

Affordable Housing

At Home In Tacoma

Housing Equity Taskforce

September 10, 2020



Meeting Objectives

Get started

- Get to know each other
- Agree how the HET will operate
- Develop a common understanding of the problem and policy direction
- Clarify the work this group will accomplish
- Discuss how to target engagement with under-represented groups

Prior steps

- Formed the HET; preliminary scope of work; issues identification

Next Steps

- Schedule HET meetings



Introductions

Human Rights Comm.

Michaela Lemons

Allen Ratcliffe

Sarah Rumbaugh

Lisa Snyder

Julie Tran

Planning Comm.

Ryan Givens

Chris Karnes

Anna Petersen

Alyssa Torrez

Staff

Andreta Armstrong

Elliott Barnett

Jacques Colon

BT Doan

Wesley Taylor

- What's your racial identity and ethnic identity?
- What do you bring to this effort professionally?
- What have you learned about racism and housing this year?



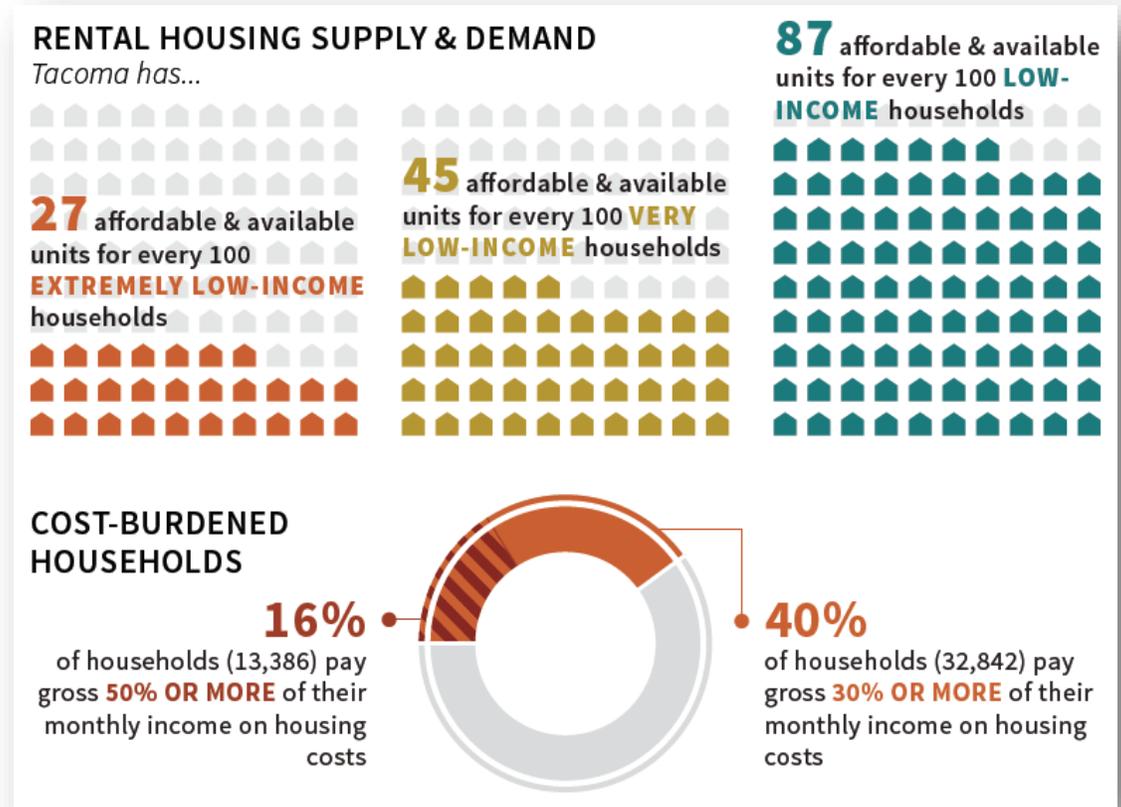
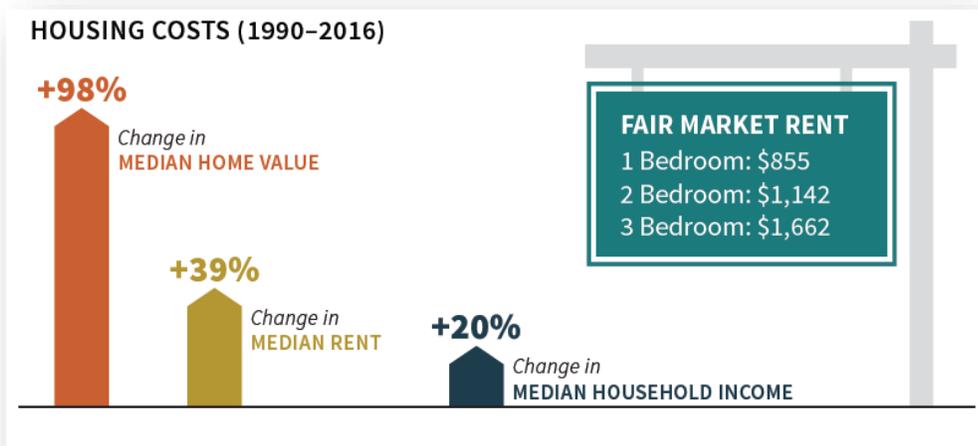
Logistics

- Determine regular meeting dates/times
- Select 2 Co-Chairs (one from each Commission)
 - Help run meetings
 - Collaborate with staff and HET members between meetings
 - Act as spokesperson for the HET
- HET member and staff roles
- Recording meetings



AHAS – What is the need?

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



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, choice and affordability

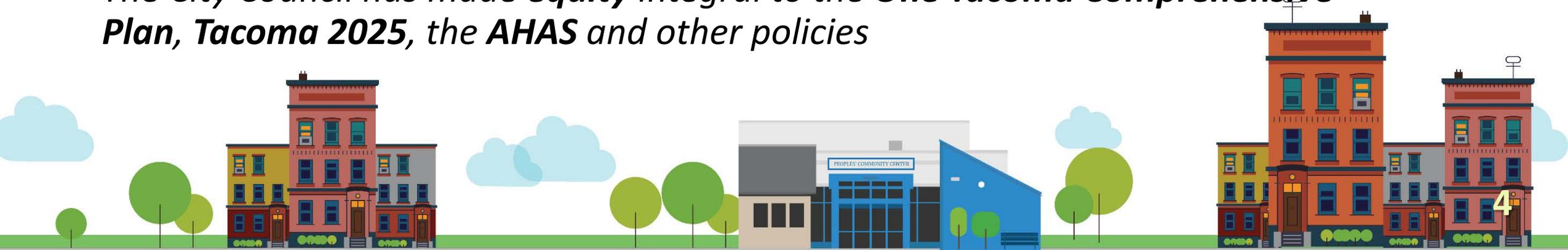


Tacoma's Equity Framework

- City workforce reflects the community it serves
- Purposeful community outreach and engagement
- Equitable service delivery to residents and visitors
- Support human rights and opportunities for everyone to achieve their full potential
- Commitment to equity in policy decision making

Antiracism resolution

*The City Council has made **equity** integral to the **One Tacoma Comprehensive Plan, Tacoma 2025, the AHAS and other policies***





Accessibility

- Access to Healthy Food
- Internet Access
- Parks and Open Spaces
- Transportation
- Voter Participation

Education

- 3rd Grade Reading Proficiency
- 7th Grade Math Proficiency
- Age 25+ with Bachelor's Degree or Higher
- High School Graduation Rate
- Student Retention Rate

Livability

- Average Road Quality
- Median House Value
- Nuisance (311)
- Tacoma Crime
- Housing Cost Burden
- Life Expectancy
- Urban Tree Canopy

Economy

- Households at 200% of the Poverty Line or Less
- Job Index (Proximity/Income)
- Median Household Income
- Unemployment Rate



Equity Index

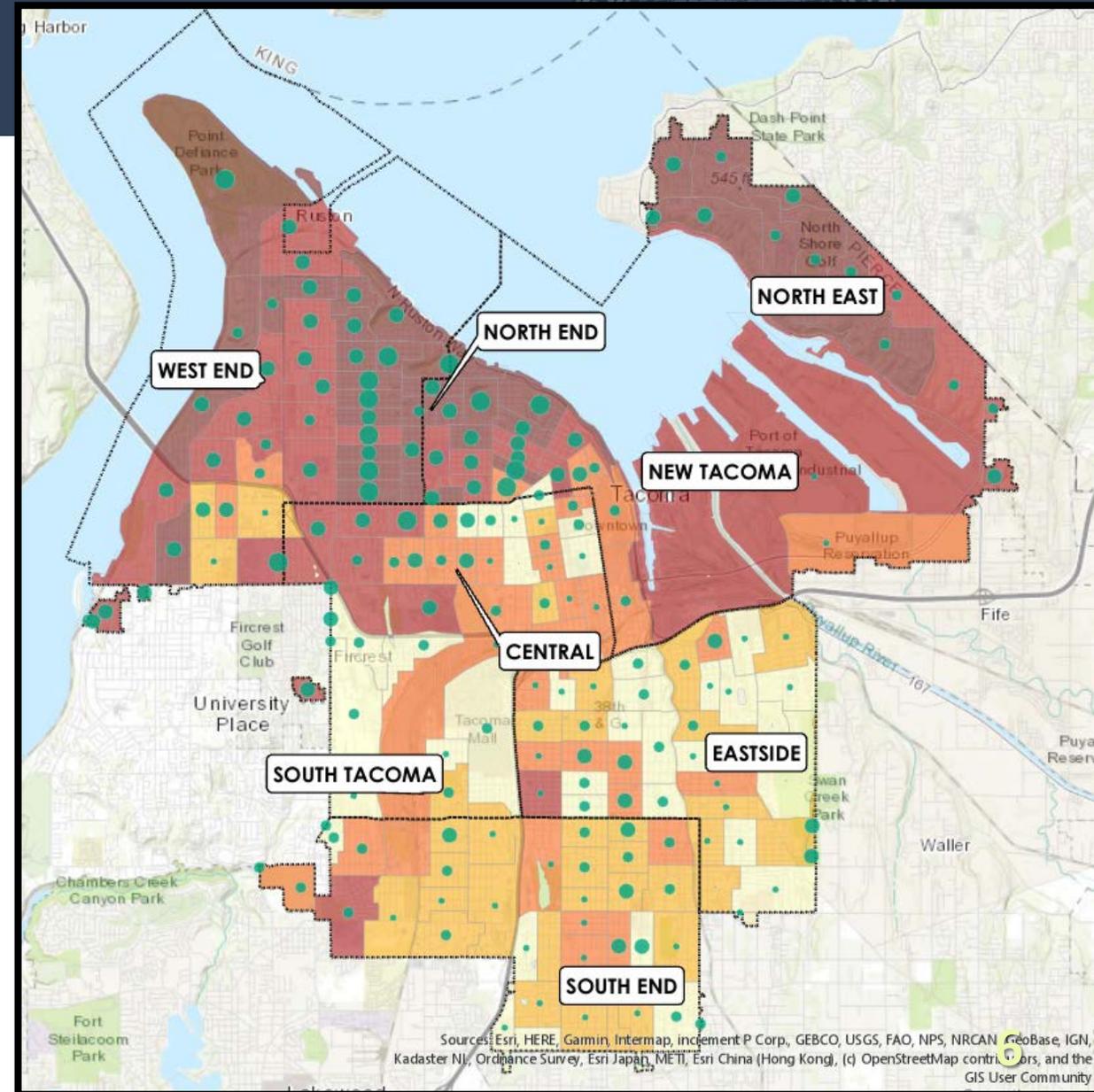
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Tacoma Equity Indices

- Very High
- High
- Moderate
- Low
- Very Low

Percent of White Non-Hispanic

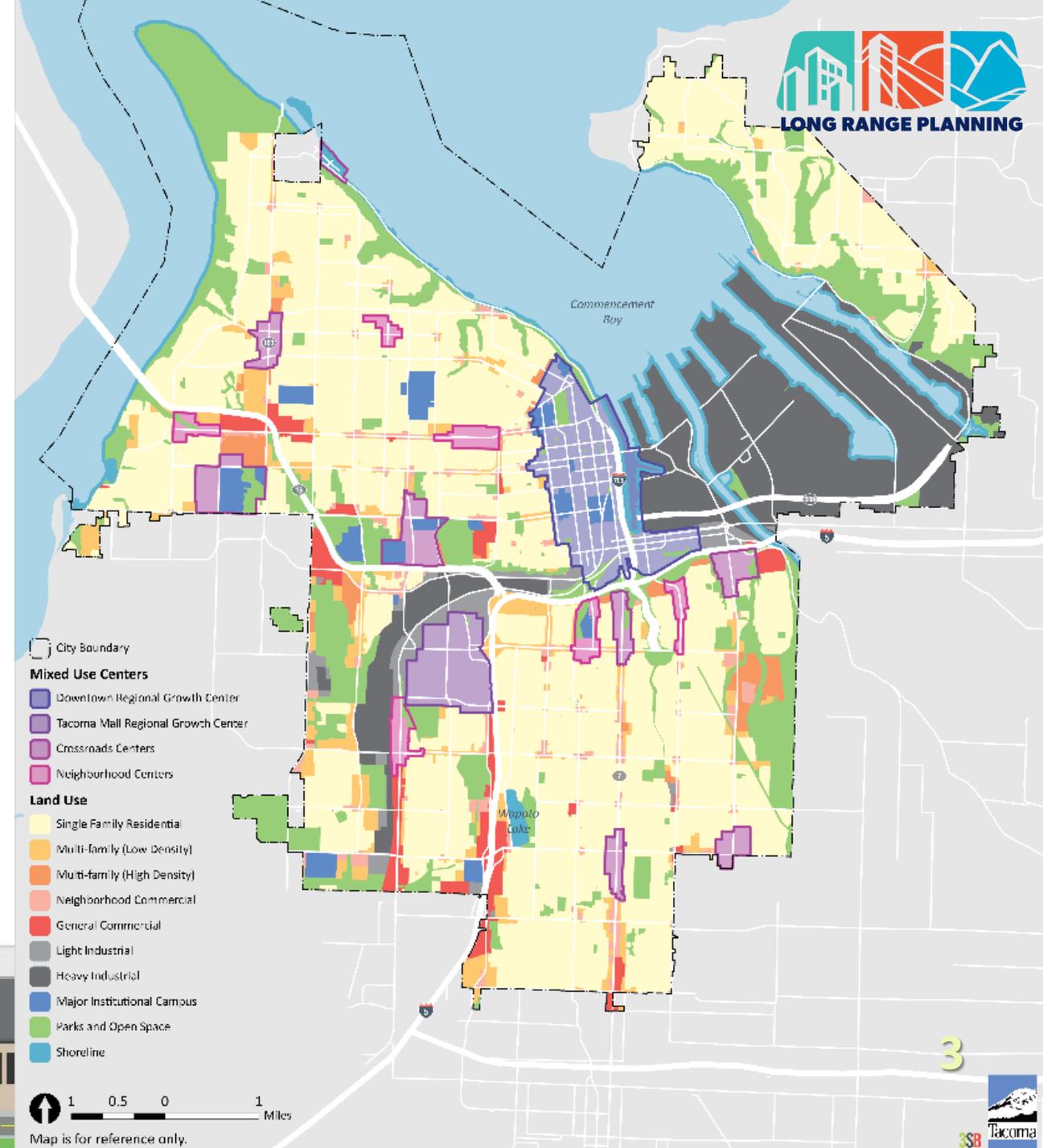
- 0% – 30%
- > 30% – 50%
- > 50% – 70%
- > 70% – 90%
- > 90 – 96.8



Tacoma's growth strategy

Growth Target: 54,741 housing units by 2040

- Primarily multifamily, in Centers
- 75% of residential area is exclusively single-family detached
- Limited area for mid-range density
- Limits housing choices in some areas



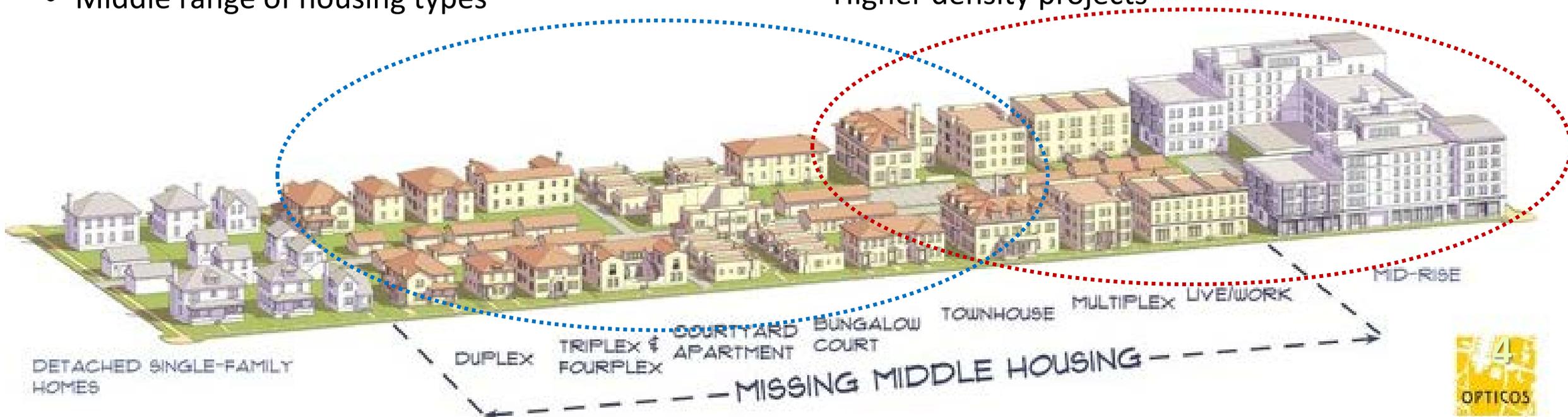
Market-based development is part of the solution

Diverse Housing Types (1.8) *Encourage more diverse types of housing development through relaxed land use standards, technical assistance, and financial incentives.*

- Increases housing development capacity
- “Naturally occurring” affordability
- Middle range of housing types

Inclusionary Zoning (1.2) *Modify inclusionary housing provisions to target unmet need and align with market realities.*

- Increases housing development capacity
- Dedicated affordability in exchange for incentives/bonuses
- Higher density projects



What's the Home In Tacoma Project?

- Goals: Promote housing supply, affordability and choice
- Key considerations
 - Support related goals and policies
 - Equity, empowerment and antiracism
 - Urban design and fit with neighborhood patterns
 - Understand infrastructure and urban services
 - Market feasibility
 - Avoid unintended consequences
 - Reflect community input
- Work products
 - Housing Action Plan
 - Near-term actions (consistent with current growth strategy)
 - Medium-term actions (changes to the growth strategy)

The Planning Commission finalized the Project Scope on May 6th



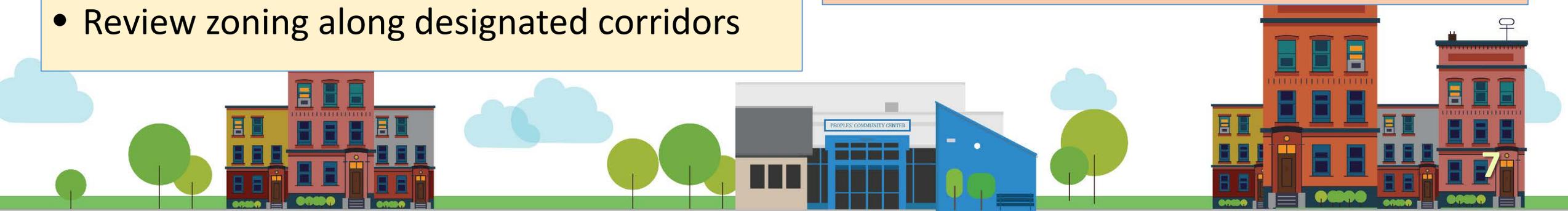
Policy options

Short-term (consistent with growth strategy):

- Infill Pilot Program 2.0 (lessons learned)
- Accessory Dwelling Unit code updates
- Development barriers review
- Affordable Housing Admin Code updates
- Inclusionary Zoning and housing incentives updates
- Updates for consistency with state law
- Review Land Use Code for barriers
- Review height, setbacks and lot standards
- Review zoning along designated corridors

Medium-term (study changes to growth strategy):

- Identify Growth Strategies
- Impacts analysis
- Displacement risk assessment
- Market feasibility assessment
- Recommend changes



Engagement strategies

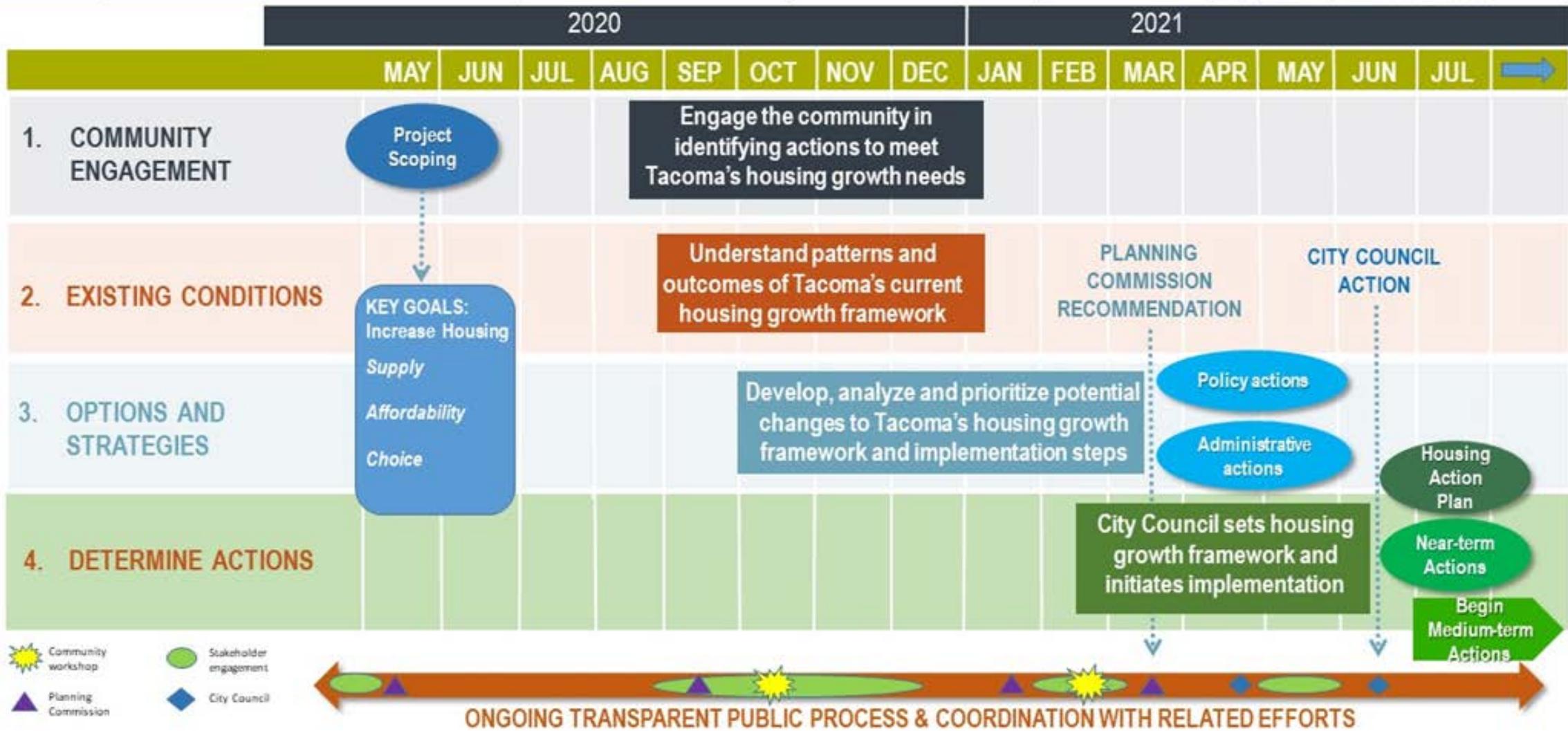
- General engagement
 - Planning Commission (lead)
 - Tacoma residents
 - City Council
 - Neighborhood and Community groups
- Targeted engagement
 - Other Commissions
 - AHAS Technical Advisory Group & TAG focus group
 - Development and housing community
 - Internal departments
 - Housing Equity Taskforce
 - Under-represented communities

Two general phases:

1. Generating Ideas
 2. Refining Ideas
- Structured around 2 online workshops
 - Focused and shared conversations
 - Many opportunities to learn and participate
 - Delegate the message



At Home In Tacoma Project: Timeline and Milestones

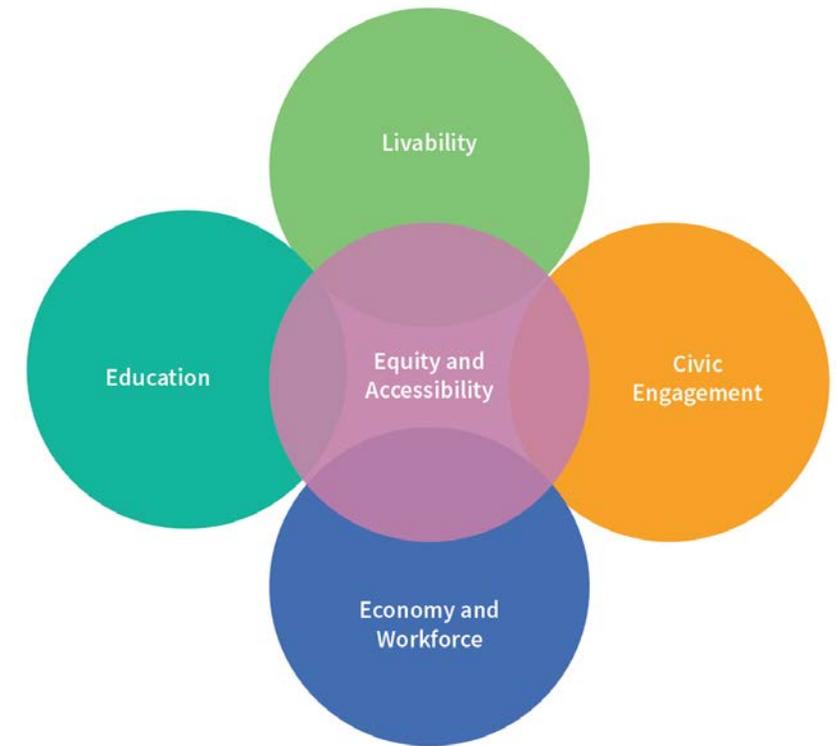


How can we increase equity?

For starters...

- Broaden engagement
- Increase housing choice in all neighborhoods
- Connect people with jobs, transit and amenities
- Reverse historic inequities
- Promote racial integration
- Reduce displacement risk
- All neighborhoods benefit from growth

What are the goals for Tacoma 2025?



Equity Housing Taskforce Scope (proposed)



OVERALL PROJECT SCOPE	Housing Equity Taskforce COLLABORATIVE TASKS	TIMELINE
Scoping	<ol style="list-style-type: none"> 1. Identify gaps in the current engagement strategy 2. Identify models and lessons from other communities 	Meetings #1 and 2 (Sept. 10 th)
Understanding current circumstances	<ol style="list-style-type: none"> 3. Summarize equity and social justice policies applicable to housing 4. Oversee equity assessment of Tacoma’s current growth strategy 5. Identify key themes to improve equity in planning and zoning actions 	Meetings #1 and #2 (Oct/Nov)
Developing proposals	<ol style="list-style-type: none"> 6. Oversee a displacement risk assessment 7. Recommendations to promote equity and antiracism in housing growth 8. Report out to both Commissions 	Meeting #3 (Nov/Dec)
Implementation strategies	<ol style="list-style-type: none"> 9. Represent the proposals to the public, stakeholders and decision-makers 	Meeting #4 (Feb/Mar 2021)



Next steps

- Co-chairs – take lead in preparing for the next meeting
- Schedule next two meetings
- Identify homework

Focus for next meeting

1. Identify gaps in the current engagement strategy
2. Identify models and lessons from other communities
3. Summarize equity and social justice policies applicable to housing
4. Oversee equity assessment of Tacoma's current growth strategy
5. Identify key themes to improve equity in planning and zoning actions

