



CITY OF TACOMA SUSTAINABLE TACOMA COMMISSION MEETING

DRAFT AGENDA

**THURSDAY, NOVEMBER 14, 2019
5:00 PM TO 7:00 PM**

**TACOMA MUNICIPAL BUILDING
747 MARKET STREET, ROOM 243**

- I. ROLL CALL**
- II. APPROVAL OF SEPTEMBER 2019 MEETING NOTES**
- III. REVIEW OF AGENDA**
- IV. STAFF UPDATES**
- V. SUB-COMMITTEE UPDATES**
- VI. STC ROLE AND RULES OF PROCEDURE – DISCUSSION**
- VII. URBAN FOREST MANAGEMENT PLAN – LETTER OF SUPPORT**
- VIII. AFFORDABLE HOUSING ACTION STRATEGY – STAFF PRESENTATION**
- IX. STC-CITY COUNCIL ENGAGEMENT MEETINGS DEBRIEF**
- X. STC SUBCOMMITTEE ASSIGNMENTS**
- XI. OTHER PUBLIC COMMENT**
- XII. OBJECTIVES FOR NEXT MEETING**
- XIII. ADJOURNMENT**



City of Tacoma

Affordable Housing Action Strategy

Sustainable Tacoma Commission
November 14, 2019



●●● PROBLEM STATEMENT



Tacoma's increasing housing costs place quality homes out of reach for many people in our community



EXPERIENCES FROM RESIDENTS

“Neither of my sons, one who works a minimum wage job and the other who is just starting a job, can afford to live on their own. So they live with me. They feel hopeless about their future ability to have a place of their own, to get married, and build a family.”

“What we are going through now is that I have two previous evictions and a low credit score. I’m shelling over \$200-\$300 for screening and application fees to just get denied.”

“I am on a fixed income and do not make two to three times the rental amount, so I cannot move from where I live now. I also don’t have money for a security deposit or the cost of moving. I live in a very small studio apartment, which costs me almost the entirety of my monthly SSI.”

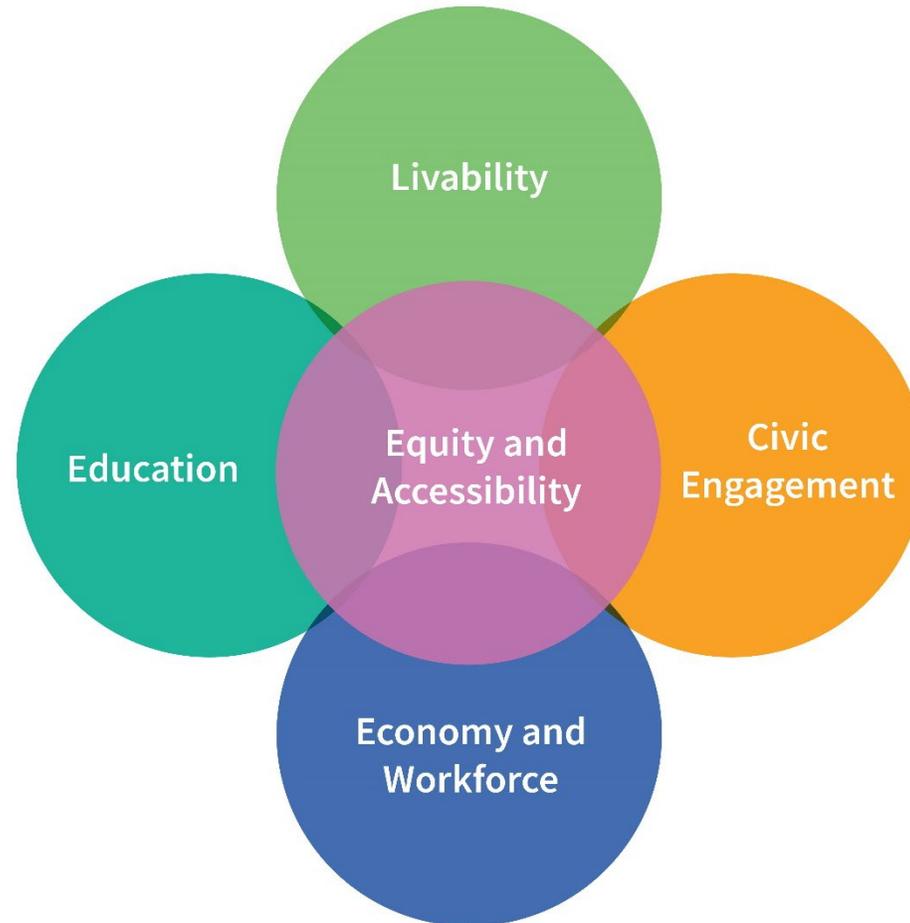
“Most folks I know are one paycheck away from homelessness. If the building is bought out then a new owner can refuse to give us another lease. The only options for housing seems to be a terrible apartment like mine, where the heat and water go out during the winter but the tradeoff is that it is affordable.”

PROJECT BACKGROUND



The City of Tacoma developed its Affordable Housing Action Strategy (AHAS) as an **urgent response** to its **changing housing market, increasing risk of displacement** among residents, and **widespread need for high-quality, affordable housing opportunities** for all.

Tacoma 2025





Goal 1: Livability



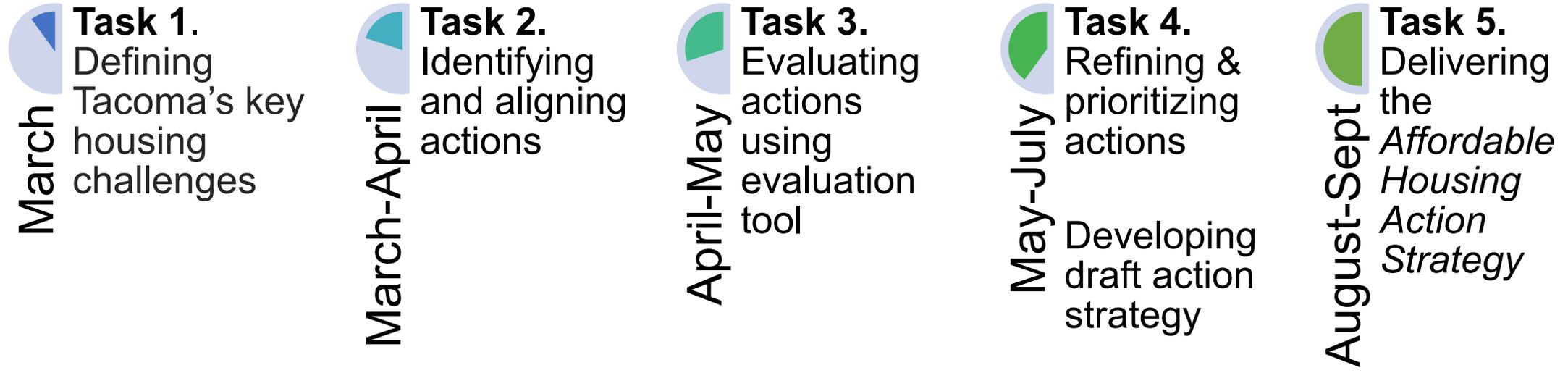
By 2025, the city of Tacoma will be a city of choice in the region known for connected neighborhoods, accessible and efficient transportation and transit options, vibrant arts and culture. Residents will be healthy and have access to services and community amenities while maintaining affordability.

Success Indicator: Decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs.



DEVELOPMENT OF THE AHAS

AHAS project timeline



Supported by stakeholder engagement, including with the Technical Advisory Group and informed by community engagement



OUTREACH FOR THE AHAS



The AHAS was developed through a range of outreach and engagement activities.



In-person community meetings



Online survey responses



Focus groups and interviews



Stakeholder interviews



Staff interviews



Technical Advisory Group meetings

IMPRESSIONS FROM STAKEHOLDER INTERVIEWS



Tenant-landlord relationships

A common theme across interviews was a need for **stronger tenant-landlord** relationships. Even though city services are available, **language barriers** or **concerns about legal status** may affect access.

Serving acute households

These barriers include **lack of income** and **credit, rental, or criminal histories**, which may make it more difficult to access housing in the private market. One stakeholder noted the importance of having **incentives for more private-market landlords** to accept “high-barrier” people.

Important competencies among housing & other service providers

These competencies included **cultural competency** for different ethnic groups and using **trauma-informed approaches**.



DEVELOPMENT OF THE AHAS

The AHAS used a data-driven approach:

- Housing needs assessment
- Analysis of short-term and long-term market trends
- Development and application of Housing Market Policy Dashboard



CURRENT CONDITIONS

CHANGING HOUSING MARKET CONDITIONS

Rents have increased 39% and home values have nearly doubled since 1990, while household income only increased by 20%.

CONCERNS ABOUT DISPLACEMENT

During past planning efforts, residents have expressed concerns that changing market conditions could price out long-time residents or make it difficult to access homeownership opportunities.

LIMITED PUBLIC RESOURCES

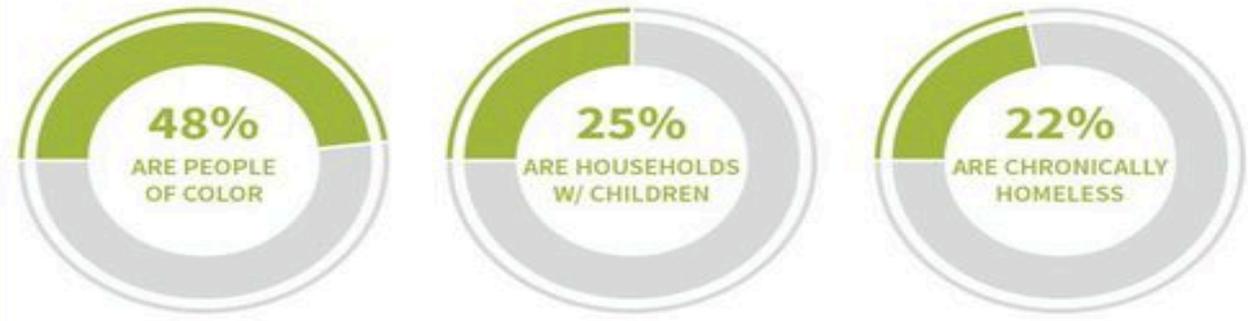
Between 2000 and 2017, federal budget cuts resulted in a loss of more than \$2 million in federal funding for local community development and housing investments.

HOUSING COSTS (1990–2016)



VULNERABLE RESIDENTS

More than 1,600 people are homeless on any given night in Tacoma–Pierce County:



Sources: 1990 & 2000 Decennial Census, 2005–2016 ACS PUMS 1-Year Estimates; FY17 Fair Market Rents via HUD User; 2018 Point-in-Time Count for Pierce County; Housing Hilltop/2014 Hilltop Subarea Plan; HUD Exchange.

SNAPSHOT OF HOUSING MARKET CONDITIONS & NEEDS



Accelerating housing market conditions

Rent increased by 16% at single-family rentals & 17% at multifamily properties between March 2016 and March 2018.



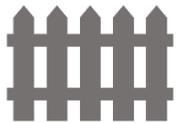
Limited rental supply

Unmet need is greatest among extremely low-income households, followed by very low-income households.



Cost-burdens among households

Forty (40%) of households in Tacoma pay at least 30% of their income on housing costs each month.



Barriers accessing and staying in a home

Residents face a range of issues that affect their access to affordable housing units, such as navigating multiple systems and language barriers.



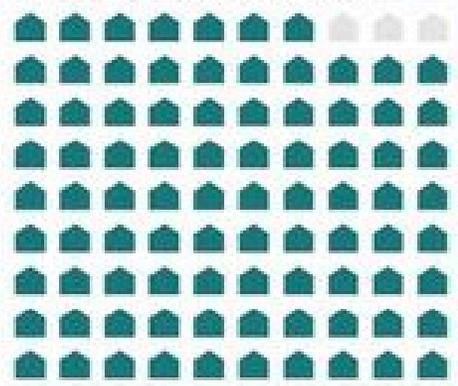
UNMET NEED FOR HOUSING

RENTAL HOUSING SUPPLY & DEMAND

Tacoma has...



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



WIDESPREAD, PERSISTENT NEED

The City of Tacoma has a shortage of affordable and available rental units for low-income households. Forty percent of households in Tacoma pay more than 30% of their gross income on housing each month.

Source: 2016 American Community Survey PUMS 1-Year Estimates.

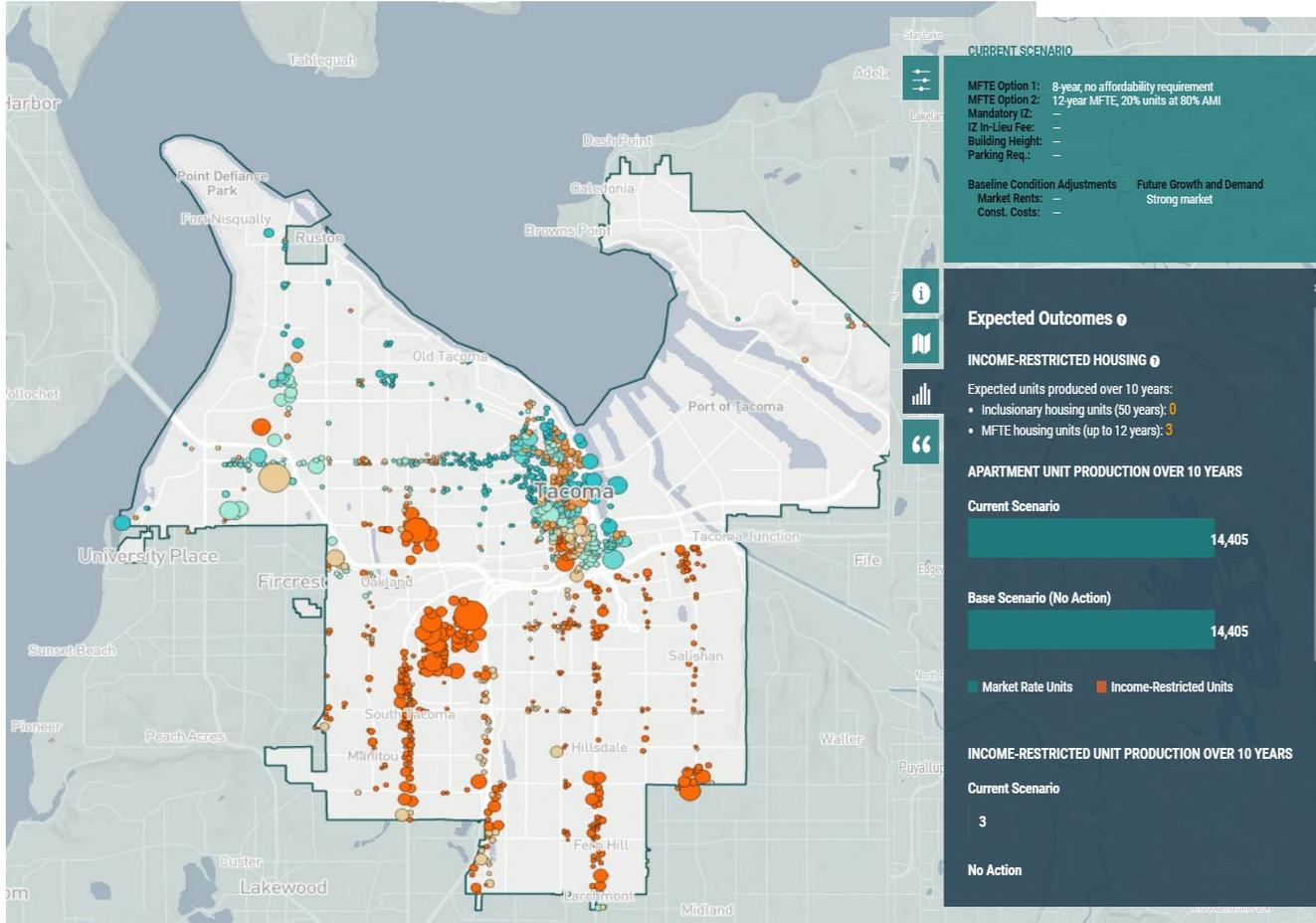
COST-BURDENED HOUSEHOLDS

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

DASHBOARD OVERVIEW



Key assumptions:

- Development will only occur where financially feasible.
- Developers will build to maximum capacity.
- Models multifamily development only.

Relationship to AHAS:

- Informed proposed updates to inclusionary housing and the Multifamily Property Tax Exemption Program.

Visit the Housing Market Policy Dashboard at:
<http://tacoma.berk-maps.com/>

- Enables ongoing monitoring and evaluation of market-based tools.



OVERVIEW OF THE AHAS



The AHAS includes:

- Four strategic objectives and 27 supporting actions focused on:
 - Production of new homes (Strategic objective 1)
 - Preservation of existing homes (Strategic objective 2)
 - Anti-displacement and stabilization (Strategic objective 3)
 - Removal of barriers to housing (Strategic objective 4)
- Implementation Plan
- Metrics to monitor and report implementation over time:
 - Number of units produced
 - Number of units preserved
 - Number of households served



OVERVIEW OF THE AHAS



Summary of strategic objectives and selected actions

Strategic objective 1

Create more homes for more people.

- Create a local source of funding.
- Modify inclusionary housing provisions.
- Explore innovative, low-cost housing solutions

Strategic objective 2

Keep housing affordable and in good repair.

- Improve livability of existing homes.
- Develop a system for derelict properties.
- Explore a rental inspection program.

Strategic objective 3

Help people stay in their homes and communities.

- Expand tenants' protections.
- Create resources for housing crises.
- Create a source of local tax relief.

Strategic objective 4

Reduce barriers for people who often encounter them.

- Streamline rental assistance processes.
- Create stronger alignment across CoC.
- Earmark funds for services.



ESTIMATED INVESTMENT



Summary of strategic objective by estimated investment and targets

Strategic objective 1

Produce more homes for more people.

6,200 units
\$15 - \$33 million

Strategic objective 2

Keep homes affordable and in good repair.

2,300 units
\$10 - \$24 million

Strategic objective 3

Help people stay in their homes or communities.

1,200 households
\$2 - \$4 million

Strategic objective 4

Reduce barriers for people who often encounter them.

1,000 households
\$3 - \$7 million



INTENDED OUTCOMES



Guided by the Affordable Housing Action Strategy, the City of Tacoma will dramatically increase over a 10 year period **its investments in new rental and homeownership opportunities and establish broader anti-displacement measures.**

Together, this approach has the potential to reach **10,500 households** living in the City of Tacoma.



IMPLEMENTATION OF THE AHAS



The AHAS will be implemented through:

- Inter-departmental “tactical teams”
- Ongoing education and outreach
- Existing, expanded, or new resources (funding, staff, expertise, etc.)
- Partnerships with local, regional, state, and federal entities
- Monitoring, evaluation, and reporting to include quarterly reports to City Council

QUESTIONS & CONTACT INFORMATION



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**City of Tacoma
Sustainable Tacoma Commission
Meeting Minutes**

Date: November 14, 2019

Commission Members

Present: Phil Coughlan, Lexi Brewer, Grace Hope, Matthew Benedict, Todd Hay (5:20 PM)

Commission Members

Excused: Jade Monroe

Commission Members

Absent: Liberty Evans-Agnes, Emily Pinckney, Suzanna Smith,

Others Present: Kristi Lynett, Patrick Babbitt, Daniel Murillo, Paige Kelling

Call to Order:

This meeting was called to order by Lexi Brewer at 5:10 p.m.

Approval of October 24, 2019 Meeting Minutes:

Motion: Lexi Brewer

Seconded by: Matthew Benedict

Action: Voice vote was taken and carried. The motion we declared adopted.

Ayes: All

Abstained: None

Review of Agenda:

Motion: Lexi Brewer

Seconded by: Matthew Benedict

Action: Voice vote was taken and carried. The motion we declared adopted.

Ayes: All

Abstained: None

Commission Role and Rules of Procedure:

Postponed until next meeting.

Vice Chair Nomination:

Postponed until next meeting.

Urban Forestry Management Plan (UFMP) – Letter of Support:

STC Chair member Lexi Brewster presented a draft letter of support for the Urban Forestry Management Plan covering five primary topics. The first is to support the adoption on the plan, more so commitment from the City. Discussion ensued about the funding of new staff. The request for additional staff should be made specifically by STC committee members. The second topic was a call to the City to coordinate more efforts across departments. Lexi explained that there is no current system in place to deny the request to remove trees. There is not a current Arborist on staff to assist in the expert guidance of tree preservation. Third is a request for the City to take on active management of right-of-way trees. It was acknowledged that a hurdle to this request would be the liability that is placed on the city in regard to the ultimate responsibility of the tree maintenance. The fourth topic is to adopt a voluntary heritage tree program. This program entails that a tree is nominated based on what could be many factors such as species, age, overall size and the program would preserve the tree even if the property is sold. The final point is to support the growth of more fruit trees in right-of-way areas. Discussion ensued about the pros and cons of fruit bearing trees. It was acknowledged that an updated proposal of the Nuisance Code is required to help preserve trees.

The Adoption of the Urban Forestry Management Plan Letter of Support:

Motion: Matthew Benedict

Seconded by: Todd Hay

Action: Voice vote was taken and carried. The motion we declared adopted.

Ayes: All

Abstained: None

Affordable Housing Action Strategy – Staff Presentation:

At approximately 5:40 p.m. Daniel Murillo, Housing division manager for the City of Tacoma, presented the Affordable Housing Action Strategy with a PowerPoint presentation. He began his presentation with introducing the problem statement and statements from Tacoma residents conveying their experiences. Daniel discussed the project background and its relation to the Tacoma 2025 initiative. The presentation included the main goal of livability, development of the AHAS and the project timeline, outreach for the AHAS including the six methods used for engagement, impressions from stakeholder interviews, a snapshot of current conditions and unmet needs, a dashboard overview with key assumptions and the relationship to AHAS, the four strategic objectives, implementation plan, estimated investments, and the intended outcome.

STC-City Council Engagement Meetings – Debrief:

The meetings between the STC and city council members has been impactful. There has been positive participation from the council members and their staff has been very supportive and responsive. STC agreed upon continuing 1x1 meetings and possible group meeting with multiple members. Discussion ensued about hold STC preparation meetings before meeting with council members. The committee agreed to continue scheduling engagement meetings with council members through 2020.

STC Subcommittee Assignments:

Postponed until next meeting.

Staff Updates:

Pat Babbitt discussed the work STC has done regarding letters and resolutions. A letter of recommendation has been submitted to council for landscaping along Interstate 5 and State Route 16. Positive feedback has been received by three of the council members. There are no updates of the Climate Change Emergency resolution, Council Member Mello will introduce topic at next Study Session this Tuesday. Tide Flats Interim regulations topic does not have any significant changes, Grace Hope explained that during a meeting she attended earlier this week an amendment was introduced stating there is not enough data regarding fossil fuels in the Port, this is directing the City Manager to collect data over the next six months.

There will be a Sound Transit presentation at Transportation of Planning Commission beginning at 5:00 PM on November 20th in the council chambers. This will host an opportunity to see a presentation from Pierce Transit regarding the Long-range Plan. They plan to discuss expanding their services which is relevant to the STC.

Kristi Lynett updated everyone on promoting climate change in trees by collaborating with Metro Parks to use the 50th anniversary of Earth Day in 2020. Further meetings to support this event will continue over the next month, any updates regarding progress will be reported to the STC at future meetings.

Public Comment:

No comments.

Objectives for the Next Meeting:

There being no further business, the meeting adjourned at 7:13 p.m.

The next meeting of the Sustainable Tacoma Commission will be a special meeting and will be rescheduled from December 26, 2019, to December 12, 2019, at the regular meeting time and location: 4:30 to 6:30 p.m. at Tacoma Municipal Building, 747 Market Street, Room 243.

Lexi Brewer, Chair

Paige Kelling, Staff