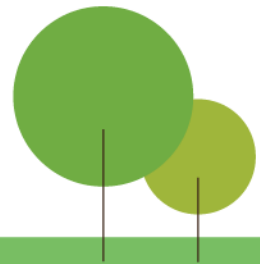


# Affordable Housing

Anti-Displacement Strategy Update

City of Tacoma

PSRC, Oct. 26, 2022



# Affordable Housing's Four Objectives

- 1. Create More Homes for More People**
- 2. Keep Housing Affordable and In Good Repair**
- 3. Help People Stay in Their Homes and Communities**
- 4. Reduce Barriers for People Who Often Encounter Them**



# Background

## Resolution 40781

- Passed November 16, 2021
- Affirms the City of Tacoma’s support of the use of data-informed tools to prevent displacement of local residents, such as community prioritization, with a focus on households from “low” and “very low” opportunity areas of the City, as well as Black, Indigenous, and People of Color households, is hereby affirmed.
- Affirmed support for community partners to use a data informed anti-displacement tools such as a community prioritization policy.



# Types of Displacement

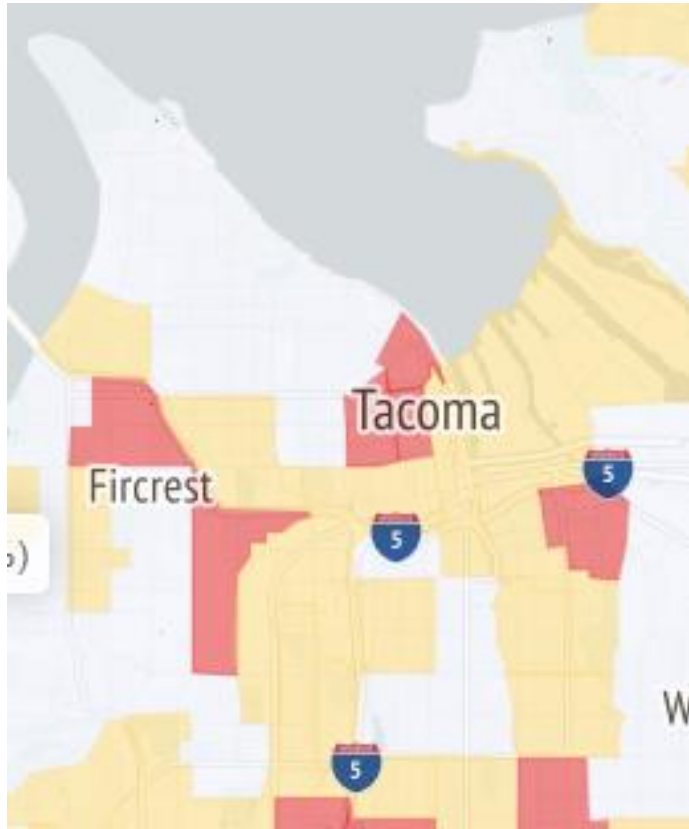
**Physical Displacement** – Occurs when a building is demolished, renovated, or covenants on rent- or income-restricted housing expire.

**Economic Displacement** – Relates to increases in housing costs such that the resident is unable to continue living there.

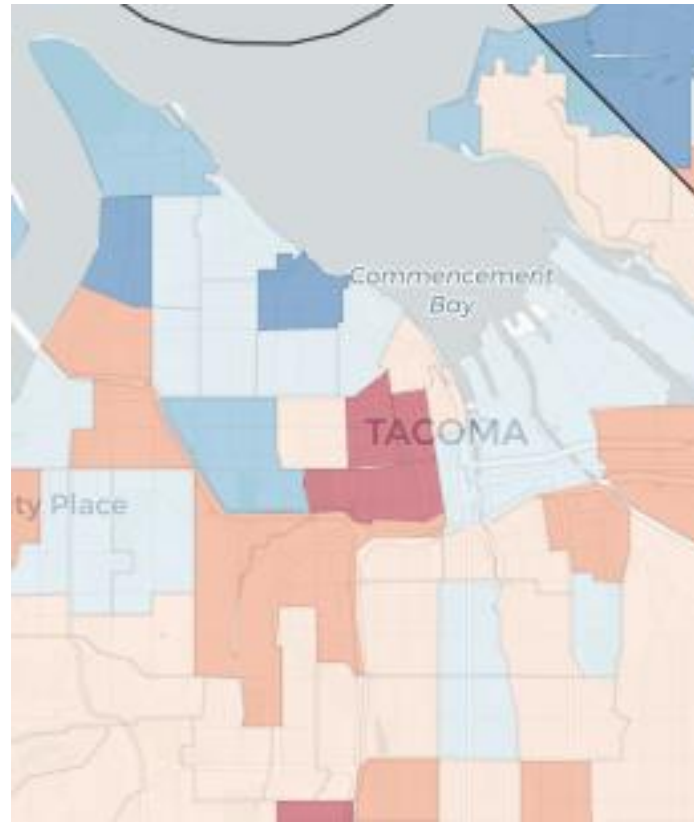
**Cultural Displacement** – Occurs when residents choose to move because the culturally related businesses and institutions have left the area.



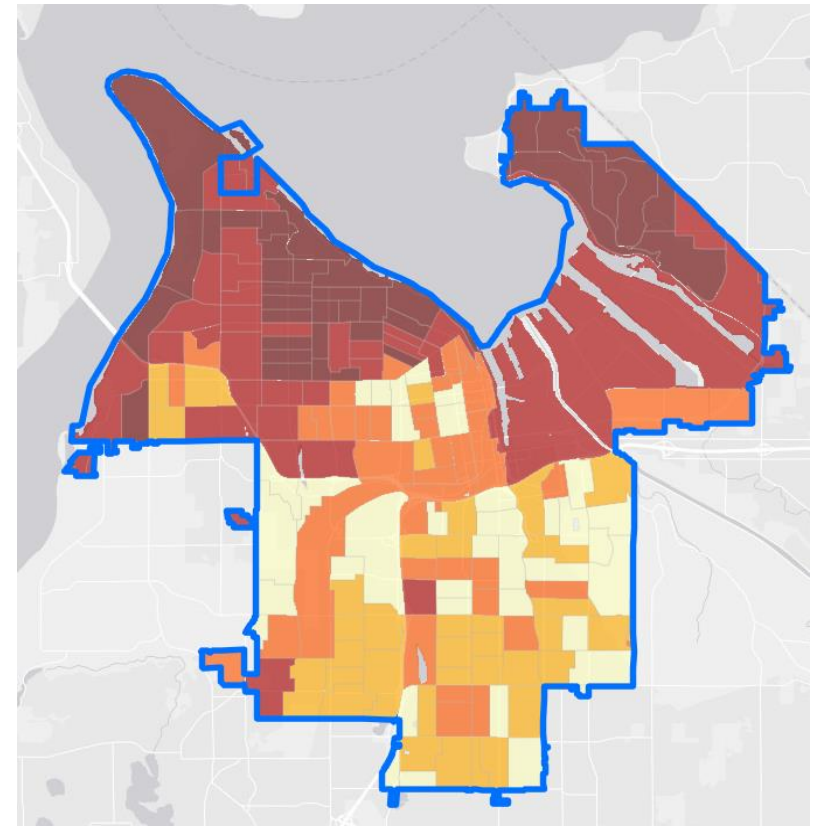
# Geographic Data



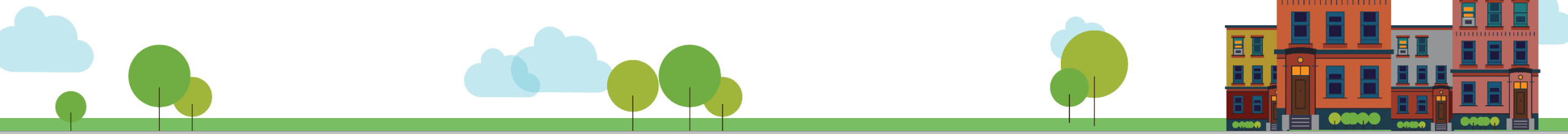
Housing Precarity Risk Model – Urban Displacement



Evictions Study Maps



Tacoma Equity Index



# Additional Displacement Data

**Race Data** – Homeowner Disparity Study (2021) and SPARC Report (2018):

- Black homeownership has declined in Tacoma since early 2000s (HDS).
- BIPOC families are less ready for homeownership than white families (HDS).
- Homeowners are significantly less cost burdened than renters (HDS)
- Black/African American Tacomans experience homelessness at a disproportionate rate (SPARC).
- HDS was required by HUD in order to be in compliance with fair housing laws

**Economic Data** – Can provide broader picture of rent increases over time, age of buildings, homeownership rates.

**Displacement Reasons:** Building Sales (rentals), Renovations (rentals), Condominium Conversions, Condemnations, Eminent Domain, Deterioration of owner-occupied homes, Rent increases, Living Cost Increases, Foreclosures, Expiring affordable housing covenants, Natural disasters/environmental hazards/air quality/extreme heat.

**Programmatic Data** – Extrapolate current work to predict Tacoma-wide need.



# Action Area 1: Create a Range of Resources for People Experiencing a Housing Crisis

## Rental Assistance

Since 2021, the City has provided 1,043 households with \$7,993,365 in emergency rental assistance using dollars provided by the US Department of the Treasury in response to the COVID -19 pandemic.

- In 2019-20 the City served 2,171 households with \$837,356.
- The City's Rental Assistance Fund at the GTCF has received 30 gifts totaling \$33,335.

## Utility Assistance

*Over \$12 Million of assistance distributed via various programs*

## Tenant Relocation

Provided \$18,000 since 2019 to help 18 households relocate. 5-6 more finalizing relocation out of the Hosmer building.



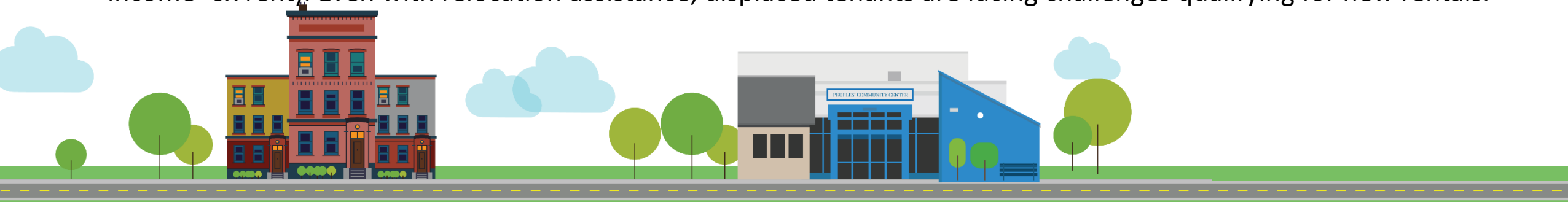
# Action Area 2: Expand Tenant Protections

## POLICIES IMPLEMENTED/BEING IMPLEMENTED THUS FAR

- ***Just Cause Evictions*** – allows City to enforce compliance with rental notices and requires a reason to be given for an eviction, passed through CVS and Council Summer/Fall 2022. RCW 59.18.650, TMC 1.95.070

## POLICIES FOR CONSIDERATION

- ***Notices for rent increases***– Update the notice requirements for rent increase based on percentage of increase, update the service requirements for rent increase notices
- ***Standard for Shared Housing*** – Ensuring only authorized spaces are rented, eviction standards when master lease is involved
- ***Prohibiting landlords from evicting without a rental license*** – Rental Business License is required for all types of rental housing transactions in COT
- ***Late Fee Standards*** – Require landlords to actively take steps to recover late fees during tenancy, limit amount of late fees a landlord can charge
- ***Standardized Screening Criteria*** — Tenants are having difficulty securing housing due to screening criteria (e.g. income=6x rent). Even with relocation assistance, displaced tenants are facing challenges qualifying for new rentals.





# Action Area 3: Addressing Displacement through Homeownership

## POLICIES IMPLEMENTED/BEING IMPLEMENTED THUS FAR

- **Foreclosure Prevention Assistance** – \$86,026.25 allocated to 11 households since the program started operating in June 2021 (this represents 11 households, I'm pasting demographics in case it is interesting).
- **Down-Payment Homebuyer Assistance** – Washington State Housing Finance Commission (WSHFC) was awarded funds to administer the program.

## POLICIES FOR CONSIDERATION

- **Facilitate efforts to create a community land trust (AHAS 2.6)** - Multi-stakeholder organizations that own land for the permanent benefit of community housing
- **Right to Return Policies** – Provides down payment assistance for first-time homebuyers who can prove that they have been victims of displacement.
- **Community Prioritization** – Give previously displaced households, or the decedents of previously displaced households, priority in housing applications.



# Action Area 4: Zoning and Development Policies, Programs, and Practices

## POLICIES IMPLEMENTED/BEING IMPLEMENTED THUS FAR

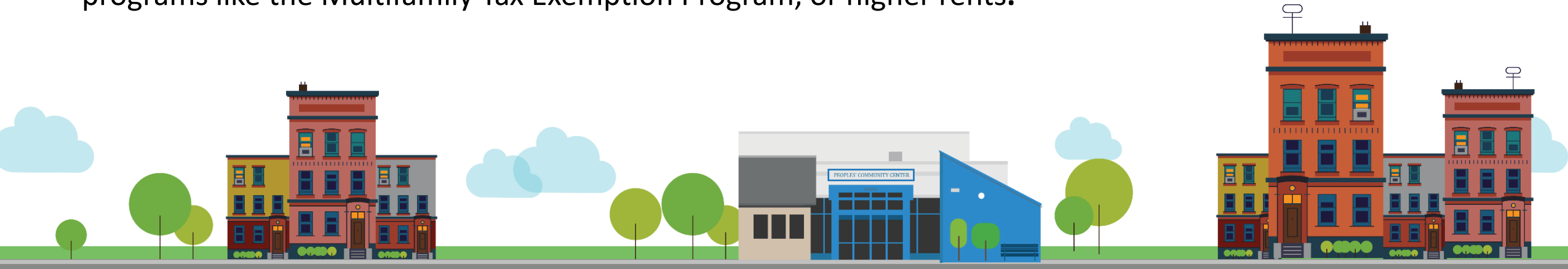
- ***Home In Tacoma – Phase 2***: Public planning effort 2022 to 2023
  1. Calibrate middle housing zoning and standards to promote affordability and ownership (i.e. lot standards, building standards, fee simple split policy)
  2. Strengthen Tacoma's affordable housing incentives and requirements (i.e. areas allowing MFTEs, height and density bonuses, mandatory inclusionary zoning requirements).
- ***ADU/DADU development for affordability (AHAS 1.8)*** - ADU Accelerator currently being developed, would provide pre-approved plans to homeowners and additional permitting desk support to help Tacomans navigate the permitting process.



# Action Area 5: Preserving Existing Affordable Housing (AHAS Objective 2)

## POLICIES IMPLEMENTED/BEING IMPLEMENTED THUS FAR

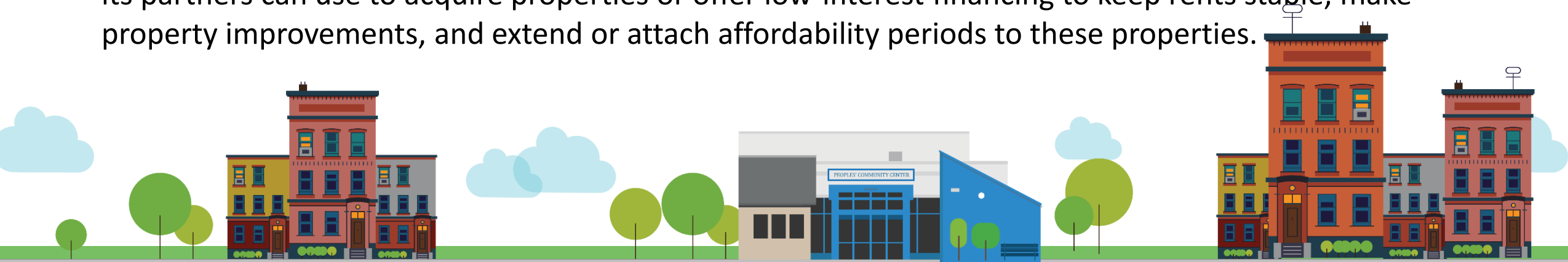
- ***Single Family Rehab Program*** –
  - 48 projects completed from January 2020 through September 2022, 29 on the waitlist as 9/14/2022.
  - Additional home repairs done through Rebuilding Together South Sound – 149 projects completed from 2017 through August 2022
- ***Monitoring of subsidized and unsubsidized affordable housing (AHAS 2.4)*** – creates an “early warning system” that tracks properties at-risk of losing their affordability, due to expiring subsidies, opting out of local programs like the Multifamily Tax Exemption Program, or higher rents.



# Action Area 5: Preserving Existing Affordable Housing (AHAS Objective 2) - Continued

## POLICIES FOR CONSIDERATION

- **Preservation Ordinance (AHAS 2.2)** – Requires notification of plan to opt out their contract or other affordability restrictions, refinance, or sell their property; prioritizes specific populations, like seniors or persons living with disabilities; near existing or planned transit; or in higher-opportunity areas.
- **Right of First Refusal Policies** – Would allow designated entities to purchase properties to use as affordable housing prior to properties being put on the market.
- **Tenant Opportunity to Purchase Agreements** – Specifically allows tenant groups already living in multifamily property to collectively purchase if put up for sale.
- **Housing Preservation Fund (AHAS 2.7)** – creates a dedicated source of funding that the City of Tacoma and its partners can use to acquire properties or offer low-interest financing to keep rents stable, make property improvements, and extend or attach affordability periods to these properties.



# Questions for the Group

- What types of displacement are you seeing?
- What types of data sources are you using to devise anti-displacement strategies?
- How are you estimating the magnitude of displacement by type?
- What other policy ideas have you explored?
- Other significant issues for conversation in any of the Action Areas?



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