



Home In Tacoma Project: Housing Equity Taskforce

Fifth meeting (January 7, 2021)

Meeting objectives:

- Agree on initial HET recommendations (attached)
 - Have we heard and captured the housing policy issues to address?
 - Have we heard and communicated the policy actions to address them?
 - What guidance do you have to improve them?
 - Are there issues that should be prioritized over others?

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. Observations (problems to be addressed)
 - b. Recommendations (actions to address problems)
4. Next steps all (10 min)
 - a. Upcoming meetings
 - b. Identify homework and staff tasks

Attachments:

1. Draft Housing Equity Taskforce Preliminary Recommendations
2. HET Meeting notes from 11-05-20 (attached)
3. Mentimeter exercise outcomes

Staff Contacts:

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OBJECTIVE: Increase housing supply, choice and affordability throughout Tacoma by providing more diverse and affordable housing options, in order to make progress toward Tacoma's equity and antiracism goals.

OBSERVATION 1

Tacoma's housing growth strategy is not meeting our community's housing needs (for supply, affordability and choice)

- The current strategy sets aside about 75 percent of housing land supply for single-family housing
- Single-family housing uses more land per unit, limiting capacity and choices while driving up cost
- Tacoma is growing rapidly along with the region
- Tacoma is a mature City with little undeveloped land, meaning that growth must generally be infill, redevelopment, or taller structures
- Many people today are seeking walkable, urban living close to jobs, shopping, schools and transportation choices

OBSERVATION 2

Tacoma's housing crisis has disproportionate impacts on people of color and others facing economic disadvantages

- Tacoma's housing crisis affects lower income households most severely
- People of color disproportionately earn less, have less accumulated family wealth and are less likely to be homeowners
- People of color have historically been barred from living in some neighborhoods and faced discriminatory lending practices
- Lower income households are at increasing risk of displacement as housing costs rise
- People with disabilities, non-English speakers and people with criminal records face heightened barriers in finding housing

OBSERVATION 3

Tacoma's housing policies were initially created without equitable representation

- We reside on the ancestral homeland of the Puyallup people which was stolen by people of European descent

- People of color and others facing barriers have historically been excluded or under-represented in policymaking around housing growth
- More vulnerable groups often face heightened obstacles to participating (language, physical access, childcare, work hours), and also have fewer resources to react to neighborhood change

OBSERVATION 4

People of color have less access to the vital livability, accessibility, economic and educational opportunities that come with housing location

- Tacoma's neighborhoods are unequal in terms of the opportunities that people can access
- Many people are finding themselves priced out of Tacoma's higher opportunity neighborhoods
- People of color are less likely to live in high opportunity areas, reflecting historic systemic racist practices including redlining

OBSERVATION 5

People care deeply about their homes and neighborhoods and rely on them as investments

- Home ownership is often a household's single largest financial investment and a major source of household and family wealth
- Poorly designed or out-of-scale infill could build opposition to further infill

OBSERVATION 6

Market-rate housing construction will not be enough to meet affordability needs

- Building housing that is affordable to the lowest income households is likely not profitable, without public sector intervention

OBSERVATION 7

Increasing Missing Middle housing options is an essential part of a multifaceted solution

- Changing the housing growth strategy is within the City's power to implement
- Tacoma must also pursue all AHAS objectives, and seek to build Tacoma earning potential

OBJECTIVE: Increase housing supply, choice and affordability throughout Tacoma by providing more diverse and affordable housing options, in order to make progress toward Tacoma's equity and antiracism goals.

STRATEGY 1

Encourage infill of Missing Middle housing types throughout Tacoma's neighborhoods

- Change Single-family Land Use designation to Low-scale Residential
- Allow diverse housing types including small lot single-family, duplexes, triplexes, townhouses, fourplexes, cottages, tiny/mobile houses, shared housing, and small multifamily
- Establish form-based design and site standards to ensure that infill generally matches the form and scale of existing neighborhoods
- Ensure that infrastructure and services are adequate to support infill

STRATEGY 2

Encourage infill of mid-scale, walkable urban housing near Centers and Corridors

- Designate areas within easy walking distance to Centers and Corridors for mid-scale housing
- Establish standards to ensure a smooth transition from higher-scale to low-scale residential areas

STRATEGY 3

Use affordability incentives/requirements to produce housing affordable for lower incomes

- Partner with housing developers by exchanging bonuses for affordable housing units
- Tailor regulatory incentives to serve unmet need in Tacoma's housing market
- Locate affordable housing throughout the City, particularly in high opportunity and growing areas

STRATEGY 4

Empower people of color and others facing barriers to fully participate in policymaking

- Educate and empower all community members to participate in shaping housing policies
- Focus engagement efforts on empowering underrepresented groups to take more control of policy decisions that affect them

- Invest resources into crafting education and engagement opportunities to these groups
- Seek to build long-term relationships based on trust and sharing of power

STRATEGY 5

Address inequitable access to opportunity in Tacoma neighborhoods

- Plan for and invest in low opportunity areas to address challenges, gaps or barriers
- Build walkability and transit service, particularly in low opportunity areas
- Prioritize funding to address deferred public utilities and infrastructure to neighborhoods with lower income people and people of color

STRATEGY 6

Combat displacement for residents, businesses and community anchors

- Implement an anti-displacement strategy including resources to deal with evictions, affirmative marketing tools, and resident preference for displaced and at-risk households
- Support local businesses and institutions to remain in their neighborhood

STRATEGY 7

Actively address housing inequities resulting from systemic racism

- Promote access to housing and homeownership to build intergenerational wealth for people of color
- Identify and address unfair/discriminatory housing, lending and appraisal practices
- Educate and support people of color seeking to build infill housing or invest in their homes
- Seek to increase representation of people of color in building, lending and housing professions
- Encourage developers to serve lower income households and people of color



MEETING NOTES (DRAFT)

DATE: Thursday, December 3, 2020

MEMBERS PRESENT: Chris Karnes (Co-Chair), Ryan Givens, Michealea Lemons, Allen Ratcliffe, Sarah Rumbaugh, Lisa Snyder, Alvssa Torrez

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 –

- Commissioner Lemons noted the misspelling of their name in the notes from the previous meeting.
- Chair moved to approve notes, seconded.

c. Report outs

- Staff Barnett discussed the email update recently sent out and asked for the taskforce to share it with those who have housing equity issues. It would be helpful if everyone in Tacoma could contribute by responding to the survey. Staff welcome suggestions of additional community engagement opportunities.

d. Questions about meetings / methods?

- No questions or methods were shared among the group.

2. ENGAGEMENT STRATEGY

a. Education campaign

- Staff Barnett discussed preparing a presentation for both city and other outside groups to help make them aware of the work being done by the HET. Suggestions for additional groups who should be contacted should be sent to the HET.

b. Online survey

- Staff Barnett talked about having Commissions Lemons and Givens take part in the online virtual café events as representatives of the HET.

c. Reaching under-represented groups

- Staff talked about multilingual versions of the survey, Spanish translation of the virtual café series, and making presentations to groups including the Black Collective and Asia Pacific Cultural Center.

3. Discuss preliminary recommendations

Staff facilitated an exercise for the HET to go through preliminary findings and recommended actions. Guidance from these discussions will help to develop the preliminary recommendations for the January meeting.

- a. Findings**
- b. Guiding Principals**
- c. Infill actions**
- d. Incentives actions**
- e. Other actions**

(information and results from the Mentimeter are attached from the December 3, 2020 meeting)

- Information taken from this mentimeter will help in addressing the primary issues we see ahead in this work and address a more direct approach in January.

4. Next steps

a. How to ensure growth benefits everyone (including displacement risk)

- Staff stated that this will be a focus for upcoming meetings.

b. Identify homework and staff tasks

- Staff stated that they will prepare draft recommendations from the HET for discussion at the January 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>*

HET Meeting

Dec. 3, 2020

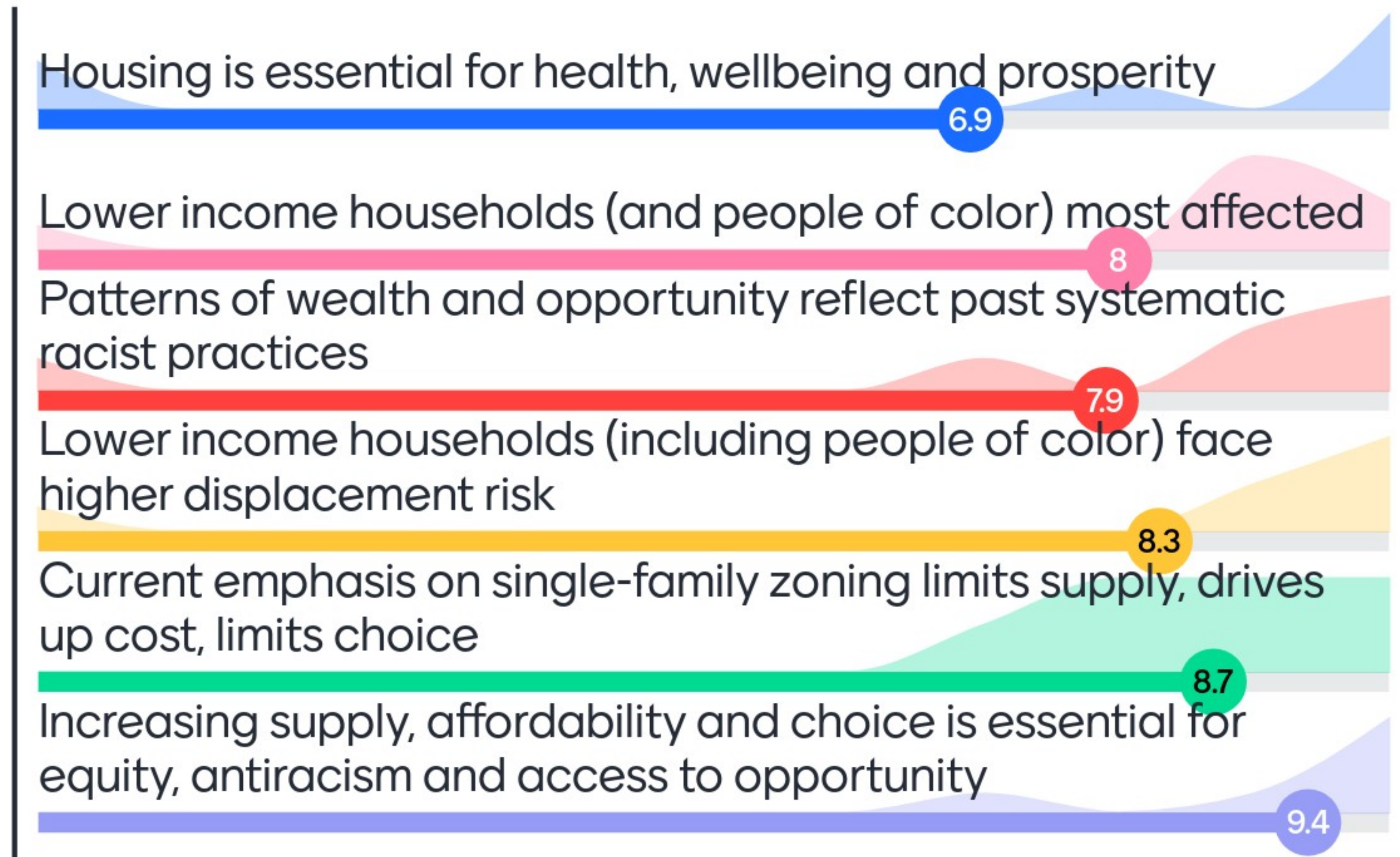
Objective: Build concurrence on equity & antiracism housing recommendations.

Next step: Take formal action (at the January meeting) to forward HET recommendations.

Discussion Guide

- Findings
- Guiding principles
- Achieving balance with MM housing
- Equity concerns
- Infill Design
- Tradeoffs for more housing
- Supportive actions

Equity and antiracism findings



What should be added or changed?

City needs more access to funding and creative financing leading to home ownership

We need more local, living wage job opportunities to elevate individual incomes so households can choose the housing they desire.

Housing styles and preferences may reflect cultural heritages.

This is not just an issue that low-income or people of color experience- we need to make it clear that this is an issue that affects us all

Tackling housing issue is more important than playing politics

Our current lack of affordable housing continues to keep Black families from growing wealth.

We have some great walkable neighborhoods in Tacoma, but not everyone has the choice to live in them because there isn't vacancy at price points for all incomes

understanding what being cost-burdened means and how to avoid it to avoid displacement

Consider the extra costs that come with multi-family/attached housing (e.g., associate dues, special assessments)

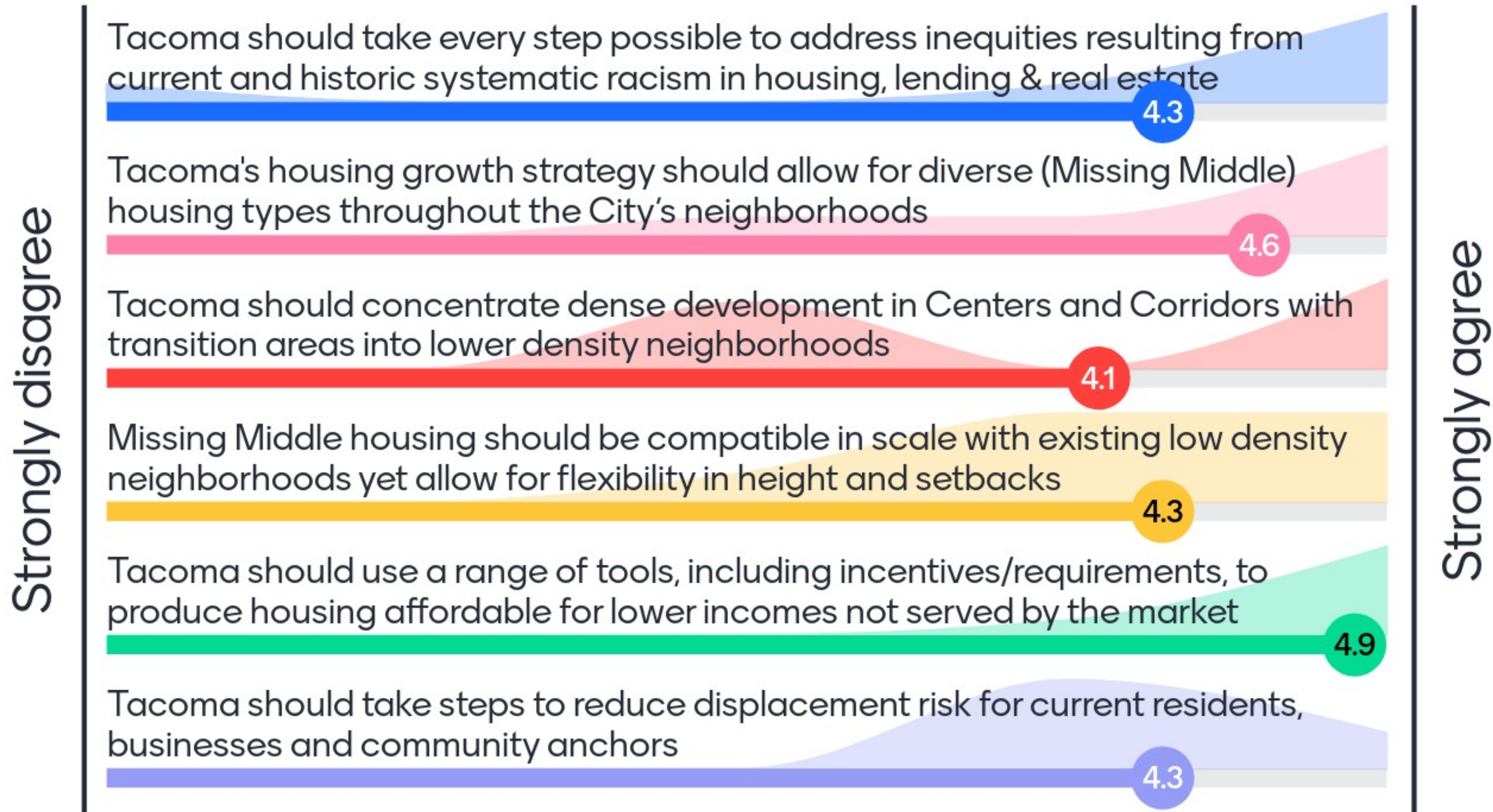
What should be added or changed?

options for housing- homebuying is not the end all
be all nor is it for everyone

The needs of very low income households are not
being addressed by the current system of
incentives for developing housing.

Parking costs are normally bundled into the cost
of an apartment or condo, regardless of whether
they are needed by the people renting the unit

Guiding Principles



What should be added or changed?

We need to audit lending and appraisal practices

Conduct a very solid community education program that presents changes as positive solutions rather than permanent challenges

Collaboration with neighboring jurisdictions (this is not just a Tacoma problem)

We need to think about flexibility when it comes to smaller multi family projects so that zoning doesn't hinder the location of infill

Special assessments to address deferred public utilities/facilities is not very fair

Neighborhoods with lower income people and diversity are concentrated in the city should have better infrastructure to support housing choice in those neighborhoods

Refer to cities where this type of growth has been positive when presenting and educating public

SF House & ADUs



Duplex, triplex



Cottage housing



Fourplex



Small lot SF house



Tiny/mobile house



Townhouses



Small multifamily



Infill: What Missing Middle housing types are appropriate in established neighbors?



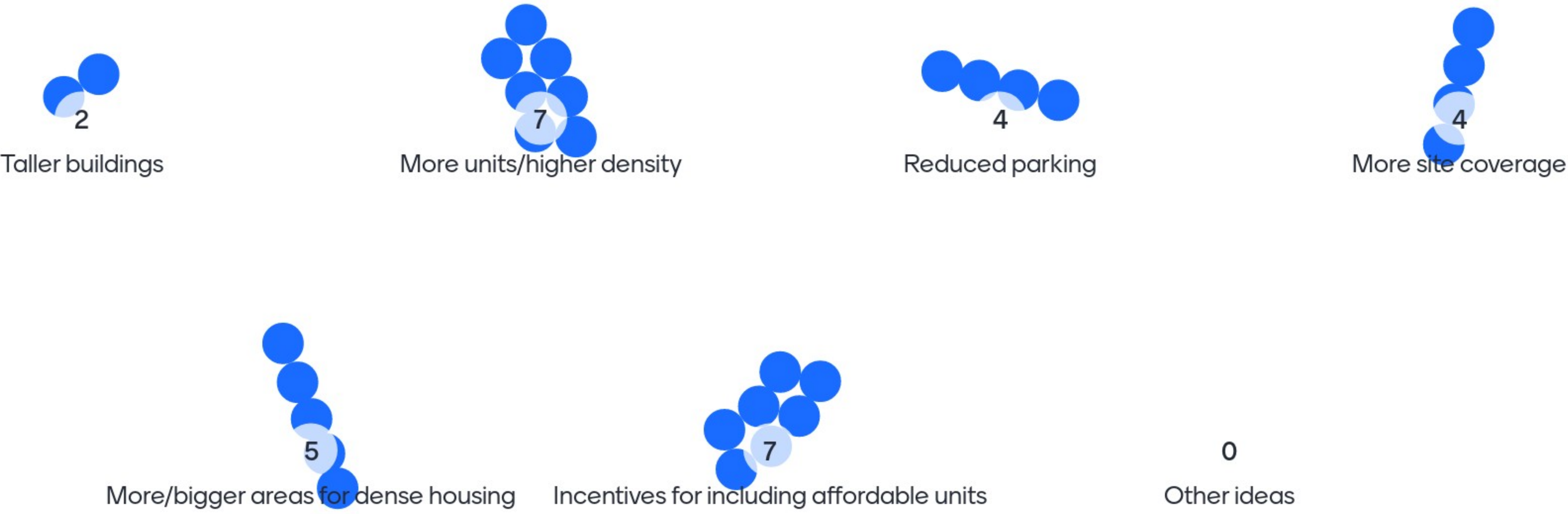
Infill concerns



What design features are the most critical for infill?



What tradeoffs are you willing to make to build more units?



Supportive Actions



Imagine a more equitable future

