



Home In Tacoma Project: Housing Equity Taskforce

Fourth meeting (December 3, 2020)

Meeting objectives:

- Collaborate to get the word out
- Formulate initial HET recommendations

Agenda:

1. Housekeeping all (10 min)
 - a. Approve notes from last meeting
 - b. Report outs
 - c. Questions
2. Engagement strategy – updates staff (10 min)
 - a. Education campaign - storymap and online café series
 - b. Online survey
 - c. Reaching under-represented groups
3. Discuss preliminary recommendations all (1 hour)
 - a. Findings
 - b. Guiding Principles
 - c. Infill actions
 - d. Incentives actions
 - e. Other actions
4. Next steps all (5 min)
 - a. How to ensure growth benefits everyone (including displacement risk)
 - b. Identify homework and staff tasks

Attachments:

1. Discussion outline – HET Preliminary Recommendations
2. HET Meeting notes from 11-05-20 (attached)
3. November Email Update
4. Housing Choices Survey

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Web: www.cityoftacoma.org/homeintacoma



Discussion Guide

This guide is intended to provide taskforce members with the types of questions and feedback we would like to explore at the next meeting. In addition, staff have developed draft housing equity findings, guiding principles reflecting policy direction.

At the meeting the HET will participate in an interactive discussion to share perspectives and work toward developing preliminary recommendations as a group. Prior to the meeting, staff request that the taskforce review this guide, consider whether there are any issues not addressed, evaluate the draft findings and guiding principles, and begin to formulate your perspective on the key questions.

- **Findings** – what are the (high level) issues that need to be addressed in order to further equity and antiracism through housing actions?
 - Housing is essential for health, wellbeing and prosperity. Housing meets a fundamental human need for shelter, and connects us with family, community, transportation, employment, education and other vital opportunities
 - Tacoma’s housing crisis affects lower income households more severely, and disproportionately affects people of color due to lower average incomes
 - Tacoma’s patterns of wealth, opportunity and race reflect historic systematic racist practices including redlining, meaning that people of color are less likely to live in high opportunity areas
 - Lower income households, including a disproportionate percentage of people of color, are at increasing risk of displacement due to growth and income trends
 - Tacoma’s current housing growth strategy sets aside about 75 percent of housing land supply for single-family housing, limiting capacity to add housing supply, driving up cost and limiting choice
 - Increasing housing supply, affordability and choice throughout Tacoma’s neighborhoods is an essential step toward providing opportunity for lower income residents, including people of color, to equitably access opportunities and benefit from public investments
- **Guiding principles** – what principles should guide Tacoma’s reevaluation of its housing growth strategy in order to achieve equity and antiracism goals?
 - Tacoma should take every step possible to address inequities resulting from current and historic systematic racism in housing, lending and real estate
 - Tacoma’s housing growth strategy should allow for diverse (Missing Middle) housing types throughout the City’s neighborhoods

- Dense development should be concentrated 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 to accommodate needs
- Tacoma should use a range of tools, including affordability incentives/requirements, to produce housing that is affordable for lower income households not served by the housing market
- Tacoma should take steps to reduce displacement risk for current residents, businesses and community anchors
- What potential impacts of infill are of the most concern from an equity perspective—to you? To the communities you hear from regularly?
 - New houses are bigger, taller or different designs from nearby houses
 - Existing viable and affordable homes could be demolished
 - Neighborhoods could become less affordable, increasing displacement risk
 - New housing could reduce available on-street parking or increase street traffic
 - Green spaces, yards and tree canopy could be lost
 - Infill might affect property values or taxes
 - Infill might overburden schools or services
 - Infill housing may not be affordable to moderate or low income households
- Are there certain Missing Middle Housing types that should *not* be allowed in established neighborhoods? Why?
 - Are there any areas of the city where infill is off limits or not appropriate?
 - Are there any areas of the city that lend themselves to infill development?
 - How should the scale of infill development transition from higher density areas?
- How do we achieve balance and minimize disruption to existing neighborhoods and residents?
 - Limit the number of Missing Middle units permitted per block
 - Limit the type of units permitted (e.g. duplexes, townhomes, 2-3 story multifamily)
 - Can you envision a situation with too much Missing Middle Housing? What does that look like?
- What design features are critical to ensuring that infill is compatible with neighborhood patterns (in consideration of tradeoffs in terms of cost)?
 - Height is consistent with surrounding buildings
 - Site coverage is consistent with the neighborhood
 - Setbacks are the same as neighboring buildings
 - There is adequate parking and access

- Architectural details
 - Colors, materials, and styles consistent with the neighborhood
- What tradeoffs are you willing to make to build more units?
 - Increased density or height in neighborhoods
 - Increased site coverage/relaxed setbacks in neighborhoods
 - Infill opportunities close to centers and corridors
 - Reduced parking requirements
- What tools are you interested in using to expand affordability requirements?
 - Require that one or more units be affordable
 - Streamline permitting process/waive fees
 - Provide density incentives
 - Provide tax incentives in exchange for affordable units
 - Relax zoning, design or parking requirements
- In addition to changing rules for housing growth, how can the City assist people of color, lower income households, and people who face challenges to benefit from growth?
 - Empower diverse voices in shaping housing policy
 - Take steps to reduce displacement risk
 - Support community anchor institutions and businesses in areas with displacement risk
 - Create affordable housing in areas with displacement risk
 - Preferential marketing and leasing to current residents
 - Target investment to neighborhoods with lower opportunity
 - Target affordable housing in neighborhoods with higher opportunity
 - Support first time homeownership, in partnership with financial institutions
 - Help lower income households to increase the value of their property and generate rental income
 - Help renters to find and stay in their homes
 - Encourage developers to serve lower income households and people of color
 - Increase representation of people of color in development industries
 - Develop a goal of racially integrated neighborhoods citywide
 - Identify and address unfair/discriminatory housing practices
 - Provide more support for people who face multiple challenges



MEETING NOTES (DRAFT)

DATE: Thursday, November 5, 2020

MEMBERS PRESENT: Julie Tran (Co-Chair), Ryan Givens, Michaela Lemons, Allen Ratcliffe, Sarah Rumbaugh, Alyssa Torrez

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

Co-Chair Tran called the meeting to order at 5:37 p.m.

1. HOUSEKEEPING

a. Approval of meeting notes – October 8, 2020

- The meeting notes were reviewed and approved.

b. City Council direction

- The City Council adopted the Infill Pilot Program 2.0 on October 20, 2020, expanding infill housing types and directing staff to move quickly in their housing strategy effort.

2. BENCHMARKING – LESSONS LEARNED

- Elliott Barnett (staff) provided a summary of the discussions with representative from Portland, Minneapolis, and Seattle. Similar housing-related issues were seen in all three cities. They all identified parallel actions to address the issues, much like the strategy of the Home In Tacoma project.
- Minneapolis involved the City Council in the planning of their community engagement process even before it was approved, which proved effective. They also encouraged engagement from the whole community, rather than only Neighborhood Councils.
- Ways to get property owners to lease to low-income tenants and people of color were discussed. One method was to create dedicated affordable units in new developments. Policy could be created to give priority to people from the neighborhood or those being displaced.
- Several Commissioners found the conversations with those cities very informative, especially their engagement efforts as well as learning their successes and barriers.
- A storymap video will be available on the Home In Tacoma project webpage, along with a survey. The taskforce members were asked to share those materials with their networks.
- Commissioner Rumbaugh inquired about reaching out to renters to solicit feedback. Jacques Colon informed the group that the rental housing code update was in the works and staff will coordinate on outreach.

3. EXISTING CONDITIONS – SHORT VERSION

- Preliminary consultant analysis showed that, since 2016, incomes have not kept up with housing costs for renters or homeowners.
- Low-income households were being priced out and housing costs continue to rise.
- Data and trends by different criteria (ages, household size, race, ethnicity, etc.) were also presented.
- The group discussed the appropriate terms to identify communities of color.

4. POLICY SUMMARY

- A summary of existing policy was provided, outlining the efforts the City had to meet affordability needs, accommodate growth, increase equity, promote sustainability, and further economic prosperity.

5. OPTIONS FOR STRUCTING HET RECOMMENDATIONS

- The group discussed how the equity checklist should be used. The taskforce could use the proposed questions or similar ones as guidelines when making their policy recommendation.
- The checklist could serve as an advisory list for City staff to review when developing a policy. Staff also noted that the City Council Action Memo has a set of equity questions that are a useful guide.
- A suggestion was made to create an equity checklist geared towards developers. The proposed list seemed more conducive to City staff's use.

6. HOME IN TACOMA PROJECT – OVERVIEW

- The Home In Tacoma project is intended to promote housing supply, affordability and choice by growing and promoting affordability in centers and corridors as well as promoting infill in low-density areas.
- Infill housing types and maps showing areas to allow infill were presented.
- The HET requested more information to support evaluating different housing types, such as a pros and cons list for different types.
- The taskforce felt it would be beneficial to have design guidelines, ensuring the infill housing would fit in with the neighborhood.

7. NEXT STEPS

- Commissioner Rumbaugh requested examples of areas in the City that had more creative housing types (such as South 8th Street) to show what it would look like.

The meeting was adjourned at 7:04 p.m.

**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>*



Get involved in the conversation about housing!

The City of Tacoma has launched the **Home In Tacoma Project** to gain community and industry insight in updating Tacoma’s housing growth policies and zoning.

The effort will:

- Focus on how Tacoma can build in more housing types like duplexes, small multifamily dwellings, accessory dwellings and cottage style homes.
- Promote affordability and reduce displacement risk in more rapidly growing areas.

The intent is to increase housing supply, create affordable housing options, and increase the choice of housing types throughout our neighborhoods.

Before Tacoma’s Planning Commission makes recommendations to the City Council for Comprehensive Plan, Zoning and other actions in 2021 we need your participation.

How to Participate:

Share your views on housing—complete our [Housing Choice Survey](#) through the end of January 2021.

Join us for three virtual events:

Tacoma’s Housing Crisis on December 18, 2020 at noon

<https://us02web.zoom.us/j/83794810566?pwd=dWdFV0FoQVZKNU9XT0o0SHZOK2hidz09>

Passcode: 363213
(253) 215-8782
Webinar ID: 837 9481 0566

The City's Role in Creating Housing on January 8, 2020 at noon

<https://us02web.zoom.us/j/84343358570?pwd=V0FiN0tZKy92Z0crSVAzRlIPVnRRQT09>

Passcode: 685053
(253) 215-8782
Webinar ID: 843 4335 8570

Getting Housing Growth Right for Tacoma on January 29, 2021 at noon

<https://us02web.zoom.us/j/87517557098?pwd=V21PWw10MkhHVzVzZmZmakZjSVdoZz09>

Passcode: 398323
(253) 215-8782

Find out more about other opportunities to comment, information about the project and view our [interactive storymap](#) at cityoftacoma.org/homeintacoma.

You are receiving this notice because you have been identified as a potentially interested party. Please help to spread the word!

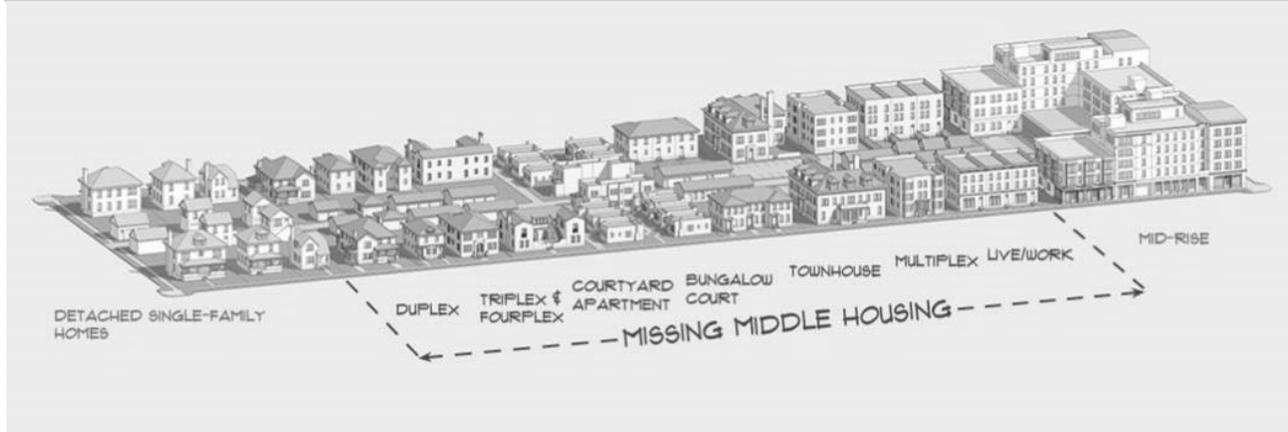


<https://www.cityoftacoma.org/homeintacoma> |

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Home in Tacoma Housing Choice Survey

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.



Home in Tacoma Housing Choice Survey

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



Home in Tacoma Housing Choice Survey

Tell us your thoughts regarding infill housing.

* 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

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

Concern 1

Concern 2

Concern 3

Home in Tacoma Housing Choice Survey

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



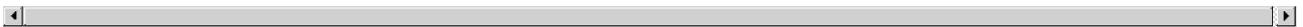
Townhouse

N/A



Cohousing/Shared housing

N/A



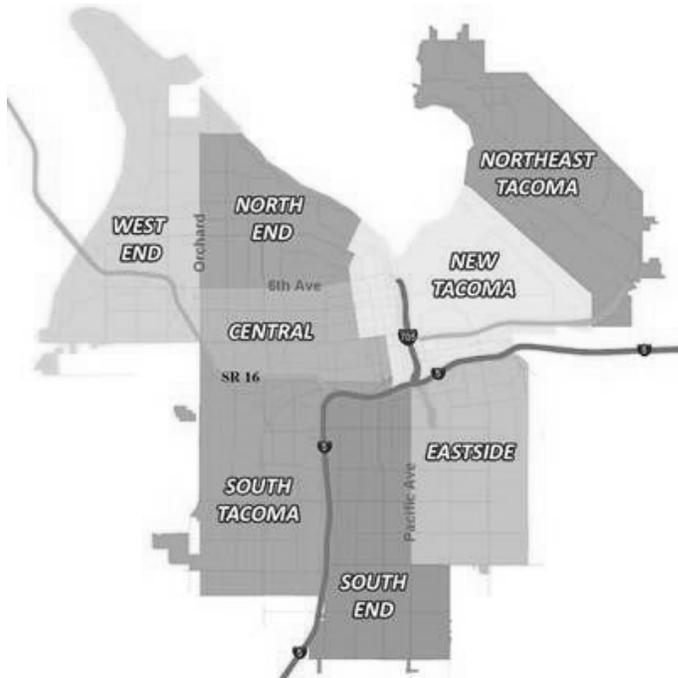
6. Are there any additional housing types that you feel are a good fit for increasing housing choice in your neighborhood?

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)
- Very low income (\$25,951-\$43,250)
- Low income (\$43,251-\$69,200)
- Moderate income (\$69,201-\$103,800)
- Other (please describe)

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



Home in Tacoma Housing Choice Survey

Tell us about your housing situation.

* 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



Home in Tacoma Housing Choice Survey

Tell us about yourself.

* 16. How long have you lived in Tacoma?

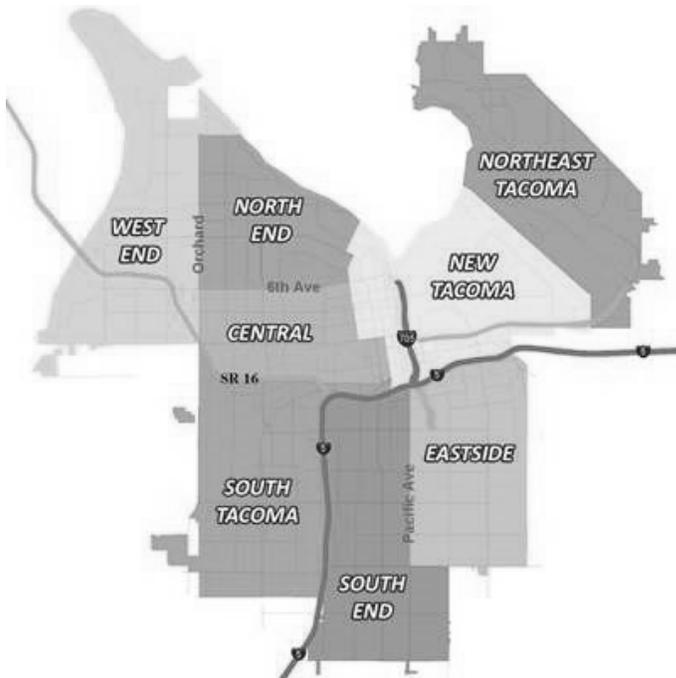
- Less than 1 year.
- 1-4 years
- 5-9 years
- 10-19 years
- 20 years or more
- I do not live in Tacoma
- Rather not say



Home in Tacoma Housing Choice Survey

Tell us about yourself.

*



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**.