

Affordable Housing Action Strategy Overview

City Council Study Session
April 10, 2018



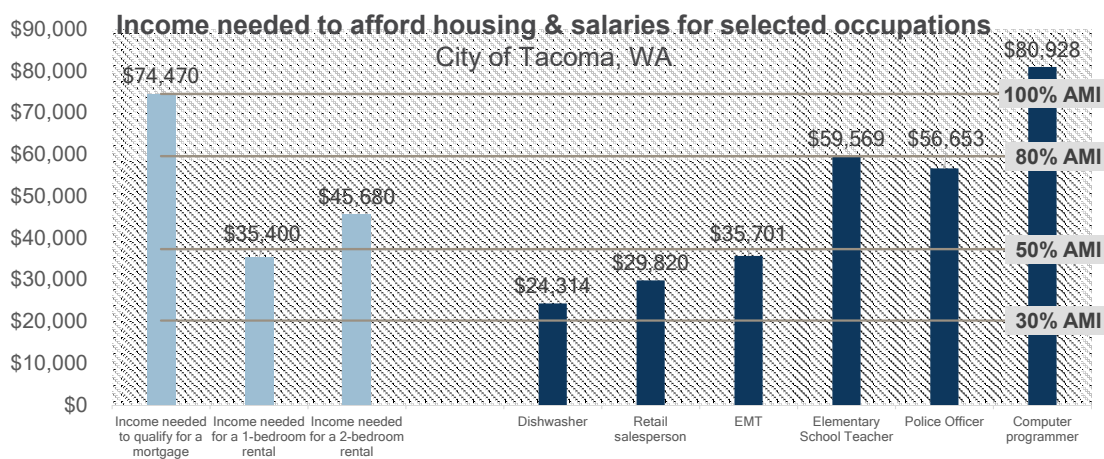
Frances Wang
Independent contractor

Presentation overview

- Key needs
- Project overview & approach
- Feedback on potential actions
- Next steps

Key needs

Many common occupations in Tacoma need affordable rental and homeownership opportunities.



SOURCES: NATIONAL PAYCHECK TO PAYCHECK DATABASE 2017, HUD FY2017 INCOME LIMITS AND FAIR MARKET RENT DOCUMENTATION SYSTEM

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Key needs

- **Widespread, persistent need**

Forty percent of households in Tacoma pay **more than one-third** of their income on housing each month.

- **Changing market conditions**

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

SOURCES: AMERICAN COMMUNITY SURVEY (ACS) PUMS 2016 / 1990 AND 2000 DECENNIAL CENSUS AND 2005–2016 AMERICAN COMMUNITY SURVEY PUMS 1-YEAR ESTIMATES

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Key needs, cont.

- **Concerns about displacement**

Changing market conditions could **price out long-time residents** or make it **difficult to access homeownership** opportunities.

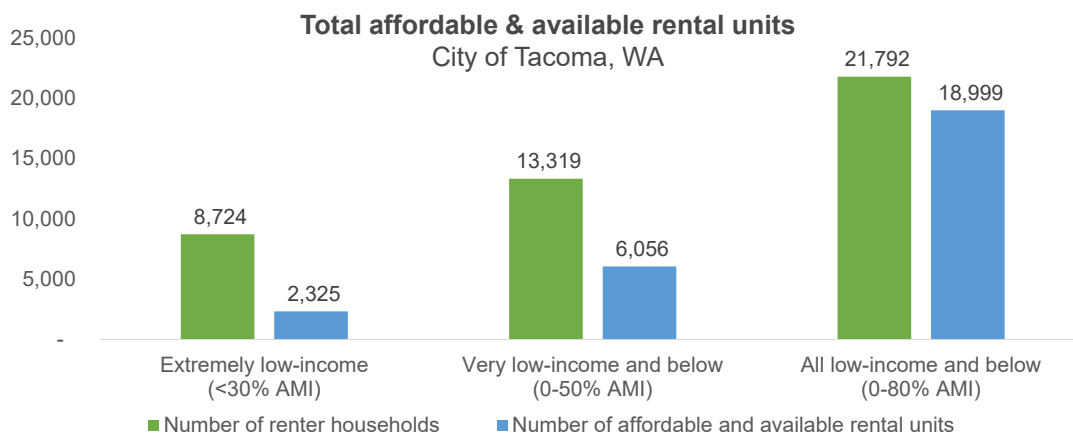
- **Limited public resources**

Between 2000 and 2017, the City of Tacoma lost more than **\$2 million in federal funding** for local community development and housing investments.

SOURCES: HOUSING HILLTOP / 2014 HILLTOP SUBAREA PLAN / HUD EXCHANGE

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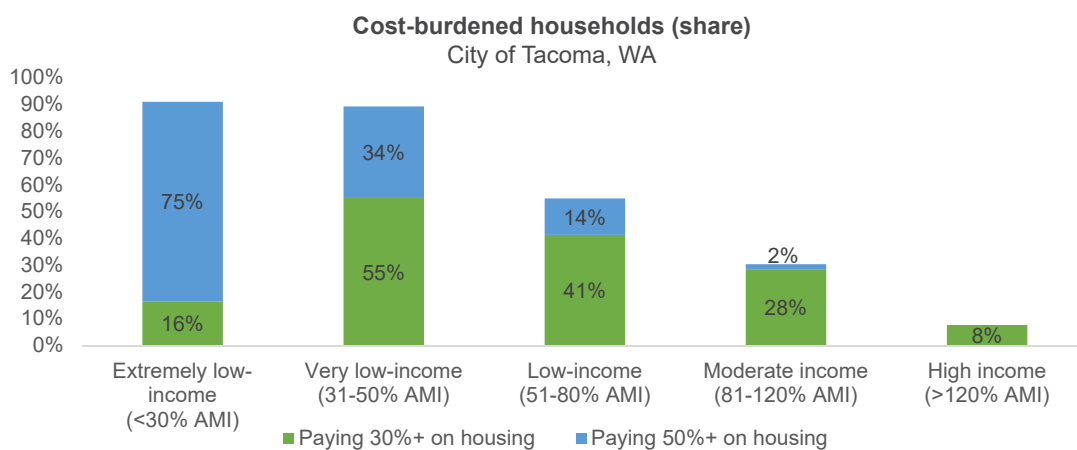
The City of Tacoma has a shortage of affordable and available rental units for low-income households.



SOURCE: AMERICAN COMMUNITY SURVEY PUMS 2016 / NOTE: A UNIT IS CONSIDERED "AVAILABLE" AT A GIVEN LEVEL OF INCOME IF IT IS (1) AFFORDABLE AT THAT LEVEL AND (2) IT IS OCCUPIED BY A RENTER EITHER AT THAT INCOME LEVEL, OR AT A LOWER INCOME LEVEL, OR IS VACANT / ALL TOTALS CUMULATIVE.

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16% of households pay more than half of their income on housing each month.



SOURCE: AMERICAN COMMUNITY SURVEY (ACS) PUMS 2016

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Project overview & approach

What is the Affordable Housing Action Strategy?

*“The Affordable Housing Strategy will contain a set of actions the City can begin **implementing immediately** and over the next three to five years with the **goals of preserving and increasing the supply** of affordable housing.*

*It will contain **performance measures** that can be applied to track the progress and effectiveness of the actions toward creating and preserving affordable housing.”*

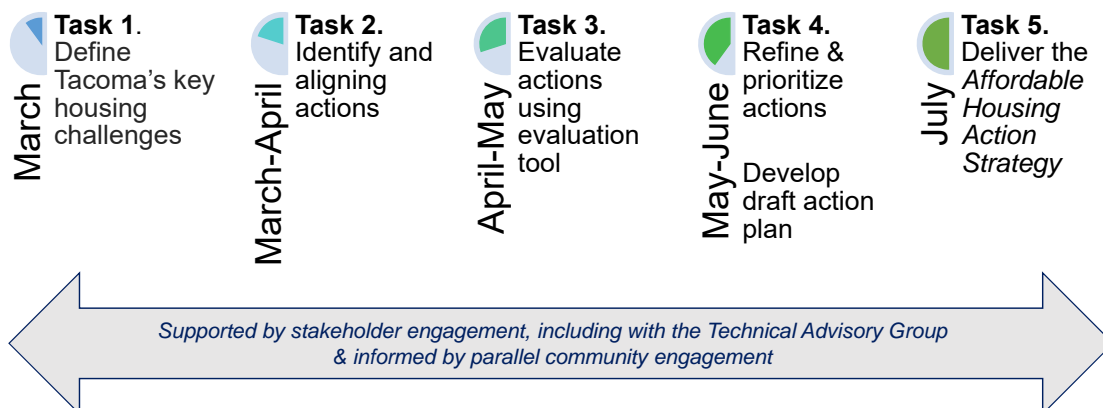
--- Request for Proposal
for an Affordable Housing Strategy Technical Consultant

Project goals

- Project goals include:
 - Facilitate **data-driven** decision-making
 - **Build alignment** across existing & future efforts and across departments
 - **Provide** a clear roadmap for **implementation** and **performance measurement**

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Timeline



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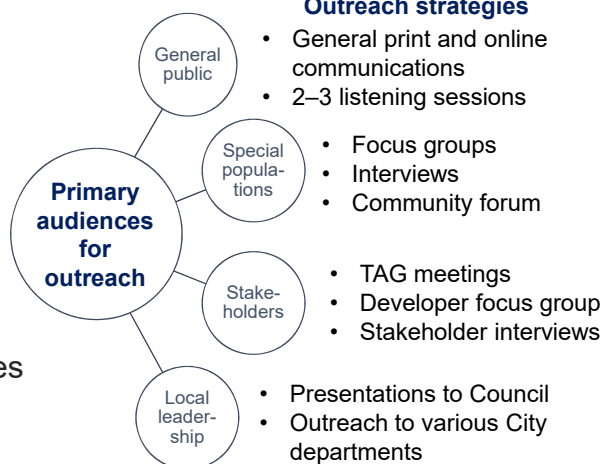
Key Deliverables

- Action plan
- Evaluation tool & dashboards
- Budget memo

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Engagement and outreach activities

- **These activities aim to:**
 - **Create** a productive two-way dialogue about housing needs and solutions
 - **Leverage** local knowledge
 - **Cultivate** both broad public support and champions for the resulting strategies and initiatives



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Activities completed to date

- Convened Internal Work Group of key City staff
- Two meetings with the Technical Advisory Group
- Interviews with local stakeholder groups
- Review of past work and development of action list
- Development of community engagement plan

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Emerging impressions from stakeholder interviews

- **Need for stronger tenant-landlord relationships**
- **Serving “high-barrier” people, including help accessing housing in the private market**
- **Important competencies among housing & other service providers such as cultural competencies and trauma-informed approaches**

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Feedback on potential actions

Initial priority actions identified by TAG at its April 5th meeting:

- Dedicated local source of funding
- Leverage new development to include in-lieu fee options
- Create acquisition and preservation funds
- Create a Contingent Loan or Credit Enhancement Program
- More dense and diverse housing development (e.g. infill)
- Inclusionary Zoning
- Streamlined and enhanced regulations and processes
- Update Multi-Family Property Tax Exemption
- Create monitoring system that tracks performance of city policies and programs

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Feedback on potential actions, cont.

Initial priority actions identified by TAG at its April 5th meeting:

- Increase regional coordination and cross-sector partnerships to reduce homelessness and connect individuals with stabilizing services
- Leverage publicly and partner-owned land for affordable housing
- Improve tracking and monitoring of existing subsidized and “naturally occurring affordable housing” properties to preserve long-term affordability
- Increase education on affordable housing issues and services
- Support creation of community land trusts
- Develop and adopt a range of tenant protections
- Advocate for legislative actions that expand state and local funding tools

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Next steps (April/May 2018)

- Assess implementation options of priority actions
- Conduct focus groups
- Conduct listening sessions
- Evaluate of implementation options

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Questions?