

To: Elliott Barnett, PDS
From: Steven Sawada, CI
Re: Home in Tacoma Housing Choice Survey Results
Date: March 4, 2021



Executive Summary

As a comprehensive outreach tool for the Home in Tacoma Project Planning Commission recommendations, the Home in Tacoma Housing Choice Survey found these major insights, among many others described throughout:

Top benefits of infill housing

1. **Increased variety in housing types and price points**
2. **More people can find housing near jobs, transit, shopping, schools and parks**
3. **Promotes aging-in-place or housing family members.**

Key differences by respondent segments

- Renters and People of Color differed from homeowners/overall results around the third biggest benefit,— selecting **Reduces gentrification and encourages home ownership opportunities**

Top three concerns around infill housing

1. **Green spaces, yards and tree canopy could be lost**
2. **Infill may make housing less affordable or cause displacement**
3. **Existing viable homes could be demolished**

Key differences by respondent segments

- Top ranked responses appear to vary by neighborhood.
- People over 65 were particularly concerned that **Existing viable homes could be demolished** (ranked second)
- People of Color were very concerned that **Infill may make housing less affordable or cause displacement** ranking it their top concern by a larger margin than other racial demographic groupings.

Top three choices for infill housing type

1. **Duplex**
2. **Detached home small lot**
3. **Triplex**

Key differences by respondent segments

- This was generally consistent for respondents across neighborhoods, except in New Tacoma, where **Fourplex** was the highest ranked.
- Homeowners ranked **Detached home small lot** as their second choice, whereas renters ranked **Fourplex** second

Most popular choices for neighborhoods suitable for infill housing

1. **Central**
2. **Eastside**
3. **South Tacoma**

Key differences by respondent segments

- When segmenting responses by where respondents own neighborhoods, Central was still the most popular choice across half the city, even among respondents from Central.
- However, when segmenting these data by racial demographic groupings, Central was only the third most popular choice among People of Color, whose most popular choice was Eastside.

To accommodate Tacoma's housing shortage, most respondents were willing to accept:

1. **Buildings that are one or more stories taller**
2. **More housing units per building or lot**
3. **Incentives for developers who include some dedicated affordable units.**

Key differences by respondent segments

- The least popular sacrifice was **Reduced parking requirements**, even when analyzing data across most demographic segments.

Background

The Home in Tacoma Housing Choice Survey was administered from November 2020 through January 2021 as a broad outreach tool for the Home in Tacoma Project Planning Commission recommendations. These recommendations include housing policy changes, implementation actions, and Missing Middle Housing growth strategy changes, and pertain primarily to policy-level changes to be enacted in the One Tacoma Comprehensive Plan.

The intention of this survey was to engage and learn from as many public members as possible, including both Tacoma residents, workers and guests. As such, this is not a statistically valid survey, meaning this is a convenience sample and not statistically representative of Tacomans. However, it does provide insight into how people, both visitors and residents, feel about their housing choices and the concepts behind the Home in Tacoma program.

Methodology

The Home in Tacoma Housing Choice Survey consisted of 25 questions: three ranking questions (required), four open-ended questions/opportunity for comment (optional), three multiple-choice questions (required) and 15 demographic questions (optional).¹

For inclusivity and accessibility purposes, we did not limit the number of times a person, device or household could complete the survey. However, IP addresses were analyzed for data integrity and there were no signs of blatant misuse of the survey tool.

The survey was administered via SurveyMonkey and offered in English, Khmer, Russian, Spanish and Vietnamese. It was promoted via City social media, internal communications, an expository infill development story map, community conversations with City Council, the Housing Equity Taskforce, the Planning Commission, and 20+ stakeholder community groups.

¹Questions 1 and 3 were adapted from the City of Portland's Bureau of Planning and Sustainability's Residential Infill Project survey, February 2016.

Findings and themes

870 respondents began the Home in Tacoma Housing Choice survey, while 74% completed the required questions and submitted the survey. By design, respondents were able to complete the questions of their choosing, and as a result, the total response for each question will vary. As questions were segmented by demographic groups, our samples grew smaller with less representation among minority demographic groups.

Ranking questions:

Ranking questions that asked respondents to rank their benefits, concerns and housing type preferences composed the survey's first three questions. Each question had a unique set of statements that respondents could rank in order or select N/A for any option that did not align with their preferences. By applying a weighted average, we achieved a ranking score for each option that factored in the responses of each person who completed the question. To maintain a standard range as we analyze the responses across demographic segments, we use percentages of the ranked scores versus the scores themselves.

Question 1: Rank the following potential benefits of infill housing. Infill housing is new housing units added in an existing neighborhood

In Question 1, respondents were asked to rank nine potential benefits of infill housing—they could drag and drop, input a 1-9 rank, or select N/A. 870 respondents completed this question and the ranking of the full survey sample is pictured in **Figure 1**.

The top potential benefit that respondents identified was **Increases variety in housing types and price points**, followed by **More people can find housing near jobs, transit, shopping, schools and parks and Promotes aging-in-place or housing family members**. The lowest-ranked potential benefit was **Creates potential to generate rental income**.

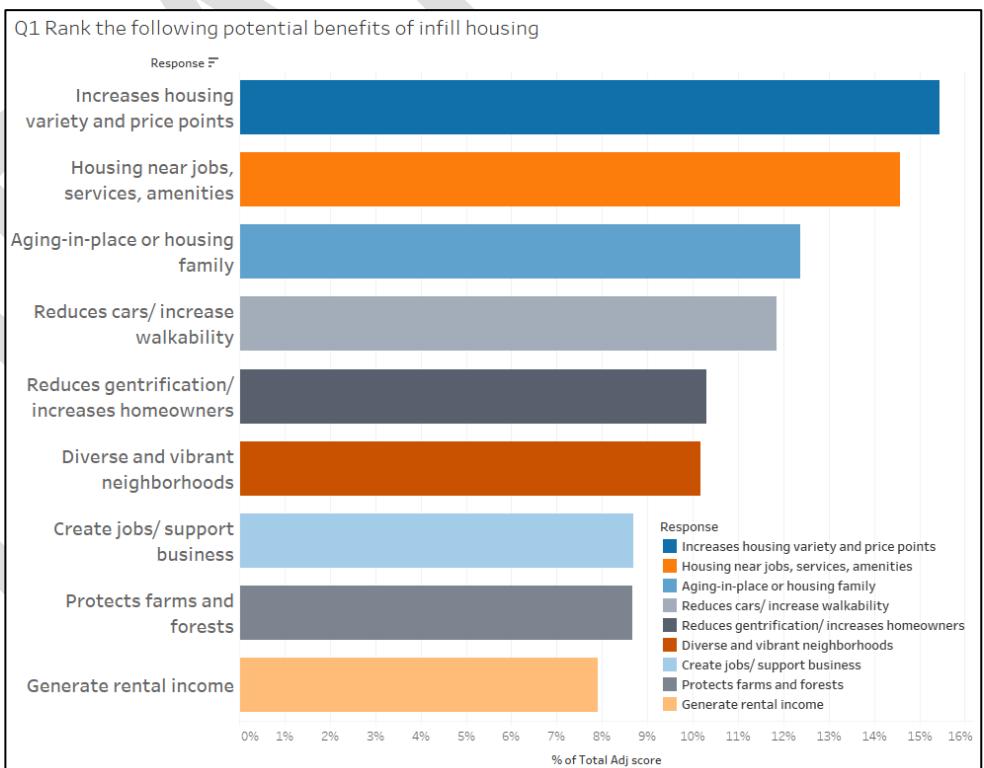


Figure 1 Q1 ranking, n=870, labels are in shorthand, see Appendix for full survey text.

Respondents' scores clustered around multiple options, implying similar perspectives between certain potential benefits. For example, the top two benefits' scores differed by only .86%—whereas scores dropped between the second and third-ranked options by nearly 2%. Similarly, the scores of the third-ranked option and the fourth-

ranked option (**Reduces car-dependency in walkable neighborhoods**) differed by .51%. The difference between the fourth and fifth-ranked option (**Reduces gentrification and encourages home ownership opportunities**) was 1.5%. The fifth and sixth-ranked options (**New homes bring diversity and vibrancy to neighborhoods**) differed little between each other (.1%). Still, both differed from the seventh (**Creates jobs and supports local businesses**) and eighth (**Creates potential to generate rental income**) by nearly 1.4%. This is relevant to this survey's intention to learn as much as possible from the public versus an exact determination of perfect public policy. In other words, respondents may have felt similarly between specific adjacent options and held a more significant difference of opinion between individual clusters of options.

Neighborhood: What neighborhood do you live in?

When these same results are segmented by respondents' neighborhood according to demographic Question 17 (response options: West End, NE Tacoma, New Tacoma, North End, Central, South Tacoma, South End and East Side), some differences in ratings begin to emerge. For example, respondents from the West End (n=67), North End (n=187), Central Tacoma (n=107) and Eastside (n=65) ranked **Increases variety in housing types and price points** and **More people can find housing near jobs, transit, shopping, schools and parks** as their top first and second potential benefits, respectively. Respondents from New Tacoma (n=51) and the South End (n=45) had the same top two, in reverse order. Respondents from NE Tacoma (n=17) ranked **Increases variety in housing types and price points** and **Promotes aging-in-place or housing family members** as their respective top two. In contrast, respondents in South Tacoma (n=28) ranked **More people can find housing near jobs, transit, shopping, schools and parks** and **Promotes aging-in-place or housing family members** as theirs—please note the smaller sample for both groups (See Appendix Q1).

Renter-owner: Do you rent or own the place you live?

When segmenting these results by whether the respondent rents or owns their home, according to their response to demographic Question 19 (response options: Rented by you or someone in this household, owned by you or someone in this household), perspectives on potential benefits between renters (n=141) and owners (n=485) were relatively aligned. Both groups ranked **Increases variety in housing types and price points** and **More people can find housing near jobs, transit, shopping, schools and parks** as their top first and second potential benefits, respectively. A critical difference between these groups is their perspectives on the third-ranked benefit. Renters indicated their third most important potential benefit was **Reduces gentrification and encourages home ownership opportunities**. Whereas owners ranked **Promotes aging-in-place or housing family members** as their third most important benefit. See Appendix Q1.

Age

A similar trend occurs when we segment results by respondents' age according to their response to demographic Question 20 (response options: 17 and under, 18-24, 25-34, 35-44, 45-54, 55-64, 65-74, 75 and over). In grouping age categories to create larger samples, **Increases variety in housing types and price points** and **More people can find housing near jobs, transit, shopping, schools and parks** were the top first and second potential benefits, respectively, for respondents under 45 (n=320), 45-64 (n=246), and 65 and over (n=62). Respondents who were 45-64 and 65 and over both identified **Promotes aging-in-place or housing family members**, **Reduces car-dependency in walkable neighborhoods** as their third and fourth choices respectively. However, respondents under 45 ranked **Reduces car-dependency in walkable neighborhoods** and **Reduces gentrification and encourages home ownership opportunities** as their third and fourth choices, respectively. See Appendix Q1.

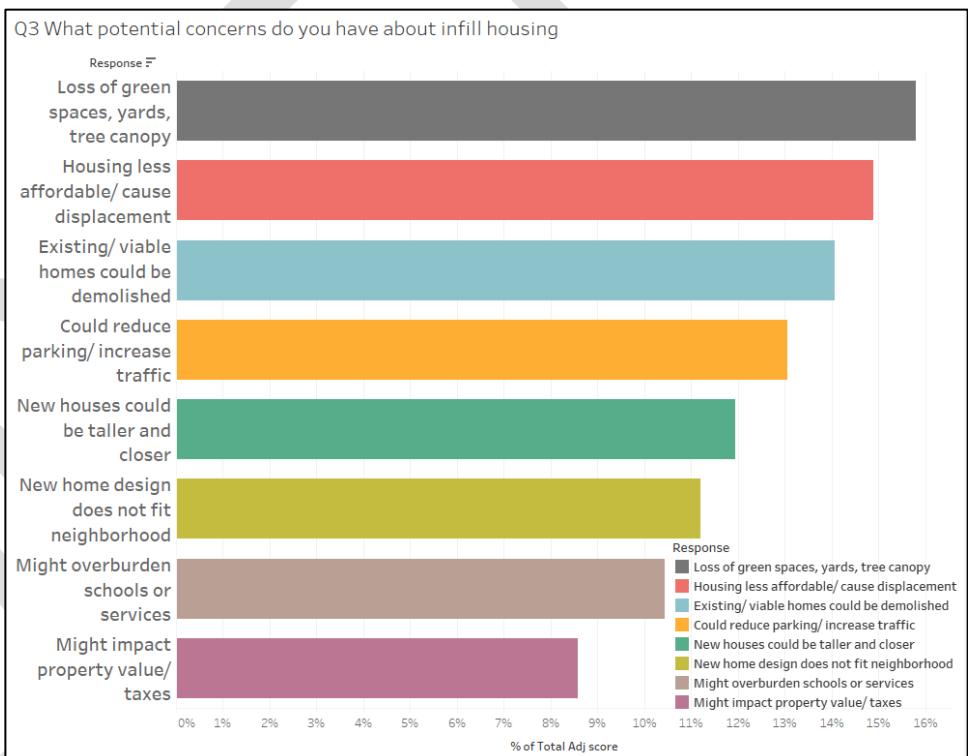
Race

Looking at these responses by racial demographic groupings, respondents who identified as People of Color (n=66), White/Caucasian people (n=440), or people who identified with multiple races including White/Caucasian (n=60), ranked **Increases variety in housing types and price points** and **More people can find housing near jobs, transit, shopping, schools and parks** as their top potential benefit. Third-ranked options varied among these demographic categories: White/Caucasian people ranked **Reduces car-dependency in walkable neighborhoods** as their third, while People of Color ranked **Reduces gentrification and encourages home ownership opportunities** theirs, and people who identified with multiple races including White/Caucasian ranked **Promotes aging-in-place or housing family members** as theirs. In terms of the least favorable potential benefit, respondents who were White/Caucasian or multiple races including White/Caucasian, ranked **Creates potential to generate rental income** as theirs, and People of Color ranked **Infill in Tacoma helps protect Pierce County farms and forests** as their lowest-ranked potential benefit. See **Appendix Q1**.

Question 3: What potential concerns do you have about infill housing?

In Question 3, respondents were asked to rank eight concerns about infill housing—they could drag and drop, input a 1-8 rank, or select N/A. 784 respondents completed this question, and the ranking of the full survey sample is pictured in **Figure 2**.

The top three concerns that respondents identified were **Green spaces, yards and tree canopy could be lost**, followed by **Infill may make housing less affordable or cause displacement** and **Existing viable homes could be demolished**. The lowest-ranked concern was **Infill might impact my property value or property taxes**.



Neighborhood

Figure 2 Q3 ranking, n=784, labels are in shorthand, see Appendix for full survey text.

When these same results are segmented by respondents' neighborhood, there was less alignment in the ranking than with Question 1. Central (n=107) and South Tacoma (n=28) respondents ranked **Green spaces, yards and tree canopy could be lost** and **Existing viable homes could be demolished** as their top two concerns, respectively. However, South Tacoma ranked **New housing could reduce available on-street parking or increase street traffic** as their third top concern. At the same time, **Infill may make housing less affordable or cause displacement** was Central's. The West End (n=67), Eastside (n=65), South End (n=45) and New Tacoma (n=51) all ranked **Infill may make housing less affordable or cause displacement** among their top two concerns, while North End ranked it as their third.

Similarly, **Green spaces, yards and tree canopy could be lost** was among the top two concerns across all neighborhoods except New Tacoma, which ranked it as their third concern. NE Tacoma (n=17) was unique in ranking **New houses could be taller or closer together than other nearby houses** as their top concern (See Appendix Q3).

Renter-owner

Renters (n=141) and owners (n=485) ranked **Infill may make housing less affordable or cause displacement**, **Green spaces, yards and tree canopy could be lost** and **Existing viable homes could be demolished** among their top three concerns. However, renters ranked **Infill may make housing less affordable or cause displacement** as their top concern (2.2% higher than their second-ranked concern). In contrast, owners ranked **Green spaces, yards and tree canopy could be lost** as their top concern (2% higher than their second concern) (See Appendix Q3).

Age

Respondents under 45 (n=320) and those 45-64 (n=246) ranked **Green spaces, yards and tree canopy could be lost**, followed by **Infill may make housing less affordable or cause displacement** and **Existing viable homes could be demolished** as their top three concerns, respectively, which is aligned with the full results. However, respondents 65 and over (n=62) ranked **Green spaces, yards and tree canopy could be lost**, **Existing viable homes could be demolished**, and **New housing could reduce available on-street parking or increase street traffic** as their top three respectively (See Appendix Q3).

Race

Looking at these rankings by racial demographic groupings, White/Caucasian respondents (n=440) ranked **Green spaces, yards and tree canopy could be lost** and **Infill may make housing less affordable or cause displacement** as their top two concerns about infill, respectively. People who identified with multiple races including White/Caucasian (n=61) had the same concerns ranked in their top two, but in inverse order. People of Color were concerned about **Infill may make housing less affordable or cause displacement** foremost, followed by **Existing viable homes could be demolished**. Respondents across all these demographic groupings considered **Infill might impact my property value or property taxes** their lowest potential concern. **Appendix Q3.**

Question 5: What housing types do you feel are a good fit for increasing housing choice in your neighborhood?

Question 5 was a ranked image question where respondents were asked to rank eight housing types that they thought would be most fitting in their neighborhood. They were asked to drag and drop eight different images, input a 1-8 rank, or select N/A. 663 respondents completed this question, and the ranking of the full survey sample is pictured in **Figure 3**.

The top three housing types that respondents identified as good fits for their neighborhood were **Duplex**, followed by **Detached home-small lot** and **Triplex**. The lowest-ranked concern was **Cohousing/Shared housing**.

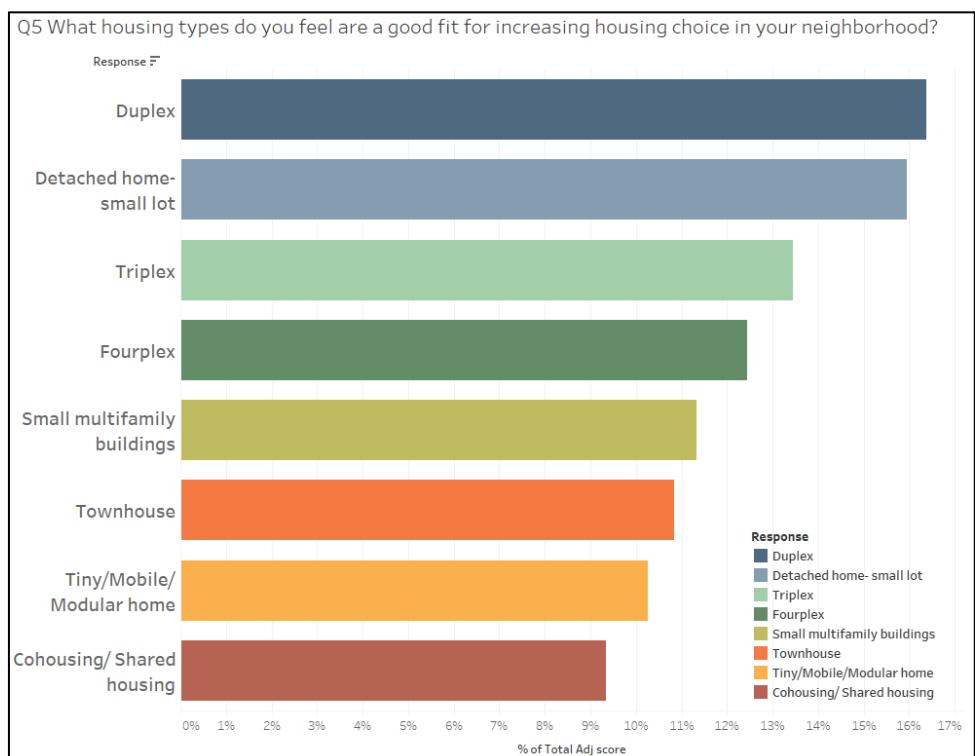


Figure 3 Q5 ranking, n=663, labels are in shorthand, see Appendix for full survey text.

Neighborhood

Respondents from Eastside (n=65), South End (n=45), North End (n=185) and Central Tacoma (n=107) ranked **Duplex**, **Detached homes on small lot** and **Triplex** as their top three preferred housing types, respectively, for their neighborhood, while respondents from the West End (n=67) and NE Tacoma (n=17) ranked **Detached homes on small lot**, **Duplex** and **Triplex** as their respective top three. Respondents from New Tacoma (n=51) were unique in ranking **Fourplex** as their top preferred housing type and **Small multifamily buildings** as their third-ranked housing type, which was in the bottom half of all other neighborhoods' rankings. Similarly, South Tacoma respondents (n=28) ranked **Tiny/Mobile/Modular home** as their third-highest preferred housing type. In contrast, nearly all other neighborhoods ranked it in their bottom half (except the South End, which ranked it fourth). See Appendix Q5.

Renter-owner

Renters (n=141) and owners (n=482) rated **Duplex** as their top preferred housing type and **Triplex** as their third. However, renters rated **Fourplex** as their second preferred housing type, while owners ranked **Detached homes on small lot** as their second. See Appendix Q5.

Age

Respondents under 45 (n=319), those 45-64 (n=244) and those 65 and over (n=62) all ranked **Duplex**, **Detached home-small lot** and **Triplex** as their top three preferred housing types, respectively, which is aligned with the full results. See Appendix Q5.

Race

There was agreement across respondents who identified as White/Caucasian (n=437), multiple races including White/Caucasian (n=61), and People of Color (n=65), around their top three choices for infill housing types that are good fits for their neighborhood: **Duplex**, **Detached home-small lot** and **Triplex**, respectively. **People of color** did seem more favorable to **Townhouses**, ranking it the fourth most preferred infill housing type. Whereas respondents identifying as White/Caucasian and multiple races including White/Caucasian ranked Townhouses second and third to last, respectively. Appendix Q5.

Select-all questions

Question 7: What neighborhoods do you feel are most suitable for infill housing?

Question 7 was a select-all question where respondents could select any or all responses but could only select each response once. 666 respondents completed this question, and the ranking of the full survey sample is pictured in **Figure 4**.

There was little difference among the three most popular choices—only three more people selected **Central** (427 people, 64.1% of participants) over **Eastside** and **South Tacoma**, which were both selected by 424 participants (63.7%). There was only a 19 person difference between the first (**Central**) and seventh choice (**North End**). However, there was a 51 person drop-off between **North End** and **Northeast Tacoma**, which was selected by the least amount of respondents (345, 51.8%).

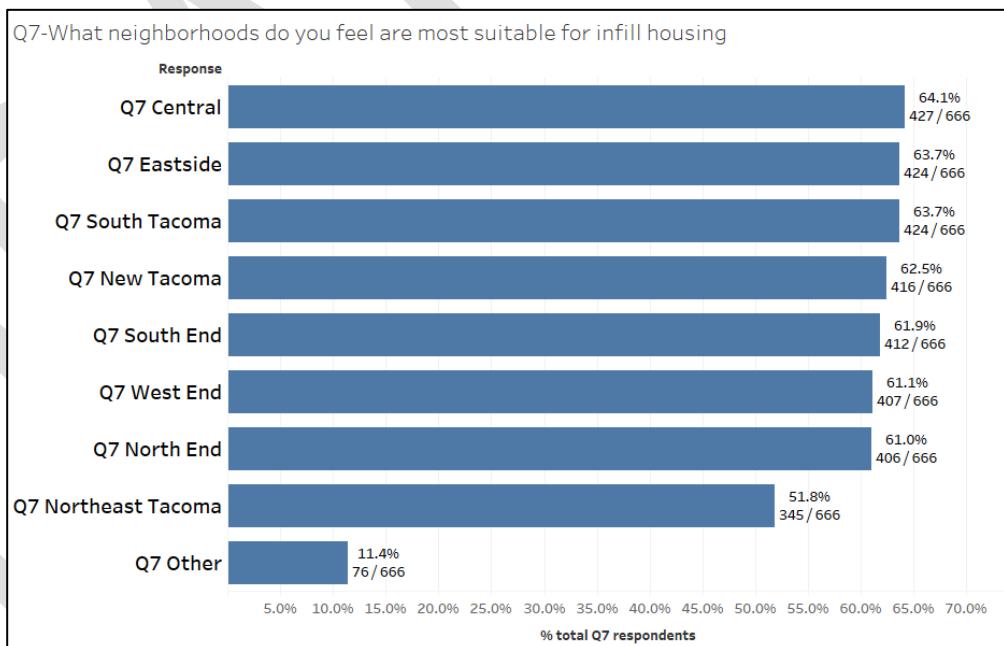


Figure 4 Q7 select-all, n=666

Neighborhood (See Appendix Q7 for charts)

One compelling issue to explore when segmenting these data by neighborhood is whether people believe their own neighborhoods are right for infill development and which other neighborhoods they may perceive are best for infill. Looking at the response to Question 7 by respondents' neighborhood, **Central** was the most popular option for respondents from Central (n=107, 79% of respondents selected it)—the only location where a person's neighborhood was the most popular response. Simultaneously, across most neighborhoods, the first and fourth

most popular options were off by no more than five people, except North End (n=187, a difference of 11 people between the first and fourth most popular choices). In nearly all neighborhoods except two, one's neighborhood was among the top four most popular choices. For North End respondents, **North End** was penultimate in popularity, and for Northeast respondents (n=17), **Northeast** was the least popular.

Another observation that may offer insight is which neighborhood appeared most often among the top two selected choices. **Central** was among the top two most popular choices for infill among respondents from the West End (n=67), North End, Northeast, New Tacoma (n=51) and Central. However, **Central** was a less popular choice among respondents from South Tacoma (n=28), South End (n=45) and Eastside (n=65)—instead appearing among the lowest four options. In contrast, **North End** was among the first two most popular choices for South Tacoma, South End, and Eastside respondents. **Northeast Tacoma** was the least popular choice for infill among respondents from most neighborhoods, except for respondents from South End and Eastside, where **Central** and **New Tacoma** were the least popular, respectively.

Renter-owner

Among renters (n=141), **North End** was the top location most suitable for infill housing (94 people) and **Central** the second (92 people). However, among owners (n=485), **Eastside** and **South Tacoma** were tied at the top, with 316 people selecting them. Among renters, **Eastside**, **South Tacoma**, and **New Tacoma** were each selected by 84 people, tying these options for the second to least popular. **Eastside**, **South Tacoma** and **Central** were the most popular choices among owners. See Figure 5.

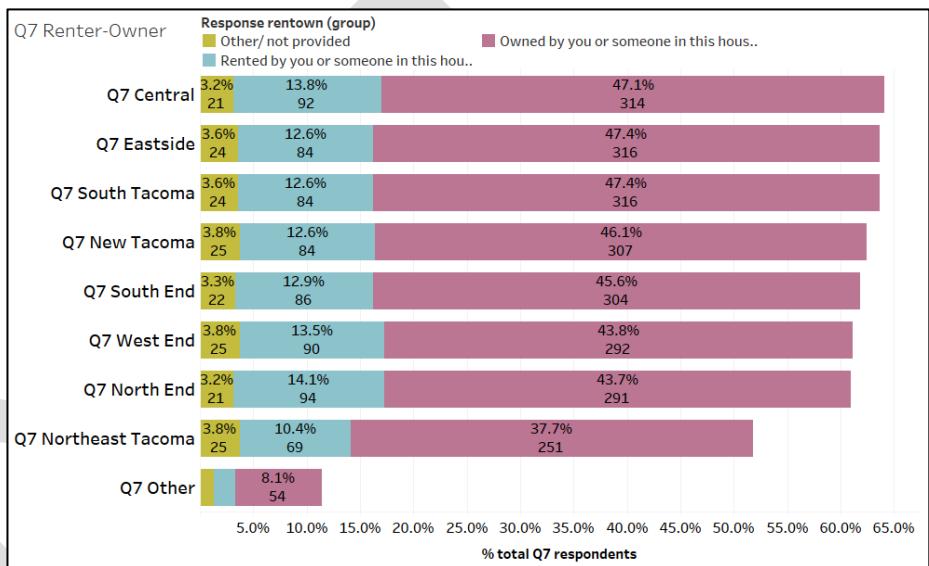


Figure 5 Q7 by Renter-owner: Not provided, n=40; Rented, n=141; Owned, n=485

Age

Among respondents Under 45 (n=320) and respondents 65 and over (n=62), **Central** was the most popular location suitable for infill housing. For respondents 45 to 64 (n=246), the first (tied between **Eastside** and **South Tacoma**) and fifth (tied between **Central** and **Southend**) most popular choices only differed by two people (153 versus 151 people). The least popular location among these age ranges was **Northeast Tacoma**. See Figure 6.

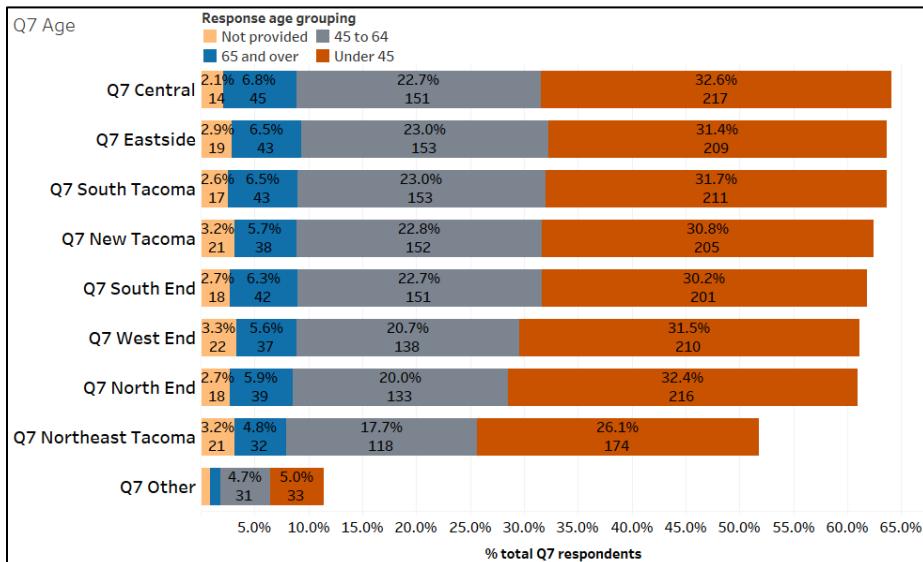


Figure 6 Q7 by Age: Not provided, n=38; Under 45, n=320; 45-64, n=246; 65 and over, n=62

Income

North End was the first or second most popular choice among respondents making below \$43,000 (n=81) and respondents making between \$43,000-68,999 (n=95), respectively. The **West End** was the most popular location among respondents earning \$43,000-68,999, but the least among respondents earning \$69,000-99,999 (n=128). Among respondents earning \$69,000-99,999, there was little variation among the top three selected locations; **South End** and **Eastside** were tied with 80 people, followed by **South Tacoma** at 79 and **New Tacoma** at 78. Among respondents earning \$100,000 and above (n=310), **Central** was the most popular location, while it was in the bottom four for all other income groups. **Northeast Tacoma** was the least popular among respondents from all income ranges except \$69,000-99,000. See Figure 7.

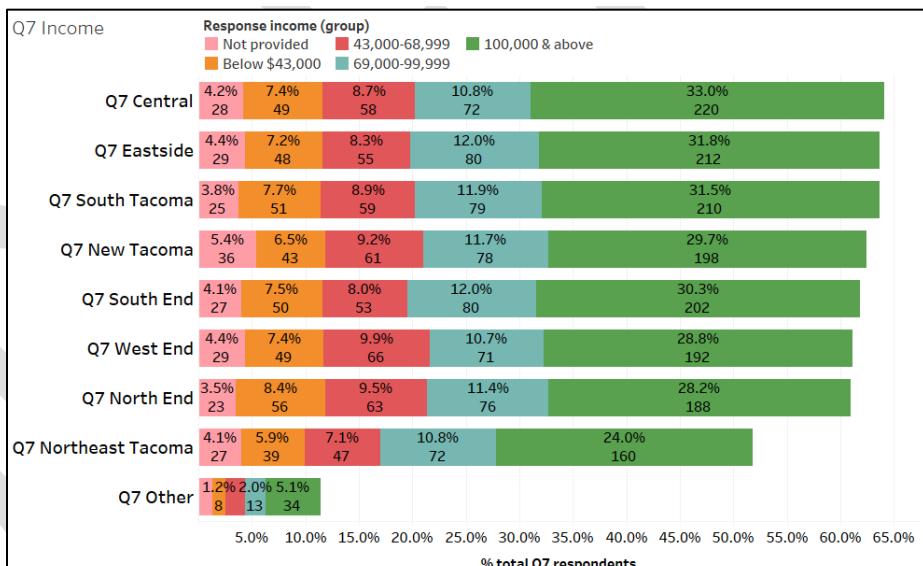


Figure 7 Q7 by Income: Not provided, n=52; Below \$43,000, n=81; \$43,000-68,999, n=95; \$69,000-99,999, n=128; \$87; \$100,000 & above, n=310

Race

Among White/Caucasian respondents (n=440), **Central** was the most popular location for infill (299 people); however, among People of Color (n=66), **Central** was the third most popular (41 people). The second most popular among White/Caucasian people was **New Tacoma** (294 people), and the third most popular was **North End** (285 people). The least popular location for infill among White/Caucasian people, and people who identified with multiple races including White/Caucasian (n=60), was **Northeast Tacoma** (234 people and 28 people, respectively).

Among People of Color, the top three most popular locations were off by only three people, and the second most popular was a three-way tie between **South End, West End, North End** (all with 42 people). The most popular location for People of Color was **Eastside** (44 people), and their least popular location was **New Tacoma** (30 people).

Among people who identified with multiple races including White/Caucasian, the **South Tacoma** was their most popular choice, followed closely by **Eastside**.

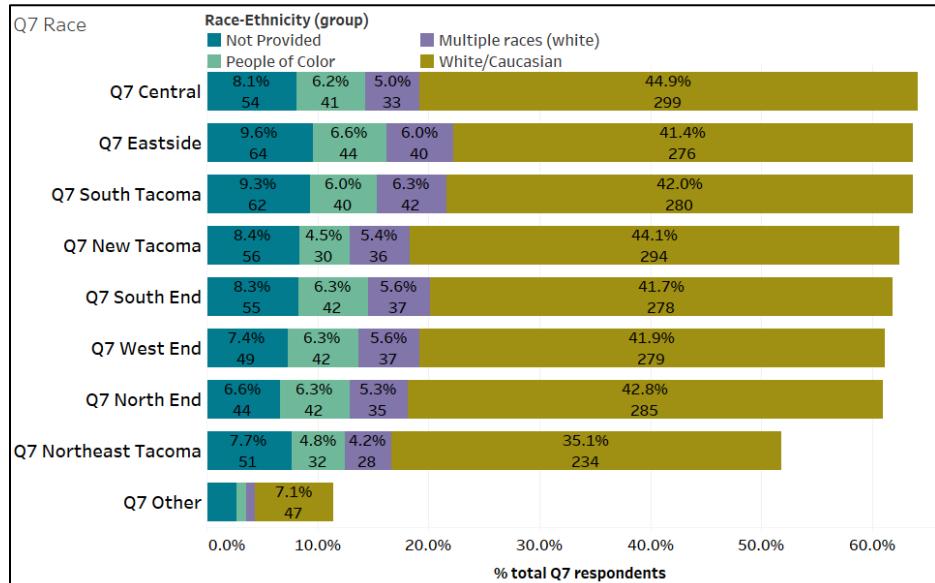


Figure 8 Q7 by Race: Not Provided (n=100), People of Color (n=66), Multiple races (white, n=60), White/Caucasian (n=440)

Question 9: As a way to address the housing shortage and create affordable housing options, I would be willing to see the following along commercial areas and along major streets.

Question 9 was a select-all question where respondents could select any or all responses but could only select each response once. 664 respondents completed it, and the full survey sample's ranking is pictured in **Figure 9**.

Of the choices respondents had for tradeoffs they would be willing to see along commercial areas and major streets, the most popular was **Buildings that are one or more stories taller** (494 people), followed by **More housing units per building or lot** (439 people) and **Incentives for developers who include some dedicated affordable units** (433 people).

There was a clear drop off in the popularity for **Reduced building setbacks** (283 people) and **Incentives for developers building market-rate housing** (264 people), and coming in the least popular, **Reduced parking requirements** (257 people).

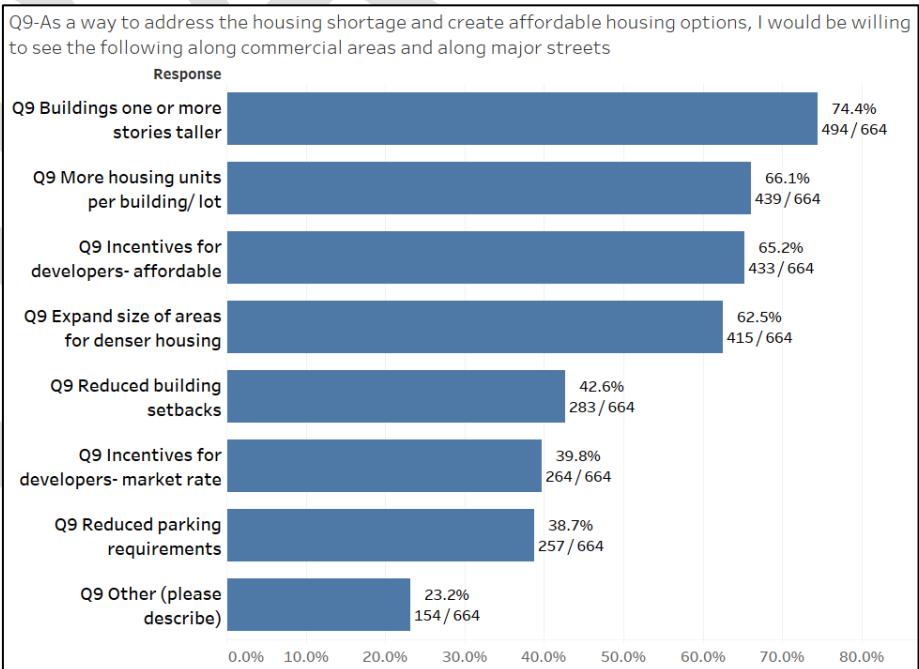


Figure 9 Q9 select-all, n=664

Neighborhood (See Appendix Q9 for charts)

Across all neighborhoods, the most popular tradeoff selected was **Buildings that are one or more stories taller**. **More housing units per building or lot** was the second most selected option among respondents from Central, South Tacoma, South End and Eastside. Whereas **Expand the number or size of areas where denser housing is allowed** was the second most popular among Northeast and New Tacoma respondents, while **Incentives for developers who include some dedicated affordable units** was the second most popular among respondents from West End and North End.

Reduced parking requirements was the least popular choice among respondents from nearly all neighborhoods, except for respondents from Central and New Tacoma, where the least popular tradeoff was **Incentives for developers building market-rate housing**.

Renter-owner

Among renters (n=141) and owners (n=483), the most popular tradeoff selected was **Buildings that are one or more stories taller**. Among both groups, the second, third and fourth most popular tradeoffs were all clustered with a difference of 5 people for renters and 22 people for owners. **Incentives for developers building market-rate housing** was the least popular choice among renters (48 people), whereas **Reduced parking requirements** was the least popular option among owners (180 people). See Figure 10.

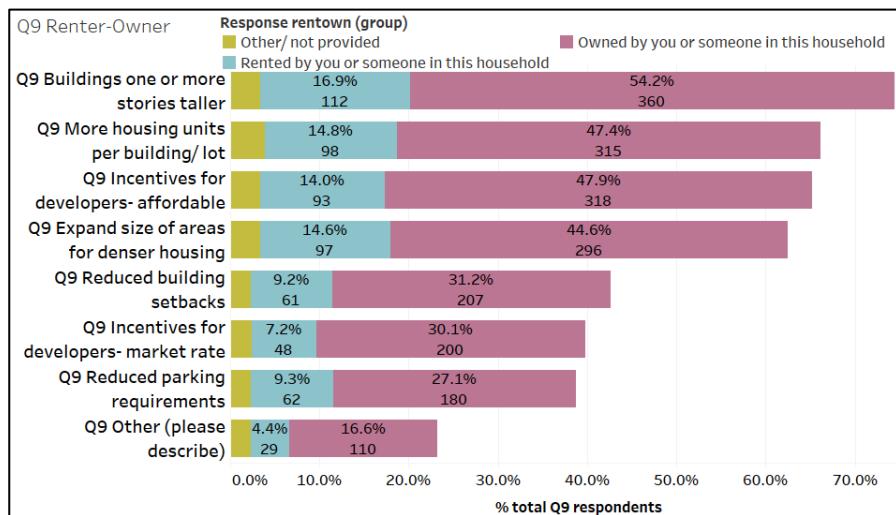


Figure 10 Q9 by Renter-owner: Not provided, n=40; Rented, n=141; Owned, n=483

Age

Among respondents Under 45 (n=319) and respondents 45 to 64 (n=245), **Buildings that are one or more stories taller** was the most popular tradeoff they were willing to offer, along commercial areas and along major streets. The most popular choice among respondents 65 and over was **Incentives for developers building market-rate housing**, off by just one person from their second most popular choice, **Buildings that are one or more stories taller**. The second most popular choice among respondents 45 to 64 was **Incentives for developers building market-rate housing** (151 people) and **More housing units per building or lot** among respondents Under 45 (236 people). The least popular tradeoff among respondents 65 and over and 45 to 64 was **Reduced parking requirements** (17 and 69 people, respectively). Incentives for developers building market-rate housing was the least popular among respondents Under 45 (139 people). See Figure 11.

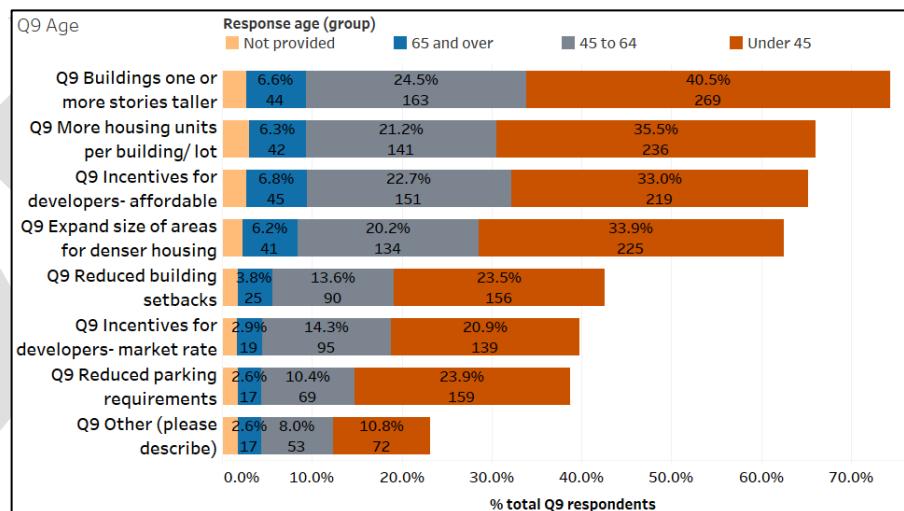


Figure 11 Q9 by Age: Not provided, n=38; Under 45, n=319; 45-64, n=245; 65 and over, n=62

Income

Among respondents from nearly all income groups, except those earning between \$43,000-68,999 (n=95), **Buildings that are one or more stories taller** was the most popular tradeoff among respondents from all income groups. Among respondents earning between \$43,000-68,999, **Incentives for developers building market-rate housing** was the most popular choice (66 people), which was the second most popular among respondents earning Below \$43,000 (tied with **More housing units per building or lot** at 48 people, n=81) and second most popular among people earning \$100,000 and above (218 people, n=308), and fourth most popular for people earning between \$69,000 and 99,999 (76 people, n=128). The second most popular choice among people earning between \$69,000 and 99,999 was **More housing units per building or lot**. See Figure 12.

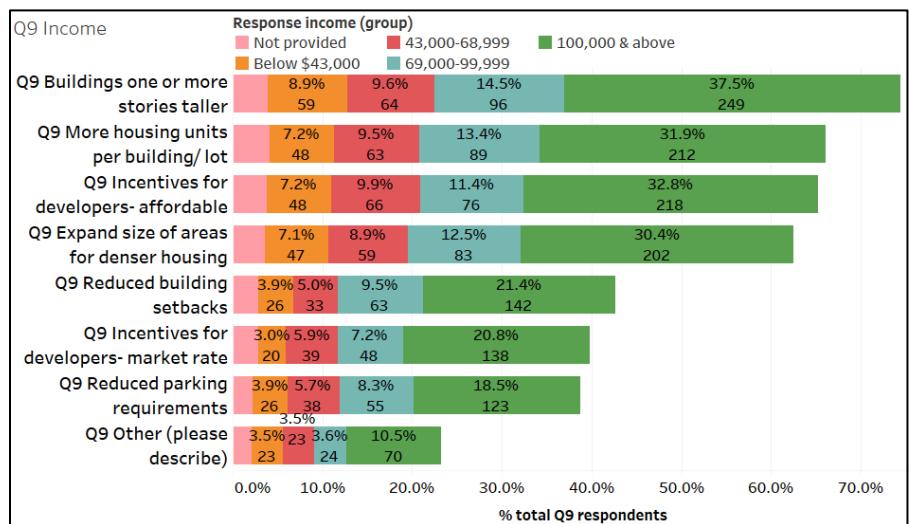


Figure 12 Q9 by Income: Not provided, n=52; Below \$43,000, n=81; \$43,000-68,999, n=95; \$69,000-99,999, n=128; \$87; \$100,000 & above, n=308

Race

Among People of Color (n=47), people who identified with multiple races including White/Caucasian (n=60), and White/Caucasian respondents (n=438), the most popular tradeoff selected was **Buildings that are one or more stories taller** (47, 44 and 350 people respectively). Across these groups, **More housing units per building or lot**, **Incentives for developers building market-rate housing** and **Expand the number or size of areas where denser housing is allowed** all ranked between second and fourth most popular choices, with minimal difference in the number of people who selected these choices. This clustering occurs again across racial demographic categories for the final, three most popular choices.

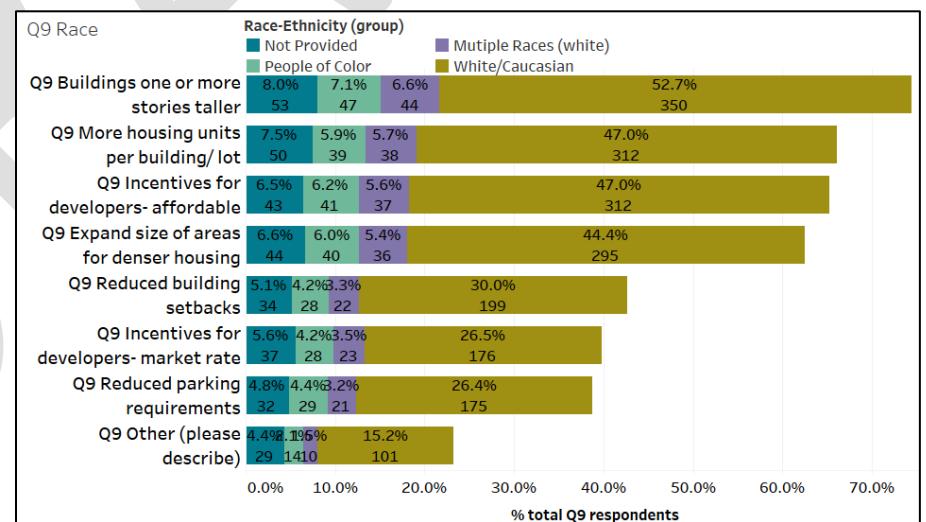


Figure 13 Q9 by Race: Not provided (n=100), People of Color (n=66), Multiple races (white, n=60), White/Caucasian (n=438)

Freeform questions

Analysis of freeform questions will be provided in a separate memo. Because they received the fewest responses while requiring the greatest amount of attention to review, they will be prioritized as a supplemental to this memo.

Demographics

Please see **Appendix Demographics** for charts from our demographic questions. As previously noted, some responses were grouped to achieve larger samples for more meaningful representation and analysis.

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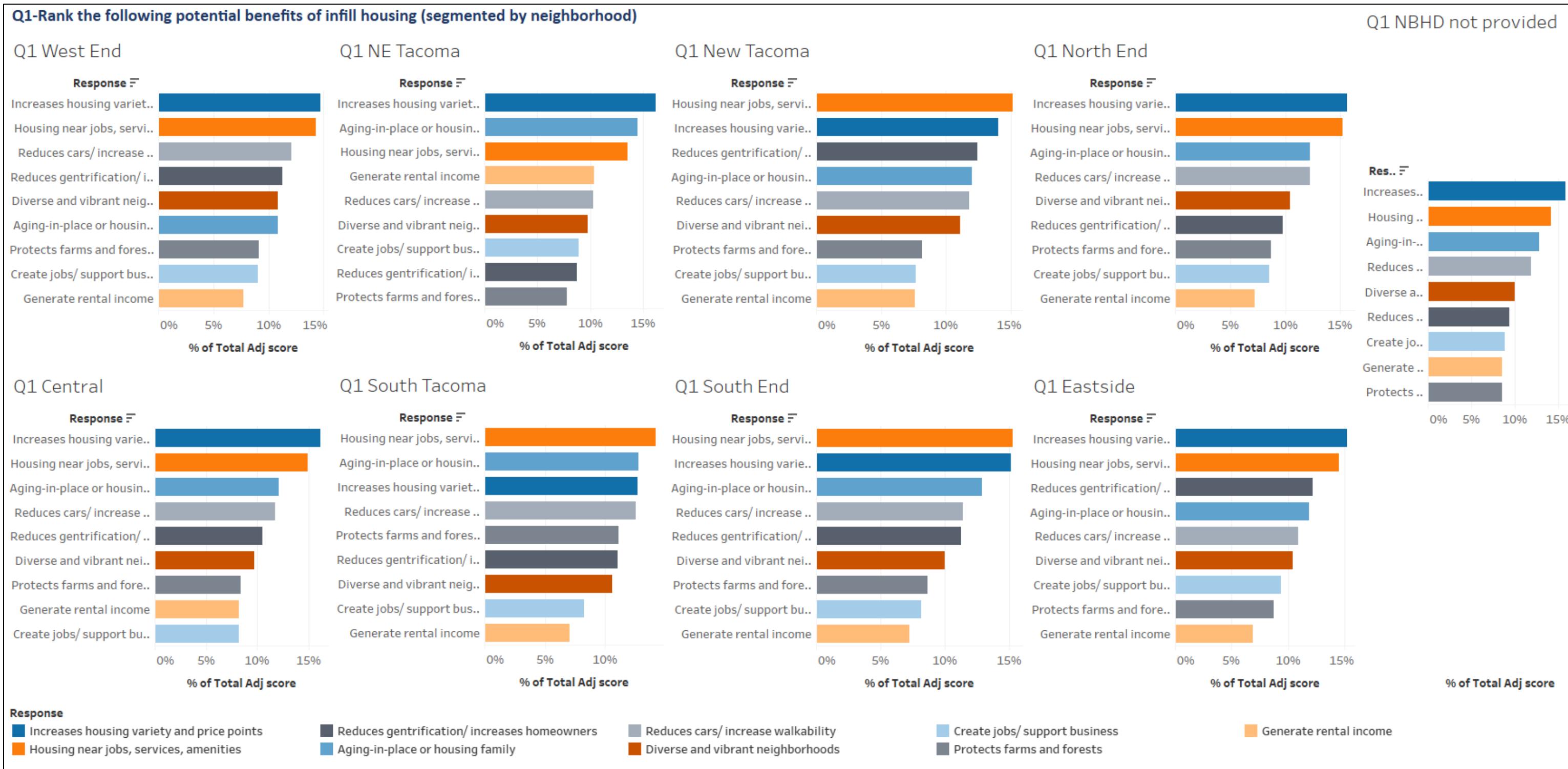
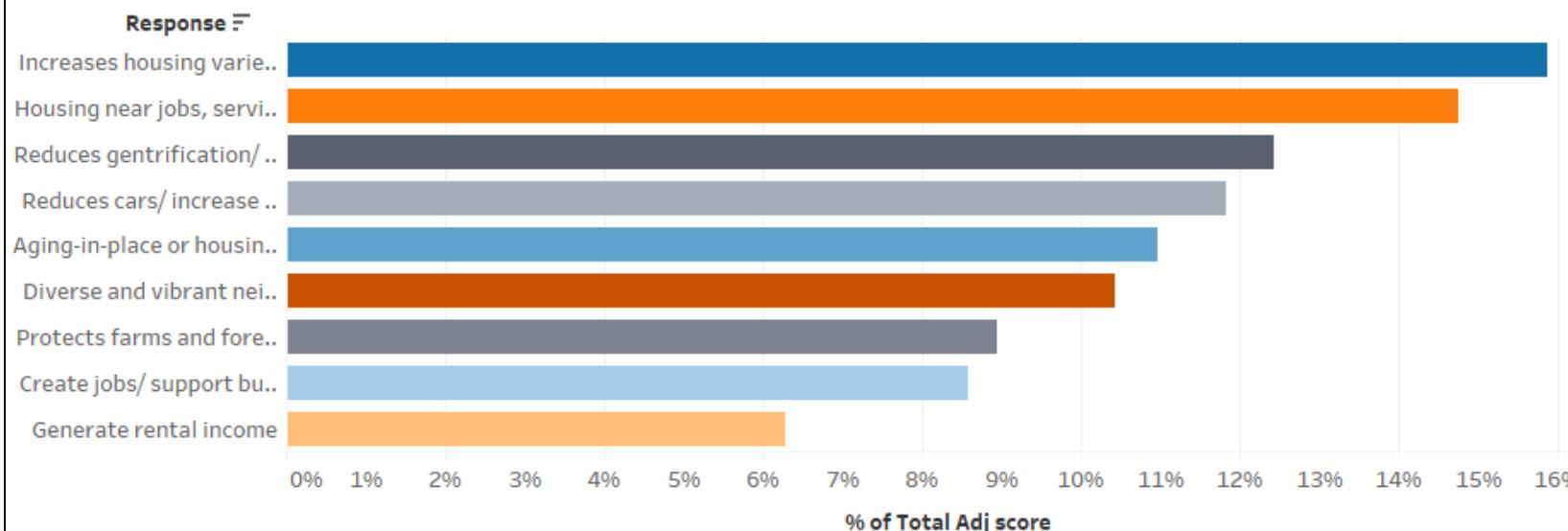


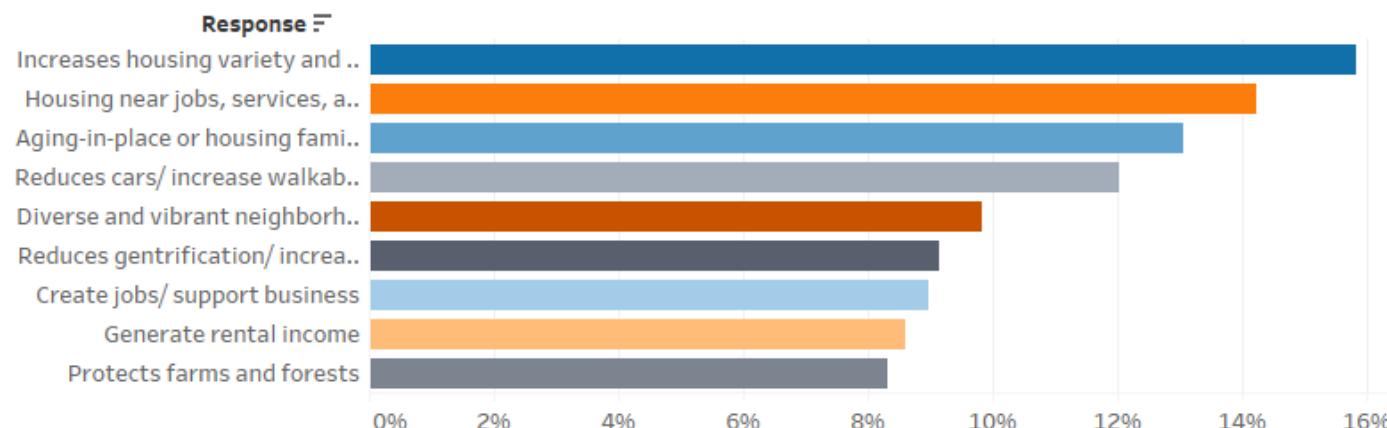
Figure 14 West End (n=67), North End (n=187), Central Tacoma (n=107), Eastside (n=65), New Tacoma (n=51), South End (n=45), NE Tacoma (n=17), South Tacoma (n=28), NBHD not provided (n=303)

Q1-Rank the following potential benefits of infill housing (segmented by owner/ renter)

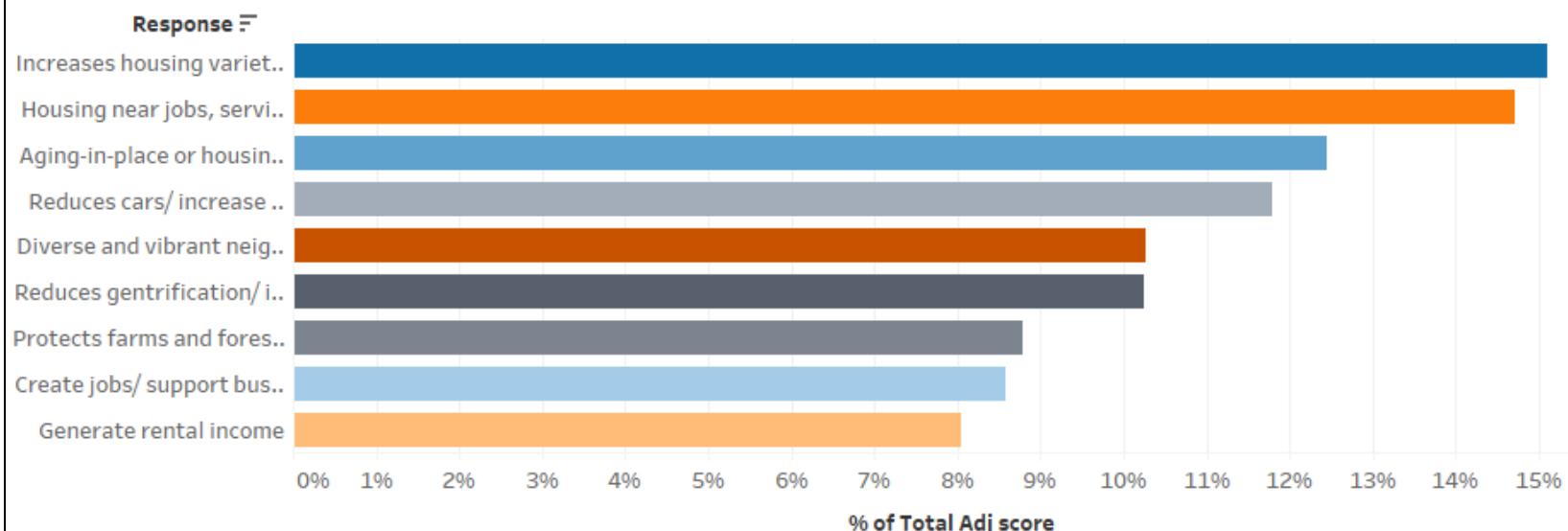
Q1 Renter



Q1 RO not provided



Q1 Owner



% of Total Adj score

Response

■ Increases housing variety and price points
■ Housing near jobs, services, amenities

■ Aging-in-place or housing family
■ Reduces cars/ increase walkability

■ Diverse and vibrant neighborhoods
■ Reduces gentrification/ increases homeowners

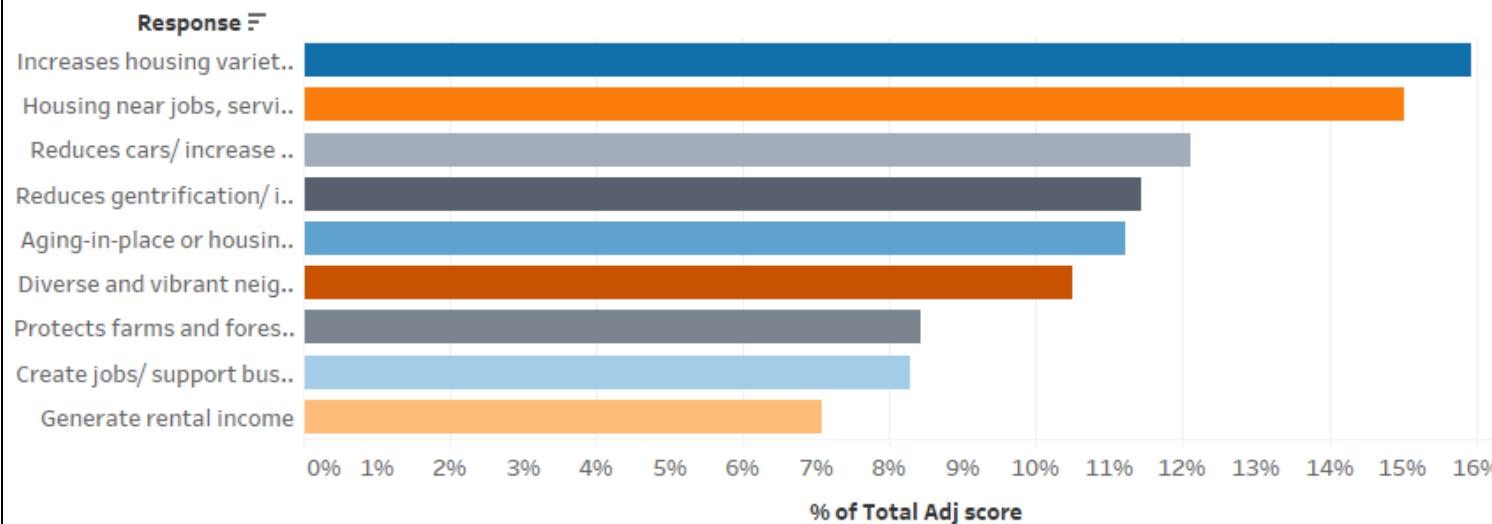
■ Create jobs/ support business
■ Generate rental income

■ Protects farms and forests

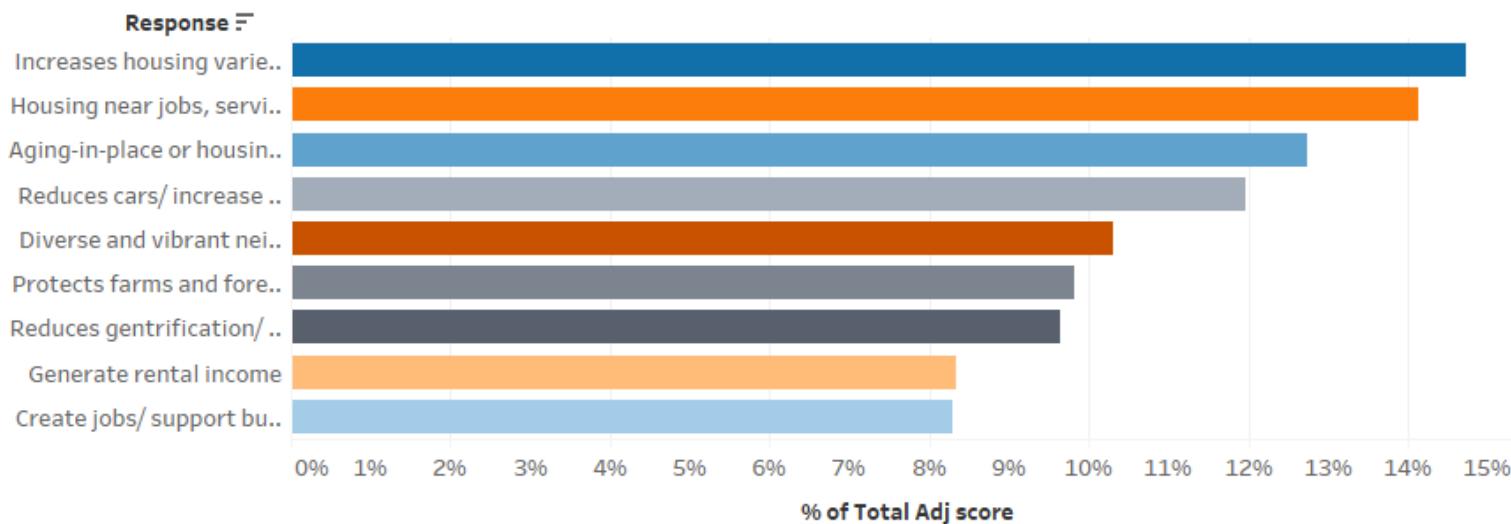
Figure 15 Renters (n=141), owners (n=485), RO not provided (n=244)

Q1-Rank the following potential benefits of infill housing (segmented by age)

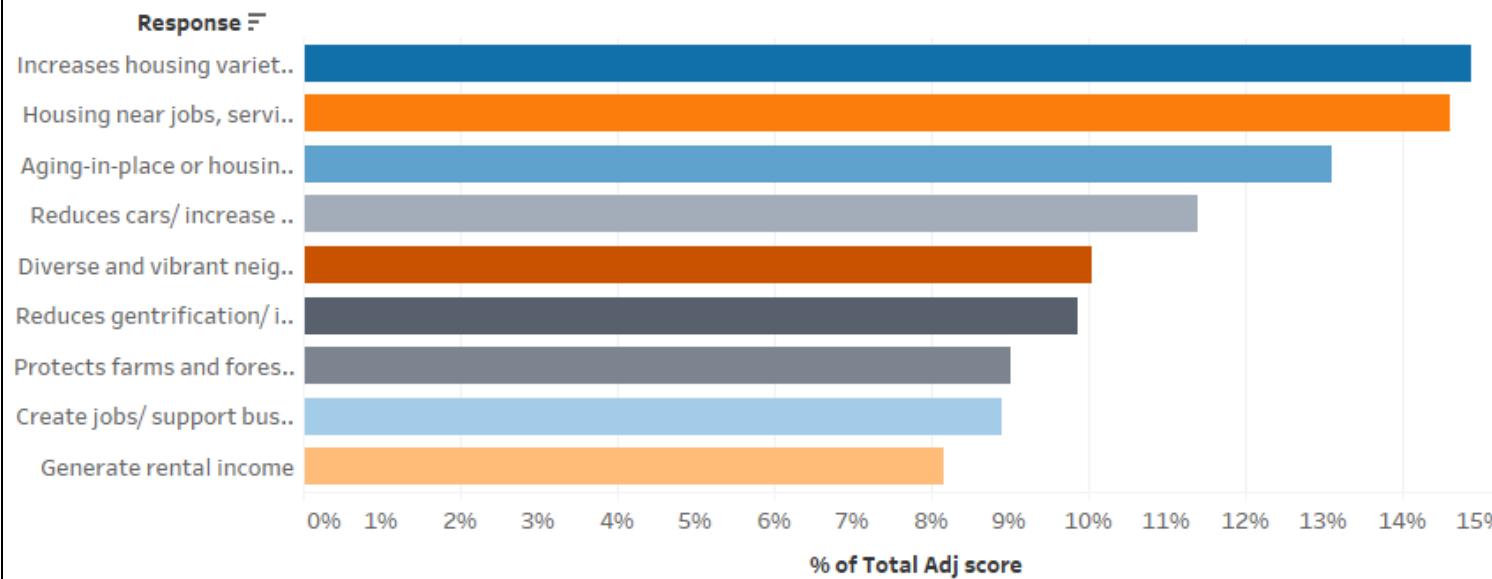
Q1 Under 45



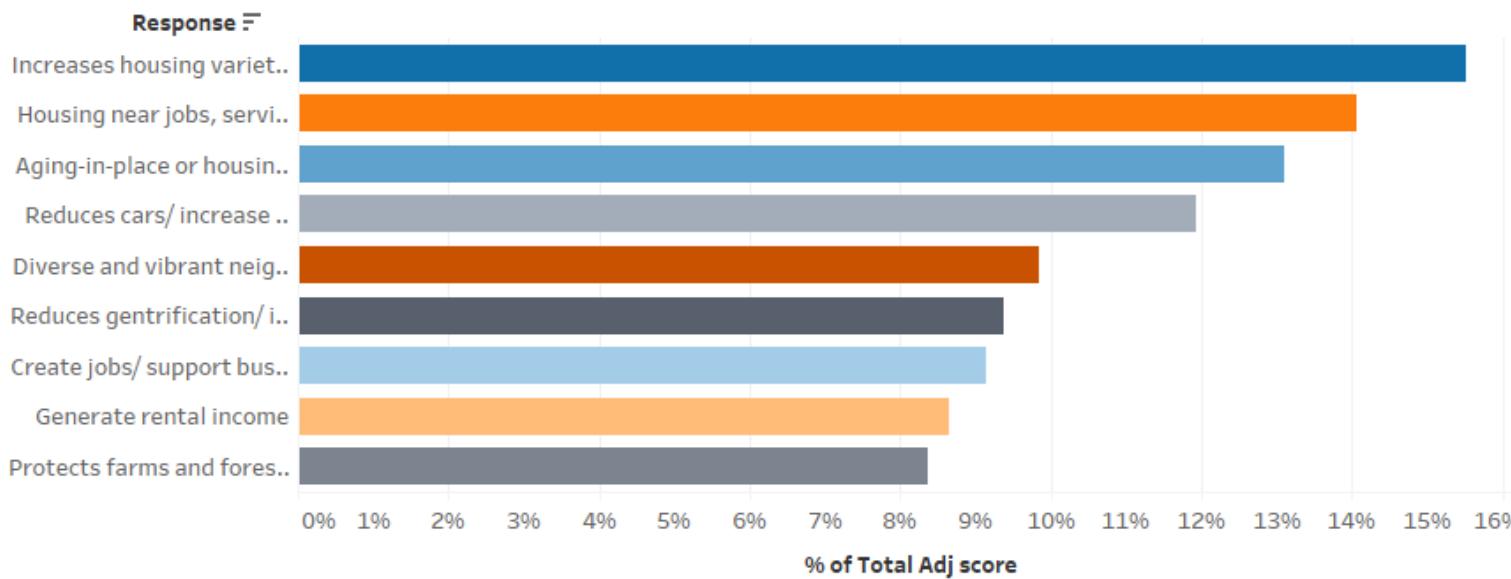
Q1 65 and Over



Q1 45 to 64



Q1 Age not provided



Response

■ Increases housing variety and price points
■ Housing near jobs, services, amenities

■ Reduces cars/ increase walkability
■ Reduces gentrification/ increases homeowners

■ Aging-in-place or housing family
■ Diverse and vibrant neighborhoods

■ Protects farms and forests
■ Create jobs/ support business

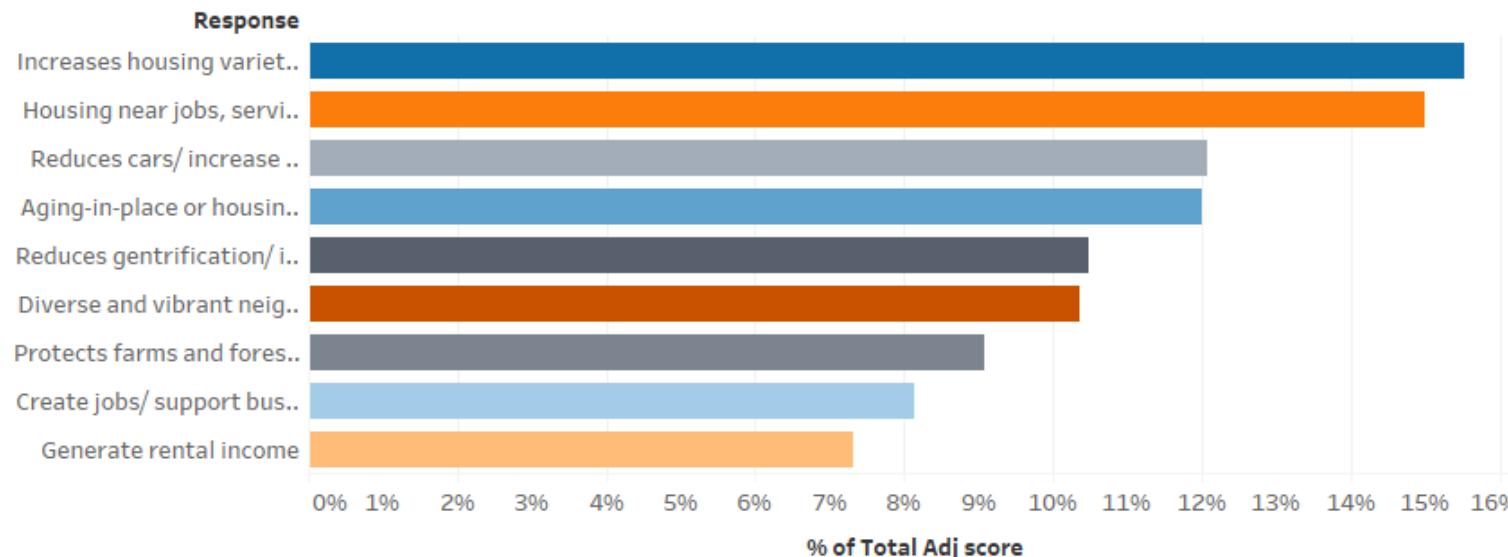
■ Generate rental income

Figure 16 Under 45 (n=320), 45-64 (n=246), 65 and Over (n=62)



Q1-Rank the following potential benefits of infill housing (segmented by racial groupings)

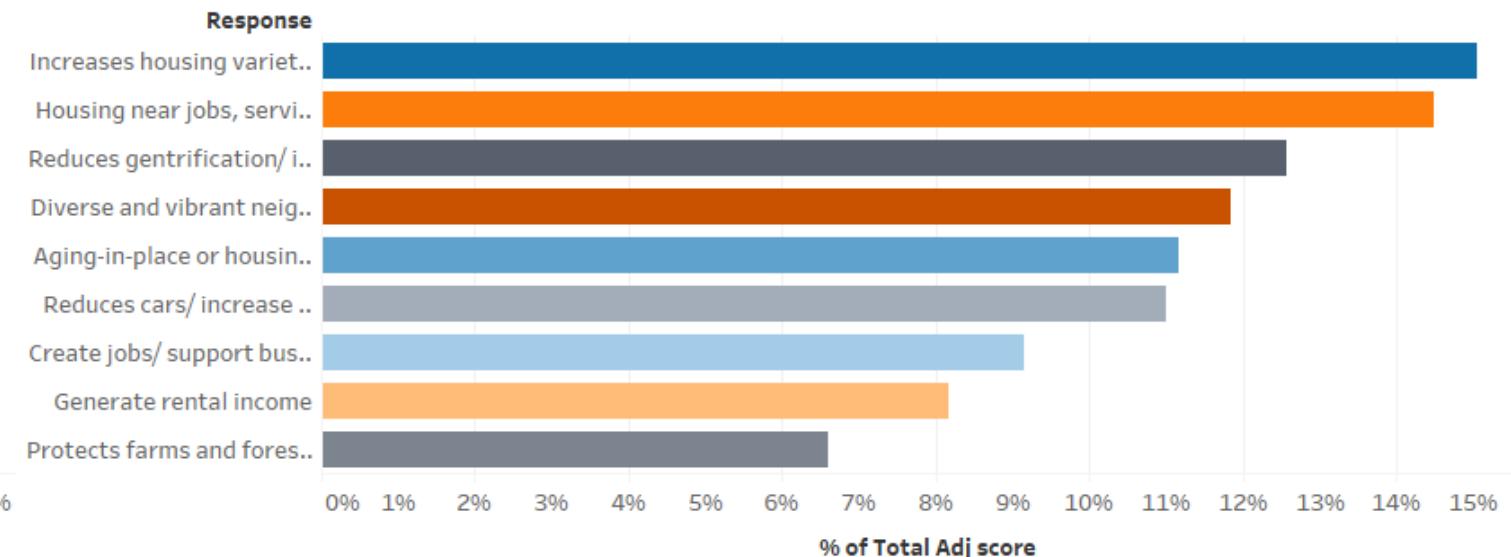
Q1 White/ Caucasian



Response

■ Increases housing variety and price points
■ Housing near jobs, services, amenities
■ Reduces cars/ increase walkability
■ Aging-in-place or housing family

Q1 People of Color



■ Reduces gentrification/ increases homeowners
■ Diverse and vibrant neighborhoods
■ Protects farms and forests
■ Create jobs/ support business
■ Generate rental income

Q1 Multiple races (white)

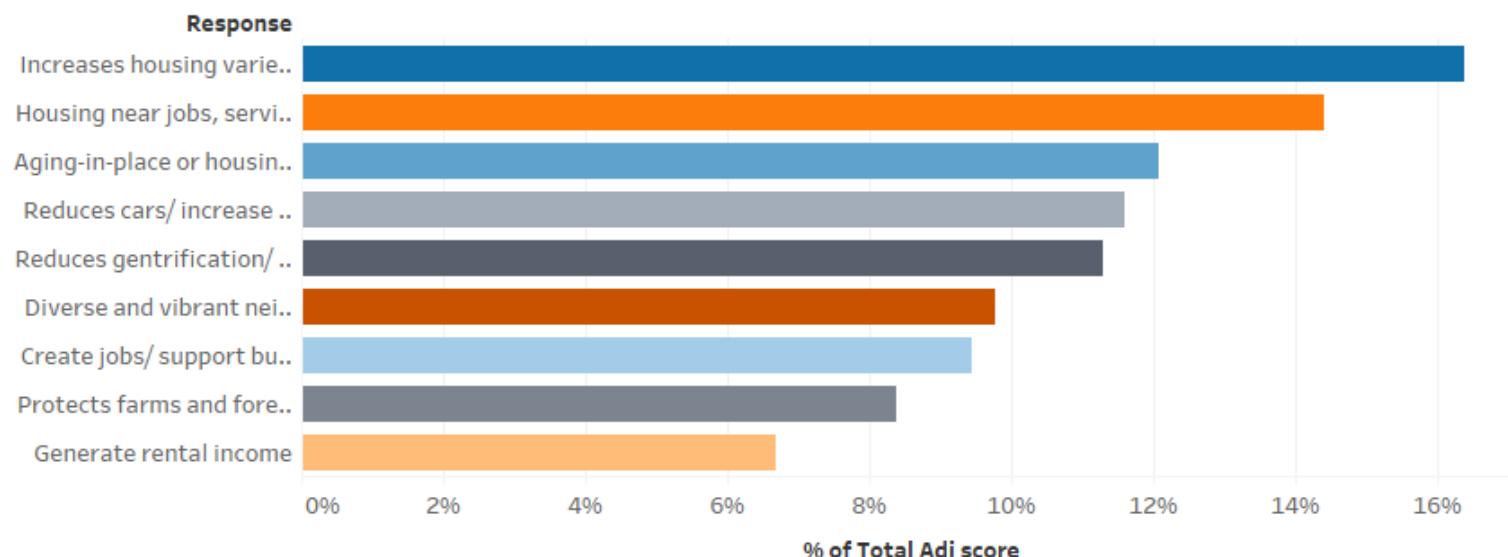


Figure 17 White/Caucasian (n=440), Multiple races (white, n=60), People of Color (n=66), Race not provided (n=304)

Q1 Race not provided

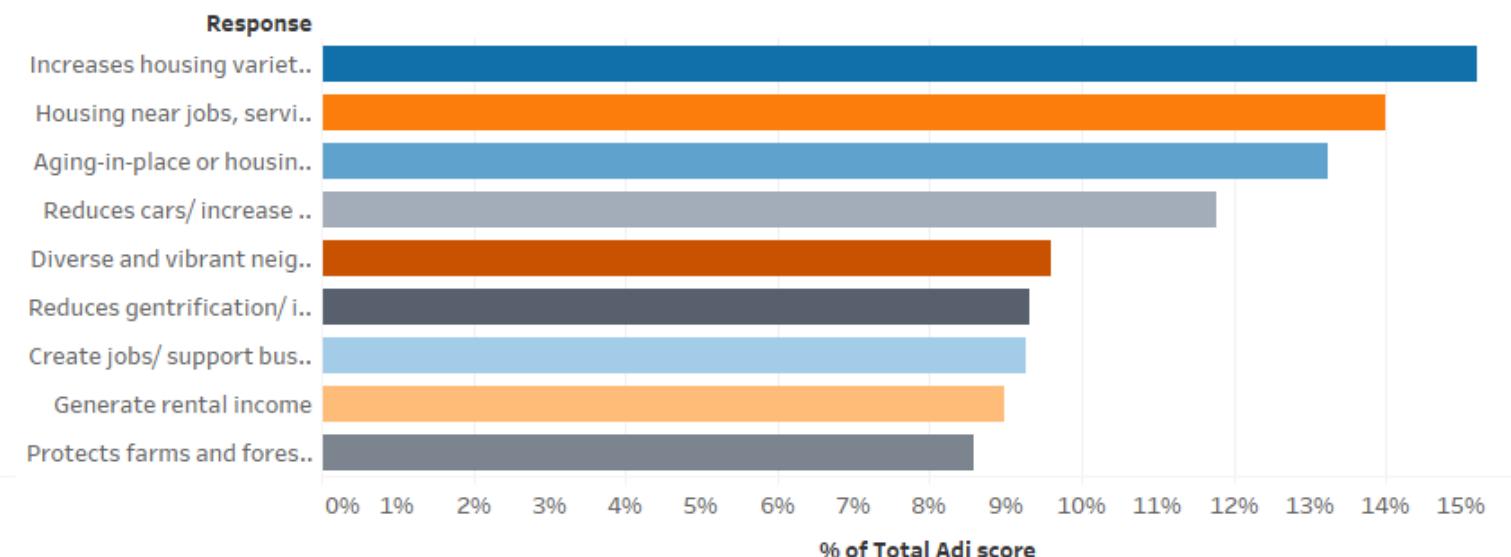
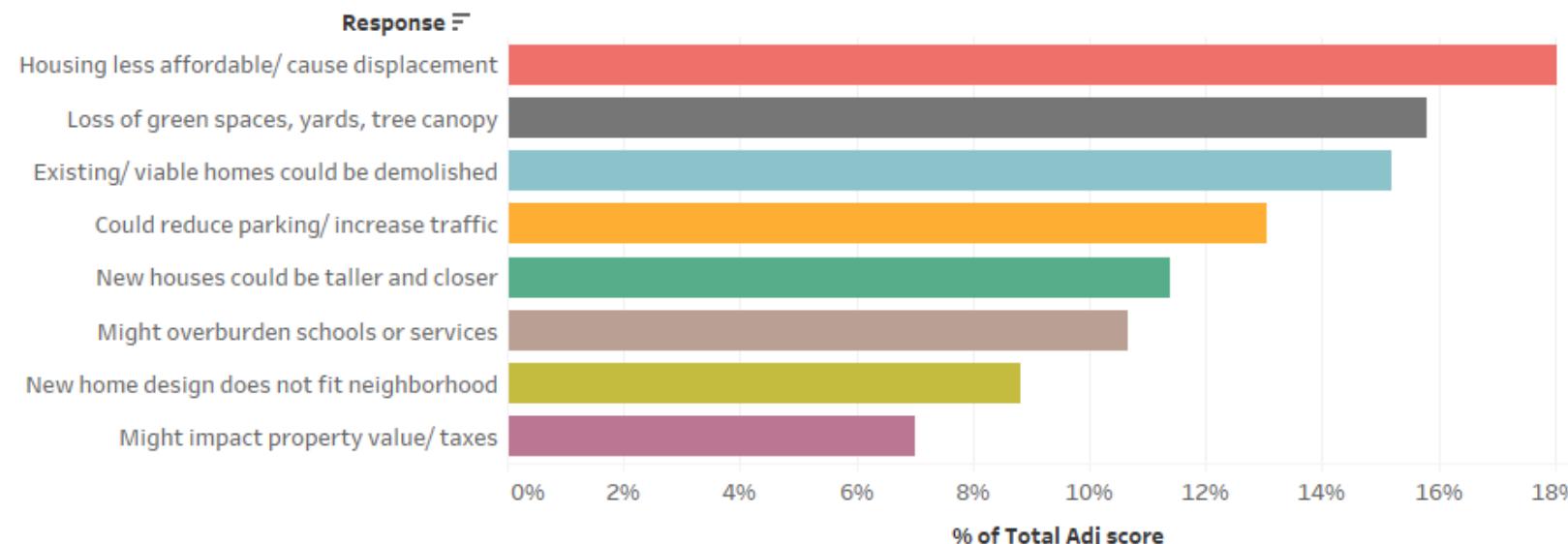




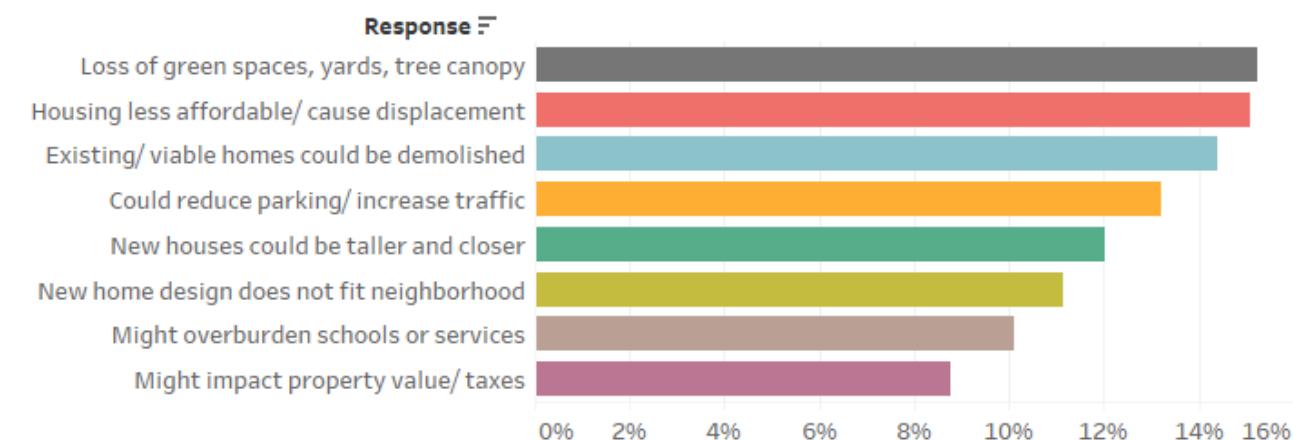
Figure 18 West End (n=67), NE Tacoma (n=17), New Tacoma (n=51), North End (n=187), Central (n=107), South Tacoma (n=28), South End (n=45), Eastside (n=65) and Not provided (n=217)

Q3-What potential concerns do you have about infill housing? (segmented by owner/ renter)

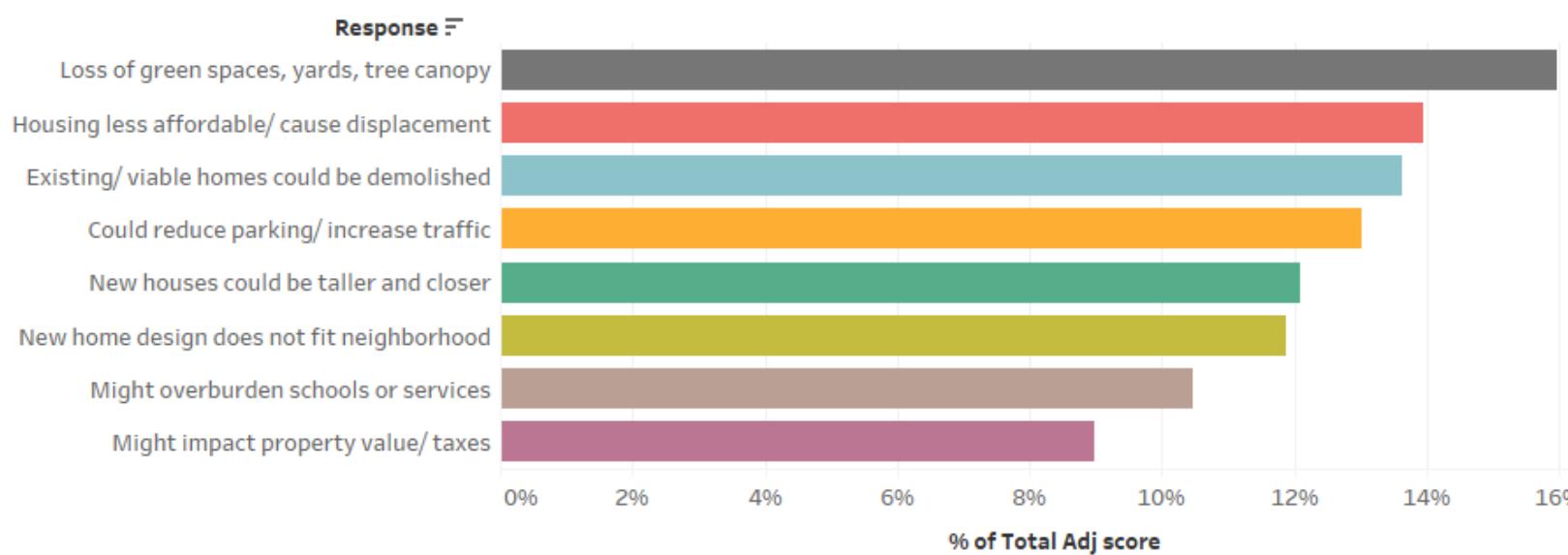
Q3 Renter



Q3 RO not provided



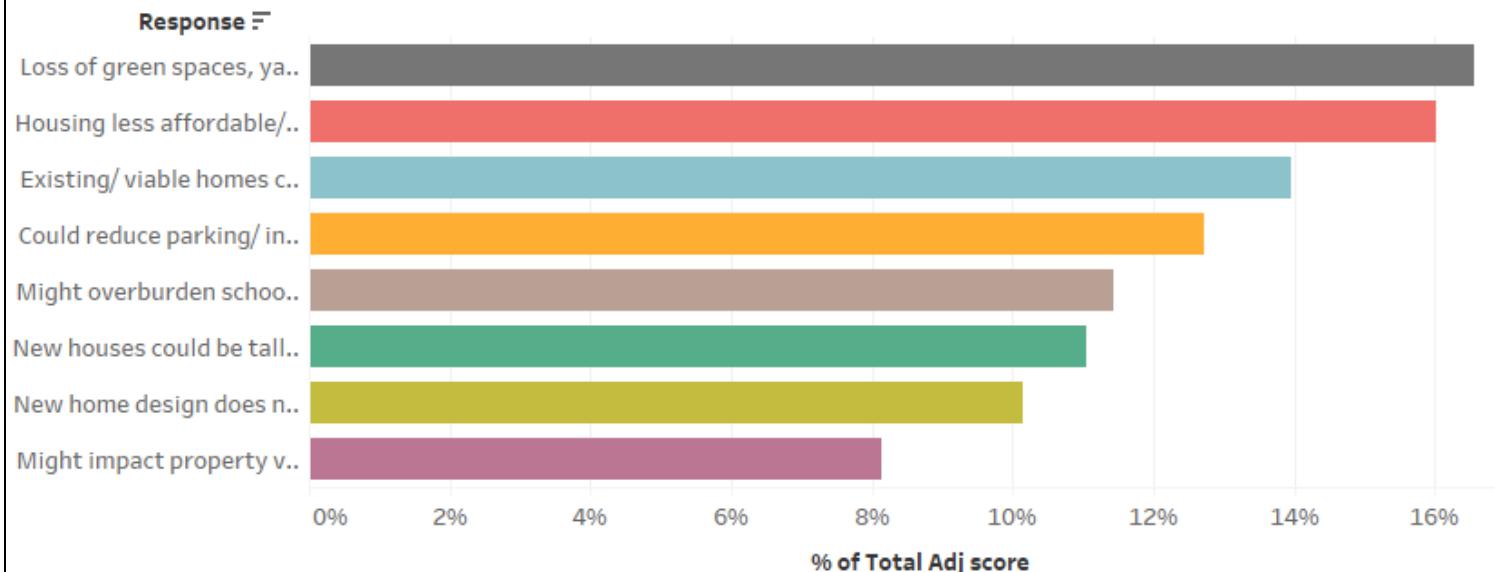
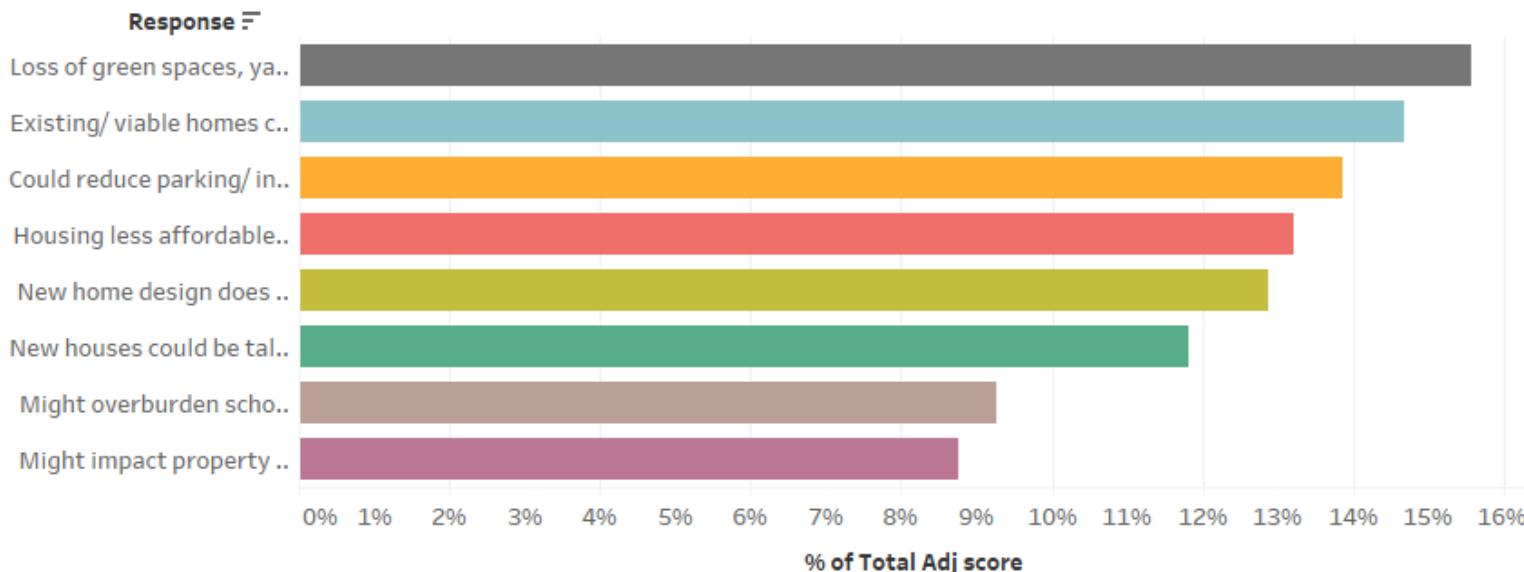
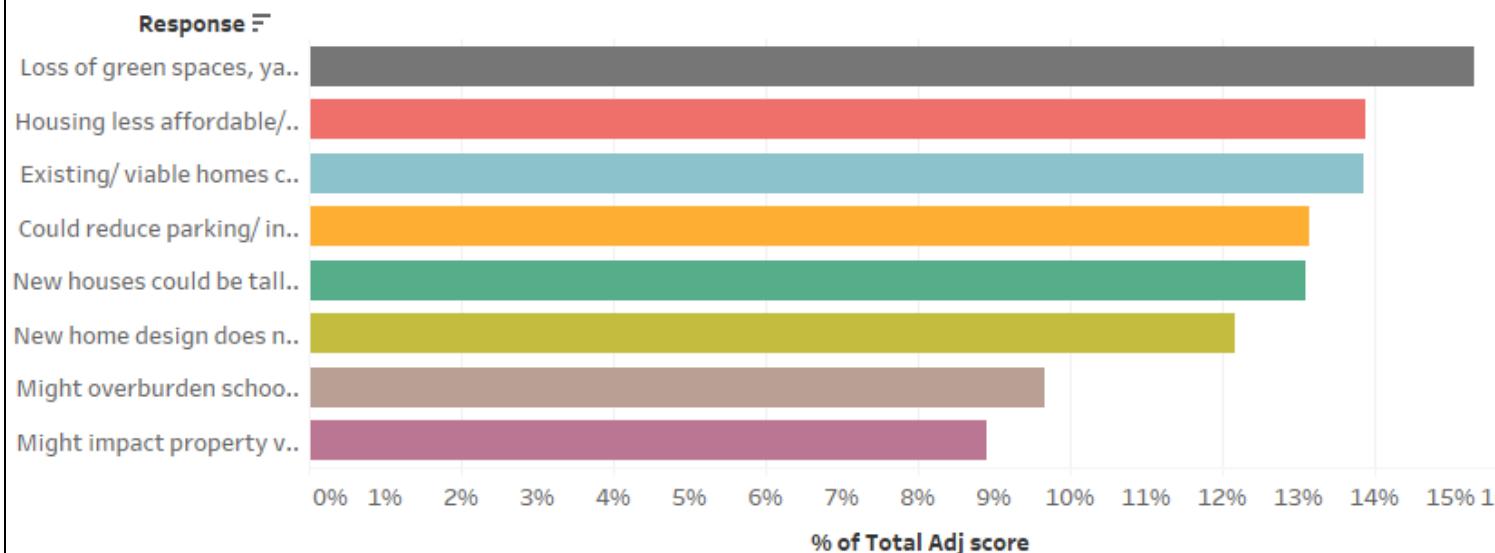
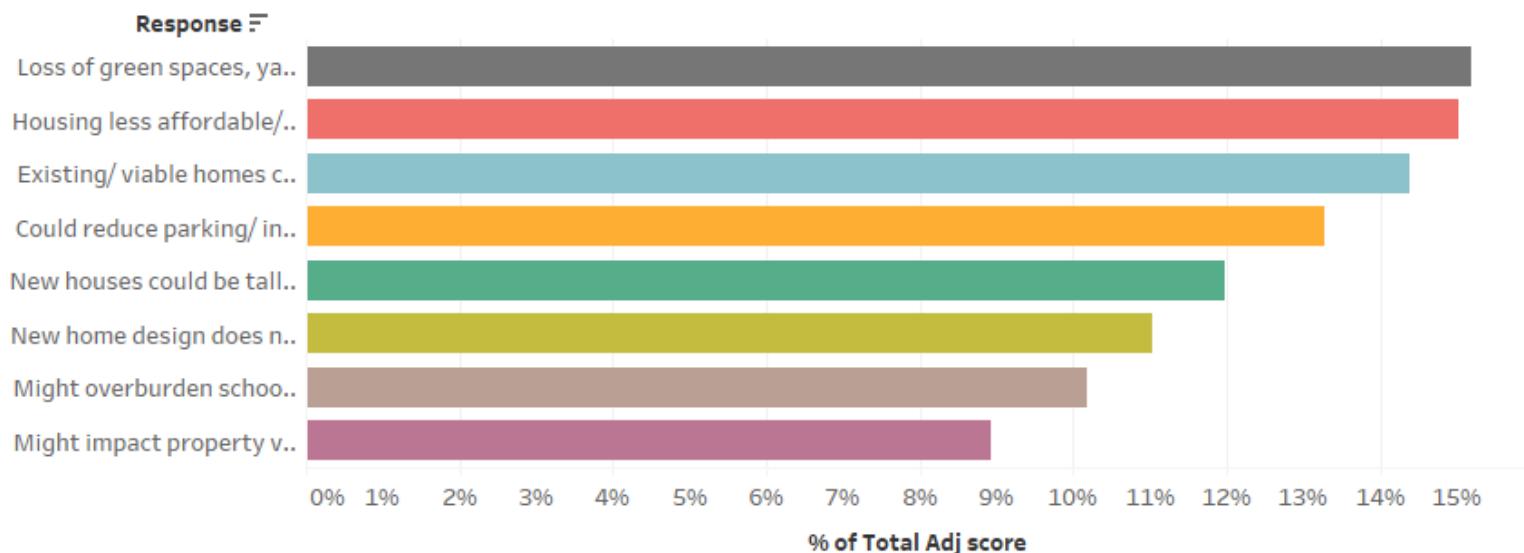
Q3 Owner

**Response**

█ Housing less affordable/ cause displacement
 █ Existing/ viable homes could be demolished
 █ New houses could be taller and closer
█ Loss of green spaces, yards, tree canopy
 █ Could reduce parking/ increase traffic
 █ Might overburden schools or services
█ Might impact property value/ taxes

█ New home design does not fit neighborhood
█ Might impact property value/ taxes

Figure 19 Renters (n=141) and owners (n=485), not provided (n=158)

Q3-What potential concerns do you have about infill housing? (segmented by age)
Q3 Under 45

Q3 65 and Over

Q3 45 to 64

Q3 Age not provided

Response

- Loss of green spaces, yards, tree canopy
- Housing less affordable/ cause displacement

- Existing/ viable homes could be demolished
- Could reduce parking/ increase traffic

- Might overburden schools or services
- New houses could be taller and closer

- New home design does not fit neighborhood
- Might impact property value/ taxes

Figure 20 Under 45 (n=320), 45-64 (n=246) and 65 and over (n=62), not provided (n=156)

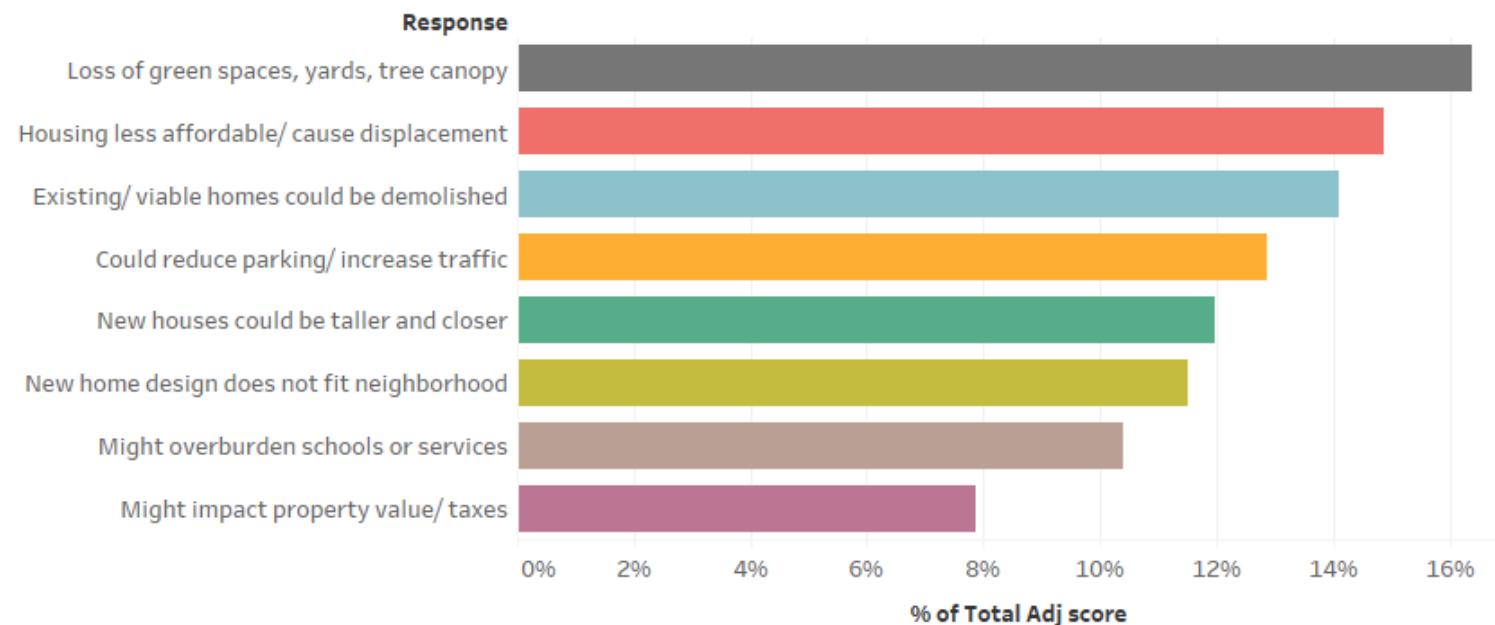
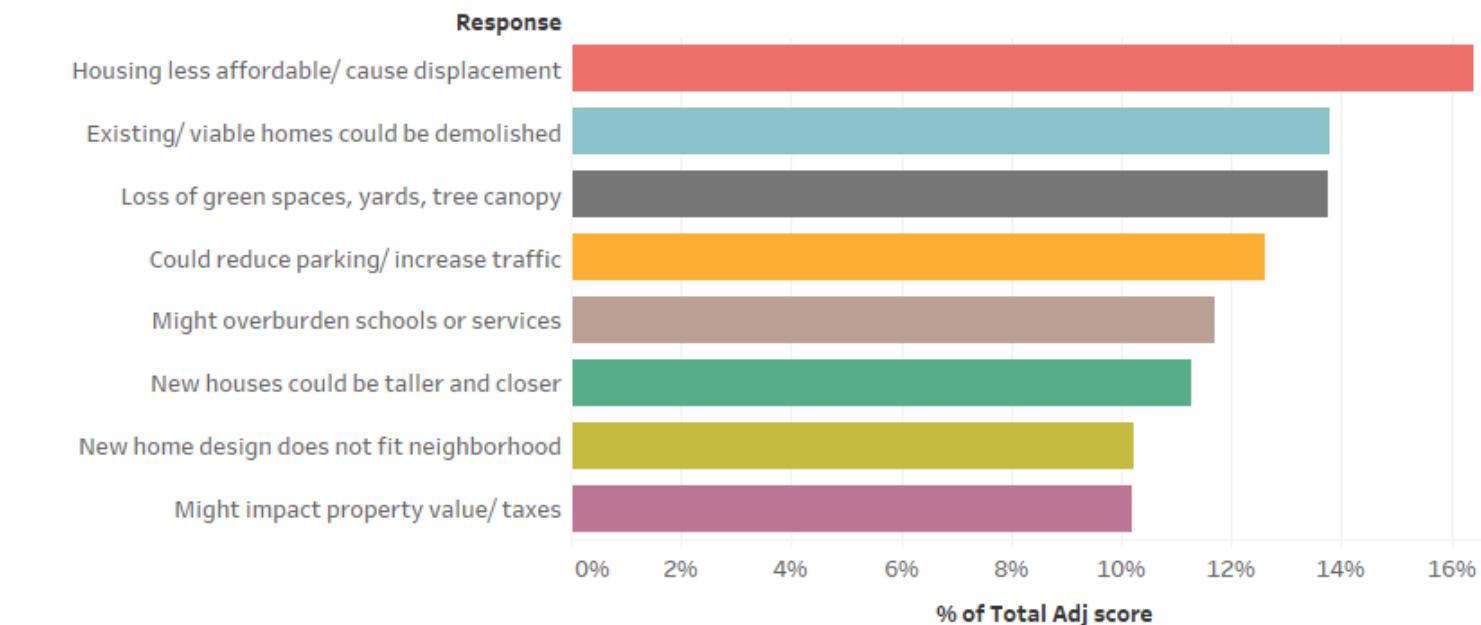
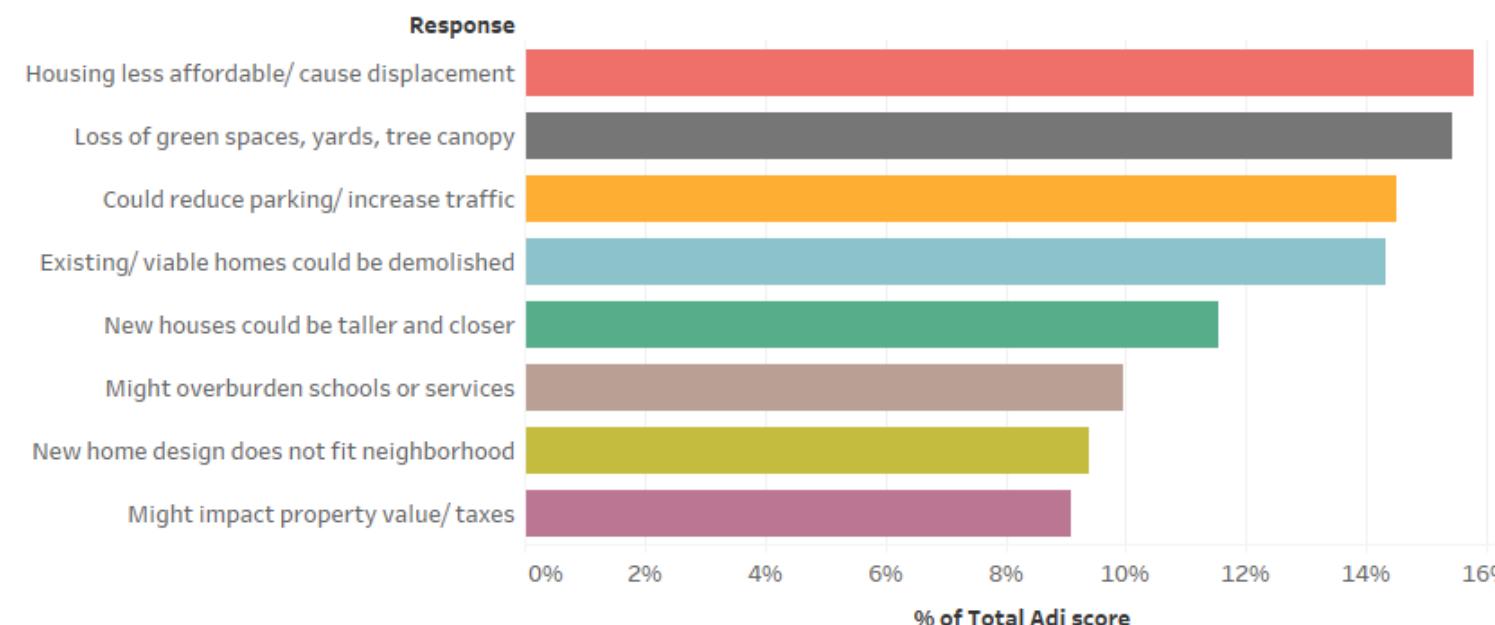
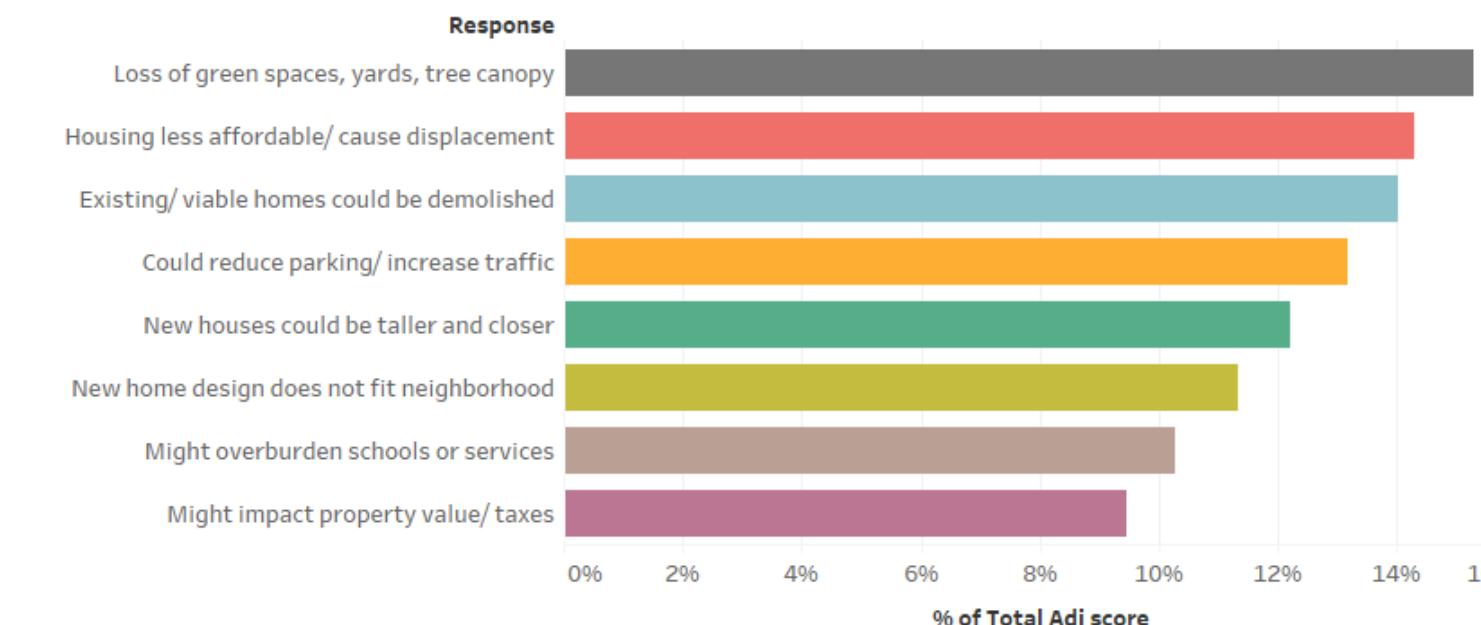
Q3-What potential concerns do you have about infill housing? (segmented by racial groupings)
Q3 White/ Caucasian

Q3 People of Color

Q3 Multiple races (white)

Q3 Race not provided


Figure 21 White/ Caucasian (n=440), Multiple races (white, n=61), People of Color (n=65), Race not provided (n=218)

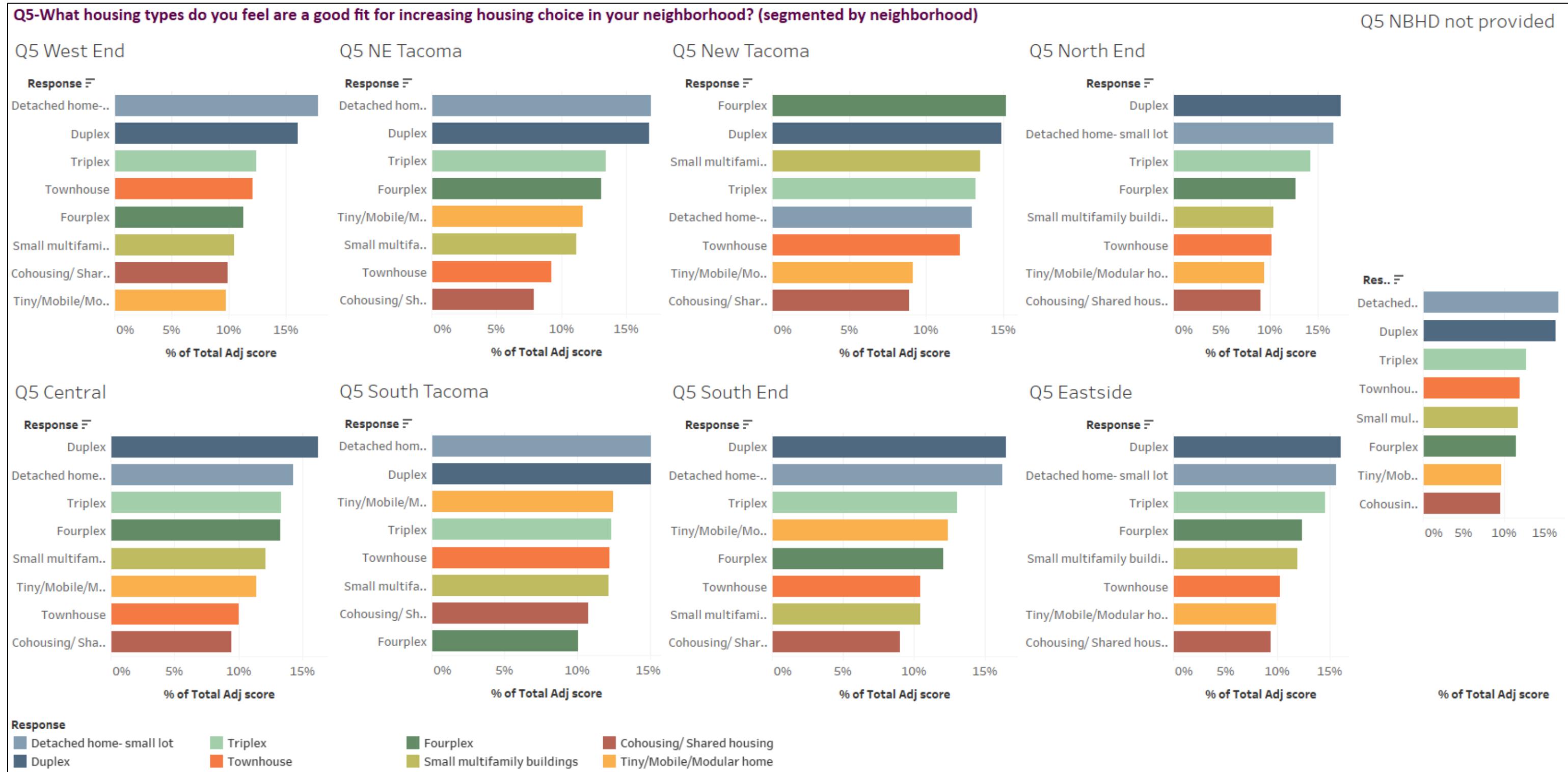
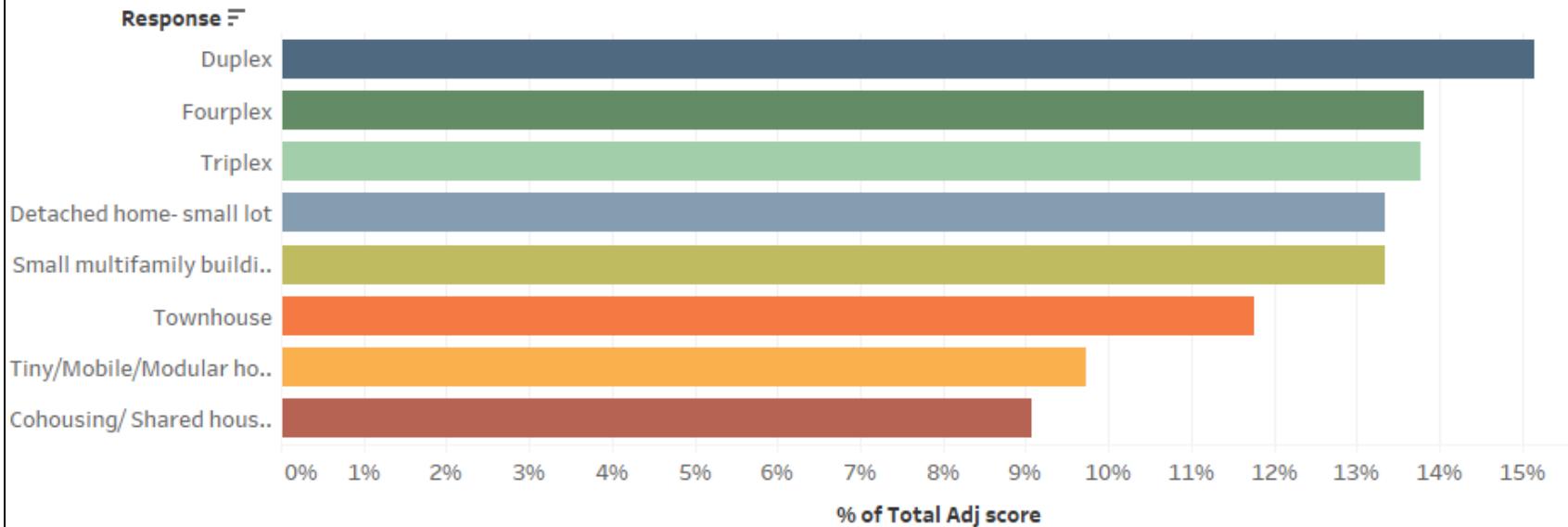


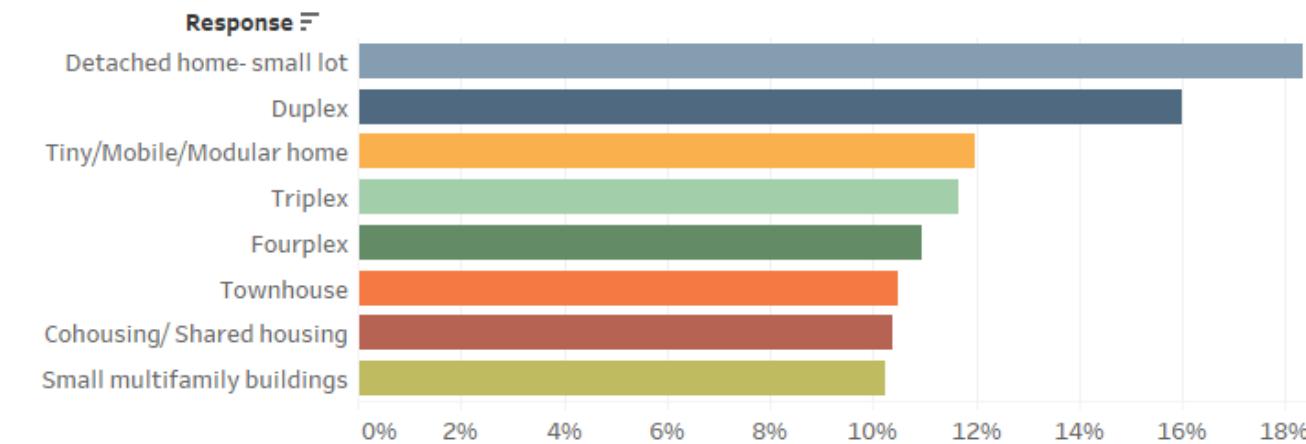
Figure 22 West End (n=67), NE Tacoma (n=17), New Tacoma (n=51), North End (n=185), Central (n=107), South Tacoma (n=28), South End (n=45), Eastside (n=65) and Not provided (n=98)

Q5-What housing types do you feel are a good fit for increasing housing choice in your neighborhood? (segmented by owner/ renter)

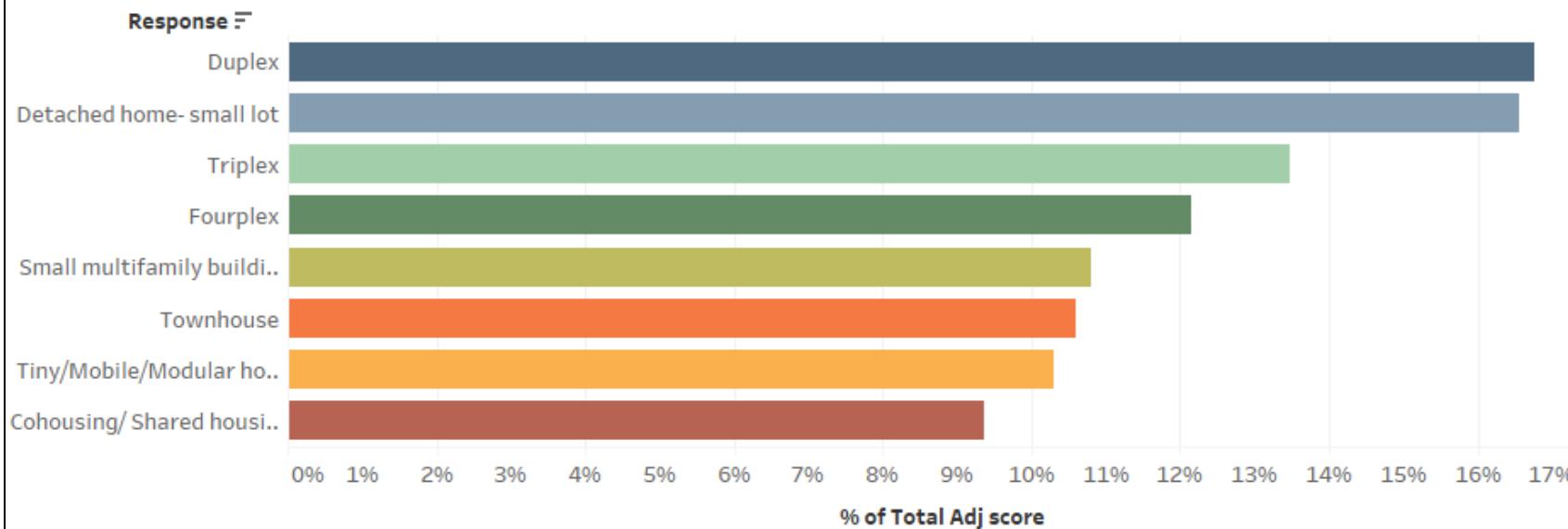
Q5 Renter



Q5 RO not provided



Q5 Owner

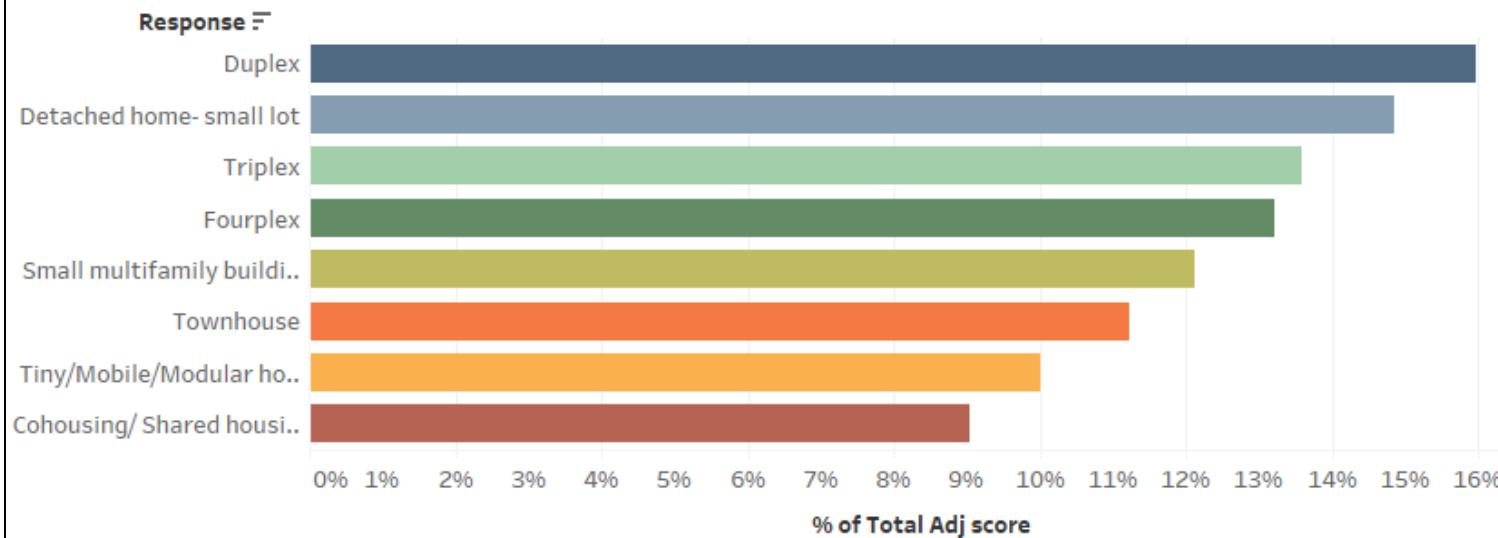
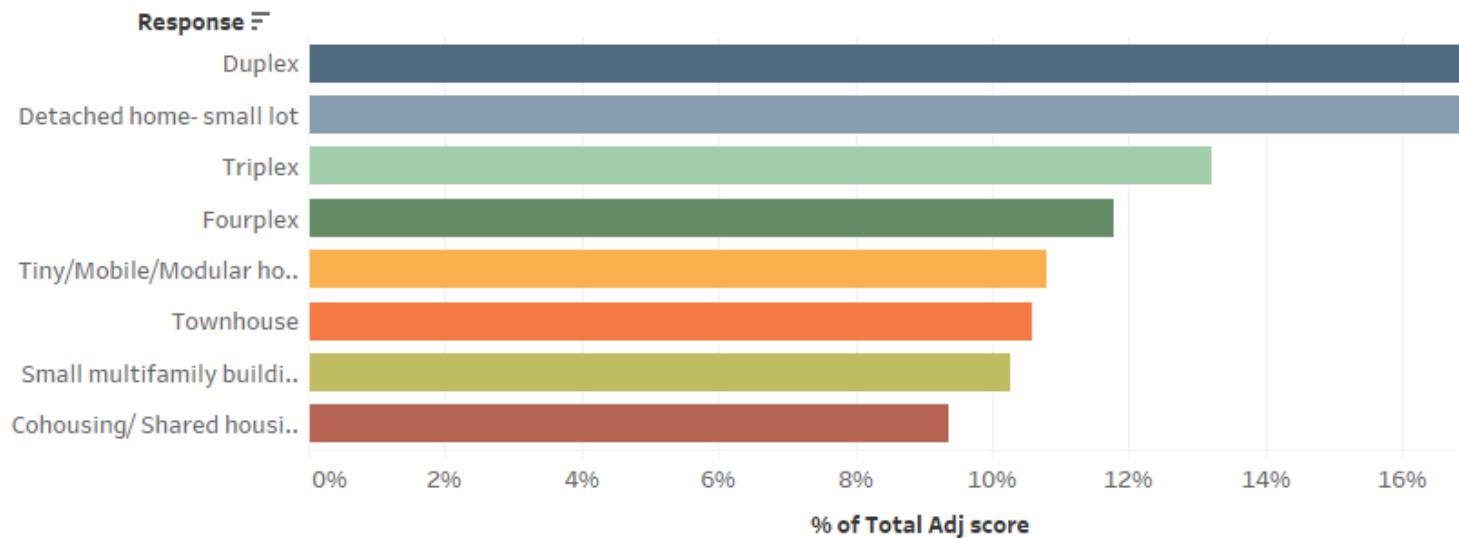
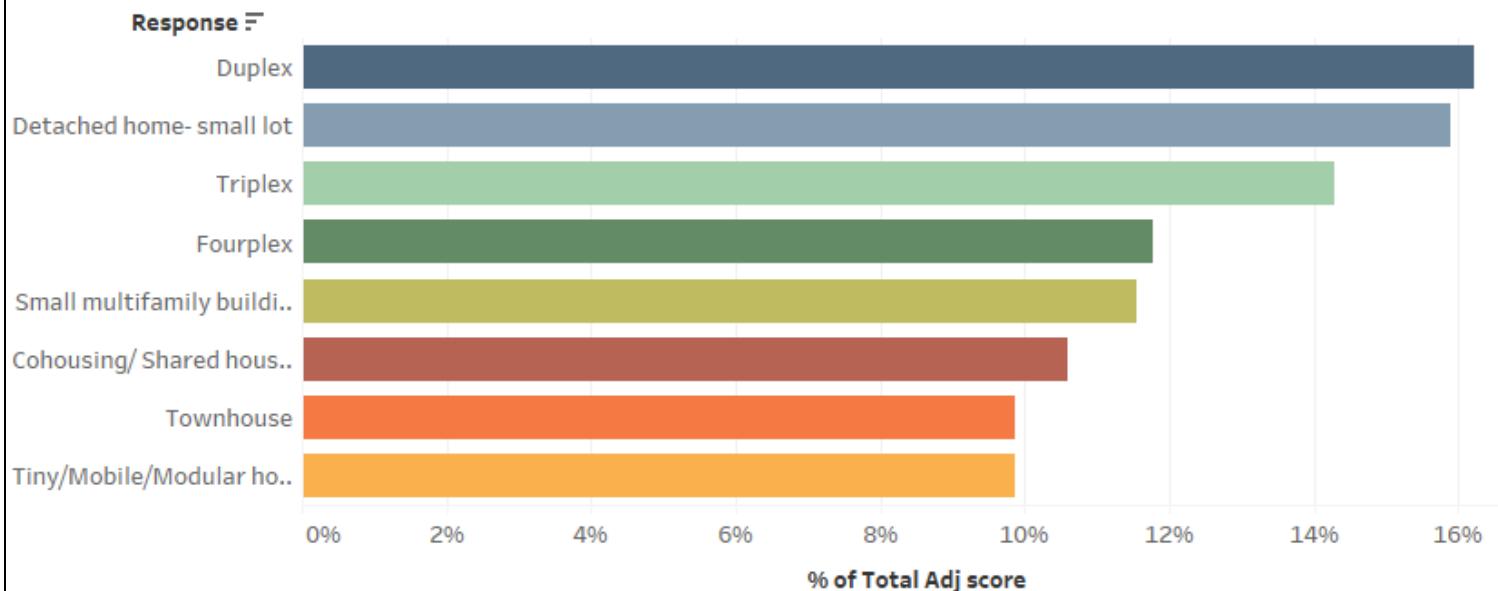
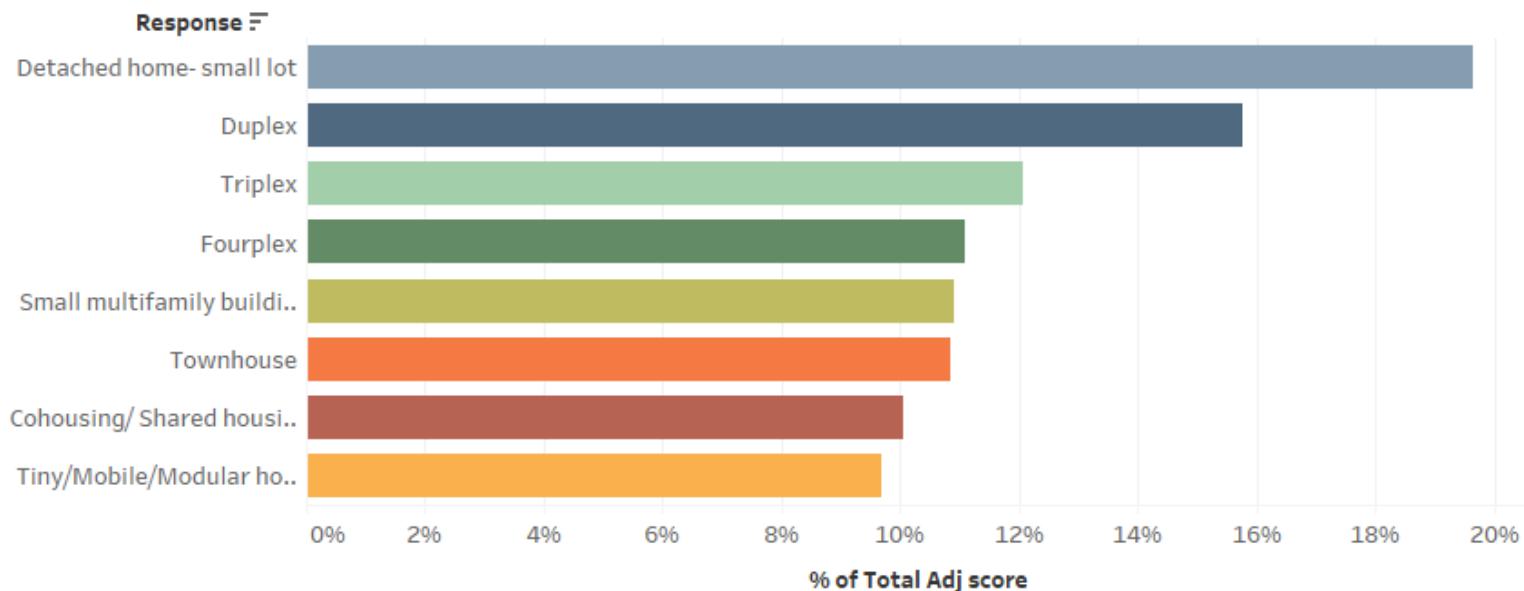


% of Total Adj score

Response

Duplex	Triplex	Small multifamily buildings	Tiny/Mobile/Modular home
Fourplex	Detached home- small lot	Townhouse	Cohousing/ Shared housing

Figure 23 Renters (n=141) and owners (n=482), not provided (n=40)

Q5-What housing types do you feel are a good fit for increasing housing choice in your neighborhood? (segmented by age)
Q5 Under 45

Q5 45 to 64

Q5 65 and Over

Q5 Age not provided

Response

Duplex	Triplex	Small multifamily buildings	Tiny/Mobile/Modular home
Detached home- small lot	Fourplex	Townhouse	Cohousing/ Shared housing

Figure 24 Under 45 (n=319), 45-64 (n=244) and 65 and over (n=62), not provided (38)

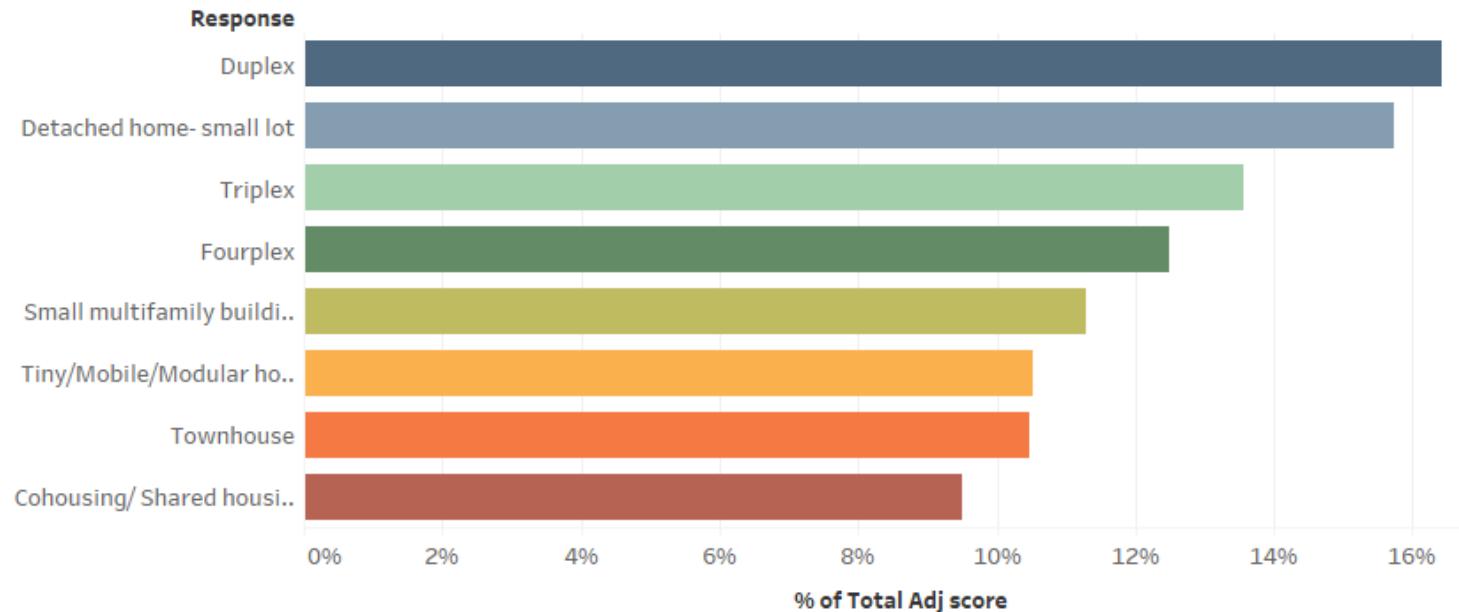
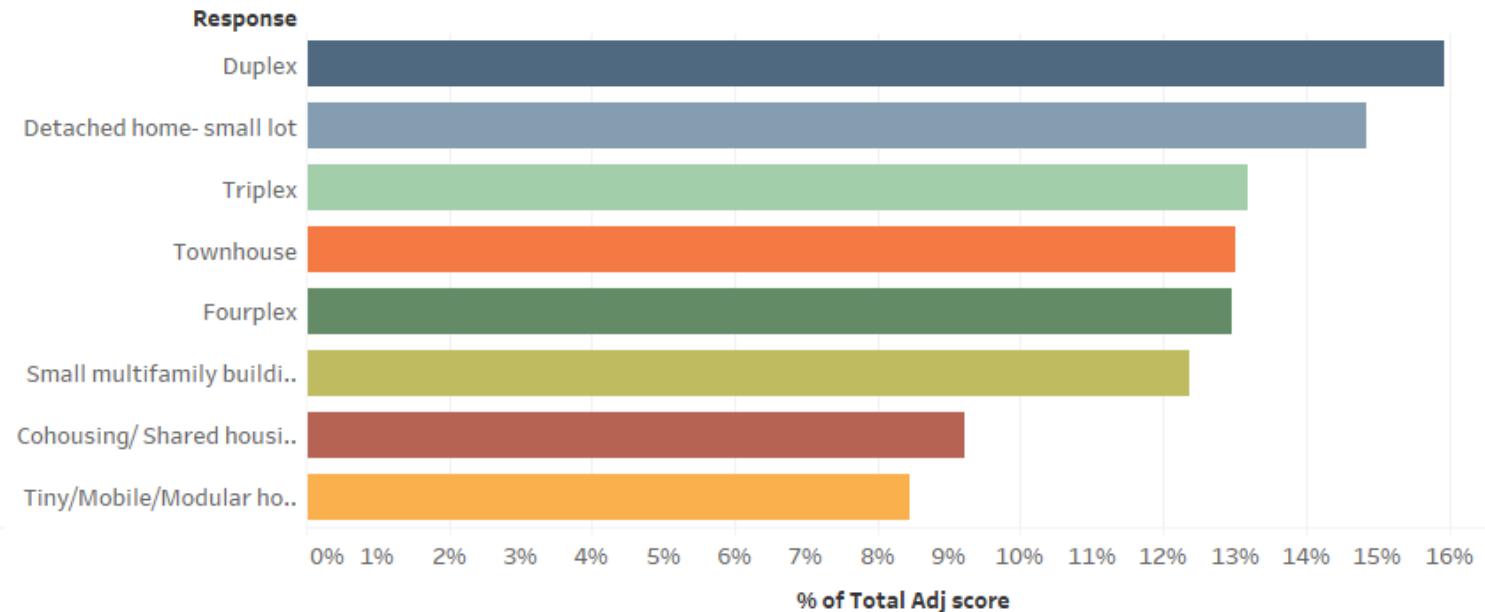
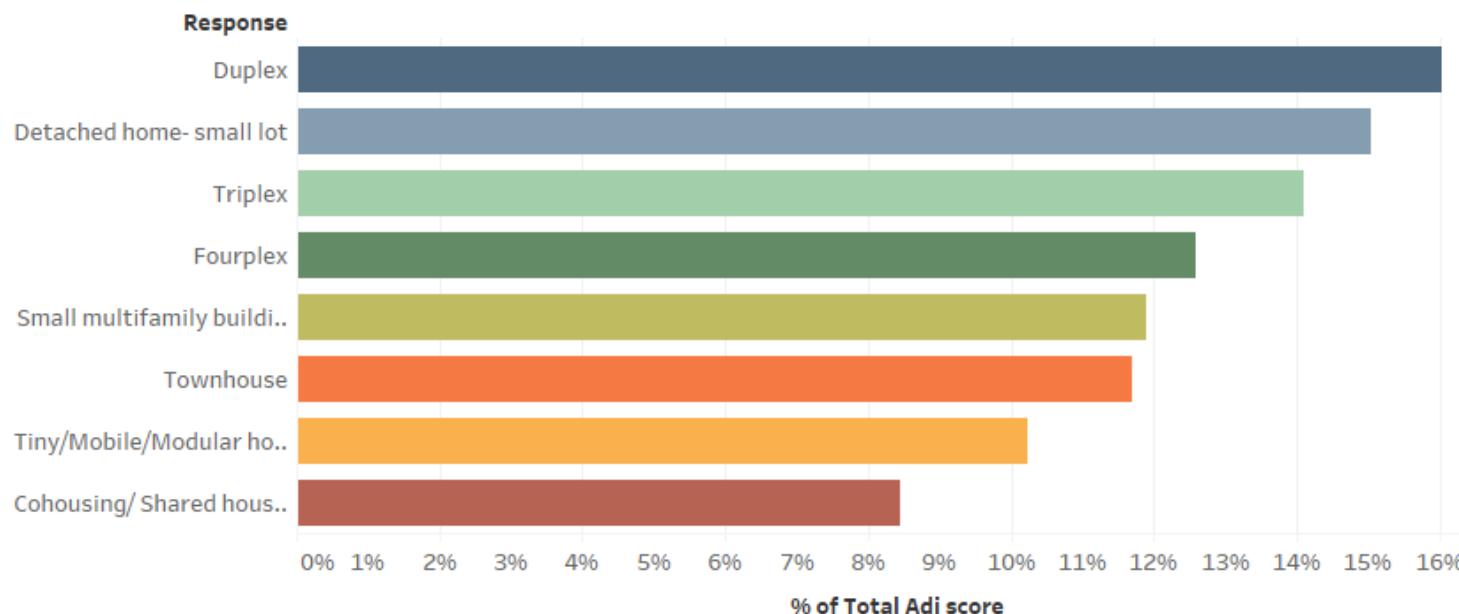
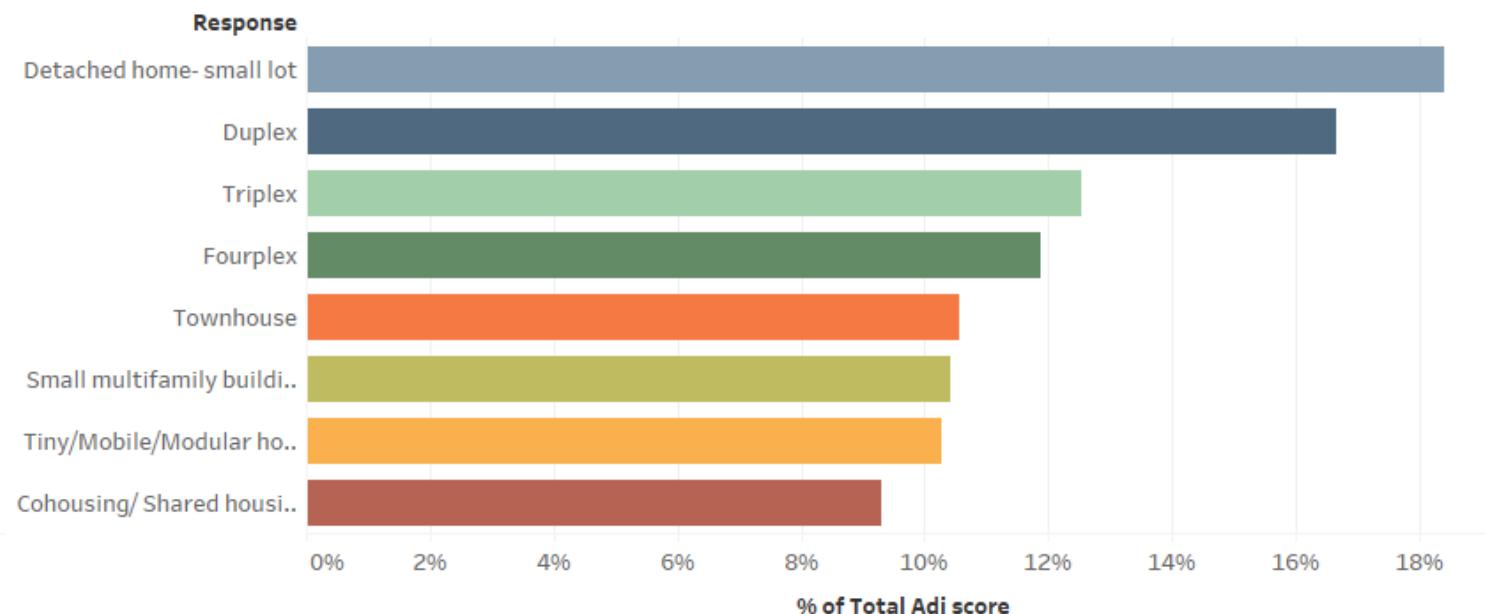
Q5-What housing types do you feel are a good fit for increasing housing choice in your neighborhood? (segmented by racial groupings)
Q5 White/ Caucasian

Q5 People of Color

Q5 Multiple races (white)

Q5 Race not provided


Figure 25 White/ Caucasian (n=437), Multiple races (white, n=61), People of Color (n=65), Race not provided (n=100)



Figure 26 West End (n=67), North End (n=187), Northeast Tacoma (n=17), New Tacoma (n=51), Central (n=107), South Tacoma (n=28), Eastside (n=65), South End (n=45), Not provided (99)

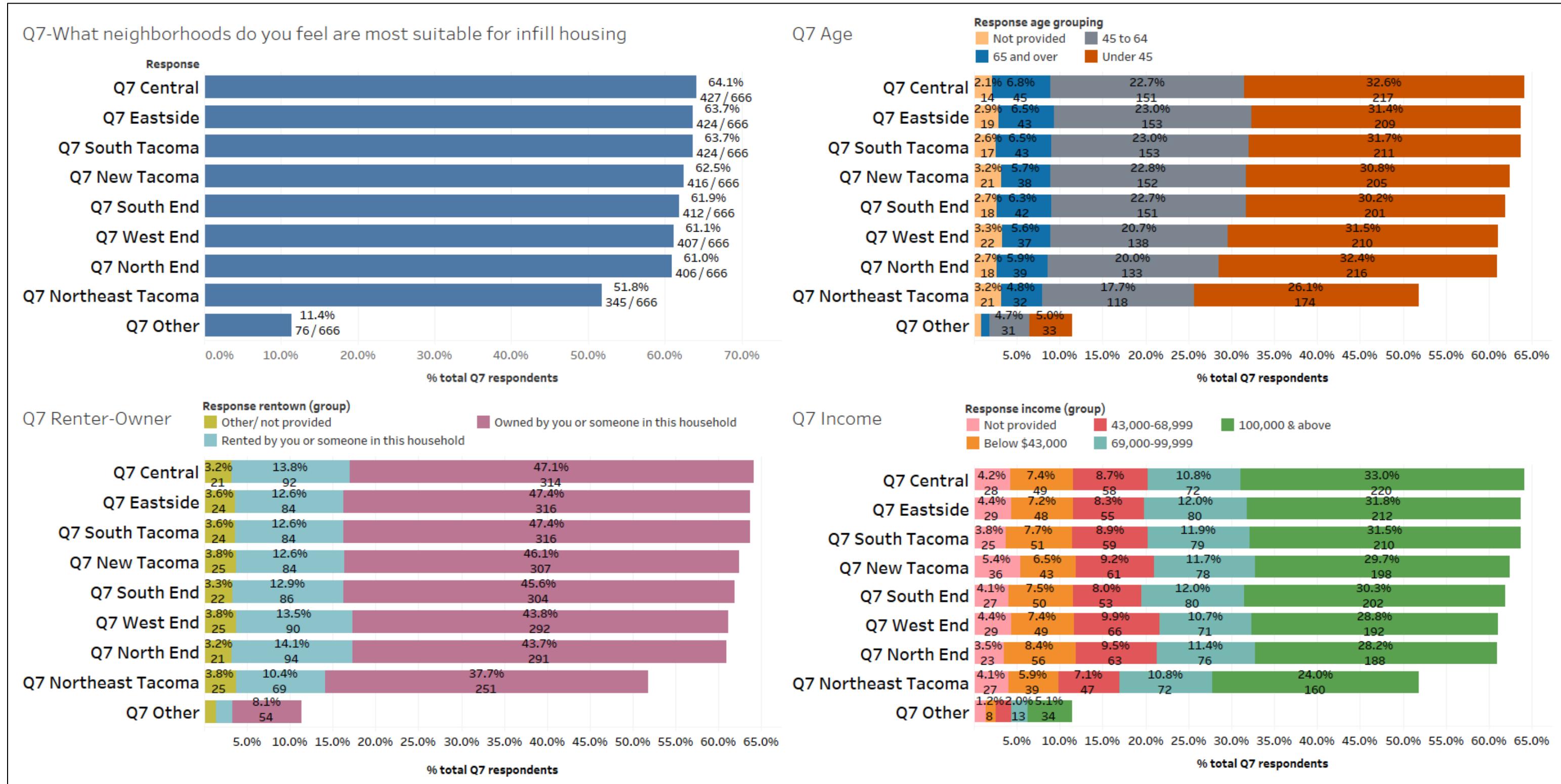


Figure 27 **Age** (Not provided, n=38; Under 45, n=320; 45-64, n=246; 65 and over, n=62), **Renter-Owner** (Not provided, n=40; Rented, n=141; Owned, n=485), **Income** (Not provided, n=52; Below \$43,000, n=81; \$43,000-68,999, n=95; \$69,000-99,999, n=128; \$87; \$100,000 & above, n=310)

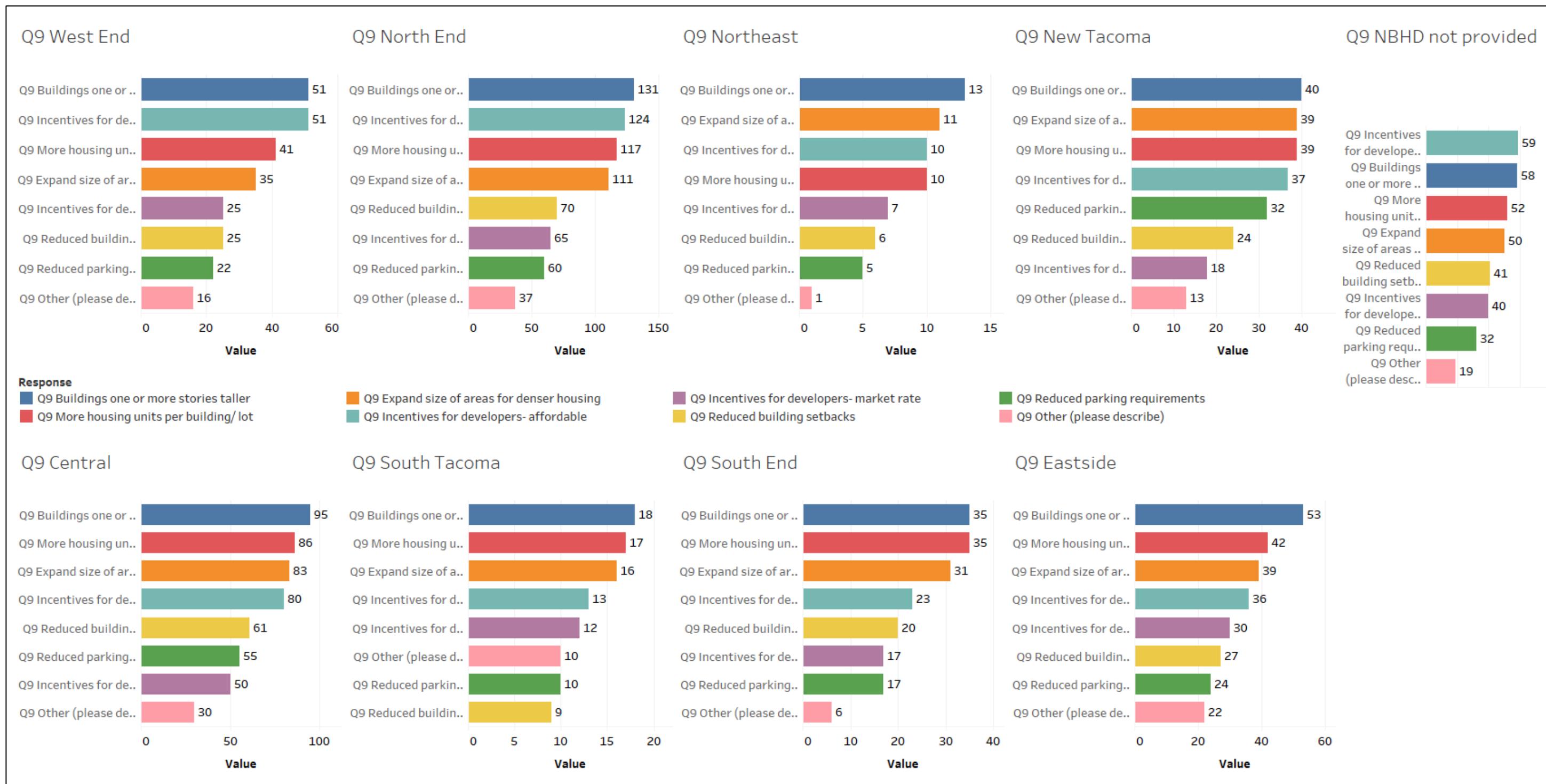
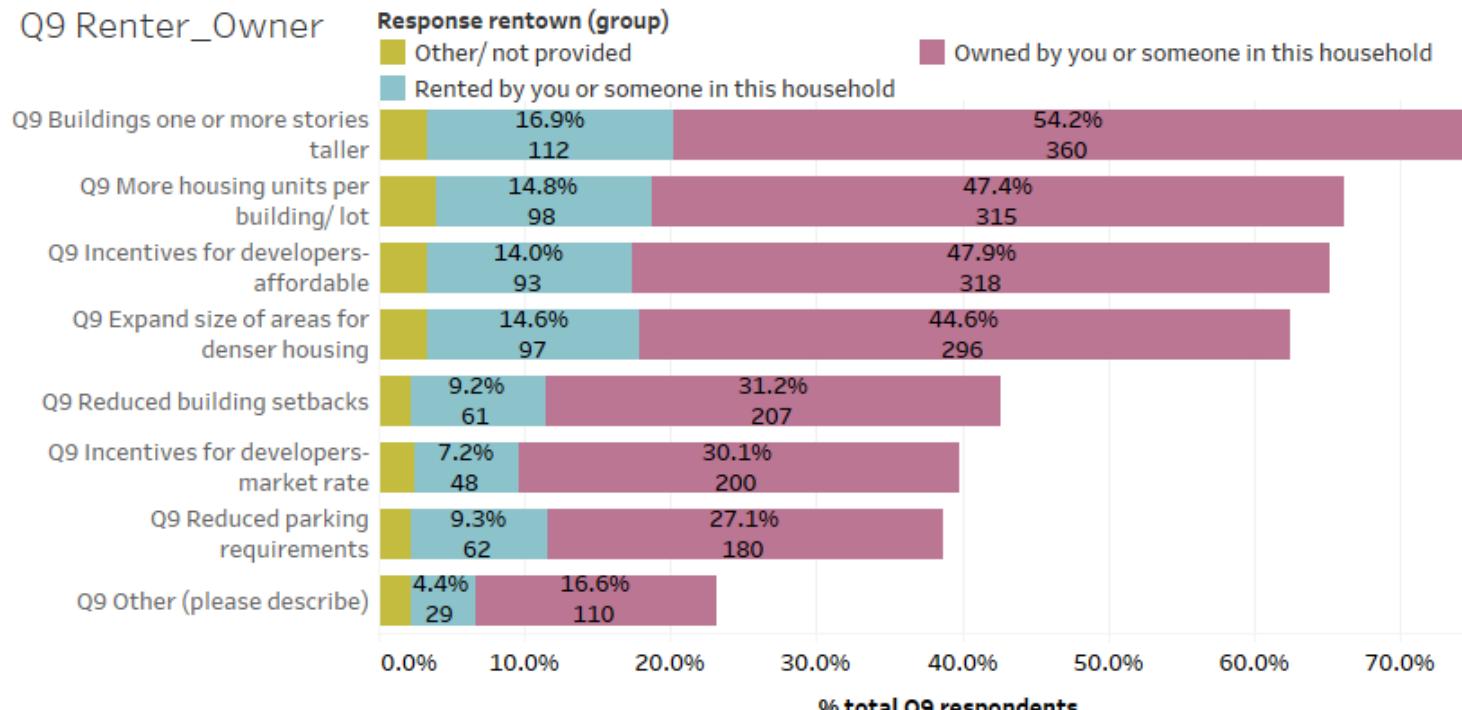
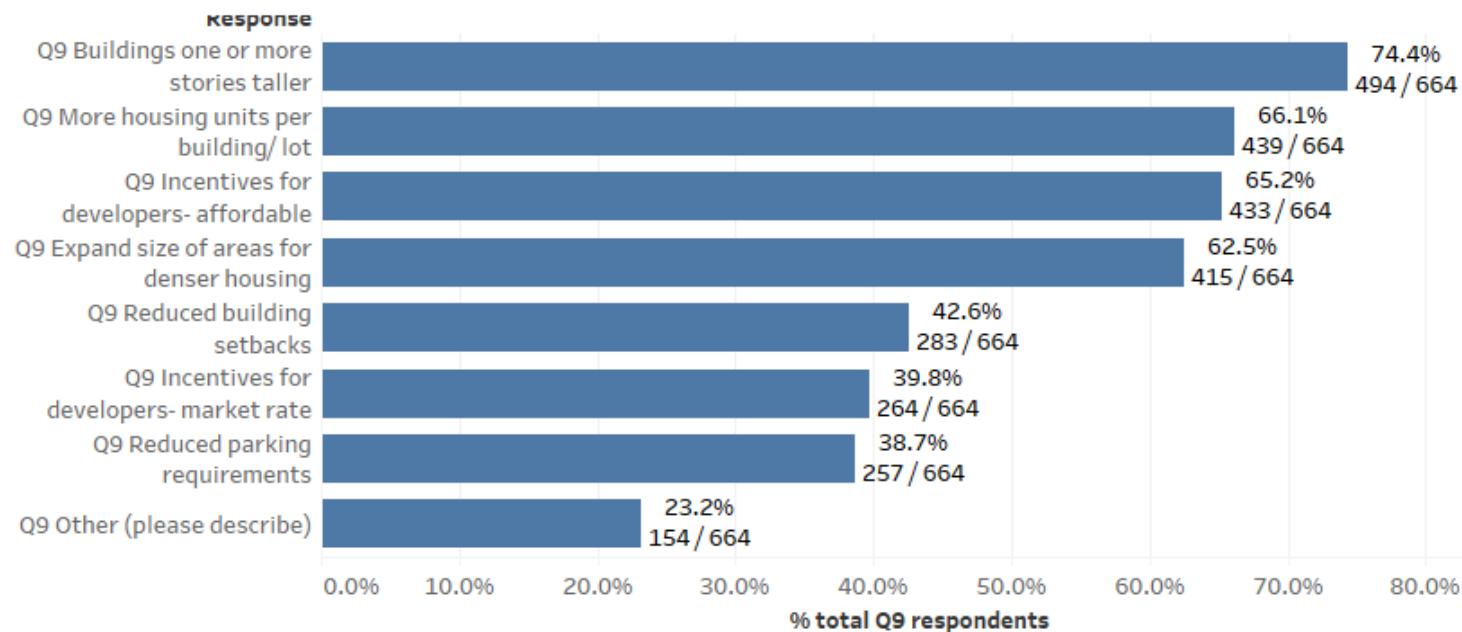


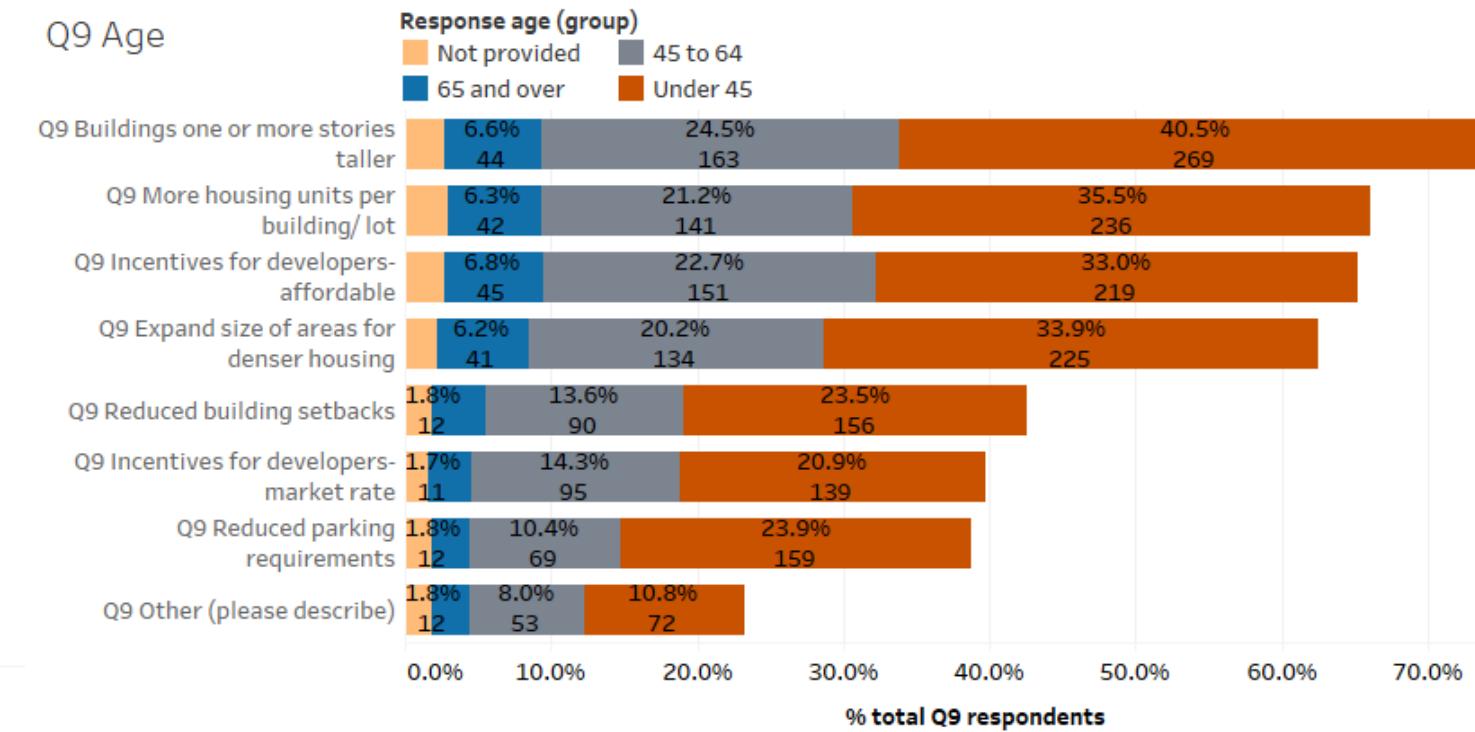
Figure 28 West End (n=67), North End (n=186), Northeast Tacoma (n=17), New Tacoma (n=51), Central (n=107), South Tacoma (n=28), Eastside (n=65), South End (n=45), Not provided (n=98)



As a way to address the housing shortage and create affordable housing options, I would be willing to see the following along commercial areas and along major streets



Q9 Age



Q9 Income

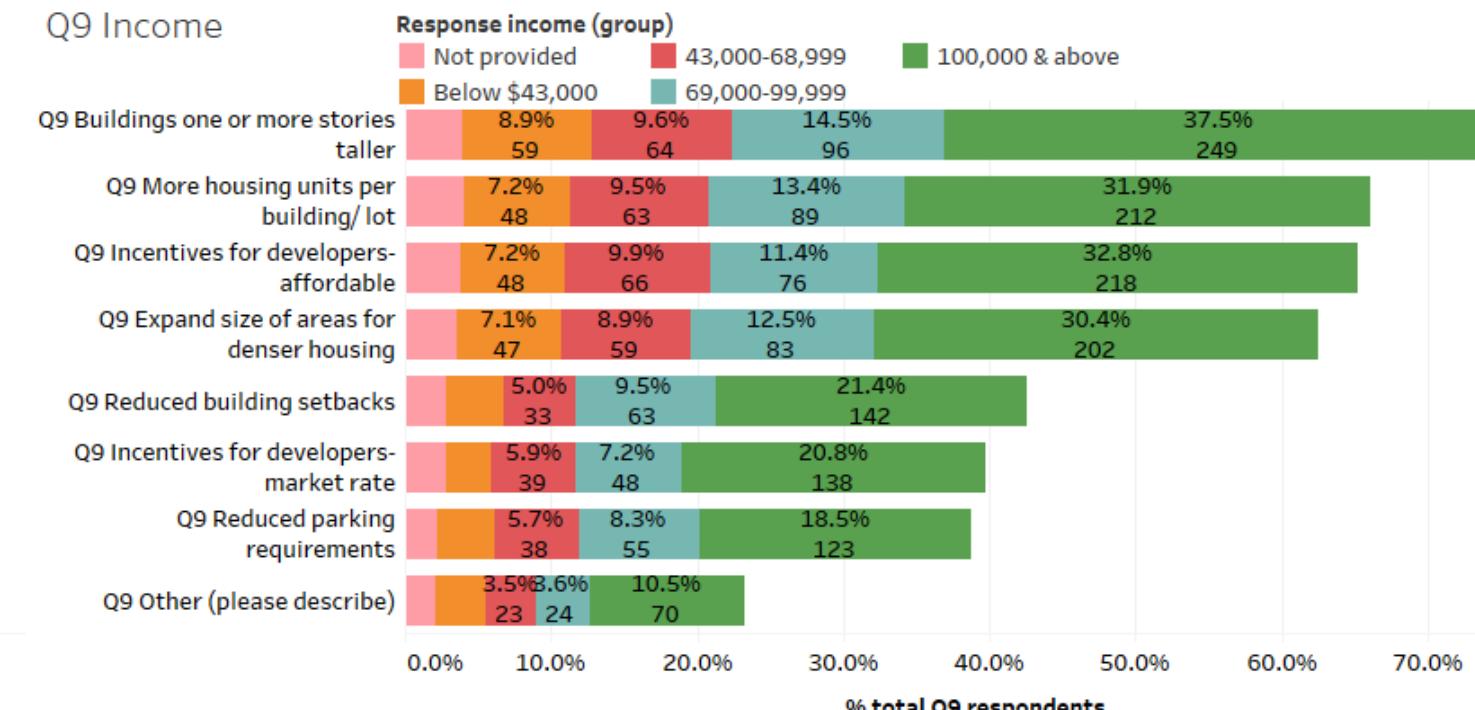
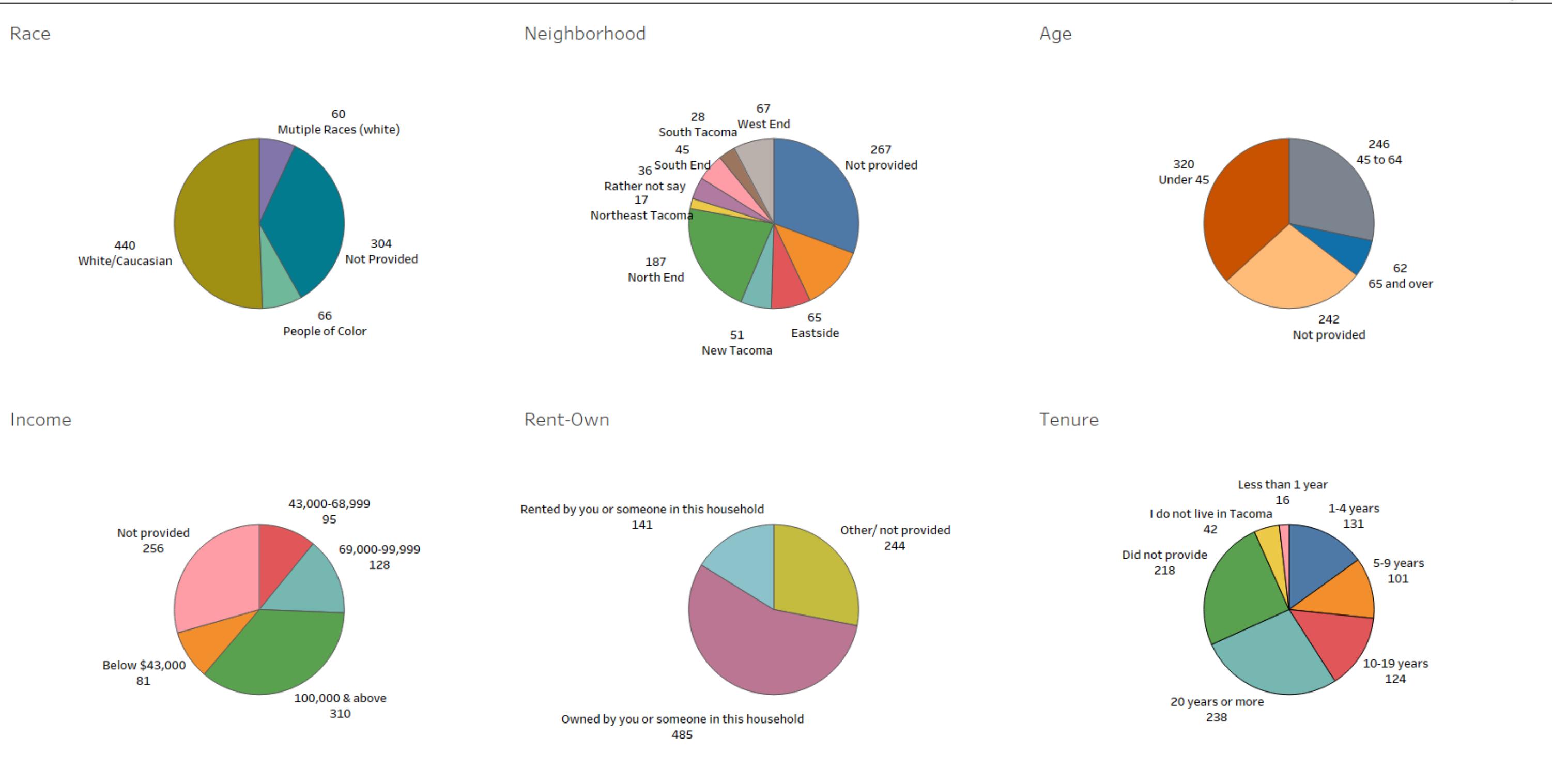


Figure 29 **Age** (Not provided, n=38; Under 45, n=319; 45-64, n=245; 65 and over, n=62), **Renter-Owner** (Not provided, n=40; Rented, n=141; Owned, n=483), **Income** (Not provided, n=52; Below \$43,000, n=81; \$43,000-68,999, n=95; \$69,000-99,999, n=128; \$87; \$100,000 & above, n=308)



Introduction

Home in Tacoma Project

Tacoma is facing a housing crisis. It is becoming more difficult to find housing we can afford, particularly for people with fixed or lower incomes. In response, the City is considering allowing more diverse housing types, often referred to as Missing Middle Housing. Please share your views about housing choices. This will help our efforts to make Tacoma a place that everyone can call home. The survey will take approximately 10 to 15 minutes to complete. Your responses are confidential and will only be reported in combination with other responses.

(Each person in a household may complete the survey; however, each person should only complete the survey once. For more information visit the Home in Tacoma Story Map.)

Tell us your thoughts regarding infill housing.

* 1. INFILL BENEFITS:

Rank the following potential benefits of infill housing. Infill housing is new housing units added in an existing neighborhood. To rank, either drag and drop items, select from the menu on the left (1= highest priority, 9= lowest priority) or check N/A.

Increases variety in housing types and price points

N/A

Creates potential to generate rental income

N/A

Promotes aging-in-place or housing family members

N/A

More people can find housing near jobs, transit, shopping, schools and parks

N/A

Reduces car-dependency in walkable neighborhoods

N/A

New homes bring diversity and vibrancy to neighborhoods

N/A

Creates jobs and supports local businesses

N/A

Infill in Tacoma helps protect Pierce County farms and forests

N/A

Reduces gentrification and encourages home ownership opportunities

N/A

2. Please share any additional infill housing benefits that are of interest to you.

Benefit 1

Benefit 2

Benefit 3

* 3. INFILL CONCERNS:

What potential concerns do you have about infill housing? To rank, either drag and drop items, select from the menu on the left (1= highest priority, 8= lowest priority) or check N/A.

New houses could be taller or closer together than other nearby houses

N/A

Design of new houses might not fit the character of nearby houses

N/A

Existing viable homes could be demolished

N/A

Infill may make housing less affordable or cause displacement

N/A

New housing could reduce available on-street parking or increase street traffic

N/A

Green spaces, yards and tree canopy could be lost

N/A

Infill might impact my property value or property taxes

N/A

Infill might overburden schools or services

N/A

APPENDIX SURVEY TEXT

4. Please share any additional infill housing concerns that are of interest to you.

Concern 1

Concern 2

Concern 3

Tell us your thoughts on housing diversity.

* 5. What housing types do you feel are a good fit for increasing housing choice in your neighborhood? To rank, either drag and drop items, select from the menu on the left (1= highest priority, 8= lowest priority) or check N/A.

Detached homes on small lot

N/A

Duplex

N/A

Triplex

N/A

Fourplex

N/A

Tiny/Mobile/Modular home

N/A

Small multifamily buildings

N/A

Townhouse

N/A

Cohousing/Shared housing

N/A

6. Are there any additional housing types that you feel are a good fit for increasing housing choice in your neighborhood?

Housing Type 1

Housing Type 2

Housing Type 3

* 7. What neighborhoods do you feel are most suitable for infill housing? Select all that apply.

Northeast Tacoma

New Tacoma

Eastside

South End

South Tacoma

Central

North End

West End

Other (please describe)

* 8. Please explain why the neighborhoods you chose are most suitable for infill housing.

* 9. As a way to address the housing shortage and create affordable housing options, I would be willing to see the following along commercial areas and along major streets: Select all that apply.

Buildings that are one or more stories taller

More housing units per building or lot

Reduced building setbacks

Reduced parking requirements

Incentives for developers building market-rate housing

Incentives for developers who include some dedicated affordable units

Expand the number or size of areas where denser housing is allowed

Other (please describe)

* 10. I believe that new housing in Tacoma needs to be built for people in the following income ranges: Select all that apply.

Extremely low income (Below \$25,950)

APPENDIX SURVEY TEXT

Very low income (\$25,951-\$43,250)

Low income (\$43,251-\$69,200)

Moderate income (\$69,201-\$103,800)

Other (please describe)

Tell us about your housing situation.

* **11. In one to three sentences, what would you change about your housing situation if you could?**

* **12. How do you experience housing in Tacoma? Select all that apply.**

Renter

Owner

Second home owner

Developer

Builder or Designer

Landlord

Property management professional

Real estate agent

Housing services provider

Visitor/Past or future resident

Other (please describe)

* **13. What kind of housing do you live in?**

Detached house

Townhouse

Duplex, triplex, or fourplex

Multifamily housing or mixed-use building

An accessory dwelling unit (backyard cottage or unit in home with separate entrance)

Mobile home or trailer

Student dormitory

No stable housing at this time

Other (please describe)

* **14. How many people live in your household (including yourself)?**

1

2

3

4

5

6

7

8 or more

Rather not say

* **15. How many bedrooms does your home have?**

1

2

3

4 or more

N/A

Rather not say

Tell us about yourself.

* **16. How long have you lived in Tacoma?**

Less than 1 year.

1-4 years

5-9 years

APPENDIX SURVEY TEXT

10-19 years

20 years or more

I do not live in Tacoma

Rather not say

*** 17. What neighborhood do you live in?**

Northeast Tacoma

New Tacoma

Eastside

South End

South Tacoma

Central

North End

West End

Rather not say

*** 18. Do you work in Tacoma?**

Yes

No

Rather not say

*** 19. Do you rent or own the place you live?**

Rented by you or someone in this household

Owned by you or someone in this household

Rather not say

Other (please describe)

20. Age:

17 and under

18-24

25-34

35-44

45-54

55-64

65-74

75 and over

Rather not say

21. Race/Ethnicity

Select all that apply.

Asian

Black/African

Latino/Latinx/Hispanic

Middle Eastern/North African

Native American/Alaska Native

Pacific Islander/Native Hawaiian

White/Caucasian

Rather not say

Please list any specific race, ethnic, and national groups, and tribal/band affiliations with which you identify.

22. Disability status:

Known disability

No disability

Rather not say

23. Please tell us your primary language spoken at home:

24. Please tell us any additional language spoken at home:

25. Annual household income:

Less than \$26,000

\$26,000-\$34,999

\$35,000- \$42,999

\$43,000-\$51,999

\$52,000-\$60,999

\$61,000-\$68,999

\$69,000-\$77,999

\$78,000-\$86,999

\$87,000-\$99,999

\$100,000-\$149,000

\$150,000 and above

Make sure to click the DONE button below.

Thank you for your feedback! Click here to subscribe for updates on the Home in Tacoma Project.