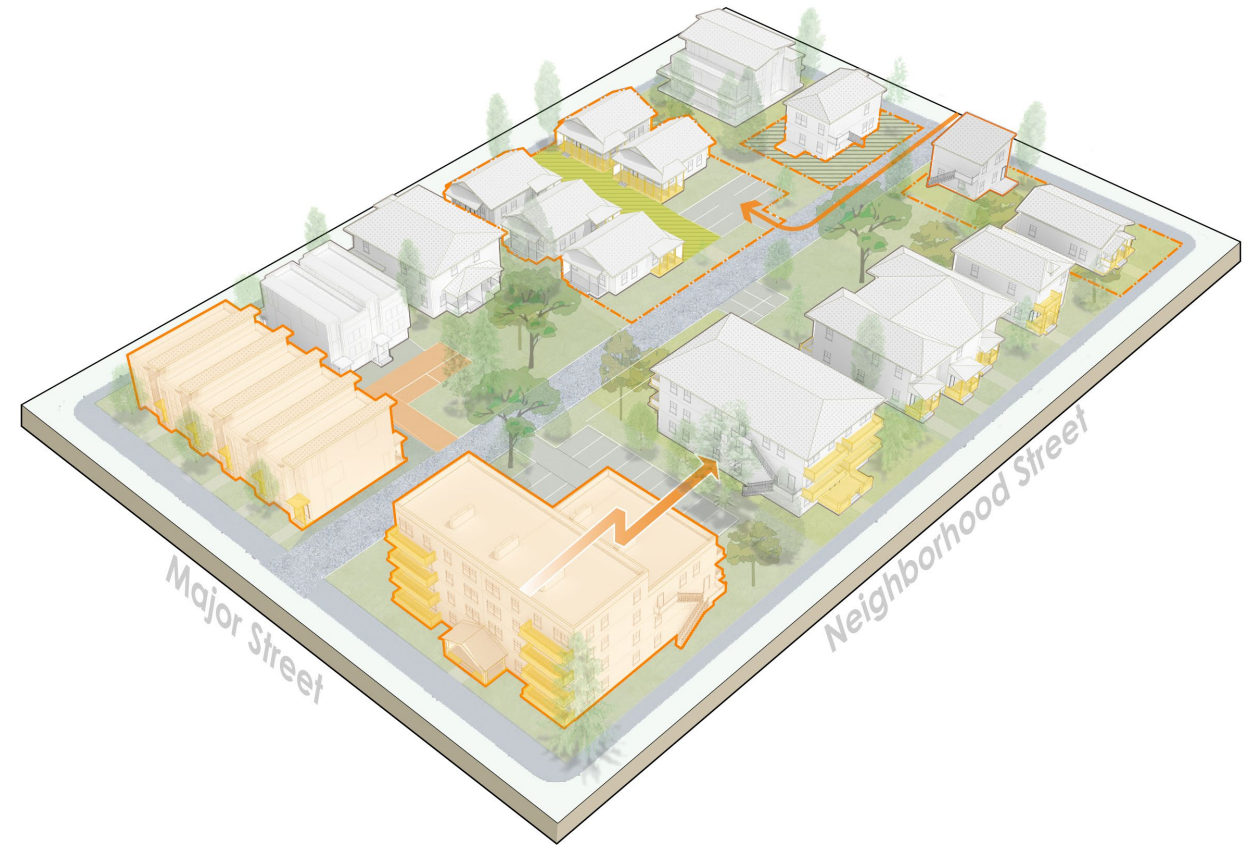
Standards

Adopted policy direction

- Support middle housing development
- Compatibility with residential patterns (such as building size, yards, access)
- Meet multiple goals – affordability, choice, ownership, sustainability, accessibility, reuse and more
- Infrastructure supports growth

Key decisions

- How should we **balance housing production versus other goals?**
- How can standards **promote desired features?**
- What **functional and feasibility considerations** must inform standards?
- How can **infrastructure** keep pace?



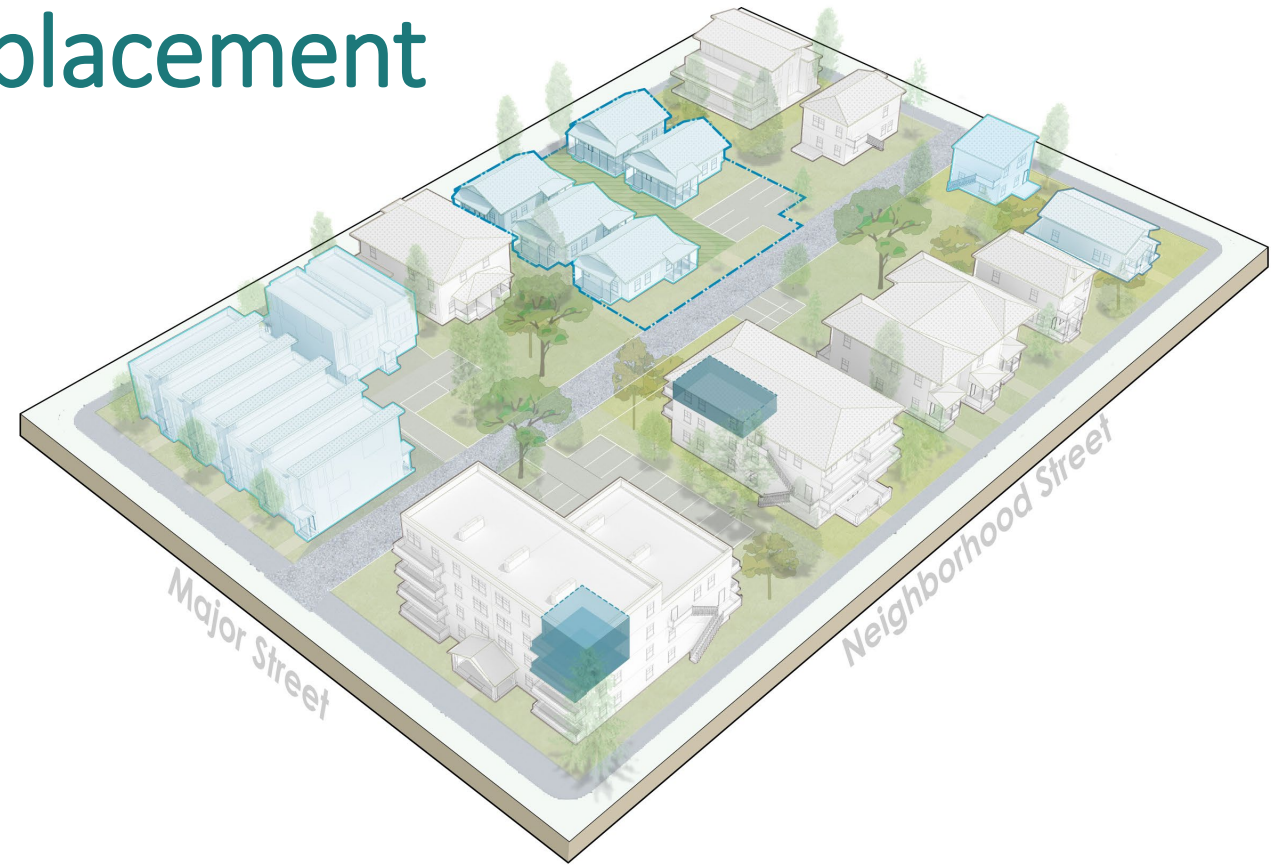
Affordability and Anti-displacement

Adopted policy direction

- Calibrate standards to promote affordability
- Strengthen regulatory affordable tools
- Expand Multifamily Tax Exemption Program
- Coordinated anti-displacement strategy

Key Decisions

- **Understanding the market** – promote affordability without slowing construction
- **Setting priorities** – location, households served, duration of affordable units
- What **incentives and bonuses** make sense



Engagement Strategy

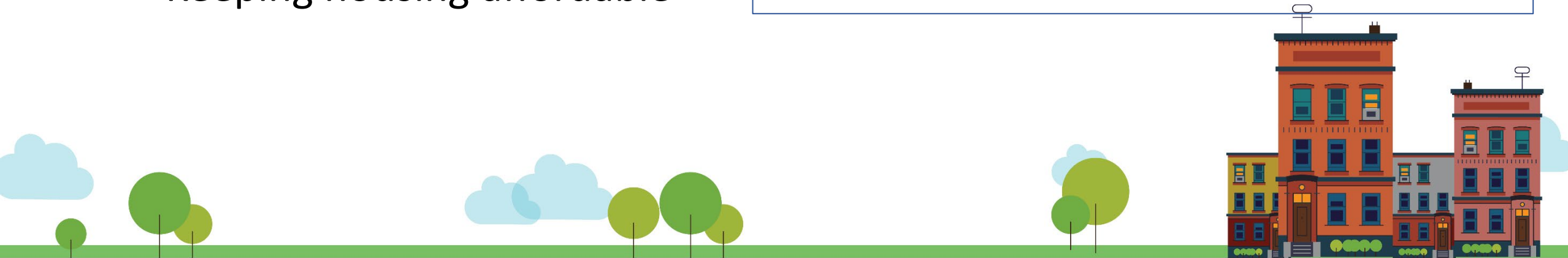
Not if but how to implement middle housing

Key topics are...

- Middle housing design
- Neighborhood infrastructure and amenities
- Keeping housing affordable

January and February 2023:

- ✓ Housing Equity Champions applications (by Jan 27th)
- ✓ Survey (by Feb 10th)
- ✓ Environmental scope comments (by Feb 10th)
- ✓ Interactive web forum (ongoing)
- ✓ Developer engagement (ongoing)



Affordable Housing

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