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.



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Discussion Guide

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



Equity and antiracism findings

Lower income households (and people of color) most affected
Patterns of wealth and opportunity reflect past systematic racist practices

Lower income households (including people of color) face higher displacement risk

Current emphasis on single-family zoning limits supply, drives up cost, limits choice

Increasing supply, affordability and choice is essential for equity, antiracism and access to opportunity



What should be added or changed?

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City needs more access to funding and creative financing leading to home ownership

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

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

We need more local, living wage job opportunities to elevate individual incomes so households can choose the housing they desire.

Tackling housing issue is more important than playing politics

understanding what being cost-burdened means and how to avoid it to avoid displacement

Housing styles and preferences may reflect cultural heritages.

Our current lack of affordable housing continues to keep Black families from growing wealth.

Consider the extra costs that come with multifamily/attached housing (e.g., associate dues, special assessments)

What should be added or changed?

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



Guiding Principles

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Strongly disagree

Tacoma should take every step possible to address inequities resulting from current and historic systematic racism in housing, lending & real estate

Tacoma's housing growth strategy should allow for diverse (Missing Middle) housing types throughout the City's neighborhoods

Tacoma should concentrate dense development in Centers and Corridors with transition areas into lower density neighborhoods

Missing Middle housing should be compatible in scale with existing low density neighborhoods yet allow for flexibility in height and setbacks

Tacoma should use a range of tools, including incentives/requirements, to produce housing affordable for lower incomes not served by the market

Tacoma should take steps to reduce displacement risk for current residents, businesses and community anchors

Strongly agree

What should be added or changed?

We need to audit lending and appraisal practices

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

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

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

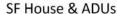
Special assessments to address deferred public utilities/facilities is not very fair

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

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



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Small lot SF house

Duplex, triplex





Tiny/mobile house

Cottage housing





Townhouses

Fourplex

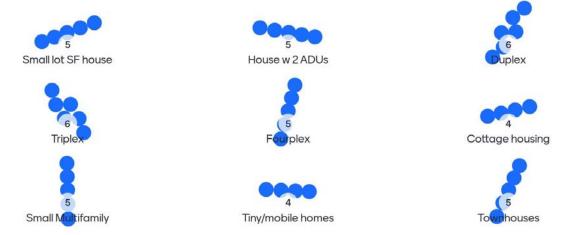




Small multifamily



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



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Infill concerns

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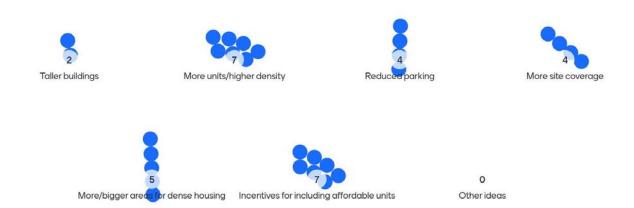
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What design features are the most critical for infill?



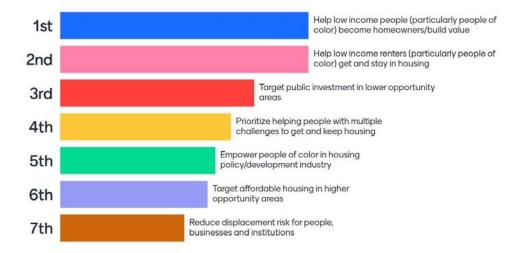
What tradeoffs are you willing to make to build more units?

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Supportive Actions





Imagine a more equitable future

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