McKinley Hill
Neighborhood Planning

Steering Group Meeting #7:
Housing

August 8, 2022
MEETING GOALS

• Share feedback on the plan for fall engagement
  • Community Booster Grant
  • McKinley Neighborhood Fair; online platform
• Discuss Housing issues with Planning and Development Staff
AGENDA

• **Introductions** – 10 minutes
• **Program Updates and Booster Grant** – 30 minutes
• **Housing Discussion** – 50 minutes
• **Next steps** – 5 minutes
• HOME Mural
• McKinley Neighborhood Fair, Sept. 10
  • Feedback on project committees
• Community Booster Grant
$50,000 grant to support Plan implementation

✓ Options:
  ✓ Open call for project proposals (traditional grant model)
  ✓ Request for qualifications for people to deliver select number of pre-identified specific projects
  ✓ Proposed Hybrid Approach: $20K for identified project and $30K for open call

✓ Timeline for launch:
  ✓ Open fall 2022
  ✓ Jury review late 2022 (steering group, SMEs, businesses)
  ✓ Award winter 2023
  ✓ 6-12 months implementation
COMMUNITY BOOSTER GRANT

$50,000 grant to support Plan implementation

This funding can be used for:

• Art
• Community events
• Neighborhood amenities
• Interpretation activities
• Development and/or production of permanent or temporary installations
• Neighborhood cleanups
• Neighborhood services
• Professional services required to research a historic site or prepare a register nomination
• Creation of organized neighborhood groups to support the neighborhood plan
COMMUNITY BOOSTER GRANT

Proposals must directly benefit the McKinley Hill neighborhood. The following organizations are eligible:
- Private non-profits with any 501(c) designation
- Organized groups of community volunteers
- Artists/Creators
- Public agencies and educational institutions

Criteria:
1. Alignment with the McKinley Hill Neighborhood Plan (10 pts)
2. Level of community impact (10 pts)
3. General quality of the proposal (5 pts)
4. Organizational/Applicant commitment (5 pts)
5. Demonstrated ability to execute and complete the project (5 pts)
<table>
<thead>
<tr>
<th>Task</th>
<th>Responsible</th>
<th>Status</th>
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<tbody>
<tr>
<td>Facebook group set-up and administration</td>
<td>Steering Group</td>
<td>Complete</td>
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<tr>
<td>Brainstorm community partners for roundtable sessions</td>
<td>Staff</td>
<td>Ongoing</td>
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<tr>
<td>Develop a list of available grants</td>
<td>Staff</td>
<td>Ongoing</td>
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<tr>
<td>Event planning for McKinley Neighborhood Fair</td>
<td>Dometop/ Staff</td>
<td>Ongoing</td>
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<tr>
<td>Submit Our Town grant</td>
<td>Steering Group / Staff</td>
<td>Part 2 Aug. 16th</td>
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<tr>
<td>Develop online engagement platform</td>
<td>Staff</td>
<td>Discuss today</td>
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<tr>
<td>MONTH</td>
<td>STEERING GROUP DISCUSSION</td>
<td>PUBLIC EVENT</td>
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<td>FEBRUARY</td>
<td>Neighborhood Identity + Arts</td>
<td>Virtual Plan-A-Thon</td>
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<tr>
<td>MARCH</td>
<td>Traffic Calming + Walkability Update on Gault School</td>
<td>Neighborhood History + Identity</td>
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<td></td>
<td></td>
<td>Virtual walking tour and arts discussion</td>
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<tr>
<td>APRIL</td>
<td>Engagement and Process</td>
<td></td>
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<tr>
<td>MAY</td>
<td>Program Priorities and Parks/Open Space</td>
<td>Neighborhood Walk + Talk</td>
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<td>Walkability discussion and in-person walk</td>
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<td>JUNE</td>
<td>Gault School Update (June 6) Prioritization Discussion; Business Dist.</td>
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<td>JULY</td>
<td>Fall outreach discussion and Action Mapping Program update</td>
<td>Family Fun in the Park</td>
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<td>Engage neighbors; collect feedback</td>
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<td>AUGUST</td>
<td>August 8 (TODAY) Topic: Housing (No meeting August 22)</td>
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<tr>
<td>SEPTEMBER</td>
<td>Review Feedback on Draft Action Plan</td>
<td>McKinley Neighborhood Fair: Sept 10</td>
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<td></td>
<td>Resource fair, food, music, fun</td>
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Housing and Neighborhood Planning
What we've heard about housing in McKinley

- Gault School site
- Displacement risk
- Need for increased housing supply at multiple income levels
- Commercial development / mixed-use and community amenities (grocery store; food access)
- Infrastructure needs (stormwater; parking)
- Protect neighborhood character
- City-owned parcels or other opportunity sites
Housing for the McKinley Neighborhood

- Home In Tacoma: Participate in creating new housing rules citywide
- ADU Accelerator: Learn about another Tacoma housing program
- McKinley context: Neighborhood Planning Program housing strategies
Home in Tacoma
What is the need?

- Housing affordability
  - Housing is a fundamental need
  - 40% of Tacoma households “cost burdened”
  - Housing costs rising faster than incomes
  - Supply is not keeping pace

- Housing meets multiple goals
  - Vibrant, walkable and livable neighborhoods
  - Workforce housing
  - Aging in place
  - Access to opportunity
  - Path to financial stability
  - Cities are the right place for growth
It’s getting harder to stay in the McKinley Neighborhood

How do we try to understand displacement risk?

• Public input
• Study factors including evictions, income levels, unemployment, racial segregation

What can we do to combat it?

• Protection – for people at risk
• Preservation – of affordable housing
• Production – of new housing

Housing Precarity Risk Model – Urban Displacement
This proposal does not stand alone

Affordable Housing Action Strategy – 27 Actions

Objective 1: More Homes for More People
  • Passed Ordinance No. 28747 authorizing 1/10 of 1% sales tax for capital and supportive services
  • Passed Ordinance No. 28798 expanding the Multifamily Tax Exemption Program

Objective 2: Keep Housing Affordable and In Good Repair
  • 2019-June 2021: Preserved 141 units through Single Family Rehab and RBTSS home repair projects

Objective 3: Help People Stay in Their Homes and Communities
  • Passed Ordinance No. 28780 adding Just Cause Eviction and enforcement provisions to TMC 1.95
  • 2019-July 2021: Over 31,200 people helped through landlord tenant program, and housing and utility assistance

Objective 4: Reduce Barriers for People Who Often Encounter Them
  • 2019-July 2021: Served 886 households with rental assistance totaling over $2.6M
Tacoma’s new housing growth vision

**Low-scale Residential:**
Diverse housing types reflecting the scale and design of houses

**Mid-scale Residential:**
Diverse housing types up to 3 or 4-story multifamily

*CREDIT TO Opticos (www.missingmiddlehousing.com)*
Zoning changes in McKinley

Low-scale Housing
- House & ADU(s)
- Duplex, triplex
- Small lot house
- Cottage housing

Low-scale Housing (in some circumstances)
- Fourplex
- Small multifamily

Mid-scale Housing
- Rowhouses (5 or more)
- Medium multifamily
Home In Tacoma - Phase 2 Scope

Phase 1 updated Tacoma’s housing growth vision

*Make housing rules more flexible in order to promote supply, choice and affordability*

Phase 2 implements Tacoma’s new housing growth vision and policies through

- Zoning (*geography, districts, permitting*)
- Expand affordability and anti-displacement tools
- Actions to support housing growth
  - Design standards (and height, size)
  - Infrastructure and services
  - Parking and transportation choices
  - Reduce potential demolitions
  - Green, sustainable, and resilient housing
  - Promote physical accessibility
  - City permitting/process; education and support
  - Study view impacts in areas without protections

Get involved!

Web: [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma)
Email: [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org)
Home In Tacoma Project

SHARE YOUR INPUT!

*What should be the top priorities for infill housing?*

Open a new browser for an interactive exercise:

https://www.menti.com/gak9r6pjof

Or...

www.menti.com, code 1230 3524
ADU Accelerator
ADU Accelerator

- DADUs or Backyard Cottages are “Detached Accessory Dwelling Units”

- ADUs or Granny Flats are “Attached Accessory Dwelling Units”

New Backyard Cottages in District 4

<table>
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<tr>
<th>Year</th>
<th>2019</th>
<th>2020</th>
<th>LAST YEAR</th>
<th>SO FAR THIS YEAR</th>
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<tr>
<td>Applications</td>
<td>5</td>
<td>8</td>
<td>15</td>
<td>7</td>
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<tr>
<td>Permitted</td>
<td>2</td>
<td>0</td>
<td>9</td>
<td>8</td>
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<tr>
<td>Built</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>2</td>
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2019 2020 LAST YEAR SO FAR THIS YEAR

- Applications
- Permitted
- Built
ADU Accelerator

- **City Council discussion this Summer/Fall**
  - exploring barriers and opportunities;
  - builders and homeowners have some overlapping interests

- **Accelerator ideas for Budget discussion:**
  - Pre-approved DADU plans,
  - Site planning + utility coordination
  - Possible permit fee waivers
Next-level idea: A community-based, comprehensive program centered on homeowners at-risk of displacement.

Precedent Strategy: Keys to Equity (Oakland, CA)
ADU Accelerator

SHARE YOUR INPUT!

*What one thing would get more ADUs in McKinley?*

Open a new browser for an interactive exercise: https://www.menti.com/gak9r6pjof

Or...

www.menti.com, code 1230 3524
Opportunity Sites

Parameters for opportunity mapping:

- Vacant lots (no structure)
- Improvement (building) to land value less than .5
- Large surface parking areas
- Common ownership
- Avoid environmentally critical areas
- Large parcels/clusters of sites
SHARE YOUR INPUT!

What should be the priorities for housing in McKinley?
Are these the right locations for more housing in Tacoma?

Open a new browser for an interactive exercise:
https://www.menti.com/gak9r6pjof
Or...
www.menti.com, code 1230 3524
UPCOMING DATES

• **AUGUST 10**: Arts Committee meeting

• **SEPTEMBER 10**: McKinley Neighborhood Fair
  - Rogers Playfield, 11am – 2pm (TBD)

• **SEPTEMBER 26**: Steering Group Meeting
Thank you!

Lauren Hoogkamer, Principal Planner
lhoogkamer@cityoftacoma.org

Anneka Olson, Senior Planner
aolson@cityoftacoma.org

Sign Up & Learn More
Cityoftacoma.org/NeighborhoodPlanning