

# 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*



# UPDATES

- **HOME Mural**
- **McKinley Neighborhood Fair, Sept. 10**
  - **Feedback on project committees**
- **Community Booster Grant**



# 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)



# ACTION ITEM TRACKING

Task	Responsible	
Facebook group set-up and administration	Steering Group	Complete
Brainstorm community partners for roundtable sessions	Staff	Ongoing
Develop a list of available grants	Staff	Ongoing
Event planning for McKinley Neighborhood Fair	Dometop/ Staff	Ongoing
Submit Our Town grant	Steering Group / Staff	Part 2 Aug. 16th
Develop online engagement platform	Staff	<i>Discuss today</i>



MONTH	STEERING GROUP DISCUSSION	PUBLIC EVENT
FEBRUARY	Neighborhood Identity + Arts	Virtual Plan-A-Thon
MARCH	Traffic Calming + Walkability Update on Gault School	<b>Neighborhood History + Identity</b> <i>Virtual walking tour and arts discussion</i>
APRIL	Engagement and Process	
MAY	Program Priorities and Parks/Open Space	<b>Neighborhood Walk + Talk</b> <i>Walkability discussion and in-person walk</i>
JUNE	Gault School Update (June 6) Prioritization Discussion; Business Dist.	
JULY	Fall outreach discussion and Action Mapping Program update	<b>Family Fun in the Park</b> <i>Engage neighbors; collect feedback</i>
AUGUST	August 8 (TODAY) Topic: Housing (No meeting August 22)	
SEPTEMBER	Review Feedback on Draft Action Plan	<b>McKinley Neighborhood Fair: Sept 10</b> <i>Resource fair, food, music, fun</i>

# EVENT + MEETING CALENDAR

# Housing and Neighborhood Planning



# What we've heard

- 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

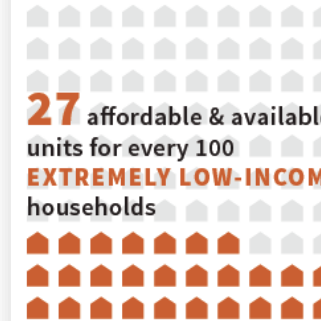


# What is the need?

- 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

## RENTAL HOUSING SUPPLY & DEMAND

Tacoma has...



**87** affordable & available units for every 100 **LOW-INCOME** households

## COST-BURDENED HOUSEHOLDS

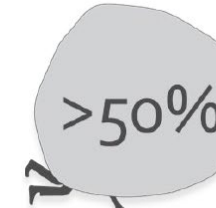
**16%** of households (13,386) pay gross **50% OR MORE** of their monthly income on housing costs



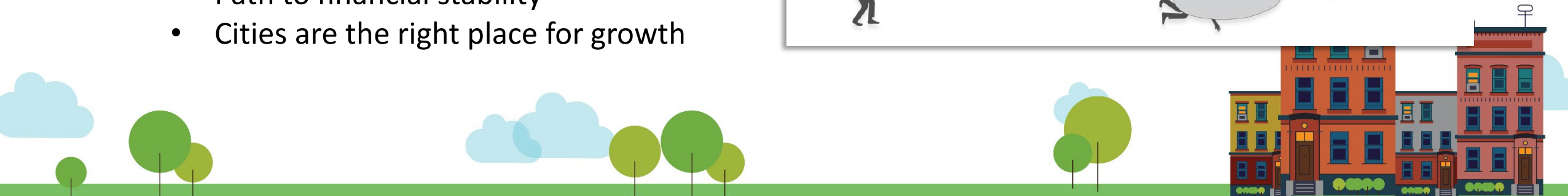
**40%** of households (32,842) pay gross **30% OR MORE** of their monthly income on housing costs



Households paying >30% for housing are “**cost burdened**”



Households paying >50% for housing are “**severely cost burdened**”





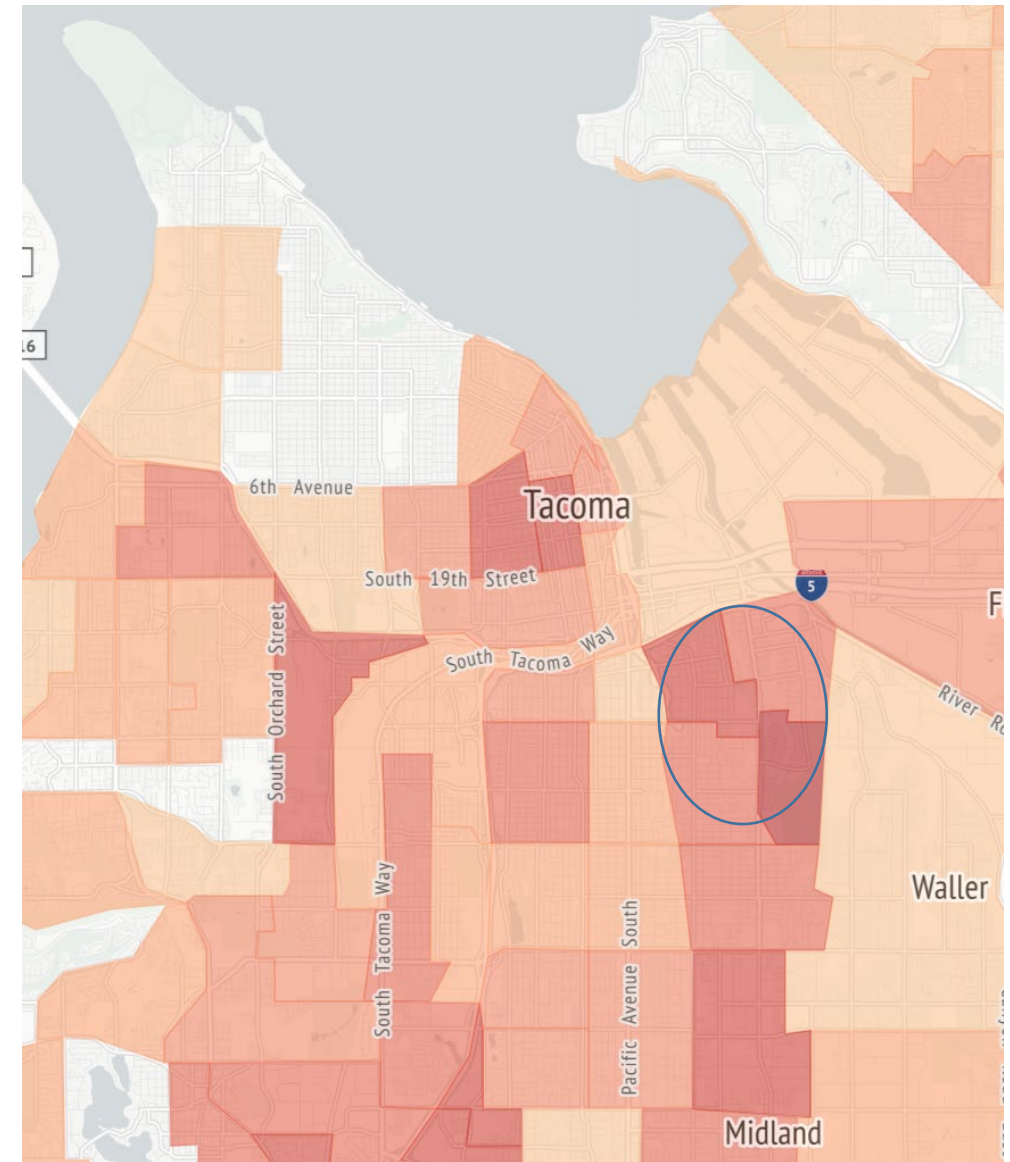
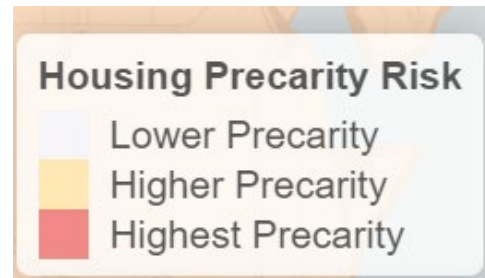
# It's getting harder to stay in the McKinley Neighborhood

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](http://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

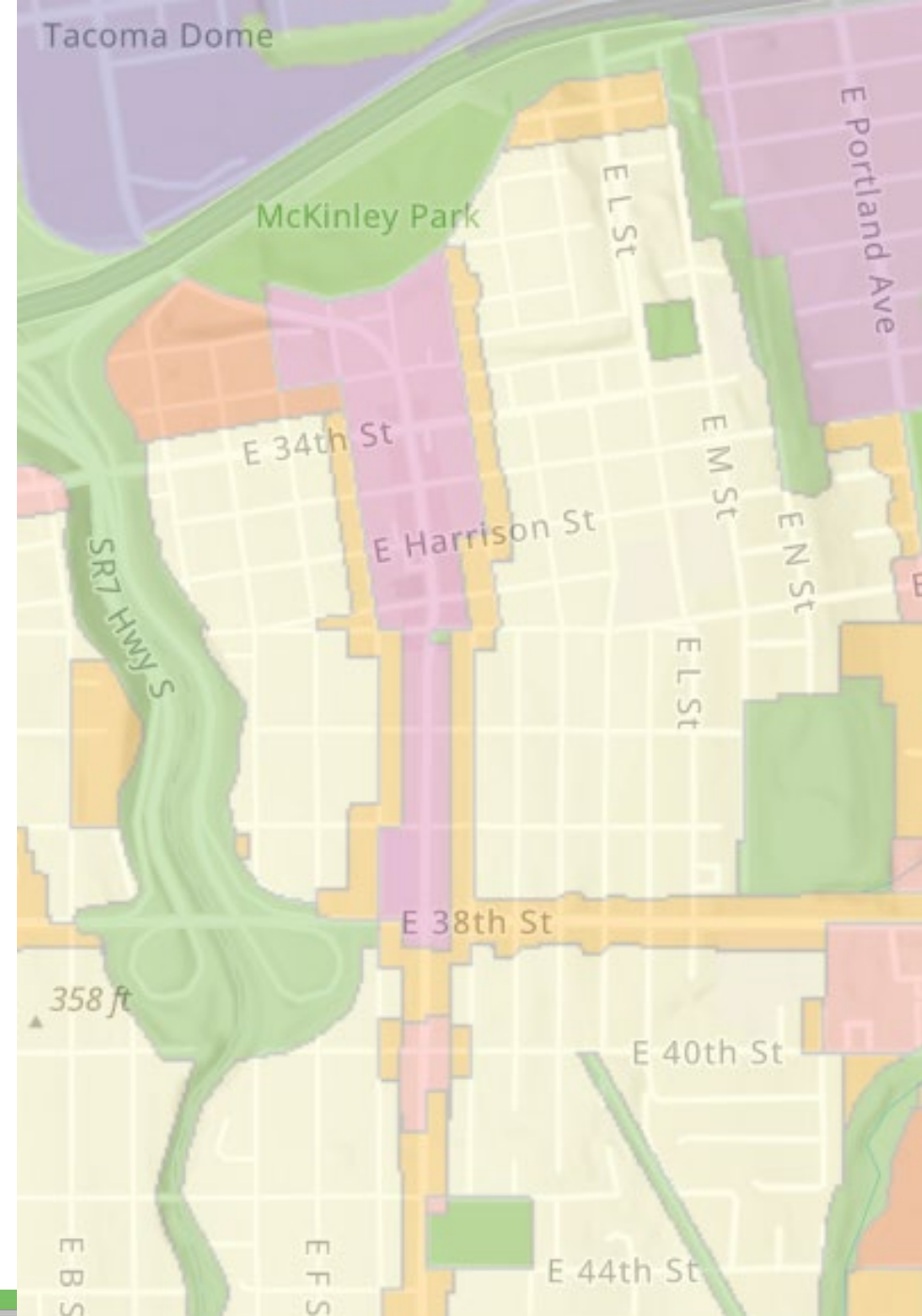
## Mid-scale Housing



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](https://www.menti.com), code 1230 3524





# ADU Accelerator



# ADU Accelerator

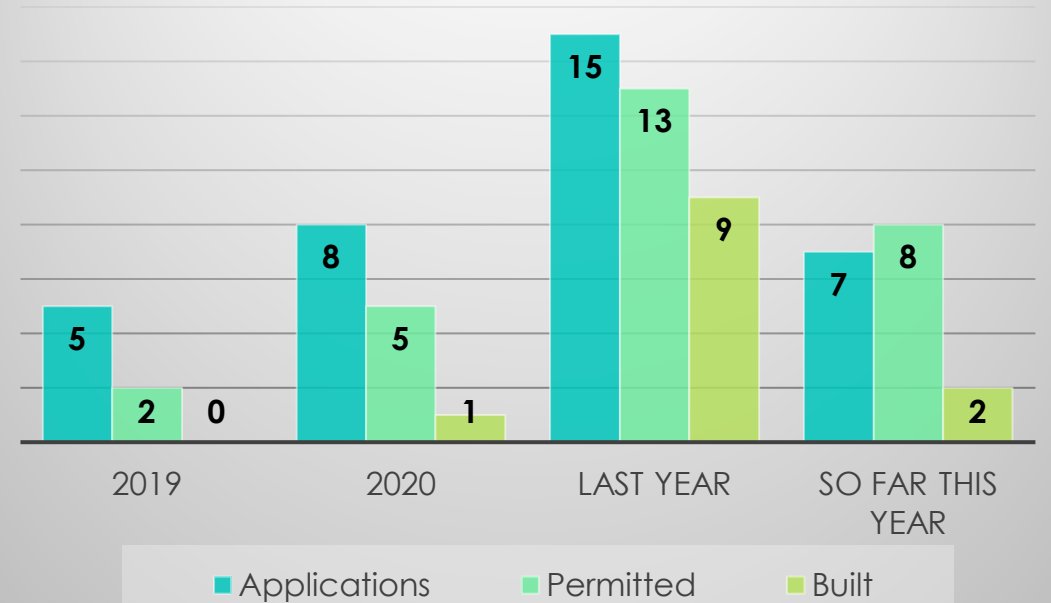


- DADUs or Backyard Cottages are “**Detached** Accessory Dwelling Units”



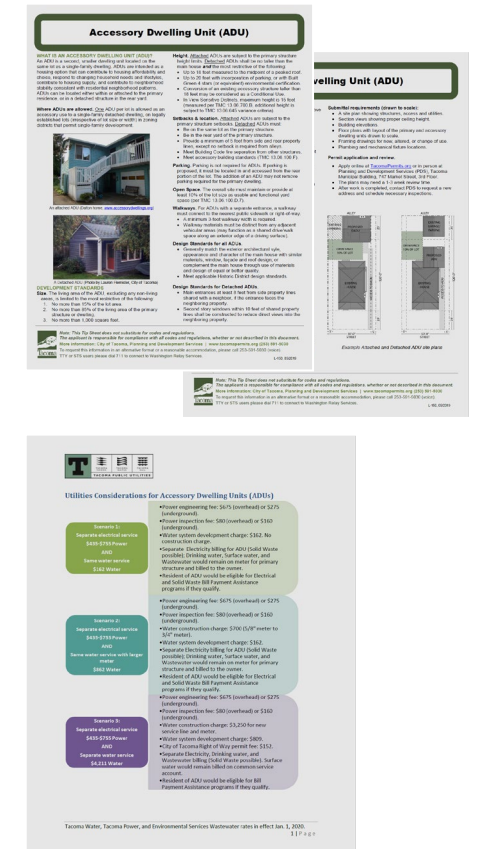
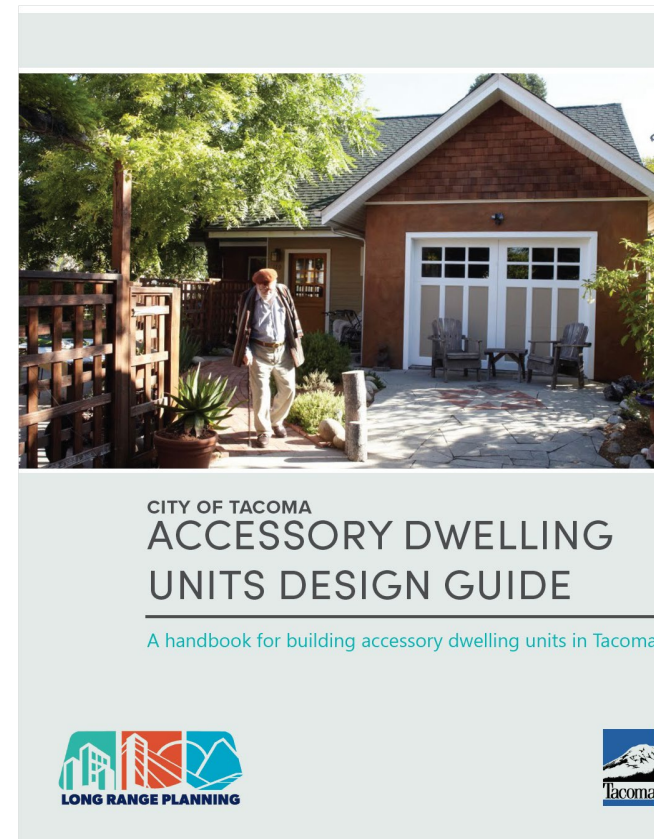
- ADUs or Granny Flats are “**Attached** Accessory Dwelling Units”

## New Backyard Cottages in District 4



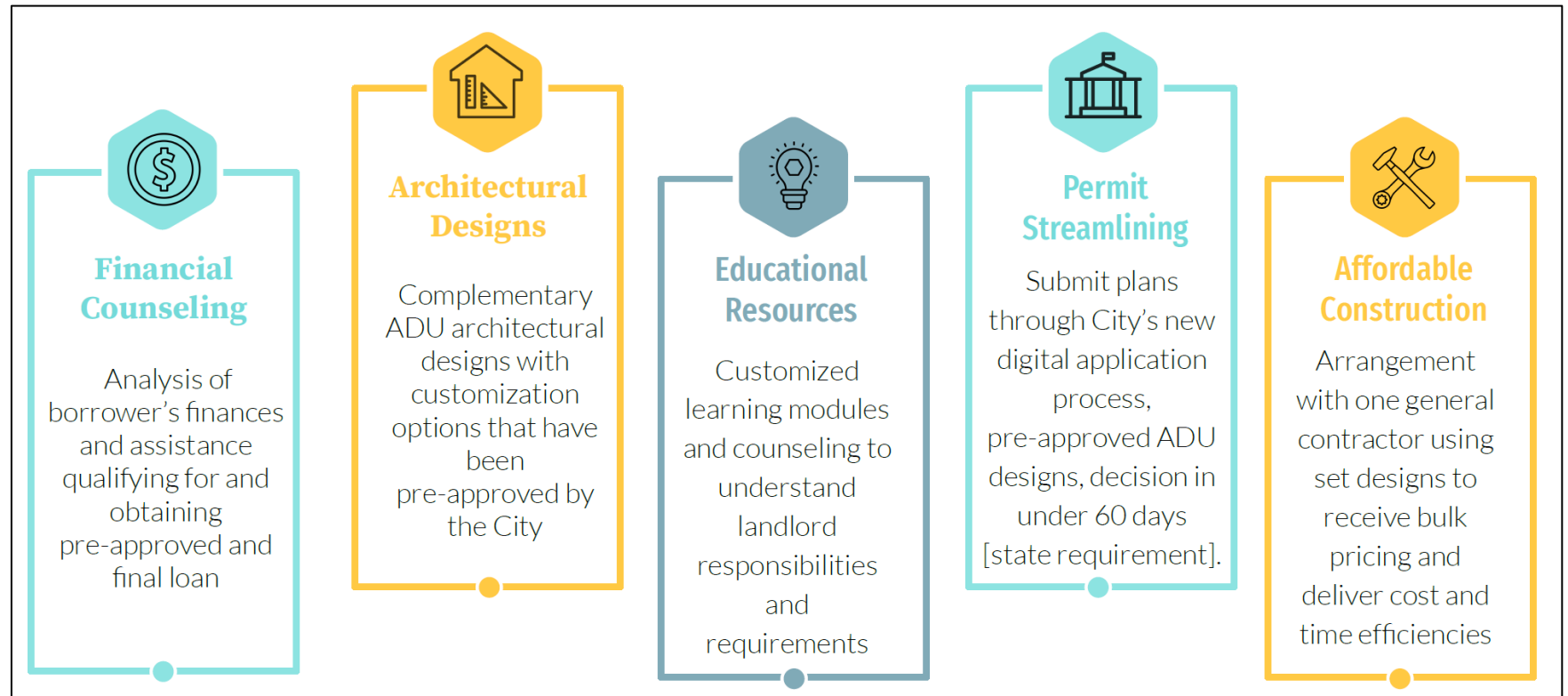
# ADU Accelerator

- 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



# ADU Accelerator

- **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](https://www.menti.com), code 1230 3524



# McKinley Context







# McKinley NPP Housing Strategy

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](https://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!

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