

Proctor Neighborhood Planning

Steering Group – Meeting #5

February 9, 2023

5:30 – 6:45p.m.

ATTENDEES

Staff:

Lauren Hoogkamer, Neighborhood Planning
Anneka Olson, Neighborhood Planning
Charlotte Hevly, Neighborhood Planning
Elliott Barnett, Planning and Development Services
Ted Richardson, Office of Strategy

Steering Group:

Alayna Linde
Callie Stoker-Graham
Caitlin Habenicht
Felicity Devlin
Georgette Reuter
Gerrit Nyland
Karl Cunningham
Liz Collins
Matt Evans
Matt Stevens
Rebecca Rossi
Theo/Nellie

AGENDA

- **Welcome and Icebreaker**
- **Program Updates, *Neighborhood Planning Staff***
 - Depave & Tree Planting Recap

Lauren gave recap of the Monday night Depave meeting, a tentative timeline, and next steps.

- Proctor Station Meeting Recap

Overview of Proctor Station meeting and display board making the rounds at the Library and UPS.

- Schedule Update
- Engagement Update:
 - Online Survey Update
 - Spring Door-to-Door Outreach
 - UPS Student Outreach
 - Open House Planning
 - Historic Walk in April

Plans to make Social Pinpoint survey live in the next week or two, welcome thoughts or comments.

Plan to go door-to-door in March, we will be creating flyers.

Opportunity to table at UPS or upcoming Proctor events – let us know if you want to join.

Next steps: planning the open house event and sending a mailer.

Anneka: Let us know if you want to participate in a small group to plan the open house.

Lauren: We will follow up with a survey to get your feedback. Walk on April 22nd with Historic Preservation staff to look at key character-defining buildings. Option for Metro Parks to do a virtual meeting and talk about their ADA survey, or a site visit instead.

Callie: Supports site visit. Could table at UPS with son, who is a student.

Georgette: More updates on depave and tree planting in the business district.

Lauren introduced City staff who are here for the meeting.

- **Affordable Housing & Home in Tacoma Discussion, Ted Richardson/Elliott Barnett, City of Tacoma**

Elliot: Overview question: what actions can help meet housing goals in the Proctor Neighborhood?

Background: Housing context in Proctor, planning for growth, AHAS, HIT Phase 2. Then, focus on Proctor Neighborhood housing actions.

Ted: Overview of AHAS and some data related to Proctor. Equity Index, home values, and rent increases in Proctor Zip codes. Unaffordable access to homeownership. Relatively low displacement risk. No dedicated affordable units in Proctor District and no 12-year MFTE units (regulated rent) yet.

Gerrit: Is the statistic on percentage of income spent on transportation accurate?

Elliott/Ted: Yes, to my knowledge. Shows that living close to where you need to go lowers household expenses.

Ted: City will benefit if they offer affordable units in high-opportunity areas, and if there are different types of units available to people at different rates/incomes.

Georgette: How do you define affordable?

Ted: Technical calculation. However, the need is different so we need different types: permanently supportive housing versus a \$300,000 condo. No matter what your income is, there should be a unit you can rent or buy in Tacoma. Last goal is to promote homeownership opportunities (this is included in having different housing types).

Gerrit: Permanent Supportive Housing is a combination of a permanently subsidized housing unit and also case management - for the rest of your life.

Georgette: how do you promote homeownership?

Ted: AHAS is the larger strategy which HIT falls under. Promote homeownership through down payment assistance, technical assistance classes.

Ted: Overview of AHAS implementation progress on four objectives

Elliott: Overview of engagement opportunities for Home in Tacoma. Background of growth and growth management. Background on HIT Phase 1 and direction from Council. Review of three broad questions as a part of Phase 2 outreach.

Georgette: Where will multi-family properties go?

Karl: What does it mean to right-size parking?

Matt: Has the city thought about getting rid of parking minimums?

Elliott: Map of what housing choices would be allowed in the Proctor area.

Elliott: Opens Q&A and how housing affordability relates to the Neighborhood Plan.

Georgette: How do we make sure new multifamily is compatible with existing homes? Sometimes new apartments directly next to us don't look good or longstanding.

Rebecca: Mixed ages of housing adds character too.

Caitlin: Are the apartments above Knapp's designated affordable? Remember that they had income requirements.

Alayna: Maybe that changed.

- **Q&A and discussion**

Mentimeter comments:

- CenturyLink Building as potential site for housing
 - Require affordable units in multifamily
 - Develop for people not cars
 - Eliminate parking
 - Implement affordability requirements and incentives
 - Expand map of midscale, identify specific streets for row homes that would work with pedestrianized streets
 - Involvement and inclusion
 - Prioritize transit expansion for new arrivals
 - More detached ADU construction and assessment and subsidy for ADUs
 - Support amenities that attract people to the neighborhood
 - Secure affordable units in existing buildings
 - Remove barriers for residential development
 - Focus density along 26th from Alder to Stevens
 - Build on large parking lots in Proctor
 - Cottage housing
 - Protecting trees
- **Next Steps**

Next month's meeting is with Public Works.

Felicity booked side room at Peaks and Pints for two weeks from tonight.

DRAFT 2023 Calendar

Month	Topic	Speaker	Engagement
January	Topic Prioritization Part 2 - <i>Update on program/SG meeting timeline; revisit program values</i>		Targeted engagement meetings Library / UPS display Promotions Depave meeting
February	Affordable Housing & Displacement	Home in Tacoma/	Targeted engagement meetings

		Affordable Housing Action Strategy	
March	Ped Safety & Comfort Depave	Public Works Tacoma Public Schools Traffic Consultant	Door-to-door Online survey with 4 priorities
April	Human Scale Design	Urban Design Studio	Historic Preservation Walk, April 22 nd Earth Day scavenger hunt
May	Outdoor Community Space, Parks & Trails	Metro Parks Tacoma Public Schools	Open House Event Proctor Daffodil Parade
June	Project Prioritization 1; Engagement Update		Review Pubic Comments
July	Project Prioritization 2		Mailer to promote summer event
August	Project ideas Implementation Discussion (Community Booster Project)		Community Event: Draft Plan Proctor Arts Fest; Farmers' Market table Social PinPoint
September	Review Community Feedback		