



# Home In Tacoma Project: Housing Equity Taskforce

*Third meeting (November 5, 2020)*

## Meeting objectives:

- Lessons from benchmarking
- Close the loop on engagement strategies
- Formulate initial HET recommendations

## Agenda:

1. Housekeeping all (10 min)
  - a. Approve notes from last meeting
  - b. City Council direction (from Infill Pilot Program 2.0 adoption)
  - c. Upcoming meetings (Council, Planning Commission)
  - d. Report outs
  - e. Questions
2. Benchmarking – lessons learned all (15 min)
  - a. Conversations with Portland, Minneapolis and Seattle
  - b. Planning and engagement ideas
  - c. Policy options
3. Engagement strategy – updates staff (5 min)
  - a. Education campaign - storymap and online café series
  - b. Online survey
  - c. Reaching under-represented groups
4. Existing conditions – short version staff (5 min)
  - a. Initial findings on housing need, capacity and trends
5. Options for structuring HET recommendations all (10 min)
  - a. Using Tacoma’s adopted policies to evaluate proposals
  - b. Should the HET use an equity checklist?
6. Initial recommendations all (40 min)
  - a. Diverse housing types options (where, what types?)
  - b. Affordable housing options (where, what developer bonuses?)
7. Next steps all (5 min)
  - a. How to ensure growth benefits everyone (including displacement risk)
  - b. How to maximize equity and antiracism in proposed actions
  - c. Identify homework and staff tasks

Meeting Resources:

1. HET Meeting notes from 10-08-20 (attached)
2. Equity checklist (draft) (attached)
3. Home In Tacoma Policy Summary ([www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma)), Planning Commission Final Project Scope – pages 12 to 15)

Additional Resources:

- City Council action on [Infill Pilot Program 2.0 Adopted](#)
- Office of Management and Budget survey – [OMB Survey](#) (“Check out the survey results” – Key Findings – Quality of Life section begins on page 25, includes input on housing issues)
- Portland-Residential Infill Pilot Program [www.portland.gov/bps/rip](http://www.portland.gov/bps/rip)
- Seattle – Neighborhoods for All <http://www.seattle.gov/planningcommission/our-work/neighborhoods-for-all>
- Minneapolis— <https://minneapolis2040.com/goals/eliminate-disparities/>

Staff Contacts:

Elliott Barnett, Senior Planner, (253) 312-4909, [ebarnett@cityoftacoma.org](mailto:ebarnett@cityoftacoma.org).

Andreta Armstrong, Program Manager, (253) 591-5849, [aarmstrong@cityoftacoma.org](mailto:aarmstrong@cityoftacoma.org).

Web: [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma)

## **Housing Equity Taskforce**

Racial Equity Checklist/Questions

October 30, 2020

### **BACKGROUND**

The following is a list of questions that the Housing Equity Taskforce could use to intentionally center on racial equity and anti-racism. Any actions or decisions made by HET must contribute to the dismantling of systemic racism, as outlined in City Council's Resolution No. 40622.

These questions are a tool to help guide HET's decision making. This is a living document, with new questions added as needed.

### **EQUITY QUESTIONS**

- What does this action/solution try to accomplish?
- For whom, and where, are we trying to make a difference?
- Has the design of this action/solution included those we are trying to impact?
- Who holds power in this action/solution? What is that power based on?
- Does this action/solution help end, or perpetuate, systemic racism?
- What will an equitable OUTCOME look like? How will we KNOW we have made progress?
- When do we expect to see results? What is our timeframe?





## MEETING NOTES (DRAFT)

**DATE:** Thursday, October 8, 2020

**MEMBERS PRESENT:** Chris Karnes (Co-Chair), Ryan Givens, Michaela Lemons, Allen Ratcliffe, Lisa Snyder

**SUPPORT STAFF:** Andreta Armstrong, Elliott Barnett, Jacques Colon, Wesley Taylor, BT Doan

### 1. HOUSEKEEPING

**a. Approval of Agenda –**

- Chair moved to approve notes, seconded.

**b. Approval of previous meetings notes –**

- Chair moved to approve notes, seconded.

**c. Report outs**

- Commissioner Lemons discussed what the role would be with the Human Rights Commissions and this taskforce. A contact list was also started and will be updated in time. The HET discussed using an equity checklist as a tool.
- Co-Chair Karnes discussed what the Planning Commission has been working on.
- Elliott Barnett (staff) discussed some of the projects being presented to the City Council regarding various housing options. In the month of November there will be a number of meetings with the City Council, Planning Commission and the public regarding the Home In Tacoma Project.

**d. Questions about meetings / methods?**

- No questions or methods were shared among the group.

### 2. BENCHMARKING

**a. What can we learn from other communities?**

**b. Portland, Oregon**

- Residential Infill Project was adopted in 2020, allowing Missing Middle housing (housing that is denser than a single family dwelling, less dense than large apartments). The RIP took 6 years, with a number of phases and engagement from the public. The outcome was a major change – Portland no longer has a single-family detached only zoning district. The lowest residential density now allows 4 units per lot (up to 6 if affordable units are included), but the units must match neighborhood patterns by fitting within the size, height and bulk of a single-family house.
- The City of Portland saw this as action as achieving multiple goals, including increasing equity and removing barriers which disproportionately impact people of color.

**c. Seattle**

- Seattle Neighborhoods for All is another project to expand housing options beyond single-family homes. This is a study from their Planning Commission and did not actually change their housing growth strategy, but is intended to guide future changes. The study recommends changing single-family zoning into zoning that allows a range of Missing Middle housing types.
- The study makes a strong data-based case for why the current land use pattern, with its emphasis on preventing infill in single-family areas, has outcomes that are not equitable. Among other conclusions, it shows that white people benefit disproportionately from public investments in parks and schools, since these are located mostly in single-family areas. Single-family housing is more expensive than other housing types, and people of color do not earn as much on average and are less likely to live in single-family housing.

**d. Minneapolis**

- Through its Minneapolis 2040 Comp Plan update, Minneapolis became the first major U.S. city to restructure its single-family land use/zoning into a low-density residential land use category. The result is that the lowest residential density allows several housing units per lot (rather than only one). This effort took several years and was followed by zoning changes.
- Equity was a central focus by getting everyone involved, why it matters, and how this will give and allow access to new opportunities. Minneapolis staff went above and beyond in engaging with stakeholder groups who do not usually participate in planning processes. This was a key to the success of the effort.

**e. Bay Area article**

- Nothing was shared regarding this article

**f. HET and Staff Roles**

- Are boarding houses being thought of as another type of housing?
- Check in with the cities mentioned above how they integrated equity in their work, and whether they used an equity checklist.
- This could be a long process to receive community buy in, a good solid engagement process over time.

**3. ENGAGEMENT STRATEGY**

**a. What input is needed from the community at this point?**

- Tacoma is doing a similar process with looking at the engagement processes from other cities such as Portland, Seattle, and Minneapolis. Staff are working on what specific questions to pose to the community.

**b. Proposed engagement strategy**

- Reach out to different stakeholder groups, similar to what is done with city Commissions.

**c. How to reach under-represented groups?**

- Reach out to the staff groups who regulate housing, those who work directly with developers, planners and businesses to apply those equitable lenses.
- Create engagement tools to help people learn about housing and how it relates to equity. Provide a handout to give to stakeholders so they can share this information with their groups.

#### **4. NEXT STEPS**

**a. Create an outline of HET's report?**

**b. Agenda for November meeting**

**c. Identify homework and staff tasks**

- Coming up with a good social justice policy.
- Staff will be meeting with the co-chairs to discuss topics and follow up from this meeting.

*\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <https://www.cityoftacoma.org/HomeInTacoma>*