

HET Meeting

Dec. 3, 2020

Objective: Build concurrence on equity & antiracism housing recommendations.

Next step: Take formal action (at the January meeting) to forward HET recommendations.

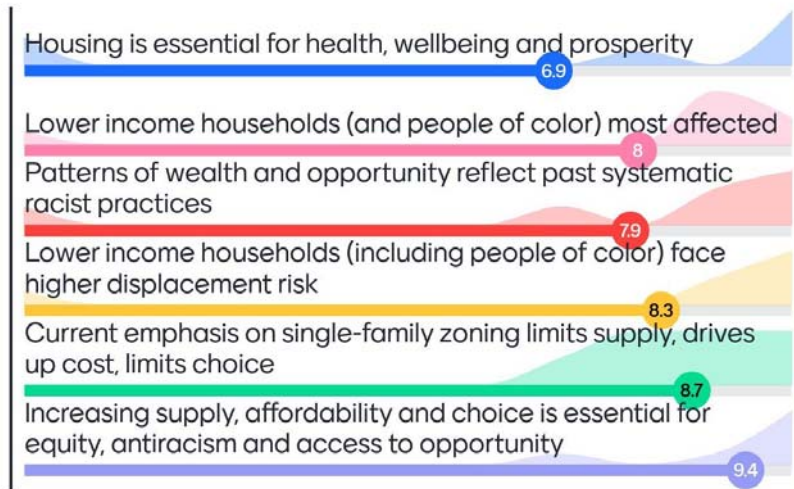


Discussion Guide

- Findings
- Guiding principles
- Achieving balance with MM housing
- Equity concerns
- Infill Design
- Tradeoffs for more housing
- Supportive actions



Equity and antiracism findings



What should be added or changed?

City needs more access to funding and creative financing leading to home ownership	We need more local, living wage job opportunities to elevate individual incomes so households can choose the housing they desire.	Housing styles and preferences may reflect cultural heritages.
This is not just an issue that low-income or people of color experience- we need to make it clear that this is an issue that affects us all	Tackling housing issue is more important than playing politics	Our current lack of affordable housing continues to keep Black families from growing wealth.
We have some great walkable neighborhoods in Tacoma, but not everyone has the choice to live in them because there isn't vacancy at price points for all incomes	understanding what being cost-burdened means and how to avoid it to avoid displacement	Consider the extra costs that come with multi-family/attached housing (e.g., associate dues, special assessments)



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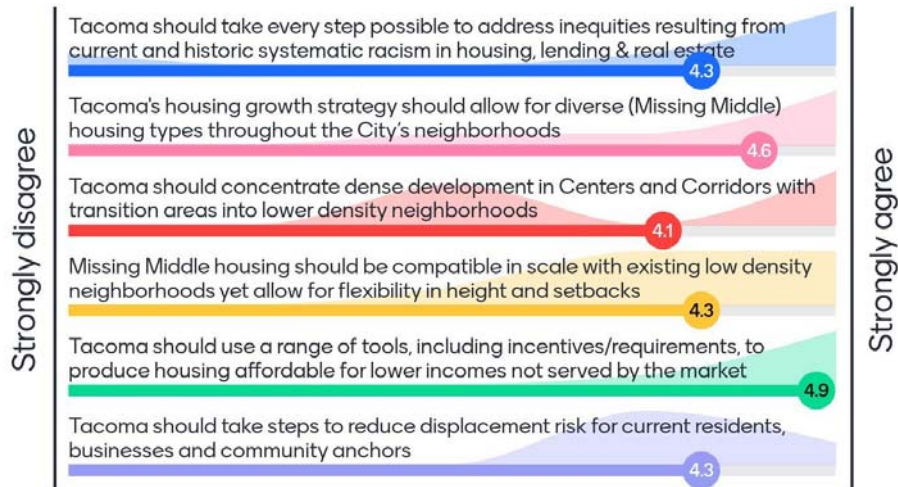
options for housing- homebuying is not the end all be all nor is it for everyone

The needs of very low income households are not being addressed by the current system of incentives for developing housing.

Parking costs are normally bundled into the cost of an apartment or condo, regardless of whether they are needed by the people renting the unit

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Guiding Principles



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What should be added or changed?

We need to audit lending and appraisal practices

We need to think about flexibility when it comes to smaller multi family projects so that zoning doesn't hinder the location of infill

Neighborhoods with lower income people and diversity are concentrated in the city should have better infrastructure to support housing choice in those neighborhoods

Conduct a very solid community education program that presents changes as positive solutions rather than permanent challenges

Special assessments to address deferred public utilities/facilities is not very fair

Refer to cities where this type of growth has been positive when presenting and educating public

Collaboration with neighboring jurisdictions (this is not just a Tacoma problem)



SF House & ADUs



Small lot SF house

Duplex, triplex



Tiny/mobile house

Cottage housing



Townhouses

Fourplex

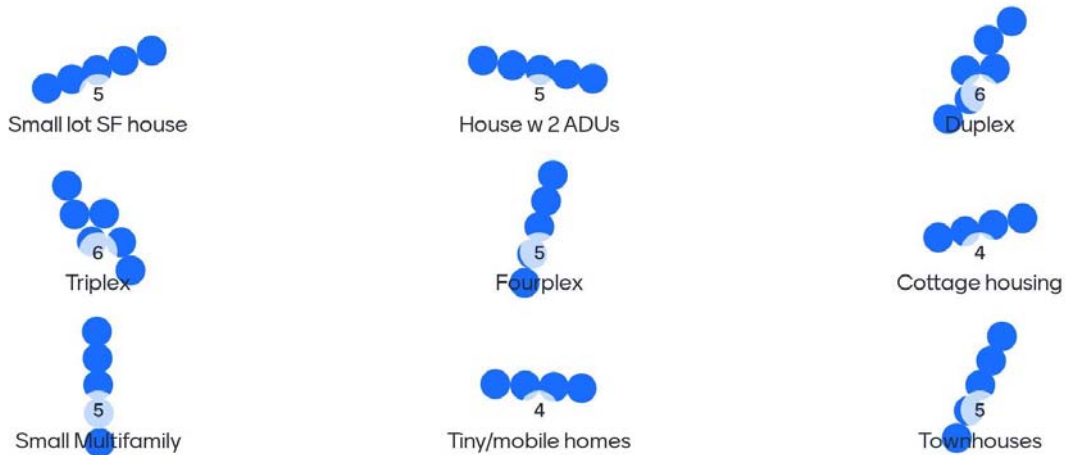


Small multifamily



Infill: What Missing Middle housing types are appropriate in established neighbors?

Mentimeter



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Infill concerns

Mentimeter

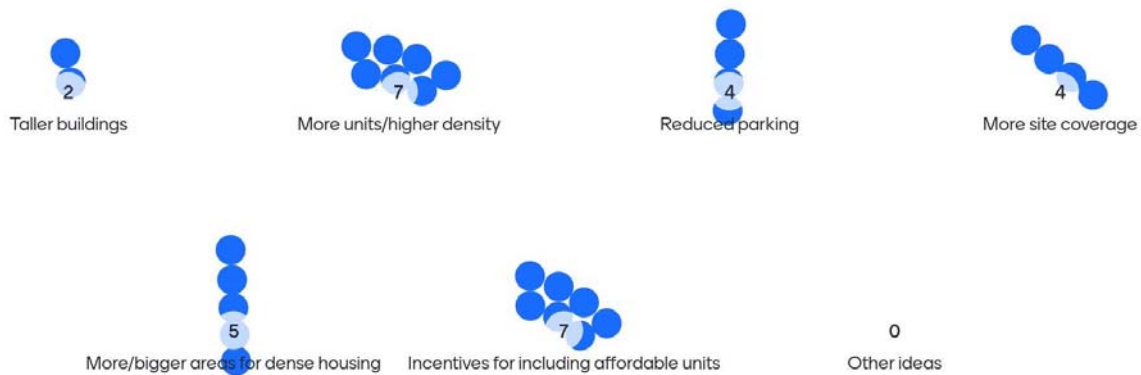


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What design features are the most critical for infill?



What tradeoffs are you willing to make to build more units?



Supportive Actions



Imagine a more equitable future

