



Home In Tacoma Project: Housing Equity Taskforce

July 8, 2021

Meeting objectives:

- Finalize comment letter on Home In Tacoma Project
- Provide input on upcoming Rental Code updates
- Begin work on an Anti-displacement Strategy

Agenda:

1. Housekeeping all (10 min)
 - a. Welcome Co-Chair Brickhouse to the new role
 - b. Approve notes from last meeting
 - c. Report outs & questions
2. Initial input on Rental Code update ChiQuata Elder, NCS (20 min)
 - a. Advise staff on engagement strategies
3. Finalize comment letter on Home In Tacoma package all (20 minutes)
 - a. Review draft letter (attached)
 - b. Next steps – City Council process
4. Initial input on Anti-displacement Strategy Jacques Colon (30 minutes)
 - a. Review existing and proposed anti-displacement policies
 - b. Identify gaps – what is missing/what else should be considered?
5. Next steps all (10 min)
 - a. Upcoming meetings – chart a course the HET
 - b. Identify homework and staff tasks

Attachments:

1. Draft HET Meeting notes from 05-13-21
2. Draft Home In Tacoma Project comment letter to City Council
3. Anti-displacement resources

Upcoming agendas:

- Home In Tacoma – City Council process
- Ongoing targeted outreach for Home In Tacoma
- Figure out how HET’s work will fit with AHAS, Antiracist Transformation and other efforts
- Invite homeless advocates, other commissions, and AHAS staff to discuss collaboration on housing equity work
- Prioritize anti-displacement strategies moving forward
- Homelessness strategies – HET role (invite Gerrit Nyland)
- Consider how to report progress/continue to focus attention on equity and housing

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City of Tacoma
Housing Equity Taskforce

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MEETING NOTES
(DRAFT)

DATE: Thursday, May 13, 2021

MEMBERS PRESENT: Chris Karnes (Co-Chair), Sarah Rumbaugh (Co-Chair), Norman Brickhouse, Michealea Lemons, Anna Petersen, Alyssa Torrez

SUPPORT STAFF: Elliott Barnett, Jacques Colon, Wesley Taylor

1. Finalize HET's 2nd Home in Tacoma Project letter

- a. Adding a section to discuss the various needs and issues around parking for a unit, how some people may have the need of parking, and others may not.
- b. Put the updated draft letter on Google docs for edits

2. Home in Tacoma status and next steps

- a. Ask people to review and provide comments, suggestions and edits

3. Discuss how the HET can contribute to ongoing citywide equity and antiracism initiatives

- a. What additional strategies should be looked at in further discussions?
- b. Are there strategies that should have higher importance over others?
- c. Developing and creating a City Anti – displacement Strategy.

**These minutes are not a direct transcription of the meeting, but rather a brief capture.*

May 13, 2021 DRAFT

Mayor Woodards and Councilmembers-

It is our honor to present the Housing Equity Taskforce's (HET) Home In Tacoma Project housing policy recommendations to the City Council. The primary objectives of these recommendations are to increase housing supply, housing choice, and housing affordability throughout the city in order to make progress toward Tacoma's equity and antiracism goals.

We affirm that part of the solution to housing affordability and to addressing historic racial injustice in the area of housing lies in expanding housing types citywide. Both the Low-scale and Mid-scale housing options have substantial affordability benefits for both rental and ownership housing in the long term, but we must stress that these market-based policy solutions have a lag time and their benefits only start to occur if reform begins to be implemented now.

We appreciate that the Housing Equity Taskforce recommendations have been integrated into the Home In Tacoma Project recommendations. The Taskforce's January 2021 observations and recommendations are attached to this letter. These recommendations highlight that there is much work to be done to increase equity. We thank the City Council for your leadership.

Addressing racism in housing

We believe that the concept of single-family zoning is a construct that perpetuates racial inequities. We applaud the Planning Commission's balanced approach of presenting two housing options to the public and then responding to public feedback by making changes that incorporate the best elements of each option, while removing the elements with the most negative impacts.

We provide further comment to reinforce how the Planning Commission's revised scenario supports the desired intent of the Housing Equity Taskforce to address the disproportionate impacts of the housing crisis on people of color and others facing economic disadvantages. The Planning Commission's initiative to address housing affordability by setting targets by income group helps to address this crisis head on.

Aligning with the Regional Vision of Housing near Centers and Transit

It is a rare opportunity for the City to be able to offer tangible benefits to low-income, people of color, and vulnerable populations without additional expenditures, but this can be done if the City consciously realigns Tacoma's vision for housing growth with the Puget Sound Regional Council's vision for housing near centers and transit.

While housing occupies the largest household expense for moderate-to-low income families, transportation costs are a close second. By expanding housing options immediately adjacent to transit, the City can empower more residents with the option of being one-or-no-car-households, leading to thousands of dollars saved per year, which can improve financial outlook, housing

stability, and long term potential for homeownership. Pierce Transit in particular is looking to empower youth and seniors to take transit with fareless service, which could begin as soon as 2022.

Support the concept of not requiring parking in our code and allowing property owners to determine the need. There is no such thing as free parking – if the City requires parking, that cost is transferred to the cost of the housing unit. The City should not be mandating a requirement that could make housing projects infeasible. This can add to the exclusionary effect of single-family zoning and can make affordable housing more difficult.

Supporting Racial and Economic Equity

Tacoma needs to continue to address institutions that perpetuate racial inequities.

One way to do this is to use transit as a tool. The Home In Tacoma Project proposals are based on locating more housing close to transit. We applaud that approach. Because Pierce and Sound Transit have structured service along corridors that already 1) connect to growth centers, 2) serve diverse areas, and 3) provide neighborhood coverage, allowing a diversity of housing types on blocks adjacent to transit would help to reverse the exclusionary impacts of zoning policies implemented in the 1950's--broadening racial and economic equity across 'high opportunity areas' identified by the City.

Planning for Deeply Affordable Housing

Recognizing that the City's financial capacity is limited to provide deeply affordable housing units for people who have no income or incomes below the poverty line, we identify the expansion of housing types citywide, along with allowing denser housing types near transit and centers as being essential to supporting rental housing affordability for working class households making between 30-60% AMI. By implementing these changes the City can have a clear focus on working with non-profit housing partners to develop deeply affordable housing units for those making substantially less than 50% AMI, allowing the market to support options for other groups.

In closing

The Housing Equity Taskforce encourages the City Council to support the Planning Commission's proposed hybrid scenario, low and mid-scale residential land use designations, and scope of work for affordability, anti-displacement measures and design requirements for Phase 2 of *Home in Tacoma*. These proposed changes reflect public input and set the stage for future community engagement in the rest of 2021 and into 2022.

Attached please find the Housing Equity Taskforce's January 2021 Observations and Strategies Document. We also reference the Taskforce Letter to the Planning Commission and Human Rights Commission.

In the spirit of service,

<Housing Equity Taskforce Members>

DRAFT

ANTI-DISPLACEMENT RESOURCES:

Housing Equity Taskforce – June 10, 2021

Existing and proposed anti-displacement policies

Please review the following documents with the objective of identifying gaps in existing and proposed policies.

- Affordable Housing Action Strategy (AHAS)
(<https://cms.cityoftacoma.org/cro/ahas/affordablehousingactionstrategy.pdf>)

Multiple AHAS policies touch on anti-displacement, but there is no specific anti-displacement action. For example, actions in Objectives 1, 2 and 3 all relate to anti-displacement. Through this effort, the HET will pull from these AHAS actions to inform a consolidated Anti-displacement Strategy.

- Home In Tacoma Project - Housing Action Plan (recommended)
www.cityoftacoma.org/homeintacoma

The recommended HAP is posted on the project webpage. This study updates the AHAS by providing a more recent housing needs assessment, and brings in market analysis that informed the Home In Tacoma Project recommendations. The Recommendations section includes the recommended Anti-displacement strategy on page 35.

- Home In Tacoma Project – Proposed Housing Element policies (recommended)
www.cityoftacoma.org/homeintacoma

The recommended updates to the One Tacoma Comprehensive Plan – Housing Element include adoption of an anti-displacement strategy as part of the coordinated actions. SEE BELOW.

Other resources

Additional resources to generate ideas and identify gaps in Tacoma’s current and proposed policies.

<https://www.urbandisplacement.org/>

https://www.urbandisplacement.org/sites/default/files/images/carb_anti-displacement_policy_white_paper_3.4.21_final_accessible.pdf

Home In Tacoma Project – Housing Element (recommended anti-displacement policy):

DRAFT Policy H-2.9 Establish and implement a coordinated Anti-displacement Strategy to reduce the risk of displacement for people at high risk of such and helps them to deal with its impacts, with actions including: As the Home In Tacoma Project moves forward, strengthen the emphasis on anti-displacement as a primary goal.

1. Use the full spectrum of housing tools to address needs, such as funding for affordable housing and increased staffing and program resources.
2. To ensure equitable distribution of housing opportunities, implement land use changes to allow more missing middle products citywide.
3. Implement inclusionary zoning in submarkets where it is economically feasible, tailored to specific affordability needs and market conditions.
4. Require that developers benefiting from land use changes, property tax exemptions, fee waivers, expedited processing, and city funding use affirmative marketing in advertising unit availability.
5. Implement a resident preference policy that applies to both residents at-risk of displacement and neighborhoods with high-displacement risk.
6. Promote ownership opportunities as a pathway for wealth-building for those who choose it.
7. Promote family-sized units, particularly in areas where they are in short supply.
8. Working with local architects and lenders, create a set of affordable ADU designs and a financing package to facilitate the construction of ADUs by lower income households.
9. Require redevelopment of large parcels with city investment include deeply affordable rental and ownership products (e.g., publicly-assisted rentals, land trust).
10. Coordinate with the Tacoma Housing Division to ensure that residents at-risk of displacement have the resources they need to mitigate eviction and displacement.
11. Support anchor institutions and businesses at risk of displacement by providing city subsidies for leases and implementing first rights of refusal for city-subsidized commercial in redeveloped sites.
12. Empower people of color and others who have been historically under-represented in policymaking to take a stronger role in implementing policy.