

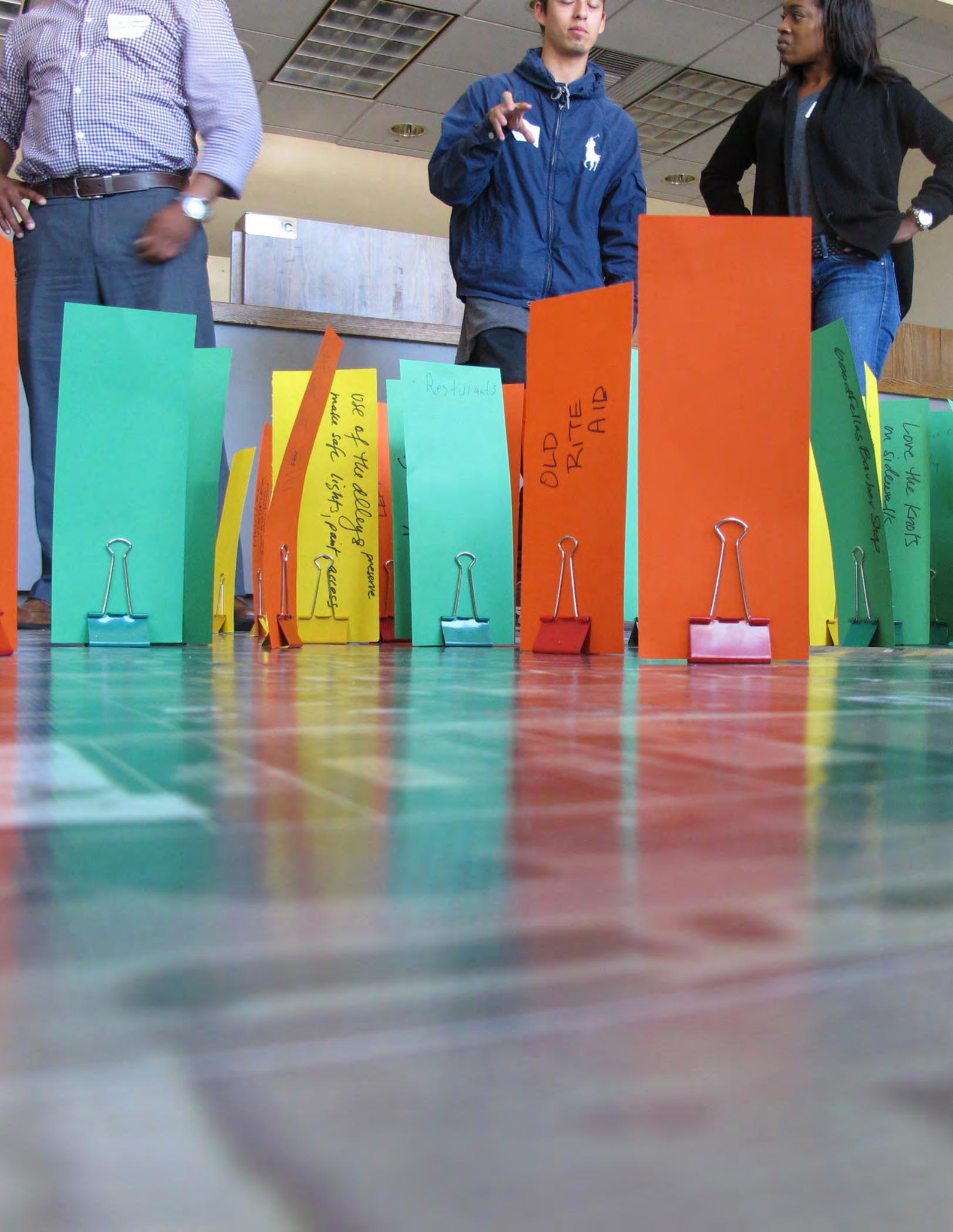
HOUSING HILLTOP DISCOVERY REPORT

SUMMER 2016



office for the city
planning and urban design | architecture | research

GGLO DESIGN



Restaurants

Use of the Alleys provide
make safe lights, paint access

OLD
RITE
AID

Love the knots
on sidewalks
Goodfellas Barber Shop

Acknowledgments



Tacoma Housing Authority

Brittani Flowers
Tina Hansen
Joshua Jorgensen

Kathy McCormick
Michael Mirra



Jon Hall AIA, Senior Associate
Shane Leaman
Justin Schwartzhoff

office for the city

planning and urban design | architecture | research

David Cutler AIA, Principal

HEARTLAND

Chris Fiori
Craig Johnson

CHRIS & KENJI LLC

Chris Jordan
Kenji Stoll



Alberto G. Cisneros, PE
Kirk Myklestad



Daniel Grayuski, Principal
Will Lisska

SPECIAL THANKS TO HILLTOP COMMUNITY MEMBERS WHO CONTRIBUTED AS PART OF THE HOMEWORK GROUPS:

JORI ADKINS
LAUREN ARNOLD
MINDY BARKER
LIAM BRADY
CHEVON BROWN
THRETT BROWN
PEGGY BURROWS
CLARA CHEEVES
FREDA COGGER
DOUG ENGBRETSON
ISAIAH FERGUSON
DAVID FISHER
DAVID FLENTY
ALLISON GREGG
KEVIN GROSSMAN

TIFFANY HAMMONDS
JOHN HUNT
IEESHA IRVING
DEAN JACKSON
HEATHER JOY
HEATHER JOY
MICHAEL KELLY
JEFF KLEIN
PATRYK KOWAKZYH
KAY LITTLE
CHARLES MANN
KORBETT MOESLY
RENATE PAYNE
CHRISTINE PHILLIPS
GRACE QUIROZ

PAT RHODES
VIVIAN RIGRANT
DANNY ROBERGE
RONALD SHERROD
HARLAN SHOOP
REBECCA SOLVERSTON
NOAH STRUTHERS
DIANA SURMA
JALEESA TRAPP
LAUREN WALKER
PAUL WALLER
BASIL WILFORD
VICTORIA WOODARDS
SAMUEL ZOOH

TABLE OF CONTENTS

EXECUTIVE SUMMARY	6
NEIGHBORHOOD CONTEXT	8
BOUNDARIES	8
STABILITY AND CHANGE	10
REGULATORY ASSESSMENT	12
URBAN DESIGN ASSESSMENT	14
HOUSING ASSESSMENT	16
RETAIL AND BUSINESS ASSESSMENT	18
MOBILITY ASSESSMENT	20
UTILITY ASSESSMENT	22
HOUSING HILLTOP	25
OVERVIEW	25
HOMEWORK GROUPS	28
PUBLIC EVENTS	40
OPEN SPACE AND RECREATION	46
COMMUNITY IDENTITY	48
HOUSING AND JOBS	50
MOBILITY	52
HEALTH AND WELLBEING	54
APPENDICES	57
APPENDIX 1 - DEVELOPMENT W/O DISPLACEMENT	57
APPENDIX 2 - RESEARCH	89
APPENDIX 3 - HOMEWORK GROUP MEETINGS	119
APPENDIX 4 - BLOCK PARTIES	219
APPENDIX 5 - SURVEY RESULTS	235

EXECUTIVE SUMMARY

Housing Hilltop is an outcome-oriented planning process designed to:

1. Deliver new affordable housing and supportive services to the Hilltop community; and,
2. Build upon the social capital and organizational infrastructure needed to set goals, measure progress, and implement course corrections in the neighborhood on an ongoing basis.
3. Establish a framework to set goals, measure progress and build upon the opportunities to collaborate creatively on innovative solutions.

Broadly, the objective is to leverage the shared histories and inherent strengths of neighborhood residents, businesses, and local institutions to build a collective platform for local actions which promote equity and prosperity.

During the process, several focus areas were identified, including "Open Space and Recreation," "Community Identity," "Housing and Jobs," "Mobility," and "Health and Wellbeing." Residents provided input into several potential short and long-term actions within each category and asked to identify what they felt would best benefit their neighborhood. In particular, the "Housing and Jobs" category proved to be of the highest interest within the working group. New development, including tall buildings, is welcomed on the Hilltop, as many see this as a sign of growth and prosperity in the area. However, there is a strong belief the only developments to be fostered are ones which do not displace current residents.

The Housing Hilltop process is part of a continuous system. As the neighborhood progresses, more work needs to be done to ensure actions taken have the desired result.





NEIGHBORHOOD CONTEXT

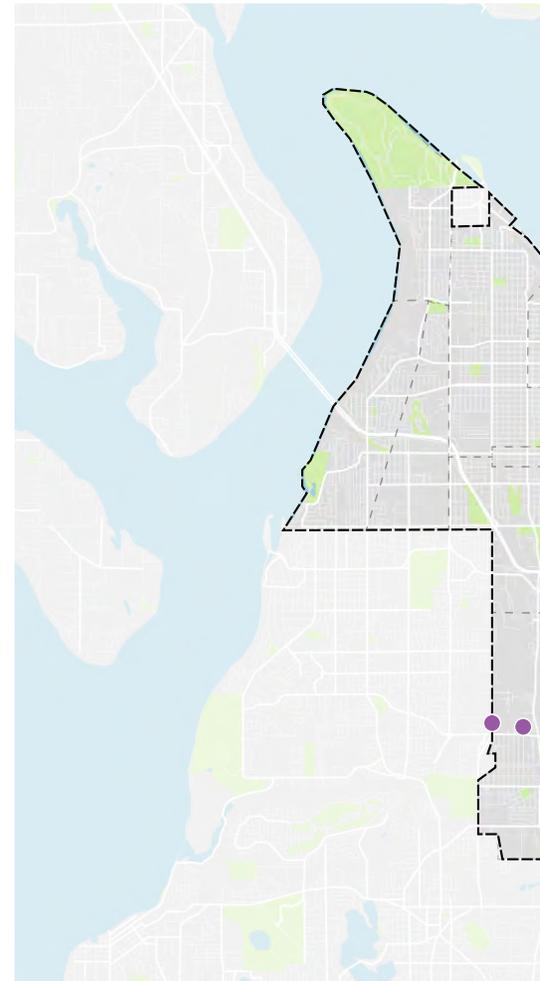
BOUNDARIES

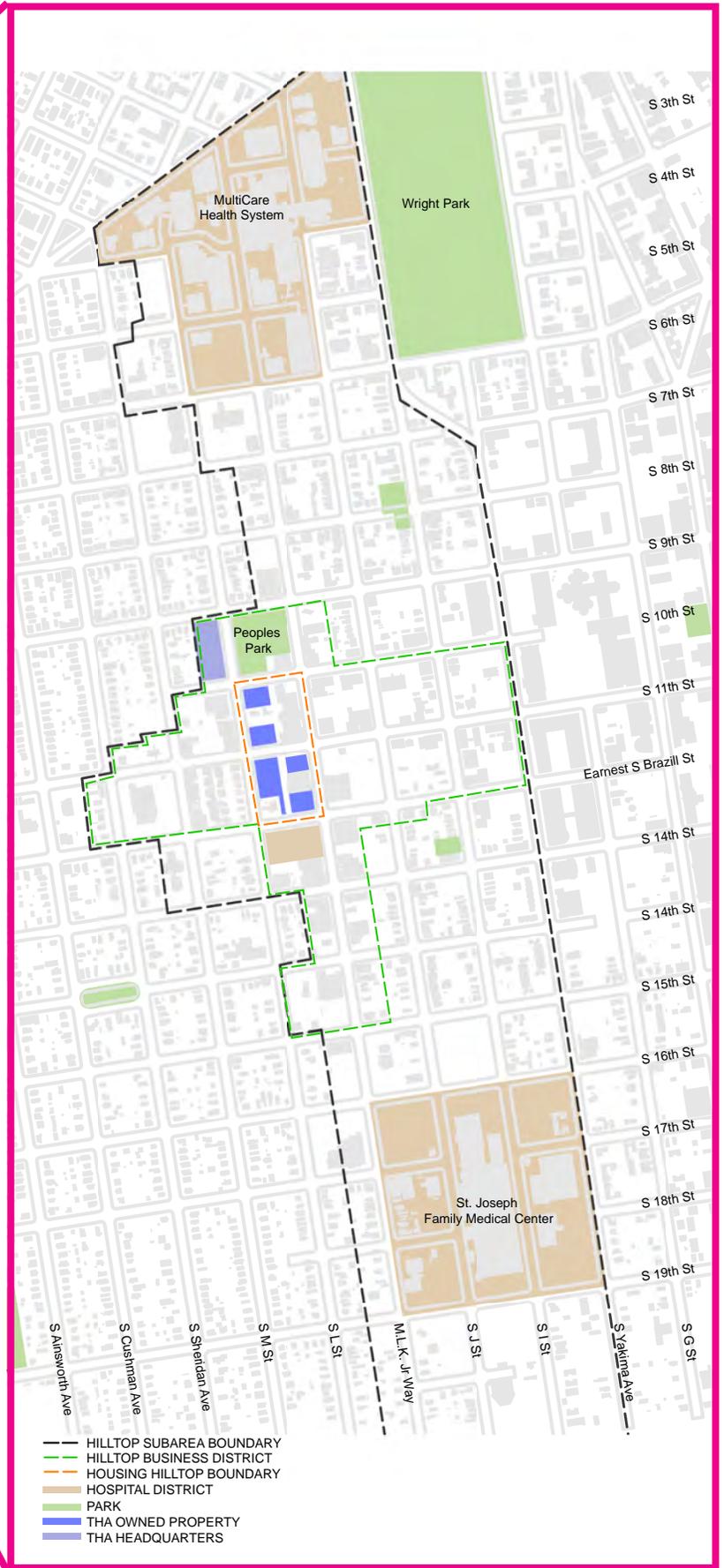
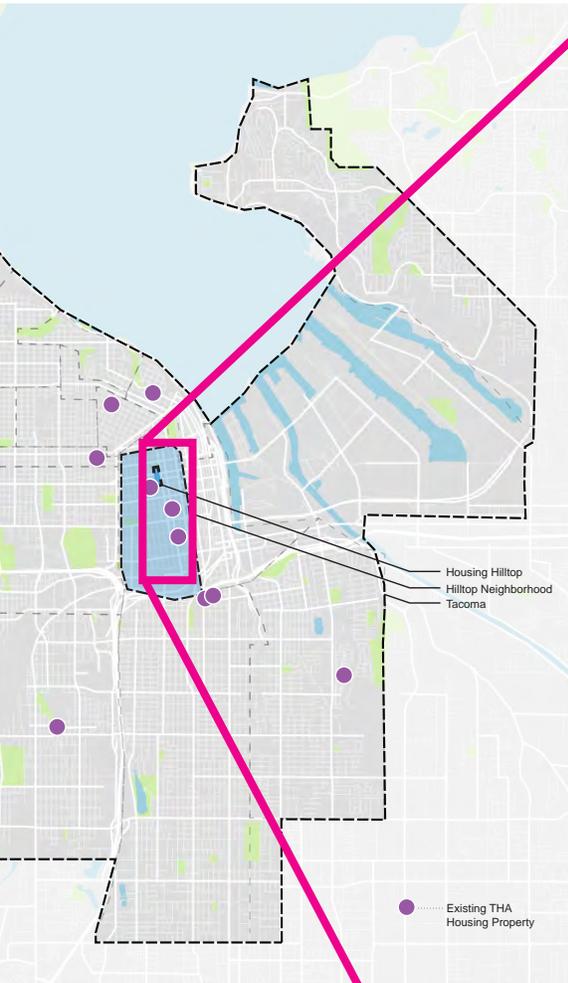
Tacoma's Hilltop neighborhood is defined by many boundaries, some of which are geographic, such as physical features, streets, and waypoints, and some of which are programmatic, such as the activity and bustle of many businesses and anchor hospitals or the quiet ambiance of residential streets.

When considered at the scale of the city, the Hilltop neighborhood generally encompasses the large, high plateau immediately to the West of the downtown core between South Sprague Avenue on the West, Tacoma Avenue South to the East, Division Avenue to the North, and South 27th Street to the South.

The boundaries for the City of Tacoma's 2014 Hilltop Subarea Plan roughly follow the Northern and Southern limits of this area, but they delineate a considerably narrower geography in the East-West direction, focusing primarily on a five block wide strip between South L Street and South Yakima Avenue, with slight expansions to encompass the hospitals and the cruciform plan of the Hilltop Business District near People's Park.

The Housing Hilltop planning effort tightens these boundaries by centering on two blocks within the Hilltop Business District between People's Park to the North, South 13th Street to the South, South L Street to the West, and MLK to the East. The Tacoma Housing Authority controls five properties on these blocks, four of which have the potential to be redeveloped as housing, neighborhood services, and small business space. THA's central offices are located immediately to the West of People's Park.





STABILITY AND CHANGE

In its history, the Hilltop has transitioned from a cable car neighborhood (late 1800's) to an established business district (mid-1900's). It has weathered the exodus of urban investment brought on by the construction of the Interstate Freeway system, inequitable insurance practices related to federal housing loan programs, and new auto-oriented uses, such as the Tacoma Mall (1965), to become home to two of Tacoma's largest hospital and employment campuses (early 2000's). It has overcome challenges posed by gangs, crime, and disinvestment (late 1900's) to emerge as a sought after home for small businesses, civic and religious institutions, new residents, and public-private development partnerships (today). By the middle of this century, the neighborhood will be served by high capacity rail transit with the construction of the MLK Link extension. One might say the only constant in the Hilltop is change.

Many residents cite the distinctive and stable character of Hilltop Business District as an important component of the broader neighborhood's identity. The Kellogg-Sicker Building (aka Browne's Star Grill), Pochert Building, and Courtney Building are all century-old emblems of the Hilltop's roots. Anecdotal evidence and new building permits suggest the pressure to invest in, develop, and change the Hilltop is increasing, but today, little new has been built, and aside from the Hilltop Regional Healthcare Center and several new storefront businesses, the physical appearance of the area remains largely as it has for decades.

Today, local residents and businesses weigh the costs and benefits of stability and change on a daily basis. The promise of new and long hoped for opportunities may also come with challenges related to displacement and a perceived erosion of the neighborhood's social fabric.

For a detailed discussion of these issues, please see the report "Development without Displacement," located in Appendix 1.



The Johnson Candy Company is an enduring neighborhood icon marking the Southeast corner of People's Park. It has seen a half-century of change, yet it remains largely as it has since its creation – a beloved destination for local treats.



REGULATORY ASSESSMENT

Policy and Planning

Housing Hilltop is where the long policy and planning ladder meets the ground of implementation. The top rung of the urban policy and planning ladder in Washington State is the Growth Management Act (GMA). Acting through regional governing councils, counties, and local municipalities, the GMA directs new housing and jobs to existing urbanized centers. The GMA supports the effective, efficient, and sustainable provision of essential services and infrastructure to the population, while also protecting the state's vital resource lands. In this context, Tacoma is one of the Puget Sound's most important urban centers. The Hilltop neighborhood, with its proximity to downtown, significant job base, and diverse community, plays a key role in the city's ability to attract residents and businesses which may otherwise sprawl into agricultural and other areas vital to all. The City's Comprehensive Plan, Hilltop Subarea Plan, and functional plans and policies serve as the planning ladder's critical lower rungs. These plans encourage new investment and the equitable delivery of key facilities such as affordable housing and services, economic development support, transit access, and bicycle and pedestrian infrastructure.

Zoning

The zoning framework will allow future development to achieve heights of up to 7 or 8 stories (more than twice the height of the existing 2 to 3 story buildings.) The code also allows high land use intensities and large building footprints - potentially with minimal off-street parking. These development types have historically not been seen in the Hilltop. Sensitive design strategies focused on diminishing apparent building bulk, providing an active, pedestrian-oriented street level, and delivering high-quality materials will help to focus on the inherent benefits of providing new homes for residents and businesses and limit potential opposition to change.

As of the writing of this document, no design guidelines exist for new, non-historic adaptive reuse and development in the Hilltop.

The Housing Hilltop planning area is zoned Neighborhood Commercial Mixed Use (NCX), where the intent is “to provide ... for immediate day-to-day convenience shopping and services at a scale compatible ... with the surrounding neighborhood, ... to enhance, stabilize, and preserve the unique character [of the neighborhood], ... and [to] require, where appropriate, continuous retail frontages largely uninterrupted by driveways and parking facilities with street amenities and direct pedestrian access to the sidewalk and street. [In the NCX zone,] residential uses are encouraged as integrated components in all development.”

Generally, in the Hilltop’s NCX zone, buildings may be between 45’ min. and 65’ max in height. 85’ tall buildings are possible where Transfer of Development Rights (TDR) are used. The maximum size of a commercial use is relatively large at 30,000 square feet per business and 45,000 square feet for a full service grocery store (offices are exempt). The NCX zone requires residential development to achieve a minimum density of 40 dwelling units per acre (DU/AC) for sites located on Core Pedestrian Streets and 30 DU/AC elsewhere. Non-residential and mixed-use buildings are exempt from residential density requirements.

In NCX Districts, no parking is required for buildings located within 10 feet of the right-of-way of designated pedestrian streets. S 11th St and Earnest S Brazill St are designated streets in this area. Additionally, for buildings not located on designated pedestrian streets, no parking is required for the first 3,000 square feet of each ground-level retail or eating and drinking establishment (TMC 13.06.510, Table 2).

URBAN DESIGN ASSESSMENT

The Hilltop neighborhood generally consists of low rise to mid-rise structures with a variety of uses from housing, to retail, to office, to medical. Anchored by the Medical Centers at the northern and southern boundaries, the smaller density single family neighborhood in the west transitions to multifamily and office as it moves closer to downtown to the east.

Martin Luther King Jr Way is a central north south corridor in the district with neighborhood retail consisting of one and two story buildings. Additionally several three to five story residential buildings front this street with several more in planning and design. The MLK corridor is conceived as the route for the light rail extension up the hill from downtown.

Multiple parcels of vacant land in the Hilltop neighborhood are used for surface parking. These parcels may provide opportunity sites for future development without necessitating displacement of existing residents.

Sidewalks are prevalent throughout the district although crosswalks are lacking and in some locations pedestrian connections are compromised by missing sidewalks, parking lots, or lack of lighting. Street trees along north and south streets provide for connections within the district, but east west greenery is generally lacking as connectors between neighborhoods to the west and to downtown.

Street parking is ample in the Hilltop along almost all streets. As development increases, light rail is constructed and existing surface parking lots are reduced, the Hilltop can expect to see increased pressure on this street parking to meet the neighborhood's demands.



Typical streetscape along M.L.K. Jr Way.

HOUSING ASSESSMENT

Housing in the Hilltop is split relatively evenly between owned and rented. Single family owned residences on the west side of the neighborhood are balanced with multi-family rentals on the east side of the neighborhood.

Area median income (AMI) is below the average for Tacoma as a whole. As of the 2010 census, the Hilltop neighborhood's average medium income was \$18,183, 53% lower than the median for Tacoma. Current rental rates fare lower the city average, especially among housing built after 2010. When comparing units built since 2010, the hilltop neighborhood averages \$1,142/month, far lower than the average of Tacoma (\$1443/month). Tacoma Housing Authority operates several rental properties in the neighborhood at affordable housing levels targeted towards residents below current AMI thresholds.

New market rate development is planned or occurring as housing is planned above the Browne's Star Grill as well as the development at 11th & MLK. Several other sites within the Hilltop have been identified as catalyst developments to spur new investments including THA's sites and the 9th & MLK site owned by Tacoma Community Redevelopment Association.

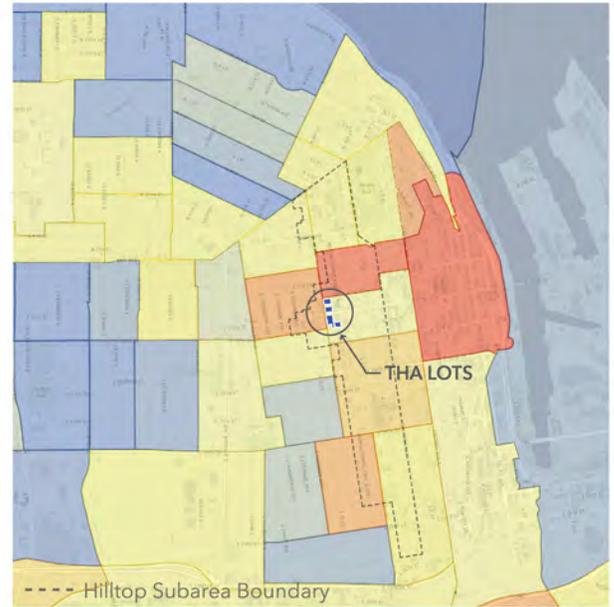
These new investments and opportunities also create pressures of rising rents and new development are seen by many in the neighborhood as a threat to their housing stability. People from Seattle are move further south seeking affordable levels of housing, which is also causing further pressure on housing prices. As price pressures continue to mount, strategies to maintain existing and future opportunities for affordable housing ownership and rental are strongly advised by Homework Group participants.

UNITS OWNED VS. RENTED



Owned Rented

INDIVIDUALS MAKING LESS THAN THE POVERTY INCOME THRESHOLD.



Fewer Individuals More Individuals

RETAIL AND BUSINESS ASSESSMENT

Retail vacancies in the Hilltop are comparatively high when compared with the City of Tacoma and the region in general. In 2014, 6% of total land use in the Hilltop area was vacant, with another 12% dedicated entirely to parking. Other than medical and restaurant uses, several categories of business in the hilltop are sorely lacking. The Homework Group identified banks, grocery, and library as several of those elements desired to round out the neighborhood necessities. These vacancies also appear to be tied to low residential densities and limited discretionary income availability needed to help businesses thrive.

A number of small businesses have achieved success as incubators of new startups and community minded facilities. Artists, entrepreneurs and innovators have developed new businesses utilizing assistance from groups, such as Spaceworks, to achieve affordable retail lease rates. However the same development pressure affecting residential home opportunities are affecting these affordable retail rates. Opportunities for businesses on all ends of the spectrum will need to be maintained for a thriving business community.

23,998 jobs are available in the Hilltop but only 362 residents who live in the Hilltop work at those jobs. This indicates a strong disconnect between opportunities and needs. This is evidence of both a lack of suitable housing for employees of medical oriented businesses who currently live outside the neighborhood and also a lack of training and skills for the current residents of the neighborhood to be able to fulfill those positions. Both needs should be met to enhance a diverse and thriving community. When more people can live closer to their work, a reduction in commute time provides more free time for employees, reduces carbon emissions associated with vehicle trips, and reduces absenteeism for workers.

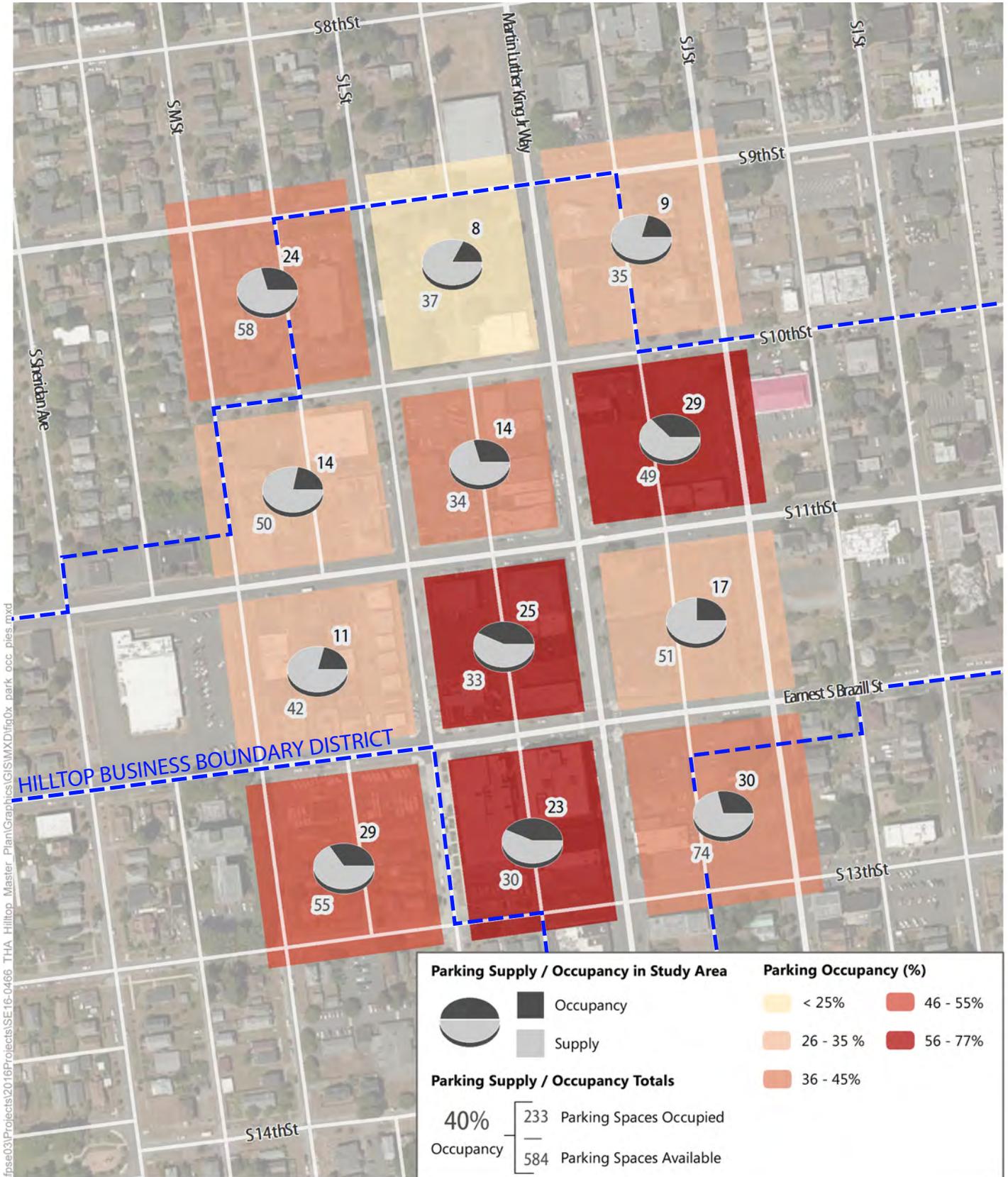


MOBILITY ASSESSMENT

Curbside or other on-street parking within the public right-of-way is available on most local and arterial roadways within the Subarea. There are no on-street parking meters in the study area, and almost all of the on-street parking in the study area is not time limited, with the exceptions MLK Jr Way and 11 Street where there are some 1-hour and 2-hour limited zones.

According to observations from the walking audit and documentation in the Hilltop Subarea Plan, the majority of on-street parking capacity is unused within the portion of the neighborhood south of S 9th Street and north of S 15th Street. This suggests the residents of future THA housing developments would be able to find overnight street parking within a few blocks of the building without much issue. However, if neighborhood on-street parking demand becomes constrained due to the THA development and/or growth in the surrounding neighborhood, one or more of the following parking strategies could be applied:

- Shared Parking Agreements to allow THA residents to park overnight at existing nearby off-street parking facilities, e.g. the parking garage at the Neighborhood Health Center, which would be otherwise primarily be occupied only during daytime hours.
- Residential Parking Permits to limit future “park and hide” transit users and preserve a reasonable on-street supply for residents. THA or the site developer could purchase and distribute permits to building residents to ensure parking needs would be met.



Y:\pse03\Projects\2016\Projects\SE16-0466_THA_Hilltop_Master_Plan\Graphics\GIS\MXD\fig0x_park_occ_pies.mxd

UTILITY ASSESSMENT

For the THA owned and planned sites for development within the planning area, the utilities are in generally good condition and available overhead and underground. See also discussion in Appendix 2 for additional descriptions.

Electrical, gas, water, telecommunication, and sewer connections are readily available in L Street, MLK Jr Way, and Earnest S Brazill Streets and the alleys.

Rights of way are improved to current standards, although improvements in sidewalk, paving and crosswalks may be required with future development. Easements or dedications may be required at alley locations if desired to allow for on-site parking at certain instances.

Opportunities exist for collaboration with improvements to utilities and sidewalks in conjunction with future development associated with the Link Light Rail expansion along MLK Jr Way.





"Development Mapping" Hilltop Street Fair



HOUSING HILLTOP

OVERVIEW

Housing Hilltop is an outcome-oriented planning process designed to:

1. Deliver new affordable housing and supportive services to the Hilltop community; and,
2. Build the social capital and organizational infrastructure needed to set goals, measure progress, and implement course corrections on an ongoing basis.
3. Establish a framework to set goals, measure progress and build upon the opportunities to collaborate creatively on innovative solutions.

Broadly, the objective is to leverage the shared histories and inherent strengths of neighborhood residents, businesses, and local institutions to build a collective platform for local developments which promote equity and prosperity.

More specifically, four Tacoma Housing Authority (THA) development sites located within the Hilltop Business District are catalysts.

Process

The working method followed a two-track course, aligned with the objectives of the master plan. To determine appropriate design scenarios, the THA team followed a Research and Discovery, Design, Delivery planning trajectory, including a walking audit of the area, mapping and analysis of neighborhood characteristics, and a synthesis into focus areas where the physical and programmatic opportunities and challenges for development can be addressed holistically.

The resulting development scenarios were then informed, and refined through outreach and engagement with the local community:

- Homework Groups. A group of approximately 30 local residents, city officials, representatives from community organizations, and local business owners were assembled to collaborate with the design team through a series of five interactive and iterative working sessions. Homework Group Members were specifically chosen to offer diverse points of view and expertise so development design options could be (a) ground-checked against the multitude of needs among local community members, and (b) screened for the need to develop broader partnerships for success.

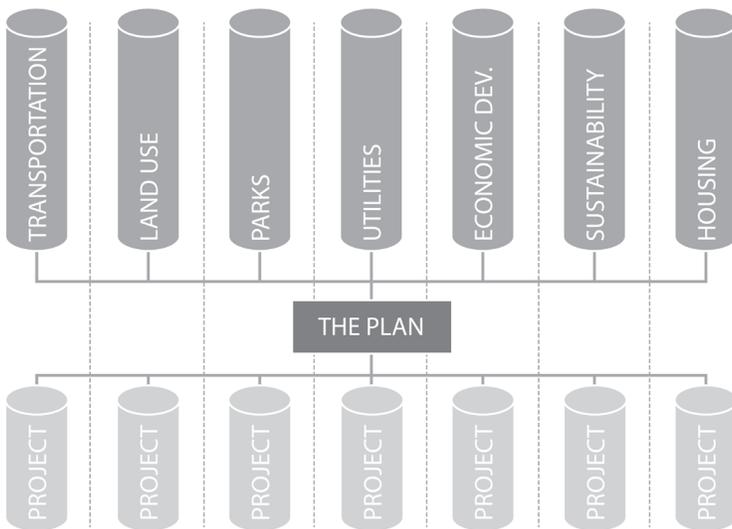
Over the course of three months, the Homework Group Agendas and Working Topics progressed as follows:

1. Shared Histories
2. Assets and Landmarks
3. Programming
4. Building Form and Character
5. Priorities

At the conclusion of each session, Members received homework assignments due at the next meeting. See Appendix 3 for detailed information on the Homework Groups.

- Community-Wide Events. Four public events, including a rummage sale, movie night, block party, and street fair, were organized by the THA team to provide a venue for the community to connect and celebrate the Hilltop. These events also offered the opportunity for the design team to learn more about concerns and aspirations for the neighborhood, which could be woven into the development. See Appendix 4 for community event information.

The community based and community driven effort was created specifically to listen and learn before designing. This planning was also initiated to help surface new ideas and continue working others to support actions aimed at resolving challenges.



Planning often occurs in silos so Plan recommendations can be implemented by the appropriate actors



The THA Team, together with Homework Group Members, developed five Focus Areas to assist in analyzing neighborhood opportunities and challenges and structuring recommendations for development which may offer synergies beyond typical planning silos. Measurement and Operations are important actions to ensure follow through on planned outcomes and actions.

HOMEWORK GROUPS

Shared Histories

Working with local residents, city officials, representatives from community organizations, and local business owners, the design team structured an interactive conversation about the collective experience of living in the Hilltop. The objective was to unearth what is and isn't working in the Hilltop. While responses were varied, several common themes emerged.

Gentrification and Displacement:

- Limited supply of new housing reduces options for hospital employees and downtown workers wanting to live near where they work.
- Lack of local jobs and opportunities for existing residents limits the ability to live and work in the Hilltop.
- Development pressure is growing, increasing the perception long-time Hilltop residents will be "pushed out."
- Long-time, community based businesses are being priced out of commercial space.

Safety and Security:

- Although great gains have been made with respect to gangs and public safety, crime persists. The lack of street trees, landscape, and up-kept and thriving storefronts is a derivative of real and perceived security issues.
- Neglected alleys, dim lighting and a lack of crosswalks have also been identified as sources of crime perception which should be addressed.



Social Services and Support Networks:

- Homelessness and housing for people in need remain critical issues for the neighborhood.
- Formal and informal service providers such as Fabitat, The Tacoma Tool Library, Write@253 and the Intel Computer Clubhouse are important for people of varying ages and interests in the neighborhood.

Cultural Riches

- The Hilltop has a rich history of diversity and inclusion.
- A thriving community provides opportunity and expression for local residents

Infrastructure

- For drivers and transit riders, who often experience the Hilltop as pass-through neighborhood en route to and from the downtown core, the lack of East-West street trees, crosswalks, and sidewalks in some areas reinforces the perception the Hilltop continues to lack investments in the public realm.





"Door Activity," Hilltop Block Party.

Assets and Landmarks

With assignments in hand, Homework Group Members shared their thoughts on assets they saw as useful, valuable, or contribute in a meaningful way to the Hilltop community. Members considered how assets interact with the physical environment and how they manifest themselves in space in the neighborhood. In this way, some assets were also considered to be “landmarks” or “markers,” as they have helped to establish the contours of Hilltop’s unique past and they will also help to shape its future.

On a 9' x 15' floor map of the neighborhood, Group Members placed flags in locations where positive (green), neutral (yellow), and challenging (orange) issues, assets, and landmarks exist.

Positive (Green) areas generally included:

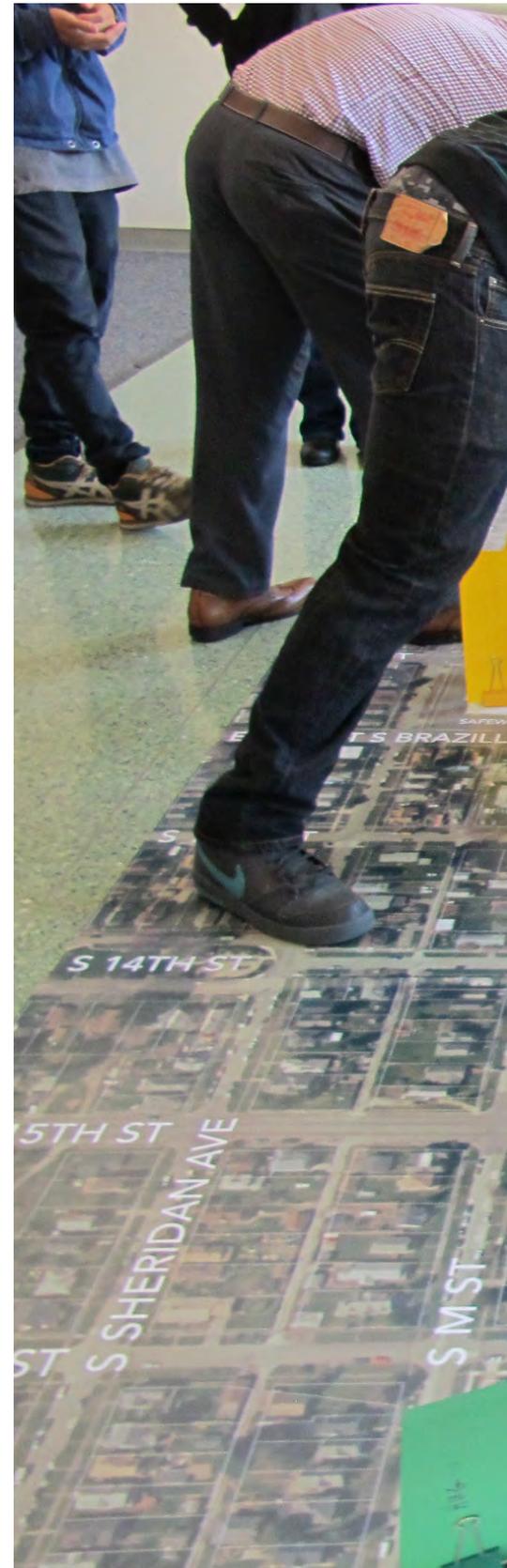
- Activated storefronts, restaurants, businesses, and occupied and well-kept buildings.
- The MLK Corridor and the potential for light rail.
- Community open spaces including People’s Park.
- Emerging artists, public artwork, and murals.

Positive and Challenging (Yellow) areas included:

- The alley leading between the Hilltop Regional Health Center and People’s Park
- Safeway and the lack of healthy food options
- Existing activities for teens are limited

Challenging (Orange) Areas included:

- Vacant, derelict, and underutilized properties.
- New development which may cause displacement.



Programming, Urban Form, and Character

Over the course of two Homework Group sessions, members tested the capacity of the THA-controlled sites to accommodate land use programs they wished to see in the neighborhood. Pre-cut and dimensionally accurate blocks were provided, representing housing (single story flats and multi-story townhouses), jobs (live/work units, retail and commercial spaces), open spaces (roof decks and parks), and parking. Members were also given a set of unprogrammed blocks so they could “write-in” then “build-in” specific ideas and programs which were important to the success of the development and the neighborhood, but not part of the pre-made kit. Members were also asked to identify which items could be supplied by the THA developments themselves, and which items may require the development of external partnerships to deliver. As Members presented their ideas to the Group, the number of new homes, areas for new commercial and retail spaces, parking, and open spaces were quantified in real time by the THA team.

Common themes arose, including:

- A focus on the Alley as an opportunity for improved bicycle and pedestrian connectivity, increased “eyes on the street” to support greater safety and security, and general urban design and public realm improvements (including new street lighting and crosswalks) to reduce clutter and neighborhood quality.
- Opportunities for larger, family-oriented units and child care in buildings nearest People’s Park. Additionally, a library and locations oriented towards middle school kids have been requested.
- Ground floor residential entries along South L Street.
- Retail and Community Service uses at building corners along MLK, South 11th Avenue, and Ernest S Brazill.
- Rooftop terraces and gardens providing opportunities for residents to grow food and children to play away from the street.
- Increased density and taller building heights were seen as positive ideas

THA PARKING LOT

RESIDENTIAL	37,800 s.f.		UNITS:	67
TOWNHOMES	9,000 s.f.		PARKING STALLS:	0
LIVE/WORK	3,600 s.f.		COST PER SF:	\$230.0
AMENITY	1,800 s.f.		EST. COST:	\$12,006,000
RETAIL	0 s.f.			
PARKING	0 s.f.			
OTHER	0 s.f.			
TOTAL	52,200 s.f.			

NEW LOOK PARKING LOT

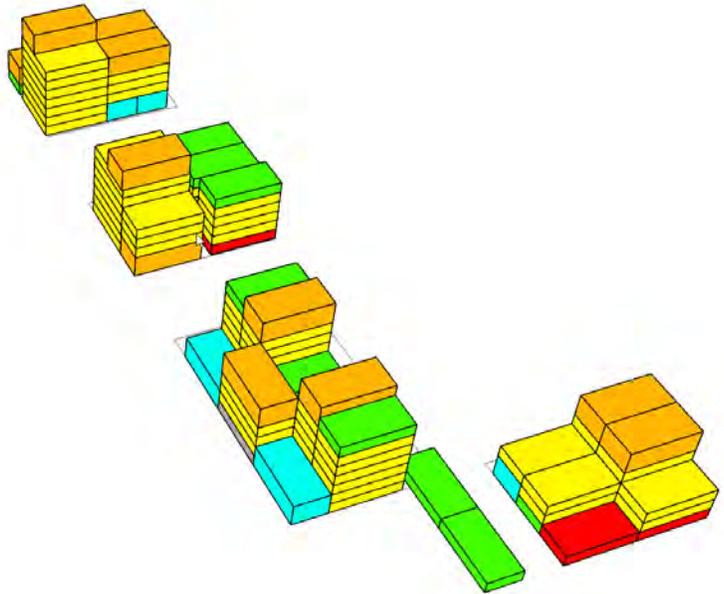
RESIDENTIAL	48,600 s.f.		UNITS:	74
TOWNHOMES	3,600 s.f.		PARKING STALLS:	0
LIVE/WORK	3,600 s.f.		COST PER SF:	\$230.0
AMENITY	5,400 s.f.		EST. COST:	\$14,490,000
RETAIL	1,800 s.f.			
PARKING	0 s.f.			
OTHER	0 s.f.			
TOTAL	63,000 s.f.			

KEY BANK LOT

RESIDENTIAL	52,200 s.f.		UNITS:	82
TOWNHOMES	5,400 s.f.		PARKING STALLS:	14
LIVE/WORK	3,600 s.f.		COST PER SF:	\$230.0
AMENITY	10,800 s.f.		EST. COST:	\$17,802,000
RETAIL	0 s.f.			
PARKING	5,400 s.f.			
OTHER	0 s.f.			
TOTAL	77,400 s.f.			

HILLTOP LOFTS LOT

RESIDENTIAL	19,800 s.f.		UNITS:	34
TOWNHOMES	3,600 s.f.		PARKING STALLS:	0
LIVE/WORK	1,800 s.f.		COST PER SF:	\$230.0
AMENITY	1,800 s.f.		EST. COST:	\$7,452,000
RETAIL	5,400 s.f.			
PARKING	0 s.f.			
OTHER	0 s.f.			
TOTAL	32,400 s.f.			



The THA design team provided real-time analytics of scenarios being developed by Homework Group Members. The analytics will inform eventual recommendations for specific development proposals, including building form, use, potential partnerships, and public realm improvements.

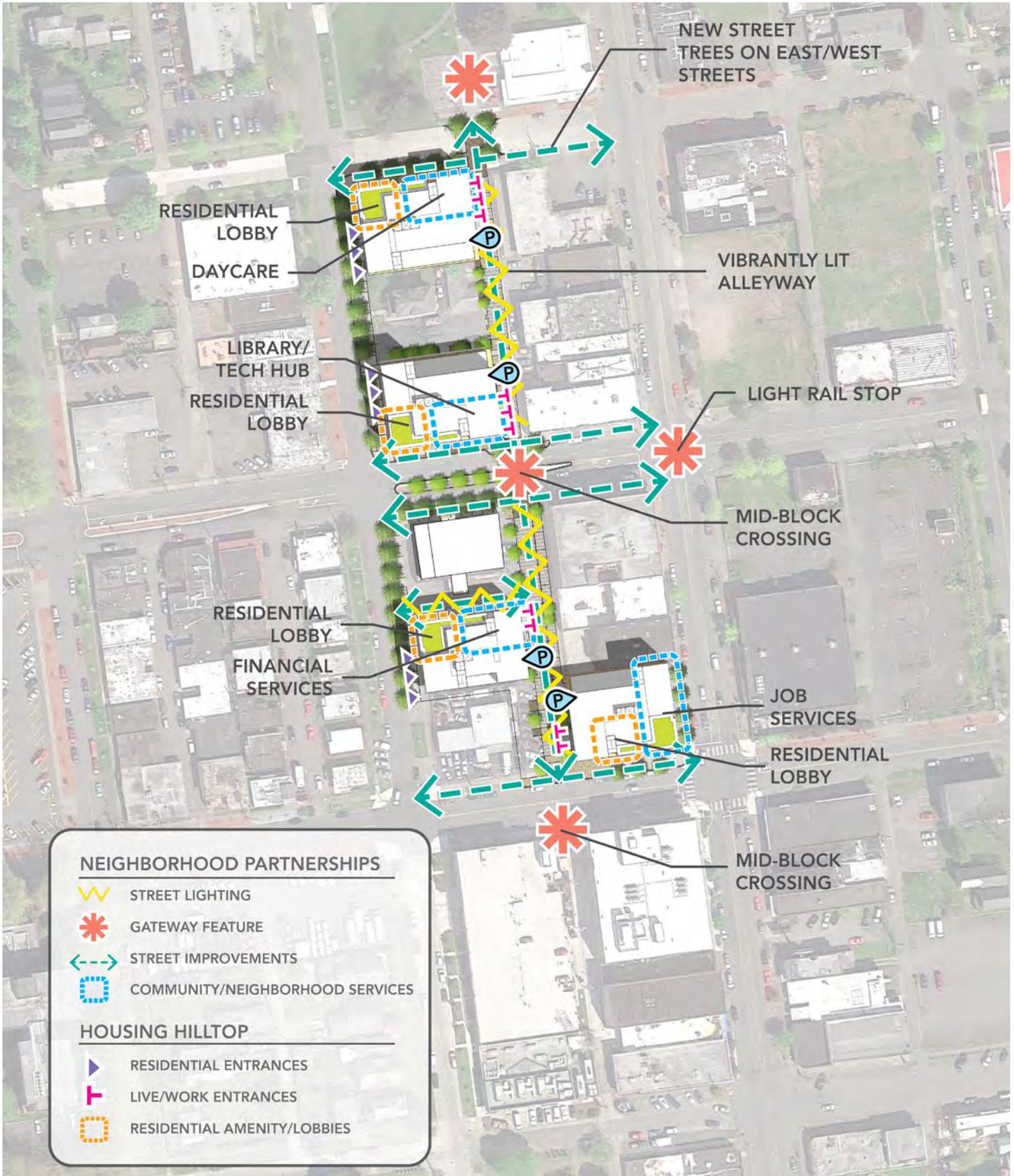


"Programming," Homework Group No. 4

Priorities

With many of the Homework Group's suggestions mapped on guiding site plan (see right), the fifth Homework Group Meeting centered the trade-off and choices required to achieve shared priorities.

This discussion will form the basis of recommendations for moving forward with THA development activity and activities requiring the cultivation of partnerships.



Priorities (cont.)

Housing and Jobs

- 1A Developing new affordable housing on the Hilltop with a broad range of unit types and income levels.
- 1B Provide transitional housing and support for the homeless.
- 1C Increase overall housing supply by encouraging high-quality, contextual market-rate mixed-use development.
- 1D Partner to increase opportunities for affordable For-Sale housing.
- 1E Build taller to take advantage of views and to increase opportunities for housing choice.
- 2A Reach out to local schools, groups, and institutions to develop employment opportunities for local residents.
- 2B Identify and develop funding sources to support facade improvements and small businesses.
- 2C Work with the Hilltop Business Association to create an inventory of available spaces for neighborhood businesses and community organizations.
- 2D Recruit and develop businesses that support, train, and employ local residents.
- 2E Support local businesses that expand health care related services.
- 2F Build affordable Live / Work units into new buildings, targeting local artists and small business start-ups.
- 2G Expand the Hilltop Tool Library.
- 3C Bring a regular Farmer's Market to the Hilltop.
- X Increase operations with Spaceworks

Health and Wellbeing

- 1A Improve lighting along the alley and along street-facing storefronts.
- 2A Provide a Child Care Center adjacent to People's Park.
- 2B Build a library, learning center, or information/technology hub in a new or existing Hilltop building.

Mobility

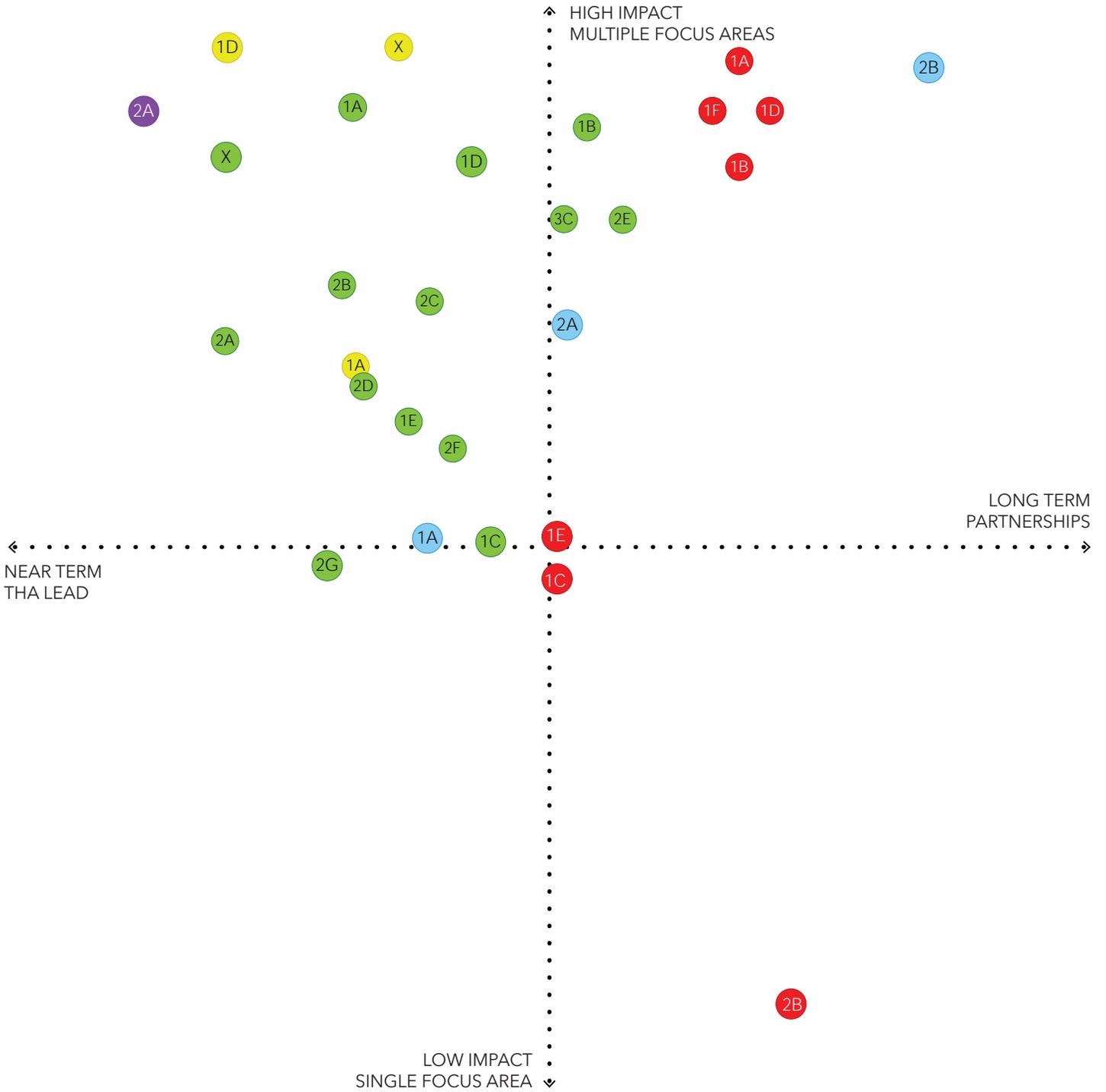
- 1A Remove street medians on 11th to improve mobility.
- 1B Leverage the new Sound Transit Light Rail station improvements and SEPA comment process to provide pedestrian and bicycle connections to and from the neighborhood.
- 1C Widen sidewalks
- 1D Implement the routes and facilities identified in the Tacoma transportation plan.
- 1E Provide mid-block crossings where the alley meets 10th, 11th, and Earnest S Brazill St.
- 1F Create a network of designated greenways that connect the Business District to local parks, schools, and key neighborhood open spaces.
- 2B Plant new broad canopy and high limb street trees on the East / West streets.

Community Identity

- 1A Increase opportunities for public art installations, such as "Know your Ropes," to help reinforce community identity
- 1D Work with the HBA, THA, the City, and others to establish a single point of contact for organizing the annual program of events and activities on the Hilltop, paying particular attention activating the spaces surrounding People's Park, MLK, and the alley.
- X Maintain diversity within community identity.

Resilience

- 2A Create or designate a local organization to monitor and measure the progress of the Housing Hilltop Master Plan.



PUBLIC EVENTS

To provide local residents and businesses an opportunity to connect and celebrate life in the Hilltop while also offering “the emotional space for people to feel comfortable talking about what’s going on in the neighborhood,” the THA design team organized four separate public weekend events. Two basic tenets guided event planning:

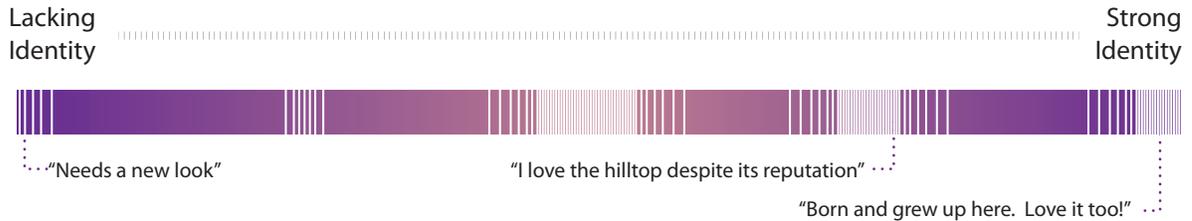
1. Activation and Meaning. Events were designed to be fun and also useful for the community.
2. Information Gathering. Events were structured to allow multiple informal opportunities for the design team to gather information from the community. Surveys were made available for residents to record their feelings towards and proposals for the Hilltop Neighborhood. Survey results were compiled to create "opinion spectrums," mapping the general feeling of neighborhood residents on a variety of issues. See Appendix 5 for full survey results and further opinion spectrums
3. Information sharing: Showcasing master plan ideas and opportunities to as many as possible, including those not commonly involved with the master planning process

Housing Hilltop Public Events included:

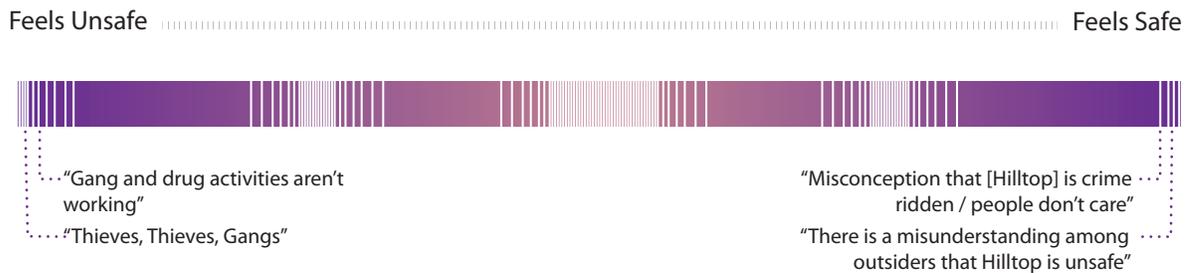
1. Rummage Sale. Held in the alley between the Key Bank Building and the New Look Apartments, over 100 people attended throughout the day. Musicians, breakfast street food, dry goods vendors, and artists created a pop-up street market for the community.

Housing Hilltop Survey Opinion Spectrum

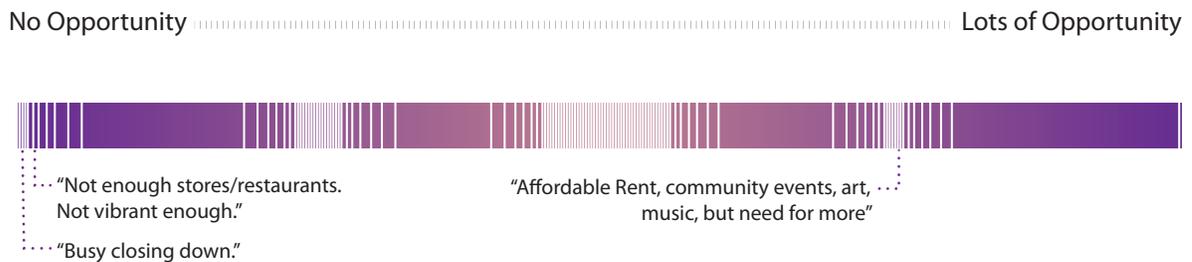
Community Identity



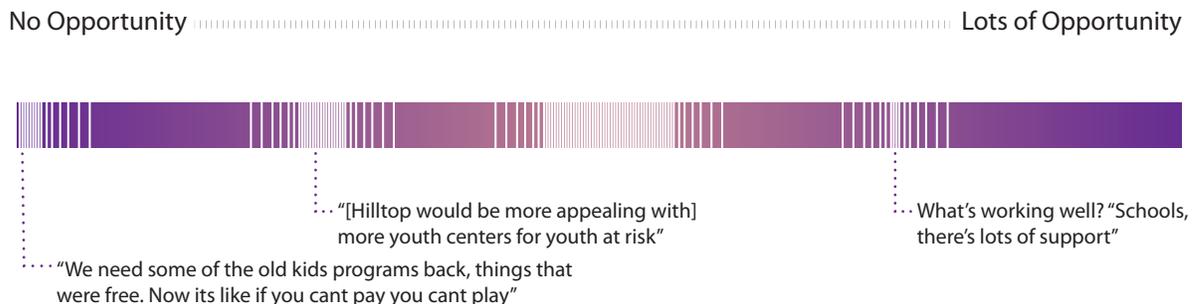
Safety



Access to Opportunity



Opportunity for Youth



2. **Movie Night.** Held in the Key Bank Building during the evening, movies were shown for approximately 75 children and grown-ups, and community members had the opportunity to explore the Homework Group’s neighborhood asset floor map.
3. **Hilltop Block Party.** Held in People’s Park, over 400 community members celebrated their neighborhood with food, local performers, artists, and activities.
4. **Hilltop Street Fair.** Held along MLK and the surrounding blocks, this annual event is the Hilltops celebration of summer and community. This year between 12,000 and 15,000 people were estimated to have attended.
5. **Traveling Door Sculpture.** At several of the events hosted by Housing Hilltop, local artists presented residents with a door on which they were asked to write their hopes for the future of the Hilltop Neighborhood. Photos of residents interacting with the sculpture were taken for future display within the neighborhood.





PLANNING FOCUS AREAS

In order to leverage potential connections and synergies between neighborhood characteristics typically analyzed separately, the THA design team worked with the Homework Groups to organize planning and mapping efforts into five Focus Areas, each of which involved overlapping considerations.

A walking audit and reviews of the regulatory environment, local housing supply and demand, retail and business activity, and the condition of transportation and pedestrian network helped to identify the following five Focus Areas:

1. Housing and Jobs
2. Community Identity
3. Health and Well Being
4. Mobility
5. Resilience

These focus areas help to identify overlaps contributing to deeper challenges and also increased opportunities related to specific local concerns. For example, in many neighborhoods, the availability and convenience of off-street parking is often perceived to play a role in retail vacancies and economic development. Likewise, the number of jobs in local business districts often can be correlated to nearby residential density, which affects the number of people within walking distance of business establishments.



Diagram showing the overlap of Focus Areas and the need for the ongoing governance of eventual implementation efforts recommended by the Plan.

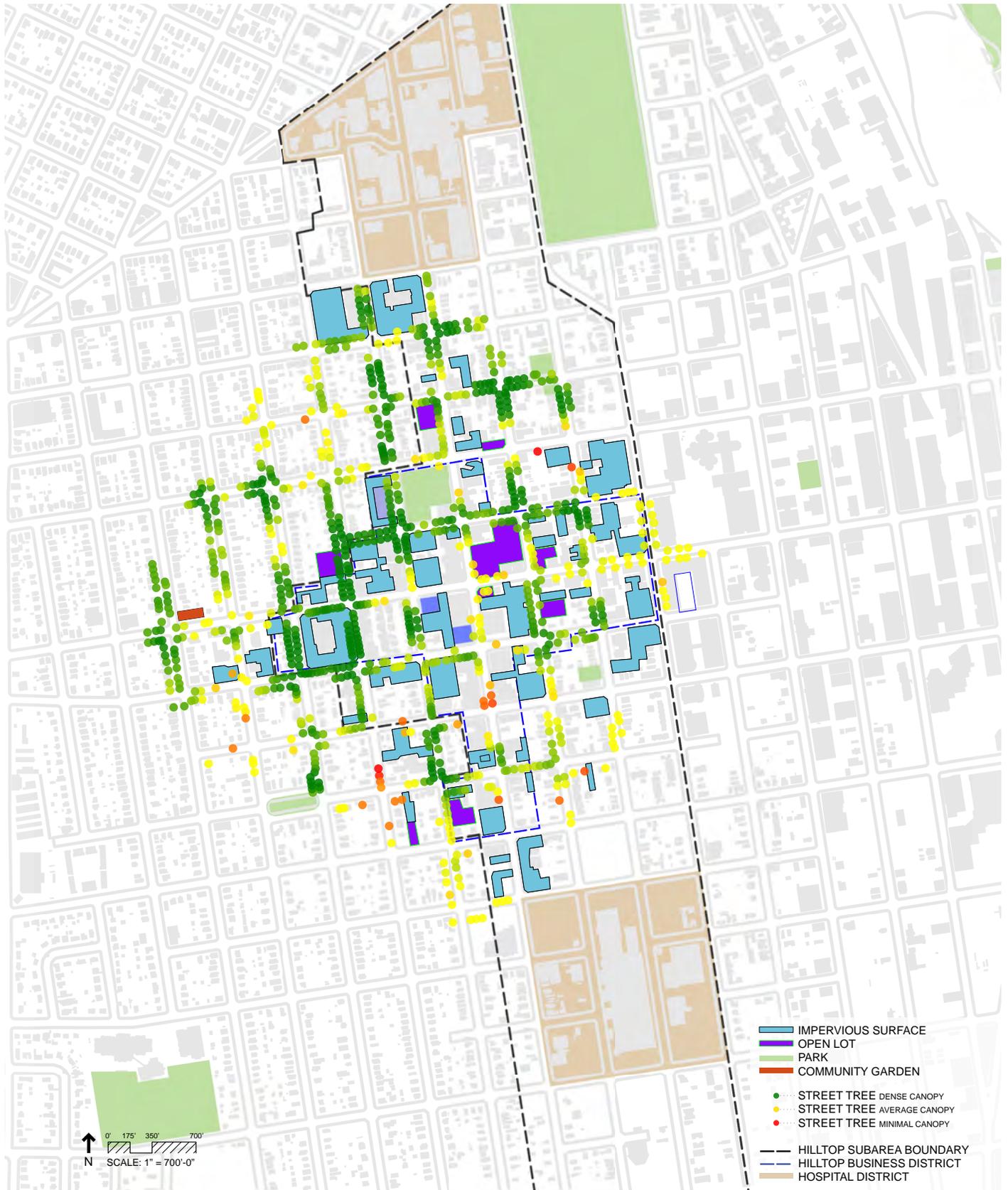


OPEN SPACE AND RECREATION

Safe, secure, and useful open spaces contribute to a vibrant and cherished public realm. When coupled with green stormwater infrastructure facilities, open spaces can also help reduce the burden on the municipal utility system and improve local habitat and ecology.

A review of Open Space and Recreation network in the Hilltop included the creation of a walkshed map, determining areas within a 5 minute walk (1/4 mile) of the Hilltop sites. The following issues were identified and are addressed in the Plan's recommendations for action:

- Local parks are plentiful, but high-quality walking and biking routes between them are limited. This contributes to a sense of disconnection between the Hilltop and adjacent neighborhoods.
- The neighborhood is characterized by large amounts of off-street surface parking, underutilized buildings, and vacant lots, which contributes to a high percentage of impervious surfaces relative to the density of housing and jobs in the area.
- Only one community garden is available within the walkshed.
- Walking access to sports fields is limited, but the basketball court at People's Park is well-used. The nearest athletic field, Peck Field, is a twenty-minute walk away and only open during organized league play.
- East-West streets within the Hilltop Business District have lower densities of tree canopy than North-South streets. This results in a lower-quality walking experience along the primary streets used by Hilltop residents to access the shops along the MLK corridor.



- IMPERVIOUS SURFACE
- OPEN LOT
- PARK
- COMMUNITY GARDEN
- STREET TREE DENSE CANOPY
- STREET TREE AVERAGE CANOPY
- STREET TREE MINIMAL CANOPY
- HILLTOP SUBAREA BOUNDARY
- HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT

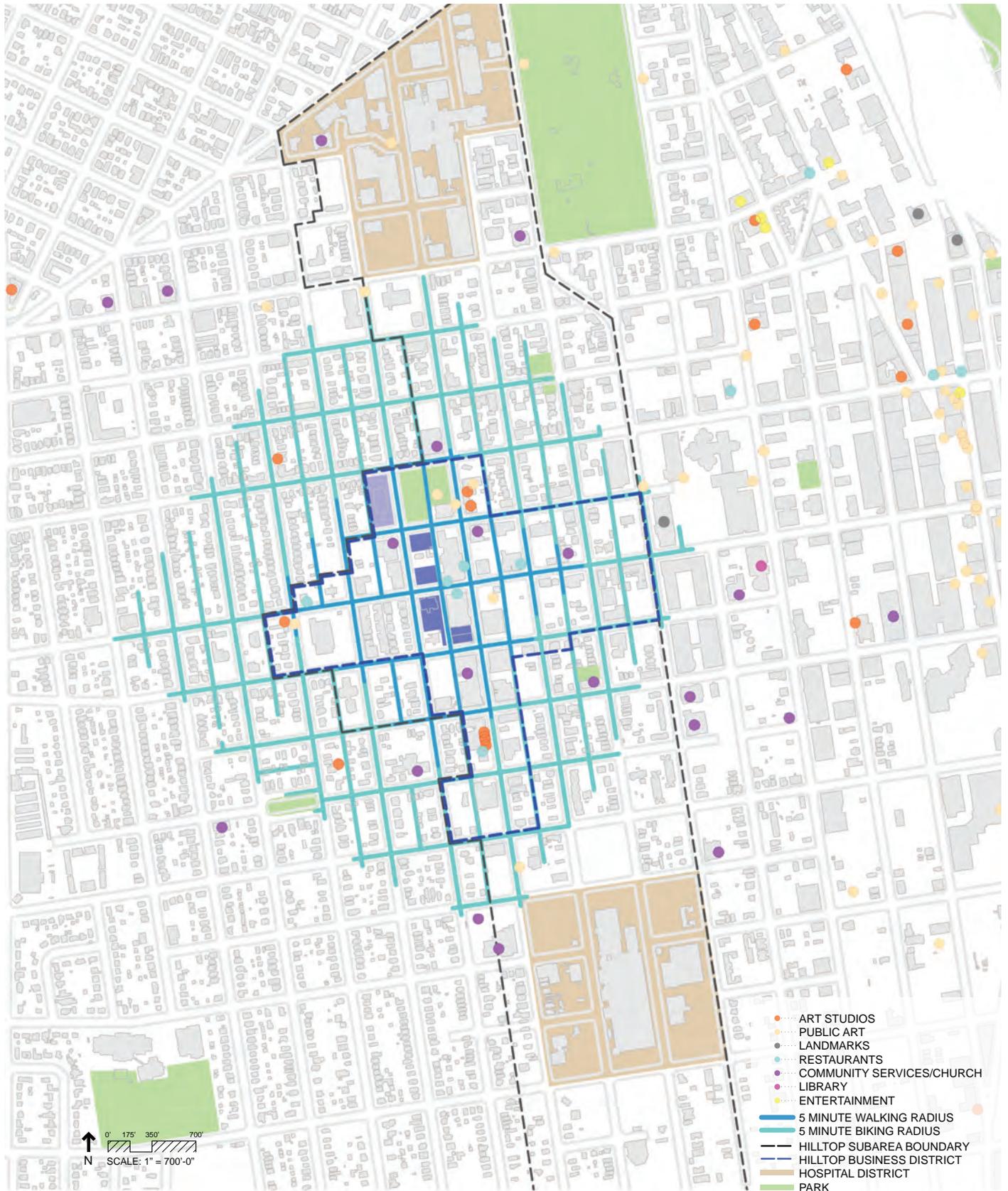
COMMUNITY IDENTITY

Of all the Focus Areas for the Housing Hilltop Project, Community Identity is perhaps the most visible on the ground and apparent in the energy of local residents and workers.

Mapping reveals a multitude of grassroots businesses, organizations, and institutions within the Hilltop neighborhood, including Spaceworks, community faith centers, and many small restaurants.

And, while conversations with community members identify a long history of challenges related to displacement, crime, and disinvestment, there is a strong sense that the local community's consistent ability to address and overcome these challenges is part of what makes it unique, and a large part of what binds it tightly together. This shared history is referenced through a tradition of art installations, both temporary and permanent, from murals to "know your ropes" to rotating galleries and public exhibits put on by local practitioners.





HOUSING AND JOBS

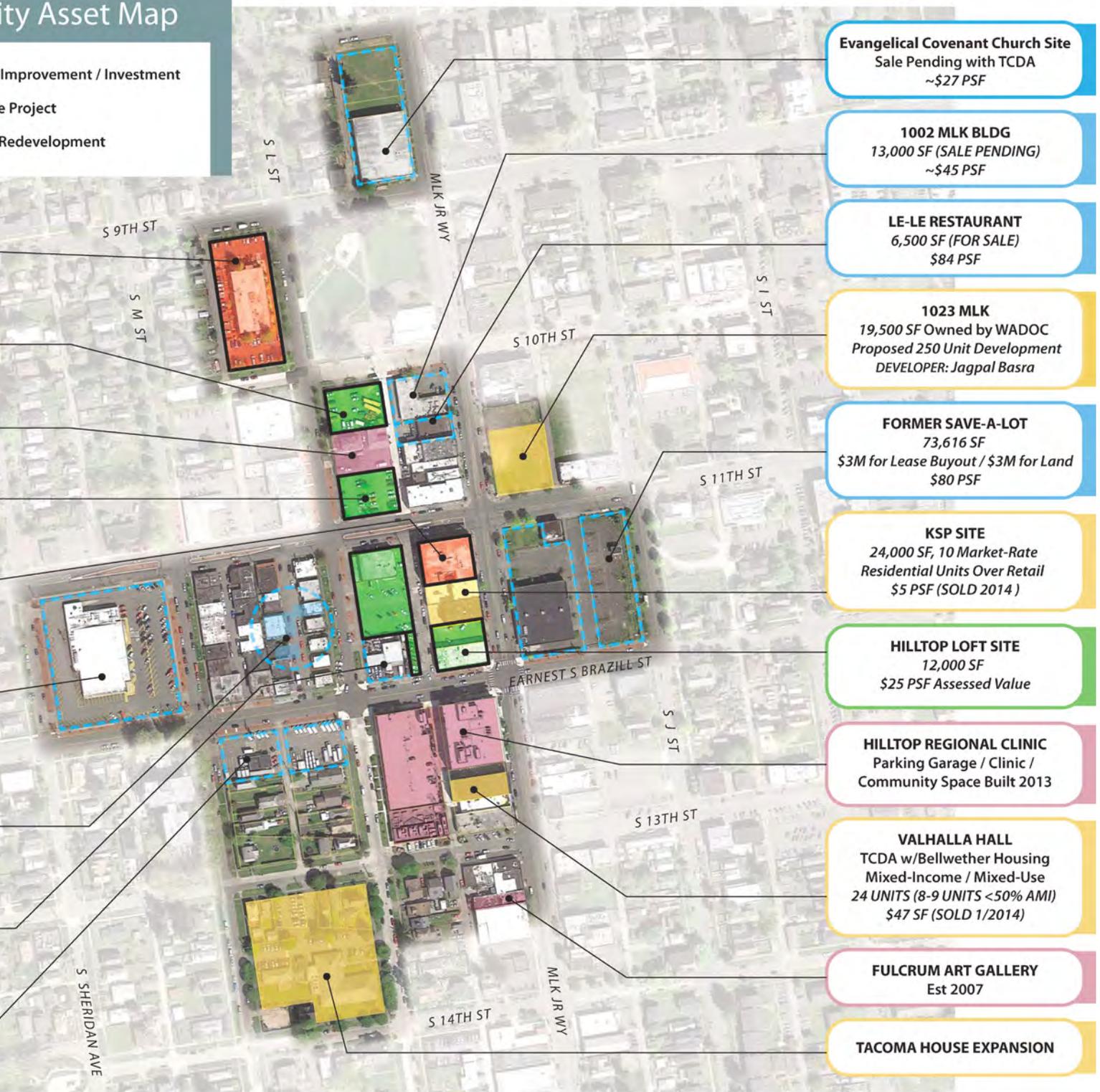
Through outreach to local residents and businesses, review of existing planning documents such as the Hilltop Subarea Plan, and first research, the THA team identified several issues which characterize the environment for housing and jobs on the Hilltop:

- Overall, market-rate developments are not proven in this neighborhood and projected rents are only supportive of “penciling” for redevelopment assuming very low land basis. It is likely the capacity of the market to absorb new development will not be known until current 2016-2017 pipeline developments (approximately 300 units) are delivered and stabilized.
- Development pressure is increasing broadly in Tacoma, related in part to housing growth and new construction downtown, and anecdotally, to some Hilltop landlords who are raising rent and land prices in anticipation of future development. These issues have raised rents and land prices within the area, forcing existing tenants out, but have yet to translate into the delivery of new developments on the Hilltop.
- As the market-rate development is tested and eventually proven in the Hilltop, housing affordability for existing residents will become increasingly challenging.
- The amount of vacant commercial retail space suggests new infill housing developments should limit ground-level retail offerings, instead focusing on increasing housing units. This ensures profitability of the development by reducing commercial vacancy losses, increases housing yield, and helps to reduce residential rental rates.
- While the Multicare and St Joseph’s hospital campuses are among Tacoma’s largest jobs centers, few hospital workers live on the Hilltop. Likewise, few Hilltop residents work within walking distance of home. Of the nearly 24,000 jobs in Hilltop, less than 400 are held by nearby residents.



Community Asset Map

Improvement / Investment
 Project
 Redevelopment



Evangelical Covenant Church Site
 Sale Pending with TCDA
 ~\$27 PSF

1002 MLK BLDG
 13,000 SF (SALE PENDING)
 ~\$45 PSF

LE-LE RESTAURANT
 6,500 SF (FOR SALE)
 \$84 PSF

1023 MLK
 19,500 SF Owned by WADOC
 Proposed 250 Unit Development
 DEVELOPER: Jagpal Basra

FORMER SAVE-A-LOT
 73,616 SF
 \$3M for Lease Buyout / \$3M for Land
 \$80 PSF

KSP SITE
 24,000 SF, 10 Market-Rate
 Residential Units Over Retail
 \$5 PSF (SOLD 2014)

HILLTOP LOFT SITE
 12,000 SF
 \$25 PSF Assessed Value

HILLTOP REGIONAL CLINIC
 Parking Garage / Clinic /
 Community Space Built 2013

VALHALLA HALL
 TCDA w/Bellwether Housing
 Mixed-Income / Mixed-Use
 24 UNITS (8-9 UNITS <50% AMI)
 \$47 SF (SOLD 1/2014)

FULCRUM ART GALLERY
 Est 2007

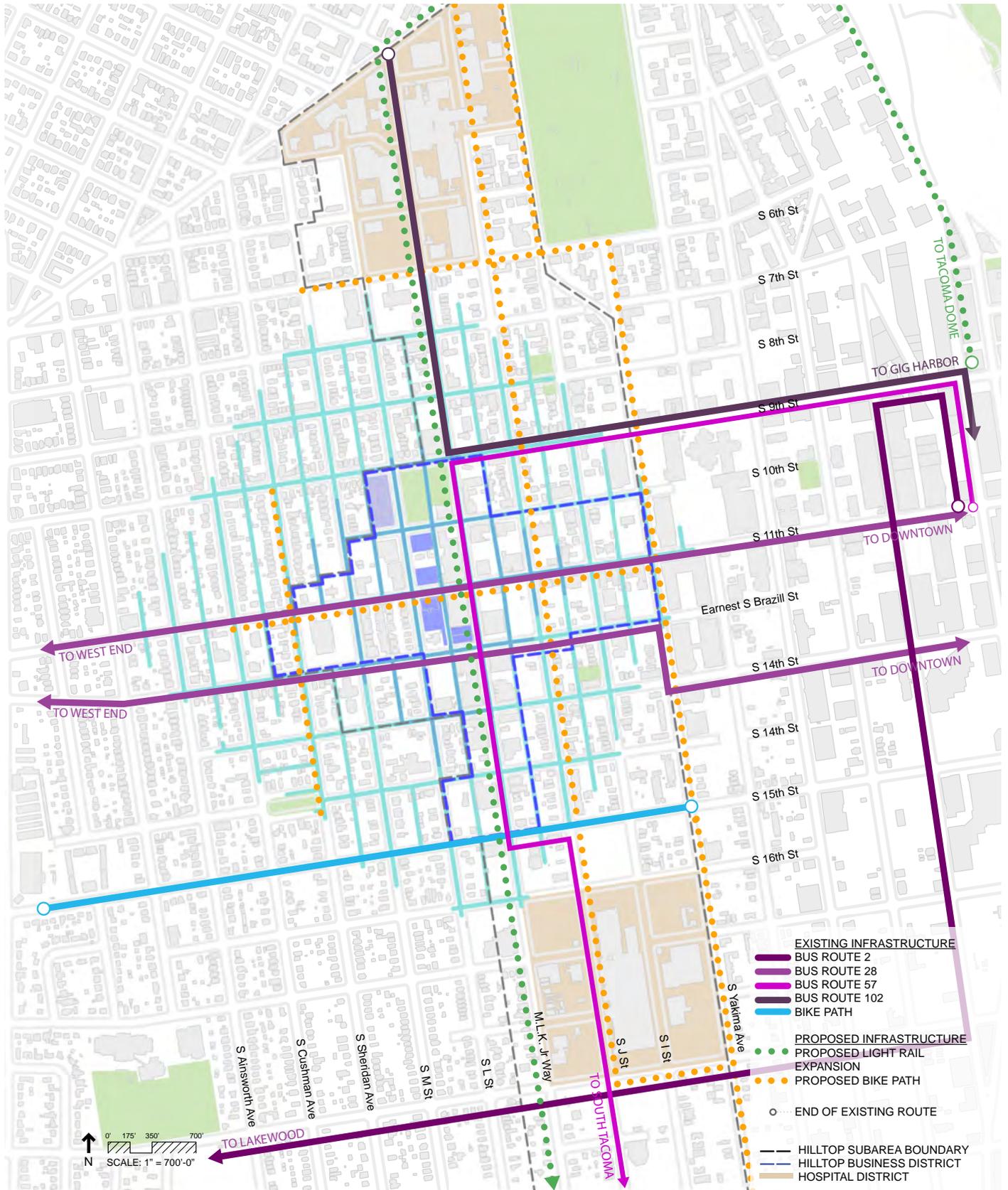
TACOMA HOUSE EXPANSION

HEARTLAND

MOBILITY

A walking audit in June 2016 and mapping analysis of the Hilltop Business District revealed residents and businesses face significant mobility challenges:

- No bus lines provide direct connections between northern and southern anchor destinations, such as the hospital campuses. Residents living South of the People's Park must transfer buses to travel only five blocks to the MultiCare Health System to the North. Likewise, residents living North of People's Park must transfer to reach the St. Joseph's Medical Center only seven blocks to the South.
- East-West bus lines exist, but these offer infrequent service (30 min. headways) inconvenient for day-to-day trips for local goods and services.
- Light Rail is planned for MLK and funding has been allocated to study design and alignment alternatives, but implementation is far into the future, currently scheduled for completion in June 2021.
- New bicycle infrastructure is planned but not yet on the ground. Proposed routes are included in the map to the right.
- Sidewalks South of the Hilltop Regional Health Center along 13th have been relocated in favor of parking.
- The center median along South 11th Street prevents left turn movements into the alley for service and deliveries. This median also creates difficulties for seniors crossing the street to for parking.
- Pedestrian safety in the area is compromised due to a lack of marked crosswalks and low lighting levels at night.

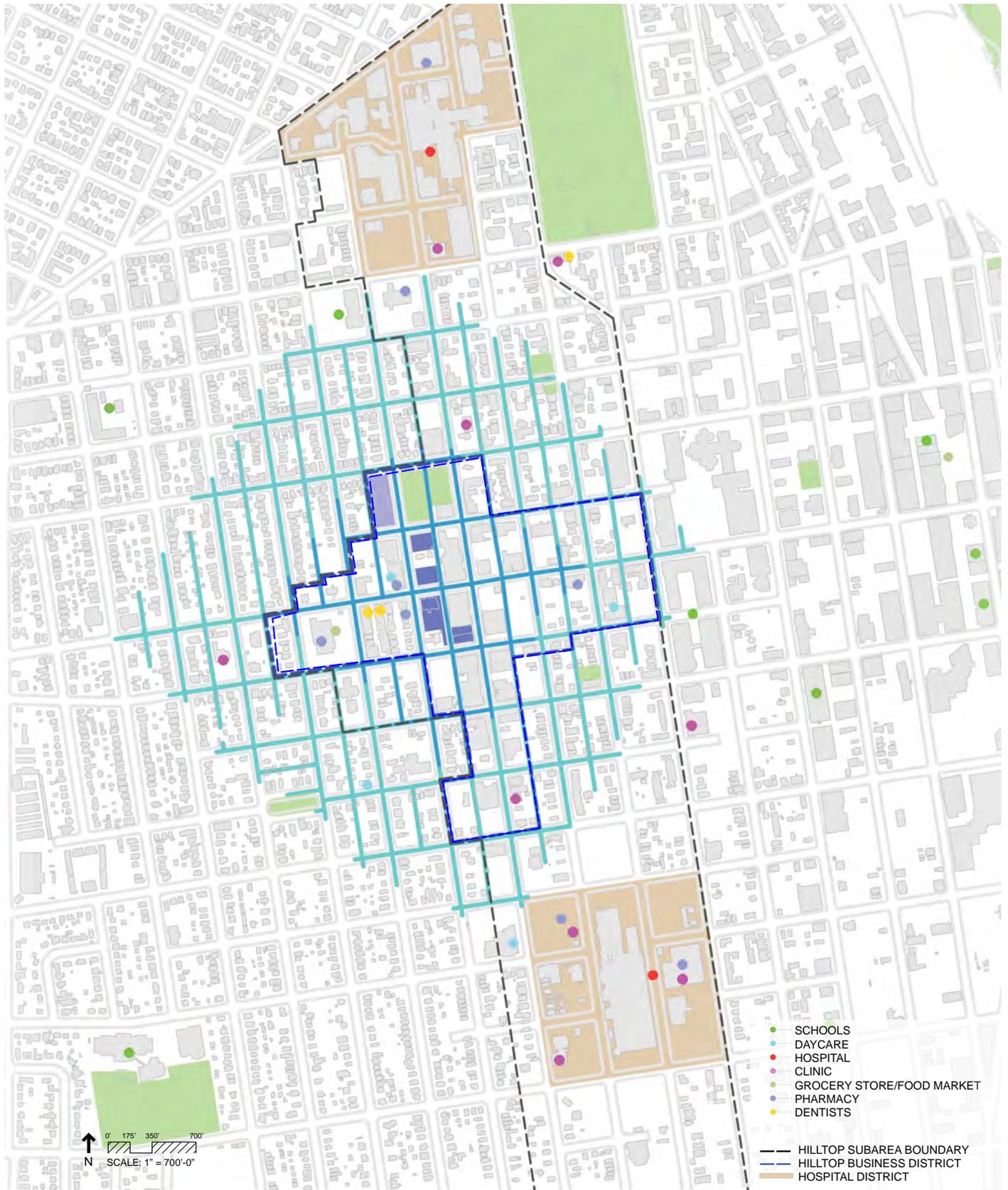


HEALTH AND WELLBEING

The Hilltop has a preponderance of medical related facilities. From the two major health centers at the northern and southern borders to the Neighborhood Health Clinic and several other smaller establishments, health care is well covered. Those facilities tend to serve a more regional need and neighborhood level service is not as emphasized.

There are lots of open spaces for active recreation, however many of the connections between these spaces are lacking. Sidewalks, lighting, and crosswalks inhibit connecting across the neighborhood to those green spaces.

Healthy food choices in the neighborhood are quite limited. Safeway provides produce and groceries, however that is one of the only choices and selections are often limited. Homework Group participants noted successful implementations of neighborhood scale gardens and community supported agriculture, through groups, such as Hilltop Urban Gardens. Those implementations may be limited to small scale successes, often not replicable on a much larger scale.



- SCHOOLS
- DAYCARE
- HOSPITAL
- CLINIC
- GROCERY STORE/FOOD MARKET
- PHARMACY
- DENTISTS
- HILLTOP SUBAREA BOUNDARY
- HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT



HENRY LEE WALLS

I love this place
#Hilltop
Danielle

#Hilltop
Makayla SIMMONS

ADAMS
in our
of today

Ms. Verna & Sarah Jr. pray for peace!

Analea

Gary Martin (253)

#iconic

sense of community

PEACE

FAMILY

Dezandra Hawkins

The hilltop is iconic

Home Is Where The Heart Is

King for the people
King for the people
King for the people

Dezandra Hawkins

10 FASHION



A hand holding a purple marker writing on the image.

APPENDIX 1

DEVELOPMENT WITHOUT DISPLACEMENT

As a background document for neighborhood context, Development Without Displacement provides context for future actions.



Development without Displacement: Hilltop & The City of Tacoma

Kristine Coman - University of Washington Tacoma
Chris and Kenji LLC

Table of Contents

Introduction.....	Page 3
Method.....	Page 4
Timeline Technique.....	Page 4
Census Data.....	Page 5
Literature Review.....	Page 5
Findings.....	Page 5
Hilltop Vulnerabilities to Gentrification.....	Page 5
Hilltop Subarea Plan.....	Page 5
2010 Census Data – Population & Income.....	Page 6
Proposed Revision of Hilltop Boundaries.....	Page 7
2010 Census Data – Race Statistics & Changes.....	Page 8
Cultural Developments & Starchitects.....	Page 8
Big Box Commercial Development.....	Page 8
Building Block Strategies.....	Page 9
Equitable Development Strategy Chart.....	Page 10
Conclusion.....	Page 11
Appendix A: National Case Studies.....	Page 12
Appendix B: Equitable Development Strategies.....	Page 15
Appendix C: Equitable Development Toolbox.....	Page 17
Appendix D: Hilltop History – Through the Eyes of Gentrification.....	Page 23
Footnotes.....	Page 27

Introduction

Although this report concentrates on and aims to specifically address development without displacement in the Hilltop Neighborhood, it reaches out to support all districts and neighborhoods within The City of Tacoma. Why? Because once Hilltop has been developed, the surrounding neighborhoods will follow. Resident displacement will not be confined to Hilltop. The purpose of this research was to determine what steps led to gentrification in New York and Seattle where development was the catalyst for displacement; as well as investigate cities like Portland, Oregon and Chicago's Chinatown, where preventative tools and actions were successfully implemented congruent with development to avoid displacement (see National Case Studies, page 12).

New York was found to be the king of gentrification listing the highest rents: city tax abatements attracted developers, tourists and young families; new expensive housing and retail establishments drove up rentals; zoning changes allowed for new development of apartments but the rents were too high for existing residents. Since the 1980's, Seattle's Central District, historical neighborhood of people of color, has become increasingly expensive and white. By April 2016, the least expensive home in that neighborhood is a townhome which listed for \$430,000 – it sold in 2013 for \$163,000.¹ Between 2000 and 2007, 55% of urban homes went from the bottom half of home price distribution to the top half (data compiled by the Federal Reserve Bank of Cleveland) making Seattle the second most gentrified city in the US for that time period. Sociologist Ruth Glass coined the term “gentrification” in 1964, defining it as a process by which a neighborhood's “original working class occupiers are displaced by influx of higher income newcomers.”² More currently, it may refer to the process of increased economic investment in an area leading to an emigrational change in a neighborhood where wealthier residents displace those with less income.

Some urban theorists argue that a “rising tide lifts all boats”, inferring that gentrification benefits the poor with increased tax revenue providing more services and amenities. This theory does not take into consideration that the new residents (with financial and political means) lean towards advocating resources that directly serve their interests. For communities of color in historically underdeveloped areas, services are rarely expanded and may in fact decrease. These services include increased bus services, affordable fresh foods, child care and medical clinics. In addition, rent increases make it more difficult for non-profit agencies to operate. In San Francisco's Mission District, rents increased so quickly that nonprofit health clinics, Latino cultural arts organizations and auto repair shops were forced to close. They were replaced with businesses that did not serve or employ the original residents in the community. These boats were squeezed out of the harbor due to a rising tide increase in dock fees.

In Portland, Oregon, a project called Cully Main Street plan, helped preserve one the most diverse neighborhoods in Portland – a neighborhood with 40-50% people of color. The City took a new approach to gentrification and embraced these new principles: 1. an inclusive development paradigm with a racial/ethnic equity lens; 2. a recognition of how public investments affect the market; and, 3. ways to utilize the opportunities of the role of the public sector in the housing market by anticipating change, regulating appropriately, and engaging networks of development and community actors.³ For Chicago’s Chinatown, the planners understood that the future prosperity of Chinatown and the entire City of Chicago is linked to Chinatown’s success. They emphasized improvement of education and workforce development with the vision of integrating them together, ensuring that Chinatown’s residents are able to contribute to the Chicago’s future.

This examination of sustainably developed plans revealed a list of tools that have be used successfully in other cities that may ensure affordable housing availability to all Tacoma residents. Affordable housing is not a term that defines low income residents. Affordable housing defined is when a person or family spends only 30% of their available income on housing allowing the remaining 60% for healthy food, health needs, education, transportation, etc. This affordability equation applies to all economic classes, in all areas of the city. Creating strong, sustainable, inclusive communities and quality affordable homes for all is the mission of the United States Department of Housing and Urban Development (HUD). Their vision recognizes that sustainable communities should create affordable homes in safe, healthy communities of opportunity, and protect the rights and affirm the values of a diverse society. Hilltop is at the frontlines for development without displacement in Tacoma and should be viewed as a call to action for all citizens of the city. This report hopes to provide the Hilltop neighborhood, and surrounding community members, with information necessary to advocate for their needs.

Method

In order to provide an aggregate timeline of demographic data trends in the Hilltop over the last 60 years with a consistent view point, historical information was gleaned from the Tacoma Library’s North West Room Newspaper clippings files (to include zoning and housing laws, long term planning initiatives, city or institution based projects and programs attempting to improve housing, grassroots initiatives). Particular files reviewed from beginning accounts to current records (pre 1900’s thru 2015) were on the Hilltop Neighborhood, Planning and Housing, Martin Luther King Jr. (streets), and Tacoma Housing Authority files. In addition, The City of Tacoma’s zoning periodicals were reviewed, the Hilltop Subarea Plan, city ordinances regarding zoning, as well as the 1979 Generalized Land Use Plan which re-evaluated zoning in Hilltop.

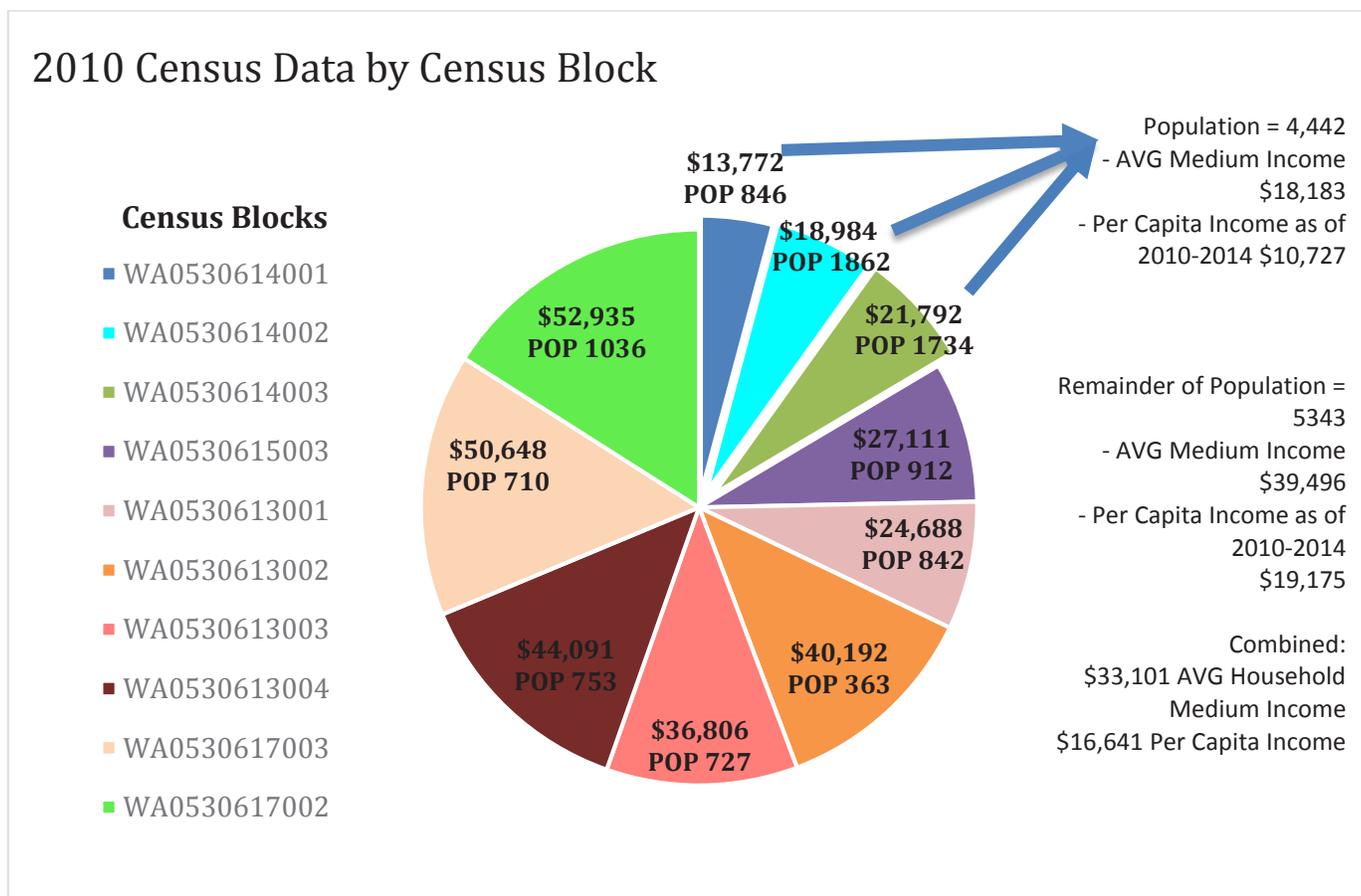
The search for demographic data on race and income from 1960 to 2010 via census data was difficult to find. In order to compare statistical data consistently, the historical boundaries for Hilltop were used (South 27th to 6th and Fawcett & Sprague Ave, as defined in the 1967 Hilltop bid for Model Cities Funds). 2010 data was able to be extracted from an available Census mapping tool; however, due to the boundaries of Hilltop not matching the census tracks/group blocks exactly, individual block data was pulled into a spreadsheet to make sure data from outside of the historical boundaries was not included. Efforts to obtain similar data for prior years census reports was unobtainable by the research staff at the University of Washington Tacoma and the Tacoma Library libraries. It was suggested by a City of Tacoma Planner that the only available means to gather this data is through the use of ESRI ArcMap software, which requires formal class instruction for operation as well as access to ESRI software. The unavailability of this information to laymen cannot not be ignored as it is public information that should not require expensive software or a higher education to extrapolate.

Also examined, were current periodicals, newspaper and online articles addressing displacement, such as, “Gentrification, Displacement and the Role of Public Investment,” a joint effort by the University of California Berkley and Los Angeles. Communities and neighborhoods’ websites documenting successful development without displacement were investigated to see what techniques were successful. All resident non-displacement tools that were found to be effective in allowing equitable, economic development are listed in **the Equitable Development Toolbox (page)**. Lastly, Puget Sound Region real estate expert of 43 years, June Cousineau, was interviewed to find out where displaced Tacoman residents would be able to find a new home and stated that, “There is nowhere around Tacoma for displaced residents to go.”⁴ In a 2006 study conducted at Harvard University, it was estimated that 10,000 households were displaced by gentrification each year. Follow up interviews found that among those displaced, many ended up living in overcrowded apartments, shelters or even became homeless.⁵ Similarly, New York City Housing and Vacancy Survey field interviews identified the widespread practices of displaced households doubling up with other households, becoming homeless or entering the shelter system.⁶ Knowing the results displacement has on those displaced, one realizes the profound responsibility The City of Tacoma has to its current residents.

Findings

There are specific, current community attributes that make Hilltop vulnerable to gentrification: a high proportion of renters; easy access to downtown and The Port of Tacoma via freeways or public transportation; increasing levels of metropolitan congestion; and, low housing values. In particular, the low housing values make the area attractive to speculative developer investments. The City of Tacoma is aware of the Hilltop’s potential and prepared the Hilltop

Subarea Plan in 2014 with goals to “anticipate, support, and guide the long-term community development in the Hilltop Subarea, including the business district core, hospitals and residential areas.”⁷ The subarea plan includes a proposed boundary change for the neighborhood, concentrating on the “medical mile” zone along Martin Luther King Jr Way (linking St Joseph Medical Center and MultiCare Tacoma General Hospital). Since affordable housing was rejected by citizens in the districts surrounding Hilltop, Hilltop has the highest percentage of affordable units in the city. This is due to past policies (ex: Redlining and Fair Housing Act) that restricted the movement of people of color, forcing them to reside in Hilltop. A review of the 2010 Census data for this area shows that the new proposed boundaries, although significantly a smaller area a previously defined, contain the residents with the highest diversity and lowest incomes:



Furthermore, overlapping the Census Blocks onto the subarea cut-out map reveals that the population that would be most likely displaced currently reside in the proposed development area.

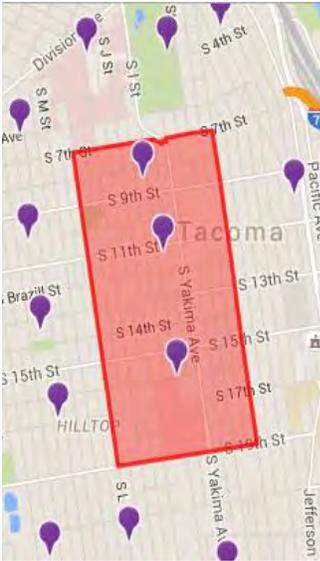
Proposed Revised Hilltop Boundaries



Subarea Cut-out



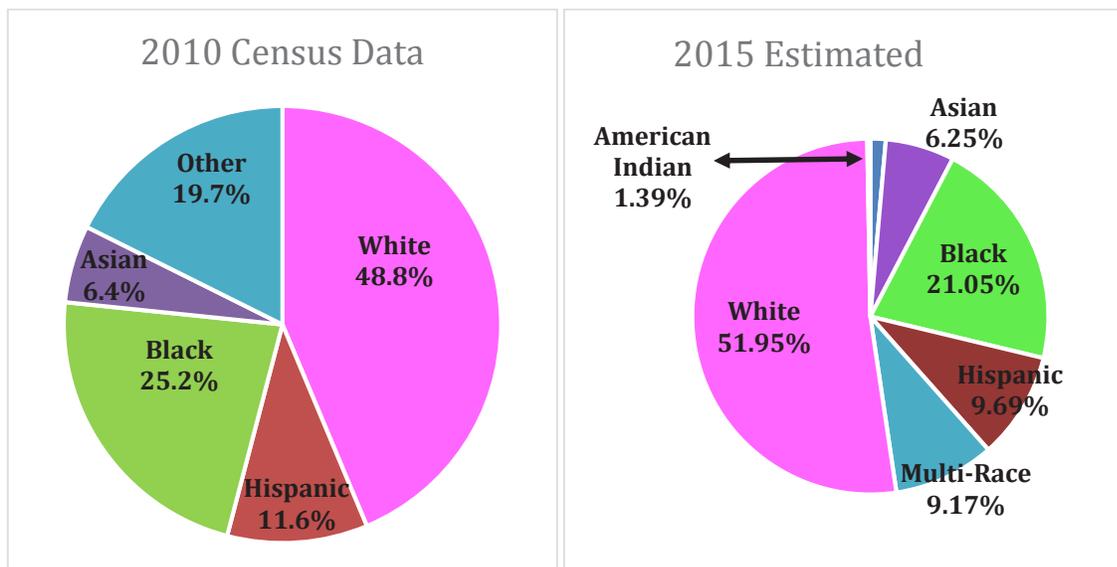
Census Blocks WA0530614001, 002 & 003



Census Blocks WA0530614001, WA0530614002 and WA0530614003 cover 7th Street to 19th Street and from Tacoma Avenue South to South L Street.

What is considered the average medium income by the Tacoma Housing Authority may need to be adjusted if the goal is to serve the lowest income residents in order to prevent displacement (based on income limit qualifications to qualify for subsidized housing programs).

Additional data comparing the 2010 Census data with 2016 statistics confirms that a demographic shift has already begun (see graphs below) and demonstrates that action needs to be taken to prevent displacement prior to implementing further development in Hilltop.



Another attribute that links revitalization to gentrification is incorporating cultural strategies to promote tourism and economic development. Cities make use of “starchitects,” innovative design, and “cultural” institutions/developments to give them a competitive edge - such as entertainment and business-oriented facilities - play an influential and catalytic role in urban regeneration (ex: festival marketplaces, entertainment districts, sports arenas, convention centers, and office complexes).⁸ A cultural strategy to redefine Hilltop as a diverse, ethnic neighborhood can link the area with downtown’s cultural theme. This approach can be used to assist Hilltop in retaining a diverse population and create a positive neighborhood image; however, it may also result in unaffordable housing for residents. Once an area becomes unaffordable, it tends to remain unaffordable.

Another visual signal to residents and visitors that the neighborhood is changing is Big Box commercial and retail changes in an area. These new services, such as Rite Aid, Wal-Mart and Starbucks, are often welcomed in the beginning by the city (tax base) and residents (increased services). The influx of new retail and commercial services increases property values but also creates the conditions necessary for direct displacement of local and/or ethnic businesses via

competition or rising rents. Another down side to loosing local based businesses is the loss of their higher multiplier effects as they relied on local suppliers and the recirculation of business owner profits in the local area.

Hilltop *is* ripe for development and it *will* happen. The question this report strives to answer is, “How can we develop Hilltop without displacement and with equitable prosperity?” Four building block strategies were found to assist with these goals:

- 1) Stabilizing Existing Renters: it may include creating emergency funds for rental assistance; the creation of rent stabilization policies and efforts to keep renters from becoming displaced or homeless.
- 2) Control Land for Community Development: an affordable housing plan cannot prosper and grow without land use, tax and zoning policies all working together to shape equitable developments.
- 3) Build Income and Assets Creation: income and asset creation are critical to resident’s health and economic well-being by ensuring needed resident services are available; such as childcare, public transportation, access to retail goods and healthy foods as well as access to health care.
- 4) Develop Financing Strategies: can provide neighborhood-specific ways to fund the other three categories of action and are most effective in anticipated gentrification areas before redevelopment begins.

The Equitable Development Strategy Chart below lists each category with implementation tools. Each of the tools listed is further defined, with examples of implementation, in the Equitable Development Toolbox listed in Appendix C.

<i>Stabilize Existing Renters</i>	<i>Control Land for Community Development</i>	<i>Build Income & Assets Creation</i>	<i>Develop Financing Strategies</i>
Community Land Trusts – ensures long term affordability for renters and low income homeowners.	Community Land Trusts - takes real estate off the market and out of developer speculation.	Below Market Rate Ordinances - requires a percentage of units/homes be made available to owners below a set income level.	Inclusionary Zoning - provides an immediate and ongoing framework for increasing affordable housing and insure mixed income communities.
Limited Equity Housing Cooperatives - provides a method for renters to acquire their rental building so that they now have permanent, affordable housing.	Keep Zoning Up-to-Date - annual review with emphasis to create and protect places for affordable housing, light industry, community services, and mixed-use development.	Condominium Conversion Ordinance - conversion controls implemented together with rent controls to ensure owners don't avoid rent control by converting rental buildings to for-sale condos.	Tax Abatements, Credits & Deferrals – such as an assessment cap may provide that a property may not be taxed on more than a determined percentage increase in the property's assessed value each year.
Condominium Conversion Ordinance - specifies when a rental may be converted to for-sale housing.	Community Communication Connection Strategies – organization is the key.	Job Training Programs - improving education and workforce development by integrating the two will ensure that Hilltop residents are more able to contribute to Hilltop's prosperity.	Job/Housing Linkage Fees - fees from new construction are linked to maintenance of affordable housing or community needs.
Rent Control, Just Cause Eviction Controls & Rent Boards – provides protection for renters and mediation with landlords.	Community Survey Techniques - Capturing a complete analysis of what community residents need for a complete neighborhood are linked to success of the vision plan.	Creative Placemaking - strives to activate spaces that anchor a community, provide activities, and fix/repair design problems with every place based action being intentional and integrated into the plan on multiple levels.	Bank Investments under the Community Investment Act - enacted in 1977 to prevent redlining and to encourage banks and savings associations help meet the credit needs of all segments of their communities, including low- and moderate-income neighborhoods and individuals.

Community organization, along with a thorough housing assessment prior to redevelopment, is key to implementing a development plan without displacement. A strategic community assessment will identify renter-to-homeowner rates as well as vacancy and abandonment rates. The Equitable Development Toolbox provides development guidance tools that may be utilized in Hilltop to redirect development trends that lead to displacement and inequitable development.

Conclusion

Hilltop has historically and is currently experiencing gentrification. The findings in this report confirm that avoiding displacement of residents is possible through proactive policies and community organization. What we have come to call gentrification is disguised economic segregation. One half of the equation is that residents get priced out of the places they live; the other half, which affects more people, is that individuals and families cannot move to neighborhoods with better schools, less crime, better jobs with benefits, and healthy food stores. This goes against what HUD strives to create: strong, sustainable, safe, healthy communities with opportunity; as well as quality, affordable homes and a goal to protect the rights and affirm the values of a diverse society.

Development in Hilltop should be concentrating on providing long term, affordable housing. If the area is developed without increasing the affordable housing stock, another economically segregated community will be created; thereby putting more pressure on surrounding areas with affordable housing. The rents and property taxes will increase, the tenants will be forced to leave, and the owners will be forced to sell with the displaced moving to an economically depressed area which will only contribute further to their segregation. The only way to eliminate this segregational trend is by increasing the affordable housing stock, thereby mitigating the exclusion. Development will and should come to Hilltop because it is essential to creating a tax base that can support a healthy community with equitable opportunity for all.

APPENDIX A: National Case Studies

Development with Displacement:

Seattle, Washington

In 1942, the first wave of gentrification for the Central District began and Japanese-Americans were forced to leave their homes; many African-Americans moved into the vacant homes. By 1970, 73% of the residents in the Central District were black. In 2000, the Central District (previous home of Seattle's people of color since the 1940's) the number of white people surpassed the number of black residents for the first time in 30 years. Between 2000 and 2007, 55% of urban homes went from the bottom half of home price distribution to the top half (data compiled by the Federal Reserve Bank of Cleveland) making Seattle the second most gentrified city in the US for that time period. The area has become increasingly expensive and white since the 1980's. In April 2016, the least expensive home in that neighborhood is a townhome which listed for \$430,000 – it sold in 2013 for \$163,000.⁹ Asian and Hispanics make up almost a quarter of the neighborhood's population. In 1956 restrictive racial covenants prohibited the sale of rental of properties to blacks, Asians and Jews in neighborhoods outside of the Central District and the Chinatown International District. Nearly all Seattle banks refused to provide loans, redlining the residents. Today, high property taxes are squeezing long time owners out of their homes.¹⁰

New York, New York

New York is the king of gentrification. Spike Lee bemoaned that resources followed white people into neighborhoods like Harlem and Crown Heights. Today New York has the highest rent rates in the nation. Historian, author and Harlem raised resident, Michael Henry Adams, told the New York Times "He [Mayor Bill de Blasio] and the City Council have effectively swept aside contextual zoning limits, which curb development that might change the very essence of a neighborhood, in Harlem and Inwood, farther north. At best, his plan seems to be to develop at all speed and costs, optimistic that the tax revenues and good graces of the real estate barons allow for a few affordable apartments to be stuffed in later."¹¹ City tax abatements have attracted developers, tourists and young families. New expensive housing and retail establishments have driven up rentals. Zoning changes allowed for new development of new apartments but the rents would be too high for existing residents. Harlem's close proximity to Central Park and easy access to high end jobs make it ripe for gentrification, or as Horace Carter, the founder of the Emanuel Pieterse Historical Society stated, "'I tell you, they have a plan. Harlem is too well placed. The white man is ready to take it back."¹² Not surprisingly, rent increases in gentrifying neighborhoods have the highest percentage of increase: from 1990-2010-2014, Citywide had a

22.12% increase, Gentrifying 34.3%, Non-Gentrifying 13.2% and Higher-Income 17.8%, according to “The State of New York City’s Housing and Neighborhoods in 2015” report.¹³

Development without Displacement:

Portland, Oregon

In Portland, Oregon, a project called Cully Main Street plan, helped preserve one the most diverse neighborhoods in Portland – a neighborhood with 40-50% people of color. A plan was designed to equitably bring in commercial activity to their main street while accommodating an influx of new white homeowners and preserving the neighborhood diversity. Hazel Edwards, a professor of planning at Catholic University, said the key to revitalization without gentrification is “bringing residents and the community to the table often and at the beginning.” This kind of public planning process requires a great investment of time and resources by city governments, but without this investment, the only result may be inequitable, developer-led urban revitalization. “Cities have to form diverse, inclusive partnerships, foster openness, and collaborate on goals and outcomes.”¹⁴ What approach did the City of Portland take? A new approach does not mean being resigned to changes that have already happened in Portland neighborhoods, nor to be mired in past decisions and consequences. It does include understanding how those changes have happened and how to make future decisions to mitigate costs—to move forward with a new approach. A new approach to gentrification should mean embracing new principles: 1. An inclusive development paradigm with a racial/ethnic equity lens. 2. A recognition of how public investments affect the market. 3. Ways to utilize the opportunities of the role of the public sector in the housing market by anticipating change, regulating appropriately, and engaging networks of development and community actors.¹⁵

Chinatown – Chicago, Illinois

In 2015, the Chicago Metropolitan Agency for Planning (CMAP) implemented its Chinatown Community Vision Plan with goals to activate new areas of Chinatown with increased foot traffic and street beautification in order to spur economic development and safety. The planners understood that the future prosperity of Chinatown and the entire City of Chicago is linked to Chinatown’s prosperity. They emphasized improvement of education and workforce development with the vision of integrating them together, ensuring that Chinatown’s residents are able to contribute to the Chicago’s future.

Seven overarching principles emerged to guide the strategies outlined in the Chinatown Community Vision Plan:

- 1) Build upon the past accomplishments and current efforts of Chinatown’s community organizations, family associations, business leaders, community residents, and elected officials.
- 2) Strengthen Chinatown’s role as the center of Chinese culture and community for the Chicago area.
- 3) Foster a lively, safe, clean, and vibrant community that provides a mix of retail, restaurants, services, and other amenities for both visitors and residents.
- 4) Connect “Old Chinatown” and “New Chinatown,” strengthening the community’s central core.
- 5) Facilitate cooperation between the City and Chinatown’s business community to attract and maintain thriving local businesses.
- 6) Improve transportation accessibility in and around Chinatown.
- 7) Strengthen human capital in the community by improving opportunities for education and career development for all Chinatown residents.¹⁶

The China Community Vision Plan, seen as a call to action, was developed in partnership with the regional planning authority and the Coalition for a Better Chinese American Community, a local advocacy group. Stephen Ostrander, a senior planner for the Chicago Metropolitan Agency for Planning, says that one of the most potentially transformational — and difficult — recommendations in the community vision plan is creating a better high school option.¹⁷ “Chicago Chinatown is the only one in the country that has not been gentrified and also has been expanding,” says Wong, of the Chinese American Service League, and its development is orchestrated not only by leaders at the top of influential organizations, but also by the personal choices of people on the ground.¹⁸

Melrose Commons, South Bronx, New York

In the early 1990’s, residents along with municipal representatives, banded together to form a group called Nos Quedamos (We Stay) and pushed back New York City’s imposed urban renewal plan. Enlisting the assistance of an altruistic architect, Magnusson Architecture & Planning, they created their own urban plan that respected the unique cultural heritage of the community. The plan and design resulted in 2,000 units of affordable housing and, “There was no displacement in the community.”¹⁹ The city’s Departments of Planning and Housing and Urban Development met on a weekly basis with Nos Quedamos to assist in designing a more appropriate vision. There was also participation from members of the Departments of Transportation and Environmental Protection, the Bronx borough president’s office, and the mayor’s office.

APPENDIX B: Equitable Development Strategies

Stabilizing existing renters:

Stabilizing existing renters may include creating emergency funds for rental assistance; the creation of rent stabilization policies and efforts to keep renters from becoming displaced or homeless. Proactively developing limited-equity housing cooperatives allow a neighborhood to stabilize by turning some of the high proportion of renters into homeowners. Co-ops also create structures that enable members to take on significant roles in their neighborhood's development. Harlem has the largest proportion of cooperative housing of any community of color in the U.S. With over 300 buildings under cooperative ownership in Harlem, residents can both stay in their community as land values rise, and use their savings on housing to accrue other assets.²⁰

In addition, building and rehabilitating affordable housing can encourage all three sectors to work together towards equitable housing: nonprofit-owned, public sector developed, and private housing with long-term affordability restrictions with legal mechanisms and local policy working together to ensure long-term affordability to preserve public investment in housing.

Control land for community development:

An affordable housing plan cannot prosper and grow without land use, tax and zoning policies all working together to shape equitable developments. Communities need to reevaluate zoning to include promoting inclusionary zoning ordinances, mixed-use and transit-oriented development and density provisions, all of which can encourage affordability and mixed-income areas.²¹ A zoning policy that requires developers to include affordable housing within their market rate development rather than contributing to a low income housing fund. This prevents concentrated low income housing developments and instead spreads the affordable housing wherever development is occurring.

Build income and assets creation:

Income and asset creation are critical to resident's health and economic well-being by ensuring needed resident services are available; such as childcare, public transportation, access to retail goods and healthy foods as well as access to health care. Tying public investment to local-hire and living-wage provisions or otherwise connecting land use decisions to local asset creation can significantly mitigate negative displacement pressures by bringing some of the benefits of the new investment to existing residents.²²

In Portland Oregon, the Interstate Alliance to End Displacement in Portland has a policy campaign in progress to advance their equitable development vision: A short-term and local campaign focusing on the City budget to win rental assistance to residents facing rent escalations as high as 200%; A statewide campaign for real estate transfer taxes is underway to provide revenue for affordable housing production for the entire Portland Metro region. The campaign proposes a mixed- use development at one of the new light rail transit stations which would provide ownership opportunities for the current residents of Interstate; a credit union for the burgeoning Latino community; homeownership opportunities in 20 percent of the 107 affordable housing units; a worker-owned cooperative for parking for the transit stop; and resident ownership of other commercial and cultural center aspects of the plan.²³

Develop financing strategies:

The development of financing strategies can provide neighborhood-specific ways to fund the other three categories of action and are most effective in anticipated gentrification areas before redevelopment begins. Options for funding are numerous and include investments from labor union pension funds and regional business associations, exactions and fees on commercial developments, tax increment financing and eminent domain, bank investments under the Community Reinvestment Act, Community Credit Unions and tax abatements, credits and deferments.²⁴

APPENDIX C: Equitable Development Toolbox

Community Land Trusts

This is a system where you take real estate off the market and out of the developer speculation arena which ensures long term affordability for renters, low income homeowners, community structures, nonprofit and community centered businesses.

Example #1: Dudley Neighborhood Incorporated: The Community Land Trust

Dudley Neighbor's Inc. (DNI) was approved in 1988 by the Boston Redevelopment Authority as a Massachusetts 121A Corporation. That status allowed DNI to accept the power of eminent domain to acquire privately-owned vacant land in the area designated as the Dudley Triangle, which are then combined with city-owned parcels and leased to private and nonprofit developers for the purpose of building affordable housing consistent with the community's master plan.²⁵ The DNI includes 225 units of affordable housing (53 rental units, 95 permanent units and 77 cooperative housing units), a playground, mini orchard and community garden, West Cottage Farm and Community Greenhouse (operated by the Food Project), and community non-profit office space. All of these structures are consistent with the master plan. Homeowner's mortgages are based on the home value vs. home and land value which reduces homeownership costs. The rental and coop units all have either project based subsidies or vouchers to make them affordable to low income residents.²⁶ Should the homeowner decide to sell the home, DNI has first right of purchase. If the owner and DNI are in agreement, the owner may sell the home to a DNI qualified buyer. An owner commented about selling his Dudley Land Trust home in an interview by YES Magazine stating that even though the market value had skyrocketed in recent years, he "can't flip the home," as the resale price is restricted to a one-half percent increase per year, capped at 5 percent after 10 years. He explains, "The purpose is to cap it so that affordability can be extended to another family."²⁷ He also added that having an affordable mortgage allowed him to complete his master's degree and set up a college account for his daughter.

Example #2: The Champlain Housing Trust, Burlington, Vermont

The nation's largest CLT manages 2,200 units of rental apartments and stewards 565 owner occupied homes in their shared equity program. The Champlain Housing Trust provides a generous down payment that stays with the house if it is sold. The CLT was formed to halt gentrification in the Old North End and provide low income people a stake in ownership.

Limited-Equity Housing Cooperatives

This program provides a method for renters to acquire their rental building so that they now have permanent, affordable housing. The resident does not own their own unit (no mortgage is necessary) but instead owns a share in the stock of the corporation made by the residents. What the co-op provides is a long term lease on a unit and a vote in governance of the corporation. The tenants become vested in their “home” and are never evicted unless they violate their lease. When they do leave, they sell their share(s) of stock instead of the actual unit. In a limited equity cooperative, the value one can obtain for one’s stock at sale is restricted by a specific formula, to make the housing affordable for current and future residents.²⁸ This is not a form of speculative homeownership and is one of the most effective ways to help residents that are at high risk for displacement by gentrification.

Inclusionary Zoning and Below Market Rate Ordinances

This provides an immediate and ongoing framework for increasing affordable housing and ensure mixed income communities. Instead of having developers contribute to an affordable housing fund, a Below Market Ordinance requires a percentage of units/homes be made available to owners below a set income level.

Example: East Palo Alto, California

East Palo Alto, a historically African-American and growing Latino community on the edge of Silicon Valley, recently enacted a BMR ordinance which requires one of every four units to be made available to people making no more than 30 percent of area median income.²⁹ In gentrifying areas, this provision provides homeownership opportunities for residents that would have been displaced.

Keep Zoning Up-to-Date

Review current zoning along with an annual review with emphasis to create and protect places for affordable housing, light industry, community services, and mixed-use development. Community and resident stakeholders should be involved in the process to ensure zoning reflects the needs of residents vs. city visitors (workers and tourists). In New York, the coalition to Protect Chinatown and the Lower East Side has created their own proposed rezoning plan that caters less to the land developers and more to the current residents’ values and visions for the community. The purpose of the plan is to focus on three things: 1) regulation the construction of new buildings in the neighborhood; 2) protecting and preserving existing housing; and, 3) protecting the small, ethnic businesses of the neighborhood.³⁰

Rent Control, Just Cause Eviction Controls & Rent Boards

Rent Control – Legislation should address the area’s housing market and affordable housing needs as well as specifying the annual rent increases with a city board responsible for enforcement.

Just Cause Eviction – Can be established through ballot initiatives and provides protection for renters from eviction that are not based on failure to pay rent or destruction of property.

Rent Boards – Provide regulation for residential rent increases and also provides mediation between landlords and tenants. Funds for a Rent Board may be obtained from new development and impact fees.

Condominium Conversion Ordinance

This ordinance specifies when a rental may be converted to for-sale housing with conversion controls implemented together with rent controls so owners don’t avoid rent control by converting rental buildings to for-sale condos. For example, San Francisco limits the circumstances under which owners can move into one of their units, removing it from the rental market, and limits the conversion of single room occupancies into other forms of housing or hotels.³¹

Complete Community Organization for Political Will

As stated previously, involving community stakeholders in the very beginning is key to successfully implementing a redevelopment plan without low income resident displacement. Organization is key to this approach. Every community organization, association, non-profit, religious group and any other stakeholder in the community representing stakeholders should be brought to the table and united by one common goal: political will. Unification of all members is key.

Example: Brooklyn’s Fifth Avenue Committee

Brooklyn's Fifth Avenue Committee called together 200 actors in community development, neighborhood associations and urban planning to develop a proposal for a broad policy response to displacement in their community and garnering leadership commitments to propose joint action on inclusionary zoning, tax abatements for rental support and mortgage conditions that hold new owners of apartment buildings accountable under agreements that prohibit eviction for specified periods.³² The committee advances social and economic justice in South Brooklyn, principally through developing and managing affordable housing, creating employment opportunities, organizing residents and workers, providing adult-centered education opportunities and combating displacement caused by gentrification.³³

Community Survey Techniques

It is significantly important that all residents are reached to include the elderly and handicapped that normally do not leave their homes. Surveying techniques must also reach different generational communication systems. Some residents may prefer online surveys while others may feel more comfortable taking a written survey; others may prefer to be interviewed. Capturing a complete analysis of what community residents need for a complete neighborhood are linked to success of the vision plan.

Example: Chicago's Chinatown Community Vision Plan included surveying

Example of Survey Questions:

- What physical changes would improve Chinatown?
- What could make it easier to get around Chinatown?
- What would make the parks, playgrounds, and public squares in Chinatown better?
- What additional community services would you like to see?
- What type of housing would you like to see more of?

What are your top three concerns?

From the information collected, the project team utilized the results of the survey to develop questions that were then used in anonymous keypad polling conducted at a visioning workshop attended by over 150 community members. These visioning workshop questions were intended to help identify community priorities at a more precise level of detail. Examples include the following:

- What would be the best way to address sanitation and cleanliness?
- Where would you like to go but don't have a good way to get there?
- What would be most useful in helping to maintain and attract more small businesses to Chinatown?
- What types of job training are most needed in Chinatown?
- What is the best way to strengthen the cultural identity of Chinatown?³⁴

They found seven overarching principles emerge to guide the strategies in the Vision Plan.

Connect Education Programs with Schools and Businesses

The future prosperity of upward economic ability for Hilltop residents is linked to education. Improving education and workforce development by integrating the two will ensure that Hilltop residents are more able to contribute to Hilltop's prosperity. This also decreased the chance that these residents will be displaced in the future.

Example #1: Chicago's Chinatown Community Vision Plan for Job Training

The following information is located directly in the Community Vision Plan:

The Chinatown community should work closely with local elementary schools and high schools (beginning with Haines Elementary School and Kelly High School) to develop practical resources that help students entering high school and their parents to navigate the education system. In addition to assisting its high school students to find the best option to meet their needs, the community should work with nearby public and charter schools so that these schools can better understand the students' needs and develop appropriate programming, especially for immigrant students with limited English proficiency. The Chicago Public Schools (CPS) Office of Language and Cultural Education and the City's Office of New Americans may be helpful resources.

The community should also begin exploring long-term solutions to improve educational options for its high school students. Current enrollment data and community input indicate that the issue is a priority for Chinatown. The community should engage in a comprehensive examination of Chinatown's educational needs at the high school level, especially any shared with neighboring communities, working closely with the Chicago Public Schools and elected officials to evaluate all feasible options, such as new targeted programs or institutions.³⁵

Example #2 Oakland, California

The following information is listed as a tool for preventing displacement for Oakland, California:

Job training for local residents re-circulates their earnings within the neighborhood, revitalizing the retail sector and preserving or creating further jobs for their neighbors. Use sectoral training that addresses both programs that improve existing industries and those that identify and attract new industries.

- Adopt First-Source Hiring programs, where businesses who have received a public benefit are required to give first notice about a specified number of job openings to training programs.
- Adopt a Residency Hiring provision, which gives priority in the approval process to developers who commit to hiring local residents in construction, maintenance, and management.
- Oakland's Local Construction Employment Referral program requires that 50% of work hours on a project be performed by Oakland residents and that 50% of new hires be Oakland residents.

- The problems with these types of programs are weak enforcement and possible suits from companies claiming that hiring locally is discriminatory. In addition, businesses will often offer only short-term jobs as a loophole to First-Source Hiring programs.³⁶

Example #3: Job Housing Linkage Fees, San Francisco, California

Fees from new construction are linked to maintenance of affordable housing or community needs. San Francisco linkage fees are based on developer projects greater than 25,000 square feet at \$7.05 per square foot and is contributed to an affordable housing trust fund.

Community Communication Connection Strategies

“Hilltop Happenings” Newsletter should be utilized as an effective outreach source to gather community cohesiveness. A community app for phones would be a nice addition to the neighborhood with possibilities of including: a real time GPS system for reporting crime or suspicious activities (already in use in U.S. communities); an event location tracker to let neighbors know what is going on each day, week or month; a small group event notification system that allows you to click on an icon when you are at the event which provides a discount at either the present location or – even better – at another location within the community (this brings people with same interests together, at the same time, allowing for meaningful conversation and social interaction with neighbors).

Creative Placemaking to Build Community Voice and Sustainable Development.

“Creative Placemaking” strives to activate spaces that anchor a community, provide activities, and fix/repair design problems. Basically, every place based action must be intentional and integrated into the plan on multiple levels. Another way to build Community Voice is by holding Storefront Shops which encourage resident participation. This is a short term space rental that offers opportunity for residents and stakeholders to come in and participate in the planning process. By making it fun and compelling for citizens to “step in” and contribute to their physical surroundings, residents gain a “Feeling of Ownership,” a “Transformational Attitude” which supports and encourages “Community Voice” (action, momentum and involvement).

APPENDIX D: Hilltop History – Through the Eyes of Gentrification

First Distinct Diverse Neighborhood

In the early 1900's, Hilltop became a distinct diverse neighborhood attracting employees that worked in the lumber mills, factories and tradesmen. These first residents were Italian, Irish, Swedes, Norwegians, Japanese and Russians – most workers toiled at the lumber mills down on Tacoma's Tideflats. The Tacoma Daily Ledger reported on August 10, 1913 that most employees own their own homes and that many were built with the assistance given by neighbors. Division Street was the border between white and diverse neighborhoods. After World War II, people of color moved into the Hilltop District, quickly becoming the main ethnic population in the area.

Segregation by Income

The City of Tacoma began an irradiation program in 1940 committed to burning down squatter's shacks on the Tideflats in an effort to clear the area for an industrial plant. By 1945, the city was actively tearing down buildings. By 1947, the Housing Authority stated that 1,500 Tacoma families were inadequately housed and the city was enforcing rent controls. By 1951, the City of Tacoma was already segregating neighborhoods by income, evident in the Salishan and Lincoln Heights neighborhoods. In 1953, the demolished deteriorating homes were either not replaced; or, replaced with duplexes, triplexes or apartments. Multiple residential zoning was used as a tool to promote private redevelopment in these areas.

Urban Renewal Begins – Zoning, Housing Code & Fair Housing Law

By 1955, the regional director of the federal government's Home and Housing Administration encouraged city officials to lay plans for renewal of blighted areas. The first segment of I-5 opened in December 1960 and the Tacoma Mall opened in 1965. The City of Tacoma began designing a strict housing code intended to eliminate eyesores, fire traps and health hazards. The City manager, David Rowlands, hoped the council would approve some sort of housing code by Jan 1, 1969 because Tacoma must have one in place before it can proceed with any urban renewal program. The federal government requires every municipality to have such a code. 1968's Fair Housing Law stated the prohibition against discrimination does not apply to a seller who sells a house himself without a realtor and is specifically authorized by the Fair Housing Act. 1968 was the peak of racial unrest in Hilltop. The Tacoma News Tribune reported in July, 1968 that Negro Leaders stated " We don't oppose law and justice but oppose a white man in a uniform who becomes God and says he can brutalize a black man in Hilltop if he sees fit." The Mother's Day Riot on May 11th, 1969 led to a city wide curfew and brought racial discrimination against colored people in focus. August 1969 brought in a special police order to "make Hilltop friends" by assigned two foot patrol officers for the neighborhood.

Housing Rehabilitation Programs

The boundaries for Hilltop noted in the Hilltop bid for Model Cities Funds (1967) were listed as South 27th to 6th and Fawcett and Sprague Avenue. Community Development, Model Cities and Urban Renewal Programs engaged in housing rehabilitation but accomplished only minor repairs because of strict spending limits. Alberta Canada met with city administrators regarding home owner's requests for rehabilitation loans which require home inspection: the city is noting everything in the home that needs to be brought up to code and then rejects the request due to the fact that to bring the home up to complete code would cost more than the home is worth. Canada requested the housing code only apply to repairs that each homeowner specifies. The Tacoma News Tribune's May 30, 1979 article "Core-area Housing Suggest" relays that the city should force developers to construct multi-family housing downtown before allowing such development in the city residential neighborhoods (suggested by 2 city council members) and stating that this would take the development pressure off the whole city and put the high density housing where we want it to go – downtown. Unfortunately, developers prefer to build apartments and condominiums in residential neighborhoods because the units are easier to sell in stable residential areas, per Councilman, Rick Evans.³⁷ In 1979 Hilltop Homes were \$10,000 cheaper than surrounding comparable homes in outlying areas. Lenders are continuing Redlining practices which cut off loans to people of color. Renew Hilltop Campaign goals were to find ways in which structurally sound homes can be rehabilitated, vacant homes can be filled, factors causing displacement altered, and vacant lots put to use either as parks or for building quality residents or low density apartments.

Hilltop Property Unfairly Assessed

In 1989, the state rejected Hilltop's tax evaluation appeal. The request was based on Hilltop property being assessed close to 100% value with more affluent areas assessed at 50%. Some say this is another means to move the people of color out of homes so the lots can be developed.

Urban Displacement

Urban displacement was traced in 6 cities in 1978 – the findings sited the federal government as advocating pushing out people of color and poor whites from prime land in central cities by use of the following polices:

- 1949 Federal Urban Renewal Act
- 1972 Urban Development site collection criteria - 1st effort to dislodge blacks
- 1973 HUD 18 months moratorium on low and moderate income housing
- 1976 Historic Preservation Act contributed to displacement
- 1976 Tax Reform Act - low income blacks cannot take advantage of tax shelter benefits

Downzoning Hilltop

In November 1979, the city drafted a Generalized Land Use Plan which notes a need for creating a new zone R-2-A for the Hilltop neighborhood. R-2-A would be identical to R-2 and would treat existing duplexes and triplexes as permitted uses and under rigid location and design criteria, would allow development of duplexes and triplexes in certain areas. This development would only be permitted where it is found that the basic single family nature of the affected areas would not be compromised. Downzoning from R-3 to R-2 will bring about two possible results:

- 1) If forces for neighborhood preservation are not strong enough to overcome problems of existence of vacant land, housing deterioration, and many homes larger than normally needed for single family use, parts of the study areas may stagnate and become increasingly run down with increasing concentrations of low income population
- 2) If neighborhood revitalization is largely successful, the resultant rehabilitation single family areas will increase in value to the point where much of the present population will ultimately be displaced by person of higher incomes.

R-2-A zone would increase the chances of achieving the middle ground between stagnation and displacement of the present population (since a certain amount of rental housing would be created along with revitalization of single family homes). Tacoma Planning Director, Jack Creighton, while explaining the city's position on Hilltop, stated: "Our philosophy is that Hilltop should remain fairly low density."³⁸ Unfortunately, downzoning in Hilltop was put off.

Introduction of Crime & Forceful Police Actions

Crack cocaine arrive with the LA Crips in the 1980's. Some activists believed they were brought to Hilltop to give the neighborhood a bad reputation for crime and instigate tough, forceful action by the police against people of color. Hilltop became a war zone. In 1988, it was commonly believed by activists that Hilltop crime problems escalated after business leaders razed a stretch of rundown buildings along downtown Tacoma – Pacific Avenue – for redevelopment. The buildings involved prostitution, drug dealing and other crimes. Where did the displaced people go? Most people point to Hilltop. The city denies it happened on purpose.³⁹ 1988 saw the formation of two new police crime units for Hilltop; however, by 1989 the additional resources were pulled out. The police forces new plan involved psychological warfare turning residents against one another. The infamous Ash Street shoot out in 1989 drew attention to the fact that: it took police 28 minutes to respond and that only one 20 year old black man was arrested even though 300 rounds were fired. The shootout was reported to be between the black Crips and the white Ft. Lewis soldiers. 1989 brought about the formation of the Hilltop Action Coalition with was designed to in response to urban decay and crime plague. In addition, the Hilltop Renaissance was formed with board members consisting of attorneys, bankers, realtors and other professionals.

Evictions & Property Taxes at All Time High

By 1989 tenant eviction notices reached an all-time high. Additionally, Pierce County Assessor-Treasurer, Wendell Brown, revealed that Hilltop homes are taxed at 112% of actual market values while assessments in the North End and Northeast Tacoma came in at 94% and 88%.

In 1990, one million dollars in Federal funds were targeted for business and housing improvement for Hilltop and the residents tried to fight a negative neighborhood image. The Tacoma News Tribune reported a troubling question in 1992 in response to the Hilltop development idea: “Blighted district with crime, OR, 250 blocks of pure opportunity?”⁴⁰ 1992 study of Hilltop housing found the neighborhood had one third more vacant housing than eight years earlier. Number of boarded up buildings jumped from 18 to 178 during that period. The City of Tacoma demolished 72 units of deteriorating housing from 1988 to 1992 with our replacing them; two vacant parcels of land for every block. Hilltop housing dropped 11% in value between 1984 and 1991 – also same time period when crack related crime in the area surged.⁴¹ In 1998, the city received a two year federal grant to pay for police overtime and efforts to deter and respond to crime in the areas public housing units and surrounding neighborhoods.

Re-development: The City Turns its Eyes to Hilltop

Rite Aid opens a new location in 1999 – the company is known for inner city investments and urban revitalization - the city hopes this sparks renewal in the neighborhood (the store closed in 2005 and has decided to leave the storefront empty instead of leasing it out). In 2003 a developer and the Tacoma Housing Authority have plans for apartments and retail at Hilltop with intents to revitalize two 100 year old buildings and bring more apartments to the Hilltop area. The apartments will be suited for people making less than 39K a year which is about 80% of city’s medium income. Moving forward with this plan, in 2005 the city evicts Browne’s Star Grill – a five decades in business, black owned business that was a popular watering hole for people of color. The city expanded its goal and intends to purchase three more properties along MLK Jr Way completing the purchase of a rundown stretch of Hilltop businesses. The city reverted to the original plan to assemble all of the properties into a single bloc and then market them to private developers interested in building a mixed use retail and residential development. In 2007, Goodwill planned a \$20 million workforce center. The Tacoma News Tribune reported in October 2010 that Hilltop’s main corridor MLK Jr Way has been identified by city officials as ideal for economic development and is planning for mixed use centers around the city.⁴² By 2008 the Tacoma Planning Commission is considering a proposal that would raise the maximum height in some of the city’s mixed use centers, including the MLK corridor, up to an additional 20 feet if developers included certain bonus features into their plans such as affordable housing, public art of ground floor retail or restaurants.

Setting the Stage to Displace People of Color

The above historical references show that City of Tacoma, the federal government, non-profit organizations and association's attempts to revitalize Hilltop. Why didn't the efforts work? In 2011, "Anarchy on the Hill" put it in layman's terms: "So called "revitalization" of Hilltop didn't work because it was geared towards outsiders, not residents."⁴³ Reviewing the history of Hilltop may lead to a conclusion of a racist history of deliberate and concentrated efforts to impoverish the people of color and set the stage to displace them from their homes.

Footnotes

1. KUOW.ORG. (2016, April 7). Raftery, I. Seattle's 'Diverse' Neighborhoods Are Surprisingly Segregated. Retrieved from <http://kuow.org/post/seattles-diverse-neighborhoods-are-surprisingly-segregated>.
2. Gentrification, urban displacement and affordable housing: Overview and research roundup. Last updated: August 15, 2014. Retrieved from <http://journalistsresource.org/studies/economics/real-estate/gentrification-urban-displacement-affordable-housing-overview-research-roundup>.
<http://www.acphd.org/media/343952/cjjc2014.pdf>.
3. Bates, K. (2013, May 18). Gentrification and Displacement Study: implementing an equitable inclusive development strategy in the context of gentrification. Retrieved from <https://www.portlandoregon.gov/bps/article/454027>.
4. Cousineau, June. In person interview. 2016, July 20.
5. Gentrification, urban displacement and affordable housing: Overview and research roundup. Last updated: August 15, 2014. Retrieved from <http://journalistsresource.org/studies/economics/real-estate/gentrification-urban-displacement-affordable-housing-overview-research-roundup>.
<http://www.acphd.org/media/343952/cjjc2014.pdf>.
6. "The Right to Stay Put, Revisited: Gentrification and Resistance to Displacement in New York City". Newman, K.; Wyly, E. K. *Urban Studies*, January 2006. Vol. 43, Issue 1. doi: 10.1080/00420980500388710.
7. Hilltop Subarea Plan. (2014). City of Tacoma. Retrieved from [http://cms.cityoftacoma.org/planning/hilltop-mlk%20subarea/Hilltop%20Subarea%20Plan%20-%20Final%20Draft%20\(4-17-14\).pdf](http://cms.cityoftacoma.org/planning/hilltop-mlk%20subarea/Hilltop%20Subarea%20Plan%20-%20Final%20Draft%20(4-17-14).pdf).
8. Zuk, M., Bierbaum, A., Chapple, K., Gorska, K., Loukaitou-Sideris, A., Ong, P., Thomas, T. (2015, March 3). Gentrification, displacement and the role of public investment: a literature review.
9. KUOW.ORG. (2016, April 7). Raftery, I. Seattle's 'Diverse' Neighborhoods Are Surprisingly Segregated. Retrieved from <http://kuow.org/post/seattles-diverse-neighborhoods-are-surprisingly-segregated>.

10. Balk, G. (2015, May 28). Historically black Central District could be less than 10% black in a decade. *The Seattle Times*. Retrieved from <http://www.seattletimes.com/seattle-news/data/historically-black-central-district-could-be-less-than-10-black-in-a-decade/>.
11. Curbed NEW YORK. (2016, May 31). Warekar, t. Historian Laments the Impact of Gentrification on Harlem. Retrieved from <http://ny.curbed.com/2016/5/31/11821150/harlem-gentrification-impact-luxury-development>.
12. Adams, M. (2016, May 27). The End of Black Harlem. *The New York Times*. Retrieved from http://www.nytimes.com/2016/05/29/opinion/sunday/the-end-of-black-harlem.html?_r=0.
13. The Huffington Post. (2016, May 12). Abbey-Lambertz, K. How Sky-High Rents are Radically Changing New York's Neighborhoods. Retrieved from http://www.huffingtonpost.com/entry/new-york-city-gentrification-rent_us_57333863e4b0bc9cb048a8f6.
14. The Dirt. 2014, September 26). Green, J. Is Urban Revitalization without Gentrification Possible? Retrieved from <https://dirt.asla.org/2014/09/26/is-urban-revitalization-without-gentrification-possible/>.
15. Bates, K. (2013, May 18). Gentrification and Displacement Study: implementing an equitable inclusive development strategy in the context of gentrification. Retrieved from <https://www.portlandoregon.gov/bps/article/454027>.
16. *CURBED Chicago*. (2016, February 25). Koziarz, J. *The Windy City's Chinese neighborhood is booming despite low gentrification*. Retrieved from <http://chicago.curbed.com/2016/2/25/11113222/chicago-chinatown-thrives>. Chinatown community vision plan: <http://www.cmap.illinois.gov/programs-and-resources/ita/chinatown>.
17. Next City. (2016, February 22). Clark, A. The Unlikely Boom of Chicago's Chinatown. Retrieved from <https://nextcity.org/features/view/chicago-chinatown-development-small-businesses>.
18. Reimagine. Rose, K. Combating Gentrification Through Equitable Development. Retrieved from <http://www.reimaginerpe.org/node/919>.
19. The Dirt. 2014, September 26). Green, J. Is Urban Revitalization without Gentrification Possible? Retrieved from <https://dirt.asla.org/2014/09/26/is-urban-revitalization-without-gentrification-possible/>.
20. Reimagine. Rose, K. Combating Gentrification Through Equitable Development. Retrieved from <http://www.reimaginerpe.org/node/919>.
21. Reimagine. Rose, K. Combating Gentrification Through Equitable Development. Retrieved from <http://www.reimaginerpe.org/node/919>.
22. Reimagine. Rose, K. Combating Gentrification Through Equitable Development. Retrieved from <http://www.reimaginerpe.org/node/919>.
23. Reimagine. Rose, K. Combating Gentrification Through Equitable Development. Retrieved from <http://www.reimaginerpe.org/node/919>.
24. Dudley Neighbors Incorporated The Community Land Trust. How does the Dudley Neighbors Inc. Land Trust work? Retrieved from <http://www.dudleyneighbors.org/land-trust-101.html>.

25. Dudley Neighbors Incorporated The Community Land Trust. How does the Dudley Neighbors Inc. Land Trust work? Retrieved from <http://www.dudleyneighbors.org/land-trust-101.html>.
26. Dudley Neighbors Incorporated The Community Land Trust. How does the Dudley Neighbors Inc. Land Trust work? Retrieved from <http://www.dudleyneighbors.org/land-trust-101.html>.
27. Loh, P. (2015, January 28). YES Magazine: How One Boston Neighborhood Stopped Gentrification in Its Tracks. Retrived from <http://www.yesmagazine.org/issues/cities-are-now/how-one-boston-neighborhood-stopped-gentrification-in-its-tracks>.
28. WeOwn.Net. (2003, October 2). What is limited equity housing cooperative? Retrieved from <http://www.weown.net/LimitedEquityCoops.htm>.
29. Reimagine. Rose, K. Combating Gentrification Through Equitable Development. Retrieved from <http://www.reimagineerpe.org/node/919>.
30. Neighborhood Projects. Solutions to gentrification. Retrieved from <http://macaulay.cuny.edu/eportfolios/beemanneighborhoods/solutions/>.
31. Metropolitan Area Planning Council. (2014, June 6). Preventing displacement policy fact sheet. Retrieved from <http://www.mapc.org/PDPFS>.
32. Reimagine. Rose, K. Combating Gentrification Through Equitable Development. Retrieved from <http://www.reimagineerpe.org/node/919>.
33. Idealist. (2016). Fifth Avenue Committee. Retrieved from <http://www.idealist.org/view/org/HX3SgXmFnpbD/>.
34. Chicago Metropolitan Agency for Planning. (2014) A Community Vision Plan for Chinatown. Retrieved from <http://www.cmap.illinois.gov/programs-and-resources/ita/chinatown>.
35. Chicago Metropolitan Agency for Planning. (2014) A Community Vision Plan for Chinatown. Retrieved from <http://www.cmap.illinois.gov/programs-and-resources/ita/chinatown>.
36. ACGOV.org. (2016) Small, Local & Emerging Business Program. Retrieved from <https://www.acgov.org/auditor/sleb/sourceprogram.htm>.
37. Core-Area Housing Suggested. (1979, May 30). *Tacoma News Tribune*. Retrieved from Tacoma Public Library North West Room.
38. Planning Director Explains City's Position on Hilltop. (1979, July 15). *Tacoma News Tribune*. Retrieved from Tacoma Public Library North West Room.
39. City Tolerates Hilltop Crime, Activists Say. (1988, April 6). *Tacoma News Tribune*. Retrieved from Tacoma Public Library North West Room.
40. Troubling Questions Arise from Hilltop Development Idea. (1992, March 5). *Tacoma News Tribune*. Retrieved from Tacoma Public Library North West Room.
41. New group to use funds to foster home ownership in Hilltop Area. (1993, July 14). *Tacoma News Tribune*. Retrieved from Tacoma Public Library North West Room.
42. Council Examines Hilltop's future. (2010, October 27). *Tacoma News Tribune*. Retrieved from Tacoma Public Library North West Room.
43. Anarchy on the Hill. (2011, November). Retrieved from Tacoma Public Library North West Room.

APPENDIX 2

RESEARCH

- THA Background Research by Heartland
- Residential Parking Requirements by Fehr and Peers
- Civil Feasibility Study by KPFF



TO: Kathy McCormick THA
Joshua Jorgensen, THA

FROM: Chris Fiori, Heartland LLC
Craig Johnson, Heartland LLC

DATE: October 14th, 2016

RE: Tacoma Housing Authority Background Analysis

I. Approach

GGLO retained Heartland to provide a real estate market perspective to support master planning work for the Tacoma Housing Authority's ("THA") Hilltop Neighborhood ("Hilltop") land portfolio. THA desires to develop four currently owned properties for affordable housing along with ancillary retail and community spaces. Heartland's work in this engagement included reviewing previous market/planning studies, conducting a market development activity inventory within the Hilltop, attending community planning meetings associated with this scope, reviewing current massing plans being designed by GGLO, and reviewing project-level financial analyses previously conducted by THA and its affordable housing consultant.

The goal of Heartland's assessment is to:

1. Evaluate the viability of alternative non-LIHTC (Low Income Housing Tax Credit) delivery models that could be employed by THA on existing owned land assets, which, in theory, might able to deliver affordable housing for "net" capital subsidy to THA; and
2. Determine how THA could leverage its existing land assets and access to capital to help develop a broader land portfolio strategy in support of creating additional affordable housing units.

II. Summary of Findings

1. Heartland's review of existing information indicates that THA would be more effective developing affordable housing by pursuing 9% LIHTC financing for its current land-holdings than to pursue alternative non-LIHTC delivery models. THA's land assets are not valuable enough to effectively incentivize the production of "workforce" housing through a land subsidy.
2. To further its goals to develop a broader land portfolio strategy in the Hilltop, THA could utilize its access to lower-cost capital to partner with surrounding landowners to secure mid-to-long term development sites. Assuming the THA's capital is flexible, there are opportunities in the neighborhood to pursue covered land plays (land banks) of income properties with cash flow in place. These arrangements could allow THA to hold land with minimal risk that over time could be leveraged to develop future affordable/workforce housing.

III. Assumptions

Heartland's recommendations in this memorandum are informed by recent Kidder Mathews and Wilcox LaMotte market studies recently completed for Hilltop, as well as discussions with stakeholders in the neighborhood such as Tacoma Community Redevelopment Authority (TCRA) and Kevin Grossman. Heartland used the recent cost estimate for the development of Hilltop Lofts and the latest phase of Bay Terrace to model cost information, and used Brawner & Company's recent estimates for LIHTC financing. A summary of the key assumptions driving the analysis can be found in *Appendix A*. Basic Assumptions and a sensitivity analysis for market-rents and constructions costs based on these assumptions can be found in *Appendix B*.

IV. Residential Market Review

Tacoma Market Fundamentals

The Tacoma market has experienced minimal new apartment construction in the last few years as compared to record high growth for the broader Seattle Metro Area.

	City of Tacoma	Seattle Metro Area
New Apts built from 2012-2015	1,072 units	31,116 units
Projected New Apts (2016-2017)	546 units	24,148 units
Cumulative Projected Total Apartment Growth (2012-2017)	12%	25%
Current Apt Rent \$/psf	\$1.25	\$1.78

*Seattle Metro Area comprises King, Pierce, and Snohomish County
Source: Apt Deliveries: Dupree and Scott
Rents: CoStar*

As referenced in the table above, by 2017, the number of apartments in Tacoma is expected to increase by 12% compared to 2012, whereas the number of apartments in the Seattle metro area is projected to increase by 25%. Given that apartment deliveries have occurred at less than ½ the rate, and rents in Tacoma are almost 30% lower than the Seattle Metro Area, the Tacoma market has historically experienced higher challenges compared to other parts of the Seattle metro area in attracting market-rate development. This dynamic may be changing as unprecedented growth, high rent, and land costs in Seattle are forcing many to look at lower cost alternatives in the Puget Sound region.

Housing and Jobs Within The Hilltop Neighborhood

The Hilltop is conveniently located near downtown Tacoma, two major hospitals, and has a strong employment base of over 20,000 primarily health-related jobs. In addition, the construction of the light-rail line along MLK Boulevard is set to begin by 2018. Currently, the neighborhood has seen minimal private investment in the last few years and rents and prices are still relatively low. There is a lack of comparable new apartment construction in Hilltop and in central Tacoma, as can be seen in the summary of market comps in *Appendix C*. Given the wide geographic range of the leasing comps and high variation in rent lease rates ranging from \$1.50-\$2.00 psf per month, there is uncertainty in determining viable market-rate lease rates for Hilltop. This uncertainty translates to more caution by market-rate developers when assessing and underwriting development viability for rental housing in Hilltop.

Pipeline Projects

While there have been few apartments constructed in the last few years in Hilltop there are currently multiple residential development projects totaling almost 300 units being permitted, under construction, or recently completed within 800 meters of the proposed Hilltop light-rail station. The vast majority of these units are being proposed as part of a large 250-unit development proposed by Sai Group on the corner of MLK and 11th Street. This development is working its way through the permitting process, but there is a high level of uncertainty as to whether this project is viable given the developer is unproven and the scale is so large.

Projects Being Permitted, Under Construction, or Recently Completed

Development	Number of Units	Status
1023 MLK (Sai Development)	250 market-rate units	In Permitting
KSP Building	10 market-rate units	Under-Construction
Valhalla Hall Redevelopment (TCRA)	24 units (9 units< 50% AMI/15 units market rate)	Under-Construction
David Foster Townhomes	4 market-rate units	Recently Completed

TOTAL 288 units

In addition to the projects listed on the previous page, strong amount of public and private investment in the neighborhood indicates favorable future fundamentals for market-rate apartments. Hilltop has a number of large ½ block to full block sites such as Rite-Aid, the Covenant Church, and a large development site that was recently purchased by Fred Roberson (a local Tacoma developer). Once the first wave of market-rate product is proven to be viable, these sites could be highly desired as development sites for large national and/or regional market-rate developers. These pipeline projects as well as potential development sites have been summarized in *Appendix D*.

V. Capital Subsidy Analysis

To determine the viability of non-LIHTC delivery models that could be employed by THA, Heartland modeled four (4) subsidy scenarios based on various mixes of market-rate, workforce, and affordable housing that could be built on a typical 12,000 sq ft lot. For each of these scenarios, Heartland used GGLO’s massing envelopes for a typical 40-unit module with 2,000 sq ft of ground retail/community use that would be only four stories given commercial prevailing wage rate constraints¹. Each of these scenarios assumes that THA would have full control over the design, would designate the unit mix, and would be able to retain ownership of the buildings.

- **Scenario 1: Sale/Lease to Developer Building 100% Market-Rate Units**—Assumes that THA would sell or lease land to a market-rate developer.
 - Project costs were estimated at approximately \$191,000 per unit or approximately \$240,000 for land (\$20 psf for land).
 - Residential Revenues were estimated at approximately \$1.90 per net sq ft using the product mix, unit square footages, and monthly rental rates listed below. This equates to a capitalized value per unit of around \$230,000. Market-rate commercial space was estimated at \$15 NNN psf/per year.

Market-Rate Residential Assumptions

MF Unit Mix and Rents				
Type	Avg SF	Unit Mix	\$ per unit	\$ per NSF
Studio	550	30%	\$1,155	\$2.10
1b 1b	680	30%	\$1,258	\$1.85
2b 1b	865	18%	\$1,540	\$1.78
2b 2b	1000	7%	\$1,720	\$1.72
3b 2b	1050	15%	\$1,733	\$1.65
Live/Work	1050	0%	\$1,785	\$1.70
AVERAGE	752	100%	\$1,381	\$1.87

Source: Kidder Matthews (Hilltop Market Study August 2015)

- Return to capital was assumed to be 15% of project costs, which would be used to pay market-rate debt and provide the developer with a market-rate risk-adjusted return.

¹We assumed commercial wage rates would be needed for any building higher than four stories. If THA were to sell the property then the developer could build up to six stories and 60 units without having to pay commercial prevailing wage rates. Given preference by THA to retail land ownership, we did not model the alternative massing.

- **Scenario 2: Ground Lease to Developer Building 100% Workforce Housing Units**—Assumes that THA would enter a long-term ground lease to a market-rate developer and would rent units at 85% of AMI (Area Median Income).
 - Project costs were estimated at approximately \$195,000 per unit with \$0 land cost.
 - Residential revenues were estimated at approximately \$1.50 per net sq ft using the product mix, unit square footages, and monthly rental rates listed below. This equates to a capitalized value per unit of around \$230,000. Rent revenue from community focused ground-floor space was estimated at \$5 NNN psf/per year.

Workforce Housing Residential Assumptions				
MF Unit Mix and Rents				
Type	Avg SF	Unit Mix	\$ per unit	\$ per NSF
Studio	550	0%	\$600	\$1.09
1b 1b	680	40%	\$1,012	\$1.49
2b 1b	865	45%	\$1,302	\$1.51
2b 2b	1000	0%	\$1,302	\$1.30
3b 2b	1050	15%	\$1,446	\$1.38
Live/Work	1050	0%	\$1,446	\$1.38
AVERAGE	819	100%	\$1,208	\$1.48

- Return to capital was assumed to be 15% of project costs, which would be used to pay market-rate debt and provide the developer with a market-rate risk-adjusted return.
- **Scenario 3: 4% LIHTC Deal: Project Cost, Unit Mix, Revenues, and Subsidy calculated by Brawner & Company**—Assumes that THA would develop the lot using 4% LIHTC financing. 100% of the units would be set-aside at 60% AMI.
- **Scenario 4: 9% LIHTC Deal: Project Cost, Unit Mix, Revenues, and Subsidy calculated by Brawner & Company**—Assumes that THA would develop the lot using 9% LIHTC financing and units would be set-aside at 30%-50% AMI.

VI. Key Findings

The key findings from the Capital Subsidy Analysis indicate that the 9% LIHTC scenario best meets THA’s objectives as the scenario is able to break-even without any invested equity by THA and would provide the most deeply subsidized affordable housing. The results of this analysis were calculated on a per unit basis as well as a project basis, and are listed in the charts below and on the following page.

	Market Rate Housing	Workforce Housing	4% LIHTC	9% LIHTC
	sale	85% AMI	60% AMI	30/50% AMI
	GF retail	GF community	GF community	GF community
Value per Unit	\$229,882	\$192,348	\$160,000	291,139
Land Cost @ \$20psf	(\$4,000)	\$0	\$0	\$0
Project Cost	(\$191,278)	(\$195,236)	(\$280,000)	(\$291,139)
Return to Capital	(\$28,692)	(\$29,285)	\$0	\$0
Profit/Subsidy Needed per Unit	\$5,912	(\$32,174)	(\$120,000)	\$0
Profit/Subsidy per 1,000 sqft GF	(\$147,667)	(\$164,429)	\$0	\$0

Scenario Comparison (At project level)

	Market Rate Housing	Workforce Housing	4% LIHTC	9% LIHTC
	sale	85% AMI on ground lease	60% AMI	30/50% AMI
	60 units	40 units	40 units	40 units
	2,000 sf retail	2,000 sf comm space	2,000 sf comm space	2,000 sf comm space
Residential Value	\$13,792,942	\$7,693,916	\$6,400,000	\$11,645,570
Land Cost @ \$20psf	(\$240,000)	\$0	\$0	\$0
Project Cost	(\$11,476,696)	(\$7,651,131)	(\$7,651,131)	(\$11,645,570)
Return to Capital	(\$1,721,504)	(\$1,147,670)	\$0	\$0
Res Profit/Subsidy Needed	\$354,742	(\$1,104,884)	(\$1,251,131)	\$0
Non-Res Profit/Subsidy Needed	(\$295,333)	(\$328,857)	\$0	\$0
TOTAL PROFIT/SUBSIDY	\$59,408	(\$1,433,741)	(\$1,251,131)	\$0

The additional key findings that were made as part of this Capital Subsidy Analysis are as follows:

1. In all four scenarios, the 2,000 sq ft of ground-floor space that was underwritten as either market-rate retail or community space, is not profitable and reduces the project value by \$300,000-\$350,000.
2. Increasing heights from four to six stories would trigger a 20% increase in cost per unit because of the need to use commercial prevailing wages, and increasing sunk costs of providing additional on-site parking. As such, there is limited incentive to build apartments higher than four stories.
3. The Market-Rate Housing Study is just barely profitable on a per unit residential basis, achieving a return of cost (ROC) of less than 3%, and does nothing to support affordable housing in Hilltop. Given low returns, the high uncertainty of future revenues and costs, and the unproven market viability of Hilltop, THA would be severely challenged in finding a market-developer partner with this scenario.
4. The Workforce Housing Scenario performs worse than the Market-Rate Scenario as rent revenue is lower than project costs, and performs worse than the LIHTC scenarios as less capital subsidy is available for workforce housing. THA or another entity would need to provide a minimum of around \$32,000 per unit, or just over one million in invested equity in addition to leasing land at extremely low cost to be begin to attract a development partner.
5. Given that the Market-Rate scenario is marginally viable, there would be minimal margin to use market-rate housing to cross-subsidize workforce housing units.
6. Only developing four story buildings on existing land would allow THA to develop around 140-180 deeply subsidized housing units that could be phased through two LIHTC grants and would not require additional equity investment from THA.

VII. THA Land Portfolio Options

Assuming that at least 140 affordable units could be built on THA land in the next four years through 9% LIHTC financing, these low-income units would comprise around 40-50% of all units currently being permitted, constructed, or recently completed within 800 meters of the proposed Hilltop light-rail station. This high ratio of affordable housing to proposed market-rate housing would go a long way to fulfilling THA’s goals to ensure future housing affordability in Hilltop.

Given projected pipeline projects, high employment base, and significant public-infrastructure investment, Hilltop could experience higher amounts of market-rate development in the future that would decrease the overall affordability of the neighborhood. Appendix E gives a rough approximation of how the projected delivery of units within 800m of the proposed Hilltop light-rail station in the next eight years could change if the viability of market-rate development is proven. If the Rite-Aid site and the Covenant Church site are developed with entirely market-rate housing product, the percentage of affordable units in the neighborhood could decrease from 50% to 15-20%.

THA has indicated that they would like to proactively “hedge” against affordability challenges for Hilltop by deploying capital in the near-term to secure sites in the neighborhood that would allow THA the option to build more affordable housing once the sites THA own are currently built out. THA currently has access to low cost capital through cash reserves that could be leveraged in conjunction with a Housing Finance Acquisition Loan (which requires THA to only pay 25% of equity and then have 1% I/O loan good for 8 years.) Given THA’s mid-long term goals, access to low-cost capital, and well-regarded neighborhood reputation, Heartland suggests the following steps to help THA best accomplish its broader land portfolio strategy for Hilltop:

1. **Determine Timing and Amount of Available Capital:** THA should better define the total amount of accessible capital, the ability to leverage this capital through mechanisms such as the Housing Finance Acquisition Loan, and the amount they are willing to spend in the future to retain control of development sites.
2. **Market Outreach:** Building off the strong neighborhood reputation and connections that THA has in Hilltop, THA should reach out to each property owner and make it known that they may be interested in buying property. In addition, THA should continue to monitor development pipeline projects such as 1023 MLK and 1002 MLK to see how the development process is progressing and whether there may be opportunities for future partnerships.
3. **Pursue Strategic Acquisitions (particularly where a sale and leaseback may be possible):** Sale-Leaseback agreements are where a buyer agrees to purchase the land from an existing land-owner or business for a set amount and then agrees to leaseback the property for a specific duration to that land-owner or business at a mutually agreed upon rate. The land-owner or existing business would be able to immediately capture the value of their land and THA would be able to secure control of the property at the end of the lease. Acquiring property through sale-leaseback agreements would allow THA to secure future opportunities for affordable housing at low land basis, support the operations of existing commercial business, and mitigate risks if market-conditions do not improve. Key properties that would be well suited for this strategy are as follows:
 - **Kevin’s Auto:** THA could buy the land from Kevin’s Auto and allow Kevin’s Auto to continue to lease the land until it finds a suitable location to relocate. This strategy would give Kevin’s Auto upfront cash needed to secure alternative locations and fund initial relocation expenses.
 - **Rite-Aid Site:** Currently, this full block site is vacant, but Rite-Aid is still paying around \$500k a year in rent until their lease ends in 2-3 years. THA could buy the land as well as the Present Value of the remaining terms on the lease. THA could then have control of the site after Rite-Aid’s lease is finished.
 - **Safeway Site:** Based on conversations with Michelle Fleharty, a representative from the Seattle Division Real Estate for Safeway/Albertson/Carrs, the Safeway in Hilltop is performing well, and Safeway has no plans to close the store. Safeway completed renovation of the store in 2010 and will not look to renovate or reconfigure store operations for the next 10-12 years. Albertsons recently bought Safeway in 2015, and Albertson’s corporate strategy has been focused primarily on integrating the brands and operations and less on real estate positioning. Pursuing a sale-leaseback deal with THA may align well with Albertson’s focus on operations. THA could potentially purchase the site and agree on a lease-rate with Safeway for the near future. At the end of the lease, Safeway may be open to redevelopment options if there has been significant development in the area.

APPENDIX A: BASIC ASSUMPTIONS

Market-Rate Residential Assumptions

MF Unit Mix and Rents				
Type	Avg SF	Unit Mix	\$ per unit	\$ per NSF
Studio	550	30%	\$1,155	\$2.10
1b 1b	680	30%	\$1,258	\$1.85
2b 1b	865	18%	\$1,540	\$1.78
2b 2b	1000	7%	\$1,720	\$1.72
3b 2b	1050	15%	\$1,733	\$1.65
Live/Work	1050	0%	\$1,785	\$1.70
AVERAGE	752	100%	\$1,381	\$1.87

Source: Kidder Matthews (Hilltop Market Study August 2015)

Workforce Housing Residential Assumptions

MF Unit Mix and Rents				
Type	Avg SF	Unit Mix	\$ per unit	\$ per NSF
Studio	550	0%	\$600	\$1.09
1b 1b	680	40%	\$1,012	\$1.49
2b 1b	865	45%	\$1,302	\$1.51
2b 2b	1000	0%	\$1,302	\$1.30
3b 2b	1050	15%	\$1,446	\$1.38
Live/Work	1050	0%	\$1,446	\$1.38
AVERAGE	819	100%	\$1,208	\$1.48

Source: Heartland (Maximize \$/psf)

New Low Income Residential Assumptions

MF Unit Mix and Rents				
Type	Avg SF	Unit Mix	\$ per unit	\$ per NSF
Studio	550	45%	\$632	\$1.15
1b 1b	680	40%	\$678	\$1.00
2b 1b	865	0%	\$813	\$0.94
2b 2b	1000	0%	\$813	\$0.81
3b 2b	1050	15%	\$940	\$0.90
Live/Work	1050	0%	\$940	\$0.90
AVERAGE	677	100%	\$697	\$1.05

Source: HUD 50% AMI Pierce County FMA

Multifamily Residential Assumptions

Market Rate Vacancy	5.00%
OpEx psf	7.91
Hilltop Absorption Rate	70 units per year
Rent Concessions/Collection Loss	5.00%
Rent Concessions/Collection Loss (Low Income)	\$371
Market Rate Expenses Per Unit Per Year (PUPY)	(\$5,800)
Low Income PUPY	(\$4,615)
Annual Rent Increases	3%
Cap Rate (Market Rate)	4.50%
Cap Rate (Workforce)	4.40%
Cap Rate (Low Income)	4.25%

Source: Kidder Matthews (Hilltop Market Study August 2015)

Cap Rate: RE Market Study 2010/ Heartland Analysis

Retail Assumptions

Rent (NNN)	\$9-\$15
Vacancy	10%
Retail Opex (psf)	\$0.30
Cap Rate	8-10%

Source: RE Market Study 2010

Office Assumptions

Rent (gross)	\$12-\$15
Vacancy	12.00%
Office Opex (psf)	
Cap Rate	9-11%

Source: RE Market Study 2010

Redevelopment Assumptions

Land Costs (psf)	\$42.00
Redevelopment Hurdle (psf of GFA)	\$165
Projected Redevelopment Costs (psf of GFA)	\$230-\$250
Gap between Cost and Hurdle	(\$65) to (\$85)
Cap Rate	9-11%

Source: RE Market Study 2010

Low Income Residential Assumptions

Affordable Rent Vacancy	0.30%
Efficiency	85%
Average Market Rate Concessions	\$371 per lease

Source: Wilcox LaMotte Valuation & Advisory (Dec, 2015)

APPENDIX A

RE: Tacoma Housing Authority Background Analysis
October 7, 2016

APPENDIX B: COST/REVENUE SENSITIVITIES

		Commercial Market Rents (per nsf)					
		\$0.00	\$4.00	\$8.00	\$12.00	\$16.00	\$20.00
Construction Costs (per nsf)	\$200	(\$237)	(\$201)	(\$165)	(\$130)	(\$94)	(\$59)
	\$220	(\$260)	(\$224)	(\$188)	(\$153)	(\$117)	(\$82)
	\$240	(\$283)	(\$247)	(\$211)	(\$176)	(\$140)	(\$105)
	\$260	(\$306)	(\$270)	(\$234)	(\$199)	(\$163)	(\$128)
	\$280	(\$329)	(\$293)	(\$257)	(\$222)	(\$186)	(\$151)

Value above/below replacement costs

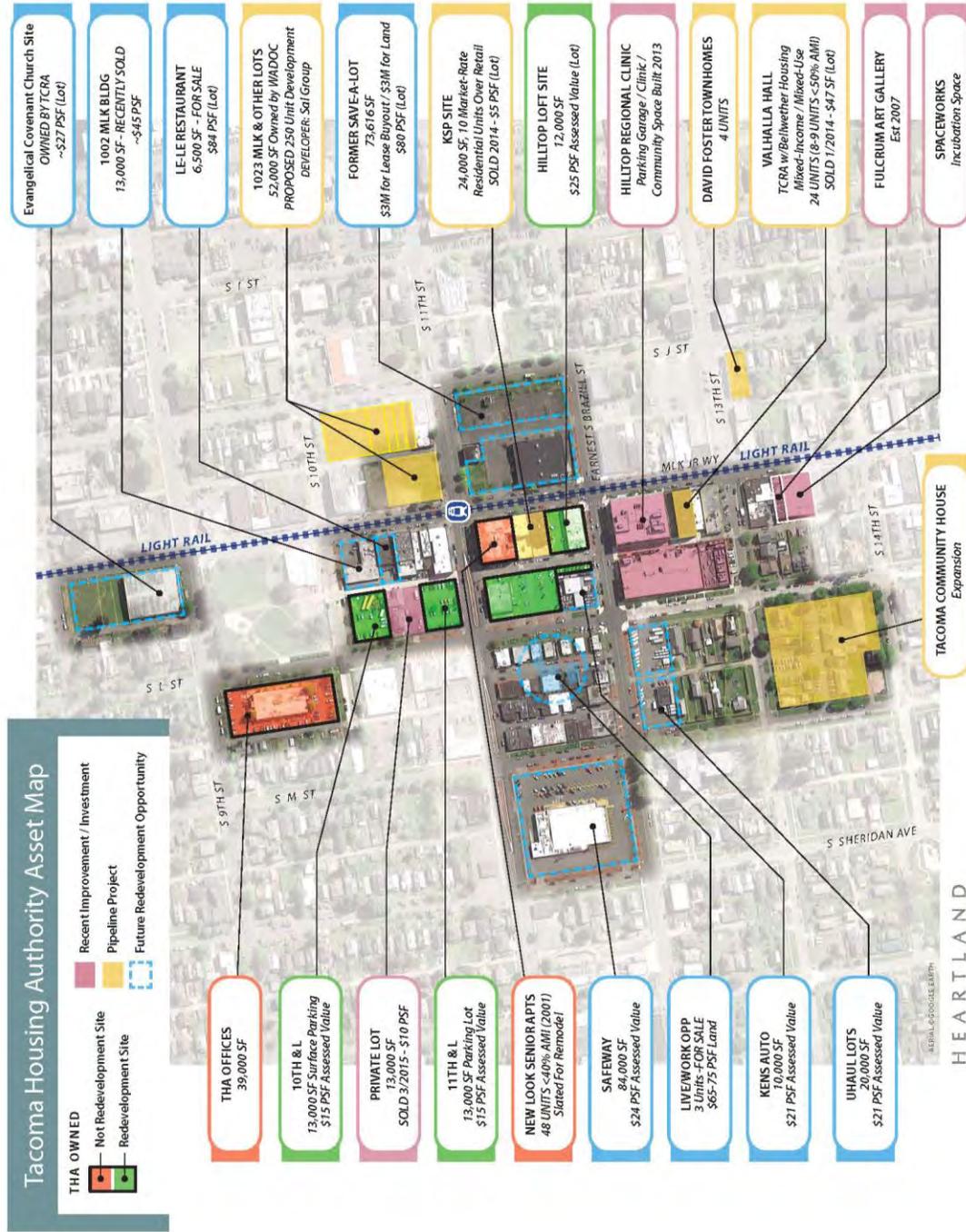
		Apartment Market Rents (per nsf)					
		\$1.70	\$1.80	\$1.90	\$2.00	\$2.10	\$2.20
Project Costs (per GFA)	\$200	\$4	\$28	\$52	\$76	\$101	\$125
	\$220	(\$19)	\$5	\$29	\$53	\$78	\$102
	\$240	(\$42)	(\$18)	\$6	\$30	\$55	\$79
	\$260	(\$65)	(\$41)	(\$17)	\$7	\$32	\$56
	\$280	(\$88)	(\$64)	(\$40)	(\$16)	\$9	\$33
	\$300	(\$111)	(\$87)	(\$63)	(\$39)	(\$14)	\$10

		Workforce Housing Subsidy (per unit)					
		\$10,000	\$20,000	\$30,000	\$40,000	\$50,000	\$60,000
Project Costs (per GFA)	\$200	\$14,035	\$24,035	\$34,035	\$44,035	\$54,035	\$64,035
	\$220	(\$4,796)	\$5,204	\$15,204	\$25,204	\$35,204	\$45,204
	\$240	(\$23,627)	(\$13,627)	(\$3,627)	\$6,373	\$16,373	\$26,373
	\$260	(\$42,458)	(\$32,458)	(\$22,458)	(\$12,458)	(\$2,458)	\$7,542
	\$280	(\$61,290)	(\$51,290)	(\$41,290)	(\$31,290)	(\$21,290)	(\$11,290)
	\$300	(\$80,121)	(\$70,121)	(\$60,121)	(\$50,121)	(\$40,121)	(\$30,121)

APPENDIX C: MARKET LEASE COMPS

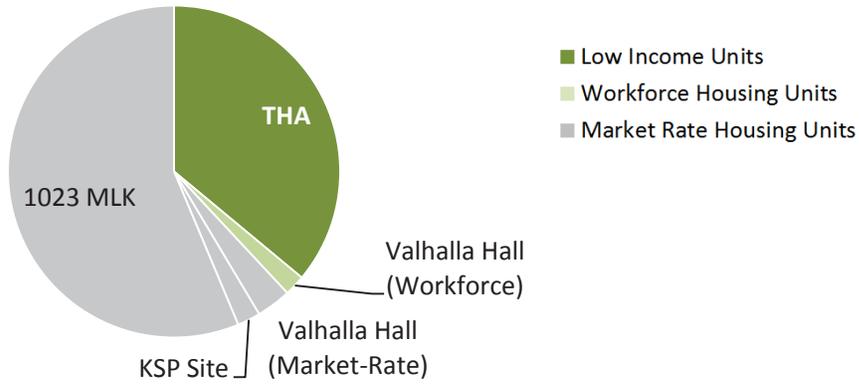


APPENDIX D: HILLTOP NEIGHBORHOOD ASSET MAP

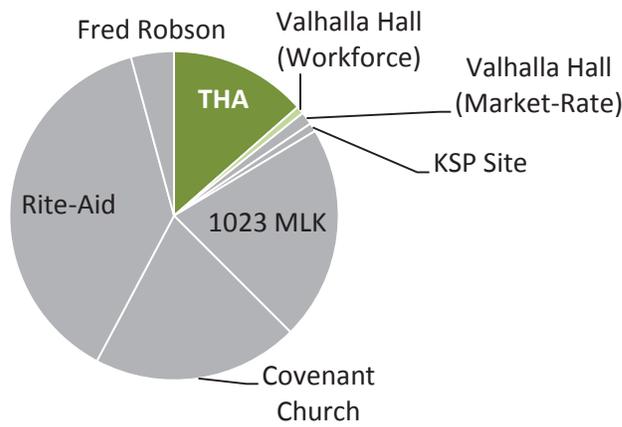


APPENDIX E: PROJECTED PIPELINE UNITS IN HILLTOP NEIGHBORHOOD

Projected Ratio of Affordability of New Unit in Hilltop Neighborhood in the Near-Term (0-5 years)



Projected Ratio of Affordability of New Unit in Hilltop Neighborhood in the Mid-Long Term (5-10 years)



Residential Parking Requirements

In NCX Districts, no parking is required for buildings located within 10 feet of the right-of-way of the designated pedestrian streets (TMC 13.06.510, Table 2). Designated pedestrian streets include:

- MLK Jr. Way
- S 11th Street
- Earnest S Brazill Street

All of the potential development properties have frontage on one or more of these streets with the exception of the property on S 10th Street (facing People’s Park).

Based on review of municipal codes and conversations with City planning staff, residential developments that are generally exempt from providing on-site parking (such as properties within 10 feet of designated pedestrian streets) still need to provide an appropriate level of ADA accessible on-site parking (TMC 13.06.510, Table 2, Footnote 9). For residential development, accessible parking shall be calculated using rates from the ADA Standards for Accessible Design as if one general parking space was provided for each dwelling unit. These ADA accessible parking requirements are provided in Table 1. It should be noted that one of every six accessible parking spaces, or fraction thereof, must be “van-accessible.” For example, a parking lot with 400 total spaces would need eight accessible spaces, and two of those eight spaces would need to be van-accessible.

Table 1. Accessible Parking Requirements, ADA Standards for Accessible Design

Total Number of Parking Spaces in Facility	Minimum Number of Accessible Parking Spaces Required*
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% of total
1001 and over	20, plus 1 for each 100, or fraction there-of, over 1000
* 1 of every 6 accessible parking spaces, or fraction thereof, must be “van-accessible.”	

Retail Parking Requirements

In NCX Districts, no parking is required for buildings located within 10 feet of the right-of-way of the designated pedestrian streets. Additionally, for buildings not located on designated pedestrian streets, no parking is required for the first 3,000 square feet of each ground-level retail or eating and drinking establishment (TMC 13.06.510, Table 2).

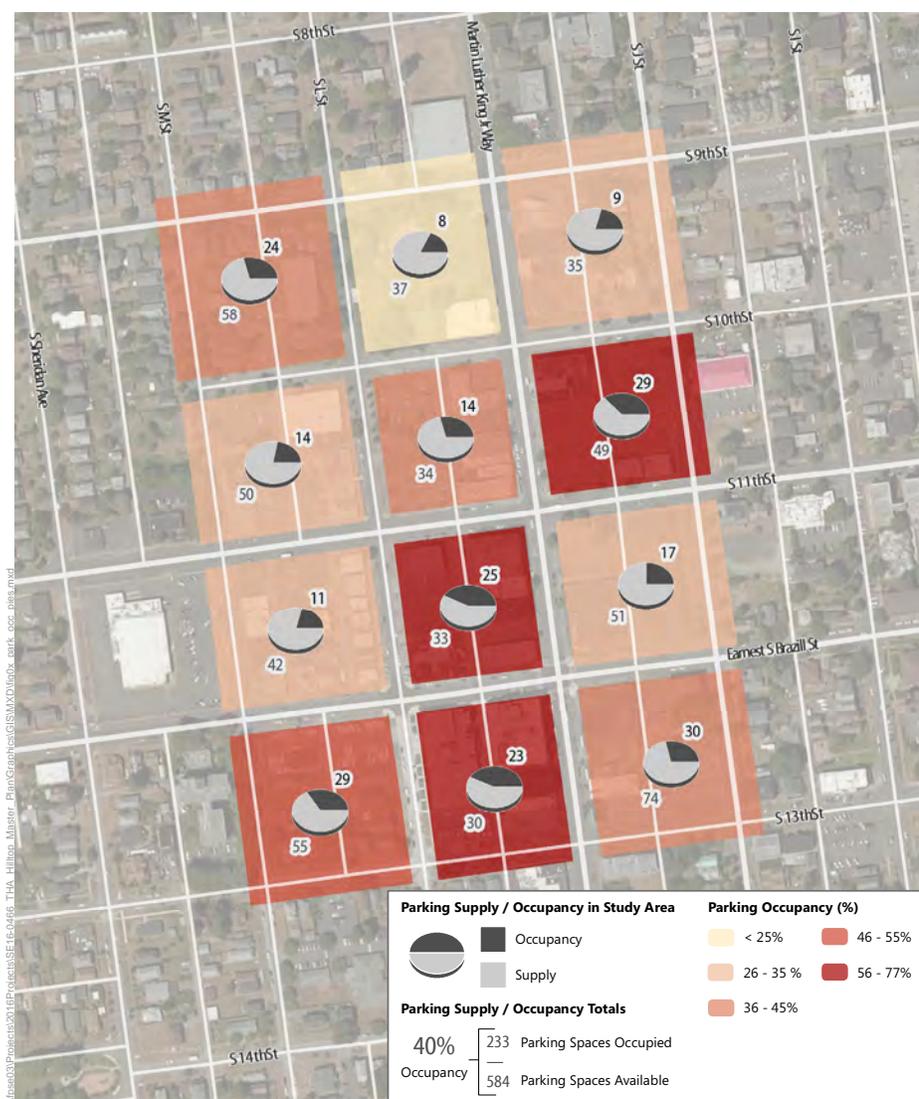
Parking Occupancies and Potential Parking Strategies

Curb-side or other on-street parking within the public right-of-way is available on most local and arterial roadways

within the Subarea. There are no on-street parking meters in the study area, and almost all of the on-street parking in the study area is not time limited, with the exceptions MLK Jr Way and 11 Street where there are some 1-hour and 2-hour limited zones.

According to observations from June 2016 and documentation in the Hilltop Subarea Plan, the majority of on-street parking capacity is unused within the portion of the neighborhood south of S 9th Street and north of S 15th Street. This suggests that the residents of future THA housing projects would be able to find overnight street parking within a few blocks of the building without much issue. However, if neighborhood on-street parking demand becomes constrained due to the THA project and/or growth in the surrounding neighborhood, one or more of the following parking strategies could be applied:

- **Shared Parking Agreements** – Investigate opportunities for the THA housing development to use existing off-street parking supplies that would be primarily occupied during working hours for overnight resident parking. THA or the site developer would need to negotiate terms and enter into an agreement with the owner of any off-street parking facility.
- **Residential Parking Permits** – THA or the site could work with the City to establish a residential parking permit area on residential streets near the housing development. THA or the site developer could then purchase and distribute permits to building residents to ensure that parking needs would be met.



Tacoma Hilltop Neighborhood Parking Supply / Occupancy - Weekday Mid-morning Peak (June 2016)



**THA Hilltop Master Planning
KPFF Job No. 1600186
Civil Feasibility Study
October 24, 2016**

Prepared for: Jon Hall
GGLO Design
1301 First Avenue, Suite 301
Seattle, WA 98101

Prepared by: KPFF Consulting Engineers
1601 Fifth Avenue, Suite 1600
Seattle, WA 98101

This feasibility study has been prepared to review and comment on existing conditions of topography, street surfaces, and utilities serving the proposed THA Hilltop master planning development. This study also identifies civil engineering elements needed for the proposed development required by the City of Tacoma and utility purveyors and/or agencies having jurisdiction.

The proposed mixed-use development is spread over a portion of two city blocks, and consists of retail space at street level as well as several floors of residential housing. The project is anticipated to be constructed over several phases.

Our study is based on the following documents provided by GGLO, THA, PSE, TPU, and the City of Tacoma. A site reconnaissance was conducted on September 20, 2016.

- Hilltop and MLK Mixed-Use Center Market and Feasibility Study prepared by Rainworth Enterprises, LLC.
- Market Demand Analysis prepared by CBRE dated November 25, 2014.
- Pilot Program for Transit-Oriented Development Planning, Applicant and Proposal Profile.
- Hilltop Subarea Plan Final Planned Action Environmental Impact Statement dated December 2013.
- Brown Star Grill & Hillside Terrace General Market Study prepared by Gary Klockenteger dated August 25, 2015.
- Tacoma Housing Authority Phase I Environmental Site Assessment prepared by Robinson Noble dated February 28, 2014.
- Draft Corridor Study prepared by GeoEngineers dated October 26, 2009.
- Targeted Brownfield's Site Assessment Questionnaire prepared by Tacoma-Pierce County Health Department dated June 20, 2011.

- THA Hilltop Master Planning Services GGLO Qualifications prepared by GGLO dated February 4, 2016.
- Tacoma Housing Authority Request for Qualifications dated January 12, 2016.
- Tacoma Housing Authority RFQ Addendum 1 dated January 28, 2016.
- THA Hilltop Master Planning Interview Questions 1 prepared by GGLO dated February 17, 2016.
- THA Hilltop Master Planning Interview Questions 2 prepared by GGLO dated February 24, 2016.
- GIS Maps provided by the City of Tacoma.
- Gas service maps provided by Puget Sound Energy (PSE).
- Approximate communication service maps provided by Comcast and Centurylink.
- Power and water maps provided by Tacoma Public Utilities (TPU).
- THA Design Options Prepared By GGLO dated August 30, 2016.

SITE LOCATION

The site is located in the Hilltop Subarea of Tacoma, Washington, and is spread over a portion of two city blocks. The project is bounded by South 10th Street to the north, M.L.K. Jr Way to the east, Earnest S Brazill Street to the south, and South L Street to the west; see Figure 1 – Project Location Map. The existing site is developed impervious surface, consisting of asphalt parking lots, retail stores, and a previously occupied commercial building. An existing alley divides the two blocks, running north-south. The project site is subject to City of Tacoma Development Services permitting requirements.

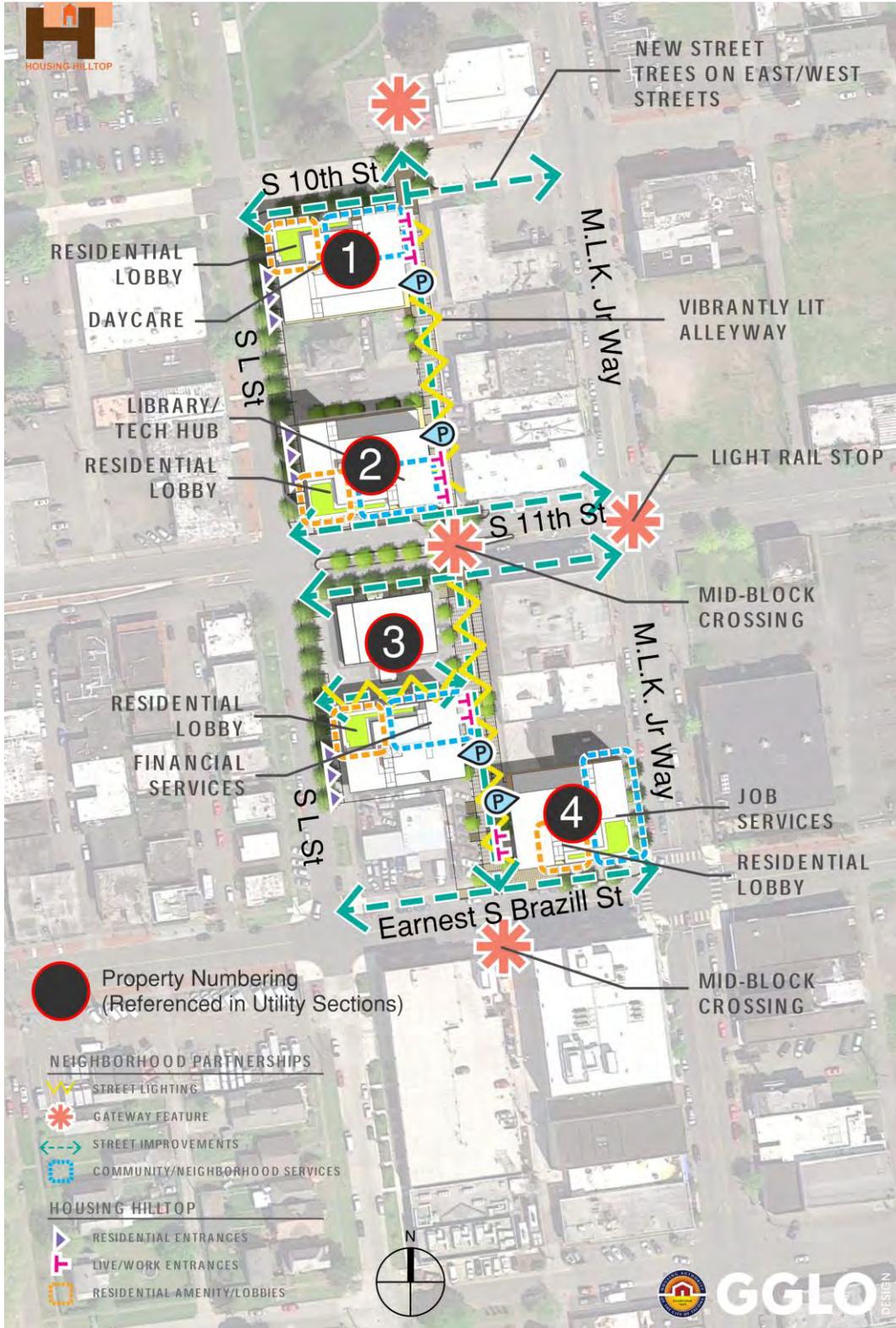


Figure 1 – Project Location Map

RIGHT-OF-WAY

SOUTH 10TH STREET

South 10th Street right-of-way borders the project's northern extent. It is an existing one-lane, two-way, non-striped, concrete road with parallel parking, landscape planters, and sidewalk on both sides. Topography slopes gently west to east with existing underground and overhead utilities within the right-of-way, further discussed in the Utilities section of this report. Pavement is in poor condition where South 10th Street connects to South L Street.

M.L.K. JR WAY

M.L.K. Jr Way right-of-way borders the project's eastern extent. It is an existing one-lane, two-way, signalized asphalt road centered along a continuous bidirectional turn lane. Parallel parking, sidewalks, and sporadic landscape planters are located on both sides of the street. Topography slopes gently north to south with existing underground and overhead utilities within the right-of-way, further discussed in the Utilities section of this report.

EARNEST S BRAZILL STREET

Earnest S Brazill Street right-of-way borders the project's southern extent. It is a two-way asphalt road with one lane westbound and two eastbound. The rightmost eastbound lane terminates in a right turn only onto M.L.K. Jr Way. Parallel parking, sidewalk, and landscape planters are located on both sides of the street. There are existing underground and overhead utilities within the fronting right-of-way, further discussed in the Utilities section of this report.

SOUTH L STREET

South L Street right-of-way borders the project's western extent. It is a one-lane, northbound only, non-striped asphalt road with parallel parking, sidewalk, and wide landscape planters on both sides of the street. There are existing underground and overhead utilities within the right-of-way, further discussed in the Utilities section of this study.

SOUTH 11TH STREET

South 11th Street right-of-way bisects the project side, running west to east. It is a two-way asphalt road, with two lanes westbound and one eastbound, in addition to a median planter strip. The median narrows and disappears into an eastbound left turn only lane as South 11th Street approaches M.L.K. Jr Way. Parallel parking and wide sidewalks, with no landscape planters, line both sides of the road. The center landscape median is newly constructed, including a grind and overlay extending less than one lane width on either side. There are existing underground and overhead utilities within the fronting right-of-way, further discussed in the Utilities section of this study.

ALLEY

An alley bisects the project site, running north to south with varying alley width. A 20-foot width is maintained between South 10th Street and South 11th Street, while an approximately 42-foot alley width is maintained between South 11th Street and Earnest S Brazill Street. Alley paving consists of cobbles from Earnest S Brazill Street to South 11th Street, and newly paved concrete between South 11th Street and South 10th Street. There are existing underground and overhead utilities along its length, further discussed in the Utilities section of this study. Pavement is in particularly poor condition at the alley's intersection with Earnest S Brazill Street, where there are significant potholes and surface deterioration.

ON SITE

EASEMENTS AND VACATIONS

The following lists easement and vacation associated with the project site:

- Ordinance No. 5724 reduces the alley width, between South 10th Street and South 11th Street, to 20 feet as of April 15, 1914.
- A construction staging and parking easement for 1110 M.L.K. Jr Way was entered into agreement on February 27, 2014. At the conclusion of the construction license, the parking license commenced, wherein Kellogg Sicker Pochert LLC pays the City of Tacoma a monthly fee per parking stall.

ENVIRONMENTALLY CRITICAL AREAS

Upon review of the City of Tacoma GIS maps, no apparent environmentally critical areas (ECAs) are located within the extent of the project site.

According to the Corridor Study prepared by GeoEngineers and the Phase I Environmental Site Assessment prepared by Robinson Noble, referenced above, the project site may include areas of contaminated soils. Site-specific geotechnical analysis is recommended to ascertain the extent of any soil remediation required as part of the proposed development. Construction documentation should include procedures for notifying construction managers of the presence of environmental contamination, controlling and managing areas containing contaminated media, characterization of contaminated media for disposal, and for payment associated with encountering and handling contaminated material.

STORM DRAINAGE DESIGN REQUIREMENTS

Storm drainage design requirements for the project are expected to be consistent with the City of Tacoma's Stormwater Management Program (SWMP) Plan. It is anticipated that the project will be required to meet Minimum Requirements No. 1 through 10 of the 2016 City of Tacoma Stormwater Management Manual. Minimum requirements for onsite stormwater

management, flow control, and water quality treatment are among the most influential requirements, and are summarized below.

The project discharges to the Thea Foss Waterway; a marine waterbody. As such, the project is not required to achieve the LID Performance Standard, or use the standard list approach for sizing onsite stormwater best management practices (LID BMPs). Instead, the project is required to evaluate a separate list, consisting of downspout infiltration, dispersion, and stubs out connections, as well as concentrated and sheet flow dispersion. If these techniques are proved infeasible, the project is then able to collect and convey stormwater directly to the city system (Vol. 1, 3.4.5.3).

Water quality treatment will be evaluated for areas exposed to vehicle traffic. If the project's pollution-generating impervious surfaces exceed 5,000 square feet, in a threshold discharge area, basic treatment will be required (Vol. 1, 3.4.6.1). The project is split into three separate threshold discharge basins, and the likelihood of crossing these thresholds will depend on what surface parking and/or alley improvements are proposed. If treatment is required, it could be provided by the use of onsite StormFilter catch basins or at-grade bioretention planters.

Flow control will be required to meet the City of Tacoma's infrastructure protection requirement. The project will be required to perform a downstream analysis and if the storm drainage system has capacity limitations, the City of Tacoma will require to either upsize the downstream conveyance system, or provide onsite infiltration or detention (Vol. 1, 3.4.7.3.2). Upon review of the downstream system, there does not appear to be any obvious capacity limitations; however, this will need to be revisited in the project's next design phase. As the site is currently developed, the increase in impervious coverage may be negligible; resulting in small flow control facilities.

In addition to the City code requirements, the project will need to comply with the design elements outlined in the Hilltop Subarea Plan. This agreement notes that the Hilltop Subarea will develop rain gardens, green roofs, bio-filtration swales, and other green development features. Green features implemented by the project can also be used to meet the above stormwater requirements.

Lastly, depending on the project's increase to impervious surfaces, the quantitative downstream analysis noted above should consist of a single segment capacity analysis and inlet and gutter capacity analysis for all properties. Property 1 would additionally require a full backwater analysis (Vol. 1, 3.4.10.2).

UTILITY AND STORM DRAINAGE SERVICES

DOMESTIC WATER AND FIRE

Three existing water mains extend through the project site along South L Street, M.L.K. Jr Way, and South 11th Street.

An 8-inch ductile iron water main extends along South L Street, with multiple water meters located predominately on the western side of the street. Construction of new water services for Property 1 will be necessary. Fire hydrants are located at the street's intersection with South 10th Street and Earnest S Brazill Street, within proximity of Properties 1 and 4, respectively. An 8-inch cast iron water main extends along M.L.K. Jr Way, with water meter connections spaced sporadically on both sides of the street. Construction of new water services for Property 4 will be necessary.

A 6-inch ductile iron main bisects the project site, along South 11th Street. Water meters connect to adjacent properties on both sides of the street. Existing meters are located fronting Properties 2 and 3. A fire hydrant is located at the street's intersection with South L Street, within proximity of Properties 2 and 3.

Existing water meter locations and sizes will need to be confirmed to determine if reuse is possible. New water meters for domestic and fire protection will be required for Properties 1 and 4, at a minimum. We expect there is adequate fire coverage and water availability for the project as the system appears to be designed and constructed to support full build-out of the Hilltop District. However, water availability certificates should be obtained in later design phases to confirm.

SANITARY SEWER

Three existing sewer mains extend through the project site; east along South 11th Street, south along South L Street, and north through the alley.

A 15-inch sewer main runs west to east along South 11th Street. Manholes are located at the street's intersection with South L Street and the alley. Pipe depth varies from 12.5 to 11.25 feet, shallowing as the main continues eastward. No sewer stubs were located; however, Properties 2 and 3 are located such that a connection appears feasible.

An 8-inch thermoplastic composite sewer main runs north to south in South L Street. The main extends from just south of the intersection of South 11th Street and South L Street, continuing towards the southern project extent. Two manholes are located fronting Property 3. Depth varies between 7.5 and 8.25 feet, with increasing depth as the pipe continues southward. No sewer stubs were located; however, a connection to Property 3 appears feasible.

An 8-inch thermoplastic composite sewer main extends through the alley. Manholes are located at the alley's intersection with South 10th Street, South 11th Street, and Earnest S Brazill Street. Depth varies between 5.5 and 6.25 feet, with the deepest manhole located at the alley's intersection with South 11th Street. No sewer stubs were located; however, all properties for the project are positioned such that a connection appears feasible.

It is anticipated that all sewer mains have sufficient capacity to convey the additional sanitary flows for the proposed development, as the sewer system appears to be designed and constructed to support full build out of the Hilltop District. However, sewer capacity should be verified in later design phases to confirm.

STORM DRAINAGE

Three existing storm mains extend easterly through the project site, along South 10th Street, South 11th Street, and Earnest S Brazill Street.

A 10-inch storm main runs west to east along South 10th Street, with catch basins tributary to manholes, clustered along the intersection to South L Street and M.L.K. Jr Way. Pipe depth is fairly shallow, varying between 4.5 and 5 feet. Private catch basins, collecting stormwater from an existing parking lot, are located on Property 1, and connect to the storm main at the southeast corner of the street's intersection with South L Street. Depth at this connection is less than 2 feet, insufficient for the proposed development; therefore, a new connection will be required.

A 12-inch storm main runs west to east along South 11th Street, with catch basins tributary to manholes clustered along the intersection to South L Street and M.L.K. Jr Way. Pipe depth varies between 6.5 and 5.5 feet, deepening towards the west. Private catch basins, collecting stormwater from an existing parking lot on Property 2, connect to the storm main at the northwest corner of the connection of South 11th Street and the alley. Depth at this connection is unknown and would need to be verified if reuse is desired. No storm stubs were located abutting Property 3; however, a service connection appears feasible.

A 15- to 24-inch PVC storm main runs west to east along Earnest S Brazill Street, with catch basins tributary to manholes clustered along the intersection to South L Street and M.L.K. Jr Way. Pipe size increases to 24 inches at a manhole approximately 50 feet east of the street's intersection with South L Street. Pipe depth varies between 12.25 and 11.5 feet, shallowing towards the east. No storm stubs were located abutting the project; however, a connection to Property 4 appears feasible.

It is anticipated that all storm mains may have sufficient capacity to convey the additional flows from the proposed development, as the storm system appears to be designed and constructed to support full build-out of the Hilltop District. However, storm drainage capacity should be verified in later design phases to confirm.

Pumping may be required to convey stormwater to public storm mains if below-grade parking is proposed at a later design stage.

ELECTRICAL

Existing aerial power conduit runs along the west edge of the alley, bisecting the site, with single phase transformers mounted on poles spaced approximately every 100 feet. Three existing vaults are located in the alley between South 11th Street and Earnest S Brazill Street. This primary line is positioned to provide service to all of the project's existing properties.

Additional aerial lines run along the north side of Earnest S Brazill Street and the west side of South L Street, between South 10th Street and Earnest S Brazill Street. Street lighting is provided by decorative standalone poles along M.L.K. Jr Way, South L Street, and South

11th Street. Additionally, South 10th Street, Earnest S Brazill Street, and the alley utilize standard pole-mounted street lights.

Based on coordination with TPU it is anticipated that a 10-foot lateral clearance for construction equipment and proposed structures will be necessary (WAC 296-155-53408). It is anticipated that power service is available and may have sufficient capacity, as these utility systems were constructed to support the existing Hilltop District. A service application and additional coordination with Tacoma Public Utilities will be required to determine power needs and services for the proposed development.

GAS

An existing 6-inch gas main extends along the project's western boundary, South L Street. No existing gas connections were found for Properties 1, 2, and 3; however, a connection to these locations appears feasible. Property 3 may have the option, if approved by Tacoma Public Utilities, to connect to a 2-inch main line extension that runs along South 11th Street, terminating just east of the alley.

An existing 2-inch gas main extends along the project's eastern boundary, M.L.K. Jr Way. Property 4 currently has no existing connections, and maintains the option of connecting to the 2-inch line in M.L.K. Jr Way or a 2-inch line running along Earnest S Brazill Street.

A service application and additional coordination with PSE will be necessary to determine gas service requirements for the proposed project.

COMMUNICATION

Existing Comcast overhead cables extend through the alley, attached to TPU power poles, for the length of the project site.

Existing Centurylink services are undergrounded through the alley, until just north of its intersection with South 11th Street, where it switches to aerial lines, attached to the same TPU power poles. Additional Centurylink aerial cable is located along the southern side of South 10th Street, as well as underground conduit along South 11th Street, east of the alley.

A service application and additional coordination for site-specific communication service needs will need to be further coordinated with the respective utility purveyors.

ADDITIONAL CONSIDERATIONS

Offsite right-of-way improvements may be required as determined by the Planning and Development Services Director. Improvements typically consist of replaced curb and gutter, sidewalks, ADA curb ramps, driveways, alley paving, and utility maintenance for the services required by the project (TMC 2.19.040.C).

A right-of-way vacation may be requested from the city as many of the surrounding blocks have received vacations, reducing the alley width to 20 feet. The City has indicated that this process typically takes 9 to 12 months.

Additional improvements to signalization and channelization may also be required. The City has indicated that input on the above requirements cannot be provided prior to the project's pre-application conference.



APPENDIX 3

HOMEWORK GROUP MEETINGS

- Homework Meeting #1 - Histories
- Homework Meeting #2 - Asset Mapping and Linkages
- Homework Meeting #3 - Programming
- Homework Meeting #4 - Building Form
- Homework Meeting #5 - Review and Recap



Homework Meeting Agenda #1

Date: June 15, 2016
Location: Hilltop Key Bank Building
Meeting # Homework #1
Subject: History and Planning
Attendees: Homework Group +/-25 Attendees
Objective: Understand the purpose of the Homework Groups
Identify the shared histories on the Hilltop
Establish Guiding Principles

01.01	Welcome: <ul style="list-style-type: none">• Introductions (THA)• Outcomes / Project Goals (THA)• Schedule (GGLO)• Frame Roles and Responsibilities (GGLO)	12:00-12:15
01.02	Progress on Research and Analysis <ul style="list-style-type: none">• Community and Identity• Neighborhood Resilience• Housing and Jobs• Mobility• Health and Well-Being	12:15-12:35
01.03	Shared Stories (Groups of 4-5): <ul style="list-style-type: none">• What has worked in the Hilltop?• What's not working?• Regroup and share	12:35-1:20
01.03	Guiding Principles Development: <ul style="list-style-type: none">• What are the common themes?• What are the distinctive outliers?	1:20-1:45
01.04	Wrap up & Homework Assignment <ul style="list-style-type: none">• Asset Map	1:45-2:00

Homework Meeting #1: Homework

Date: June 15, 2016
Location: Hilltop Key Bank Building
Meeting # Homework #1
Subject: History and Planning

Thank you for your time and energy and thoughtful contributions to this initial planning session!

Below are questions to be discussed in small groups.

Breakout Session #1

- What is not working in the neighborhood relative to this focus area?
- What is working in the neighborhood in this focus area?

Breakout Session #2

Reflecting on the comments about what is and is not working in the neighborhood, answer the questions...

- What are the common themes?
- What are the distinctive outliers?

Homework:

At the next Homework Group Session we will be focusing on community and neighborhood assets. We will also be discussing the findings from the Discovery Phase. For our purposes, we might define an asset as a “thing, person, or quality” that is useful, or valuable, or that contributes in a meaningful way to the Hilltop. Within this in mind, please do your best to answer the following questions:

1. What are the key assets in the Hilltop, and how has the neighborhood and its residents been shaped by these assets? How might these assets support achieving goals within the cross-functional Focus Areas?
2. What assets are needed to support new residents?
3. What assets might new residents support?
4. What are the barriers to welcoming new residents to the neighborhood?

Come to the next Homework Group Session ready to share your thoughts!



For your reference, below are the Hilltop Subarea Plan's Goals (Adopted 2014). Do these hold true for the Housing Hilltop Area? How might the focus on Housing refine or alter these goals?

Neighborhood Resources

1. *Create local employment opportunities*
2. *Market and develop the Hilltop Business District*
3. *Attract and promote Hilltop arts and cultural resources and potentials*
4. *Preserve Hilltop history and create history and art projects in Hilltop*
5. *Engage Hilltop area youth in education, employment, and civic opportunities*
6. *Create affordable, healthy, mixed-use, mixed-income, and mixed-household housing*
7. *At least twenty-five percent of the total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income, and at least half of that (12.5 percent) shall be affordable to households earning up to 50 percent of the countywide median income.*
8. *Enhance Hilltop governance and support Subarea Plan implementation*

Open Space

1. *Expand Hilltop open space, parks, and recreation opportunities*
2. *Promote Hilltop environmental sustainability opportunities and performance*

Mobility

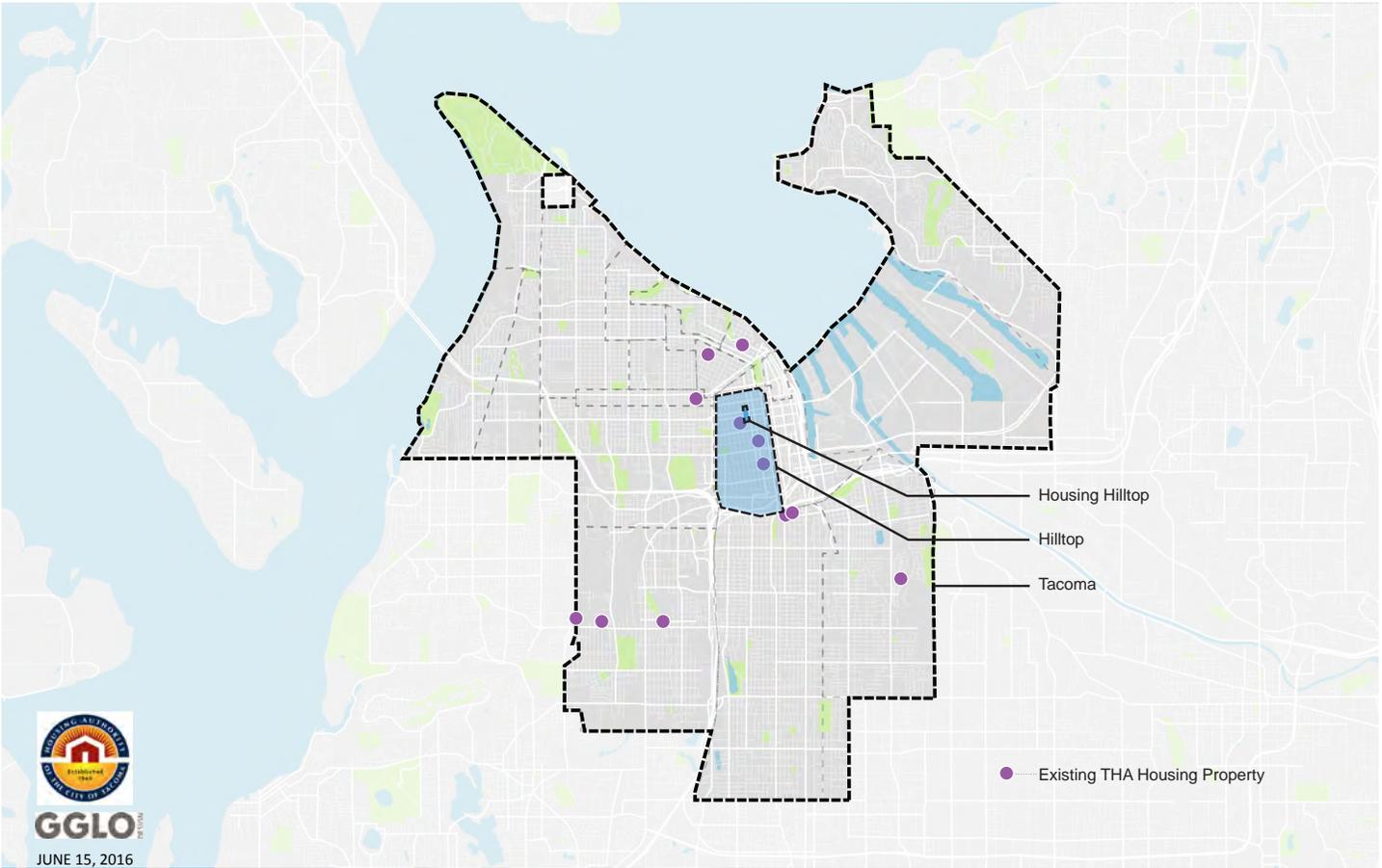
1. *Modify traffic management methods in coordination with the City's proposed modifications in Downtown*
2. *Expand pedestrian networks within Hilltop and connections to the rest of the City*
3. *Expand bicycle networks within Hilltop and connections to the rest of the City*
4. *Implement Tacoma's Complete Streets typologies in Hilltop*
5. *Expand transit/streetcar service in Hilltop*

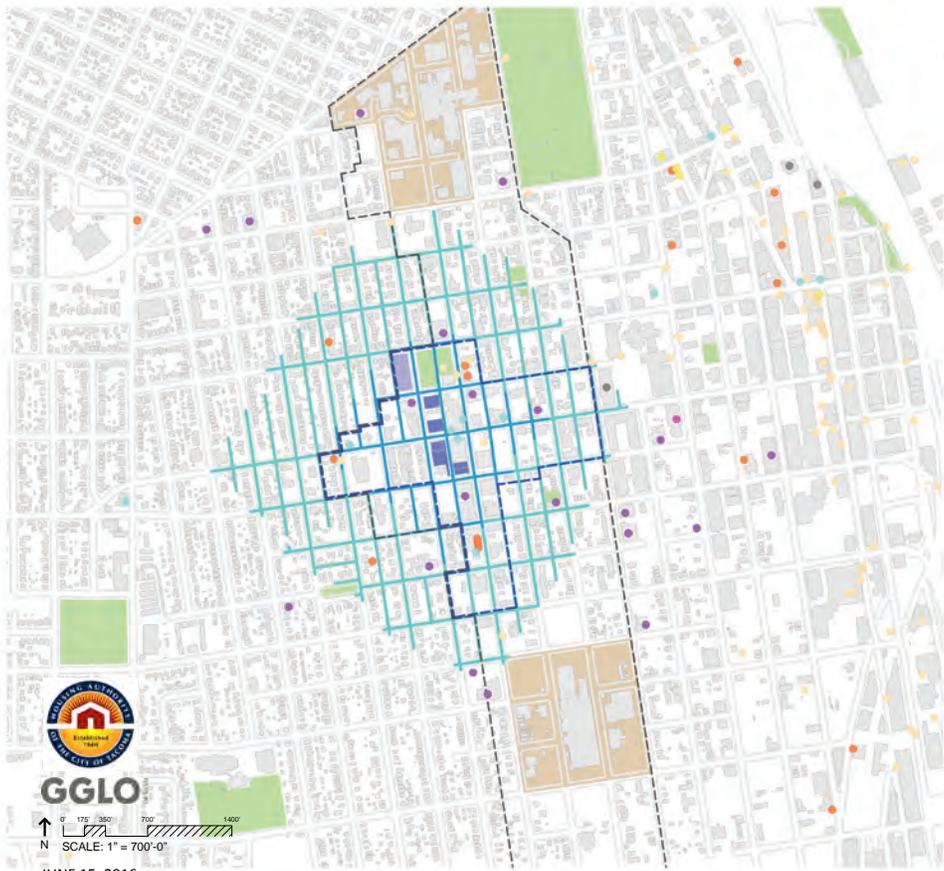
Land Use

1. *Refine zoning and development regulations for the Hilltop Subarea*

Catalyst Projects

1. *Implement catalytic development projects in Hilltop*
2. *Support the implementation of catalytic infrastructure projects in Hilltop*
3. *Plan and coordinate infrastructure upgrades and redevelopment*



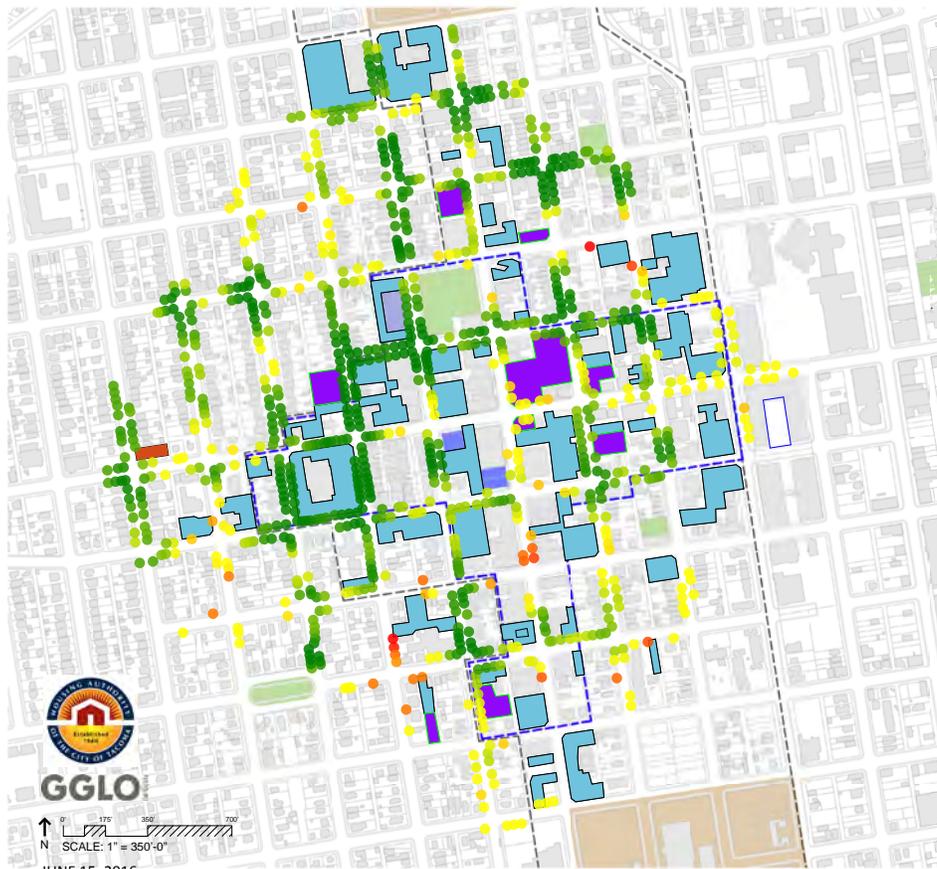


COMMUNITY IDENTITY

- ART STUDIOS
- PUBLIC ART
- LANDMARKS
- RESTAURANTS
- COMMUNITY SERVICES/CHURCH
- LIBRARY
- ENTERTAINMENT

- 5 MINUTE WALKING RADIUS
- 5 MINUTE CYCLING RADIUS
- - - HILLTOP SUBAREA BOUNDARY
- - - HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT

HOUSING HILLTOP



RESILIENCE

- IMPERVIOUS SURFACE
- OPEN LOT
- PARK
- COMMUNITY GARDEN
- STREET TREE DENSE CANOPY
- STREET TREE AVERAGE CANOPY
- STREET TREE MINIMAL CANOPY

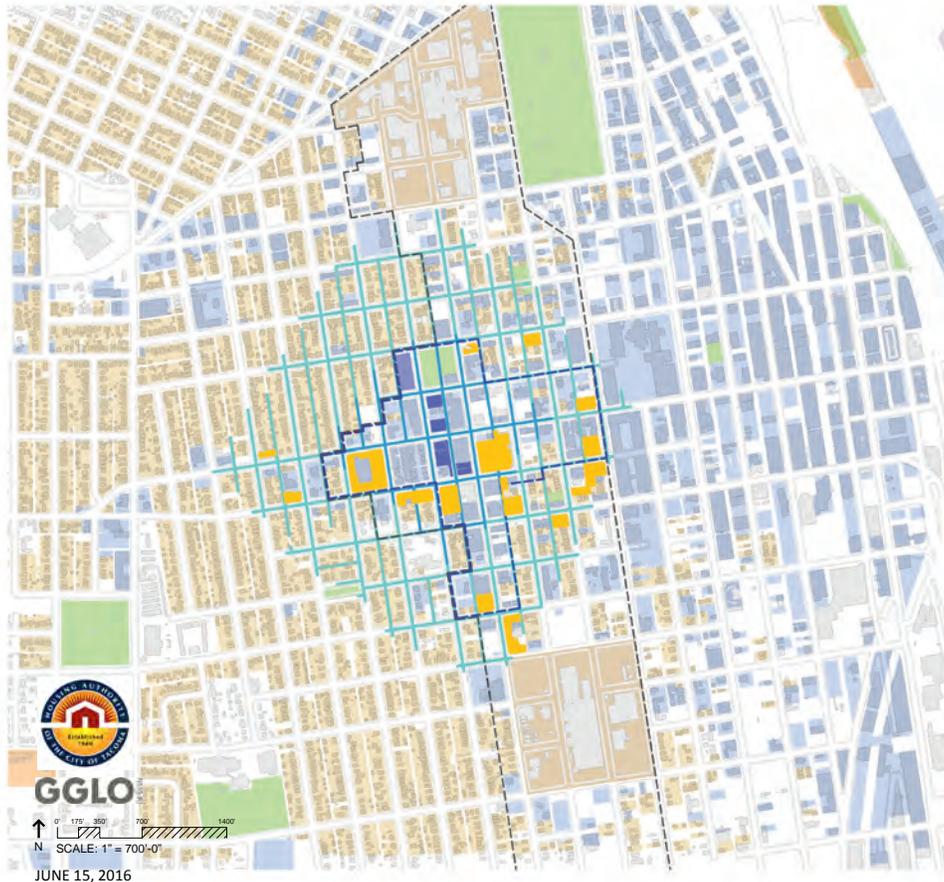
- HILLTOP SUBAREA BOUNDARY
- HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT

HOUSING HILLTOP



GGLO

↑ N
SCALE: 1" = 350'-0"
JUNE 15, 2016

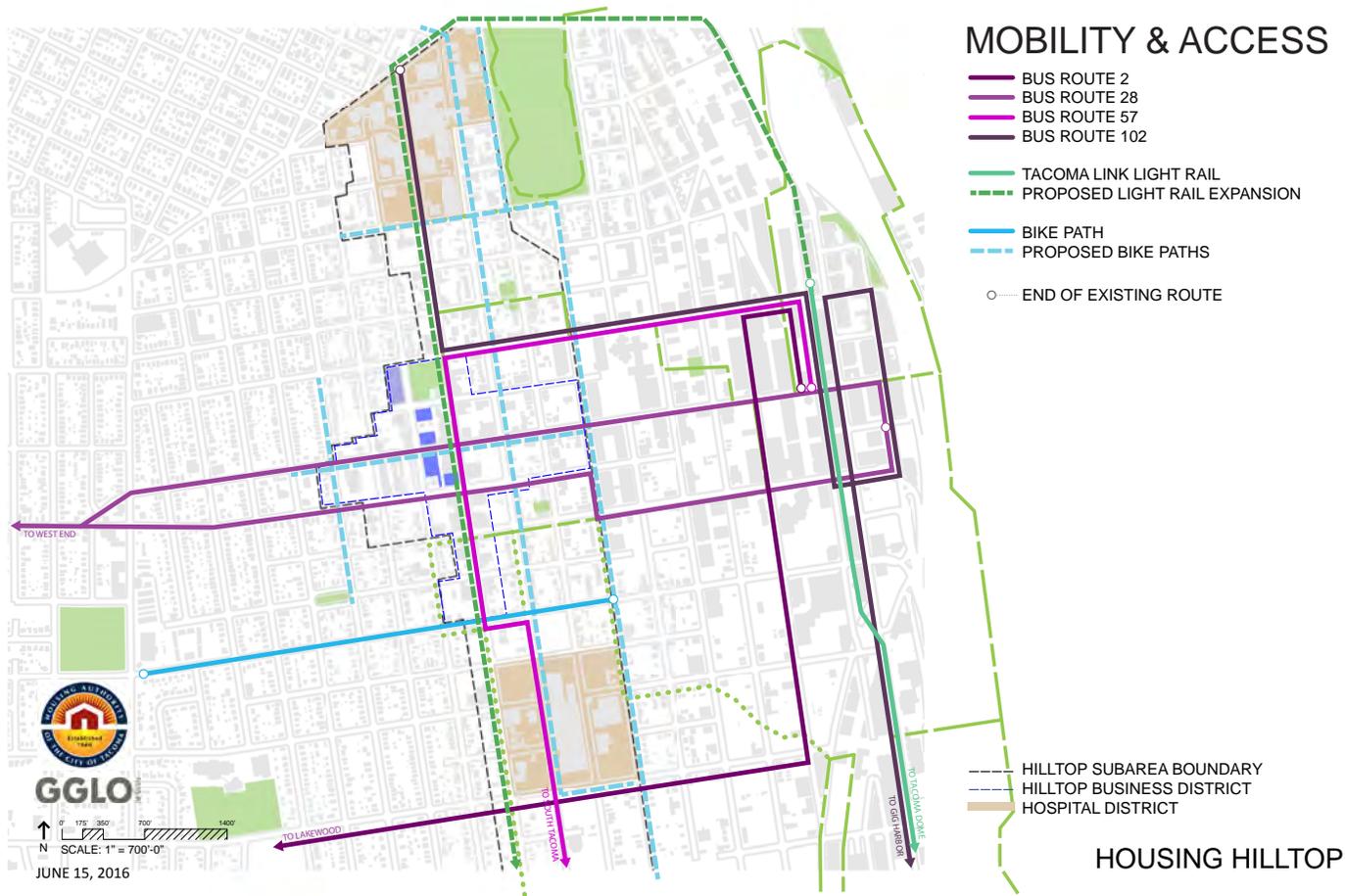


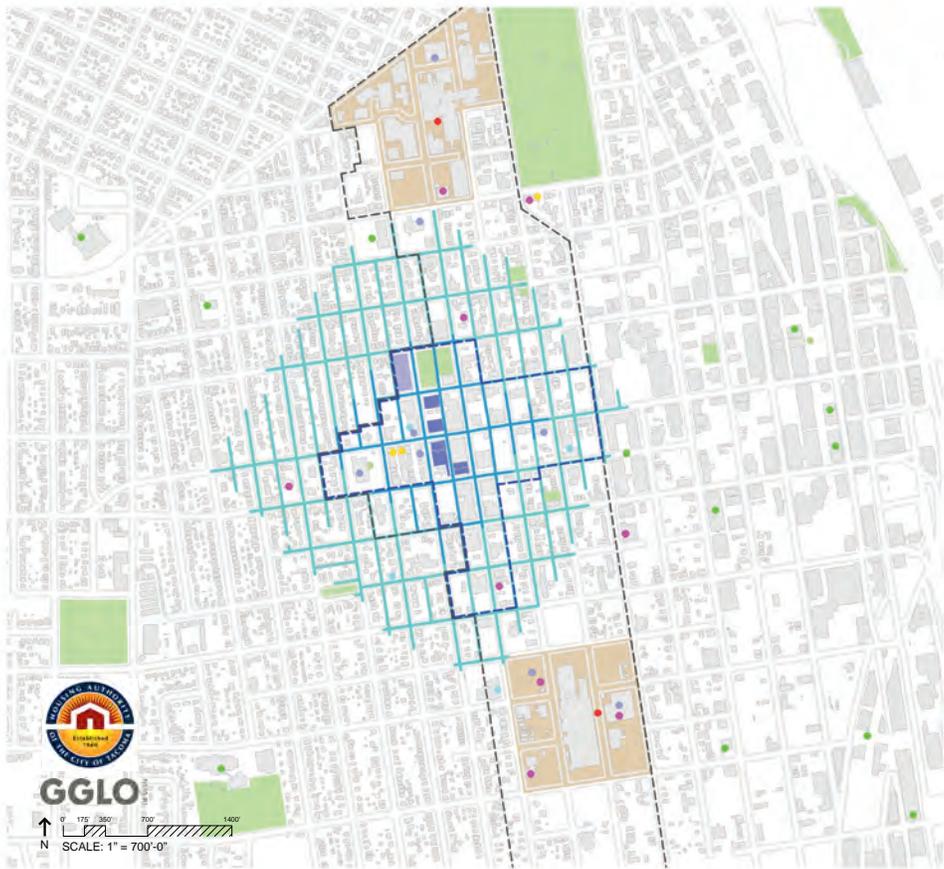
HOUSING & JOBS

- DENSITY OPPORTUNITIES
- RESIDENTIAL
- COMMERCIAL

- 5 MINUTE WALKING RADIUS
- 5 MINUTE CYCLING RADIUS
- - - HILLTOP SUBAREA BOUNDARY
- HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT

HOUSING HILLTOP





HEALTH & WELLBEING

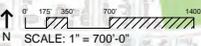
- SCHOOLS
- DAYCARE
- HOSPITAL
- CLINIC
- GROCERY STORE/FOOD MARKET
- PHARMACY
- DENTISTS

- 5 MINUTE WALKING RADIUS
- 5 MINUTE CYCLING RADIUS
- HILLTOP SUBAREA BOUNDARY
- HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT

HOUSING HILLTOP



GGLO



JUNE 15, 2016

Homework Meeting Agenda #2

- Date:** July 6, 2016
- Location:** Hilltop Key Bank Building
- Meeting #** Homework #2
- Subject:** Asset Mapping and Linkages
- Attendees:** Homework Group +/-25 Attendees
- Objective:** Framing of opportunities, connections and community treasures.

NEW BUSINESS

- | | | |
|-------|---|-------------|
| 02.01 | Introduction: <ul style="list-style-type: none">• Introductions – THA• Recap Previous Meetings – GGLO/THA• Current Analysis Report – GGLO / Heartland | 12:00-12:30 |
| 02.02 | Community Map & Homework Reports <ul style="list-style-type: none">• What is planned and underway in the neighborhood?• Where are your favorite places?• Where do you work, shop, and eat?• Where are your typical walking driving and bus routes?• Where do you avoid?• What is missing from the neighborhood?• What are the key assets in the Hilltop, and how has the neighborhood and its residents been shaped by these assets?• How might these assets support achieving goals within the cross-functional Focus Areas?• What assets are needed to support new residents?• What assets might new residents support?• What are the barriers to welcoming new residents to the neighborhood? | 12:30-1:30 |
| 02.03 | Wrap up & Homework Assignment <ul style="list-style-type: none">• Programming Needs | 1:30-1:45 |

Housing Hilltop

Homework Meeting #2

7/6/2014

Notes taken by Shane Leaman & Jon Hall

HWG = Homework Group Participants

THA=THA representative

Presentation

12:15 Beginning of Powerpoint Presentation

12:18 HWG have questions about the study area of Hilltop, they need help understanding the different ranges the graphs represent. Define Hilltop, vs Sub area, vs bikeshed , vs walkshed.

HWG would like glossary of additional terms.

HWG comments the range should be from Tacoma to Sprague and from 6th to the water.

THA comments while the area is well served by parks, are the parks truly linked?

12:40 HWG comments the increase in housing is due to jobs in Seattle, people commute from Tacoma to Seattle because it is more affordable in Tacoma. This bears out in our travel data.

HWG would like to see comparison of income and education of people within hilltop and those who come from outside Hilltop.

HWG discussion around lack of job opportunities for people in the hilltop due to lack of education for those jobs and also lack of jobs available in hilltop for those with limited experience or education. Catch-22.

HWG asks what could be done to assist Hilltop residents to attain the local jobs.

THA Josh comments he believes there are around 5,000 households in Hilltop (based on census data, I found that there are just under 3,000 households in Hilltop).

THA comments there are training opportunities (Bates college) for high paying Health Care work in Hilltop, but residents are not aware or do not have access to the training.

12:50 HWG comments people live in Hilltop, get an education, then move to better opportunities.

Some people's obstacles to education are financing and time.

12:56 HWG comments Concentration of 20-30 year olds in Hilltop may be due to proximity to University.

HWG would like to see more historical racial data to evaluate gentrification.

Mapping Exercise

HWG were encouraged to discuss their findings.

Positives:

Good green space.

Lots of good existing spaces and services highlighted. Primarily along MLK and 11th.

Vacant storefronts can be seen as a positive as they provide opportunities for new businesses to spring up with minimal investment rather than the need to build a whole new building.

Neutral:

Undeveloped areas need to be better utilized.

Safeway needs improvement and competition.

Light Rail is a good plan, but is it going to address the needs of the residents. Some expressed frustration that it does not seem to connect Hilltop to places like Tacoma Mall.

Light rail may displace people due to improving access to the neighborhood.

There was some inter-neighborhood tension over the placement of the Light Rail.

Policies need to address gentrification.

Institutions such as Tacoma Community House need to better understand the needs of the neighborhood (such as, why not expand on MLK?). Organizations on Hilltop are not necessarily seen to serve the residents of Hilltop.

Property owners may not have interests which align with the vision of Hilltop residents.

Gentrification is coming. How can we maximize the positive effects (bustling businesses, more people, community gatherings) and minimize the negatives (displacement, loss of diversity)

Negatives:

Hilltop needs to develop with a bigger picture in mind.

Save-On parking lot is not a positive message.

Lack of small businesses (butchers, bakers, etc).

Lack of crosswalks.

Community Medical buildings across from Key Bank provide needed services, but buildings and number of vacant spaces are not positive.

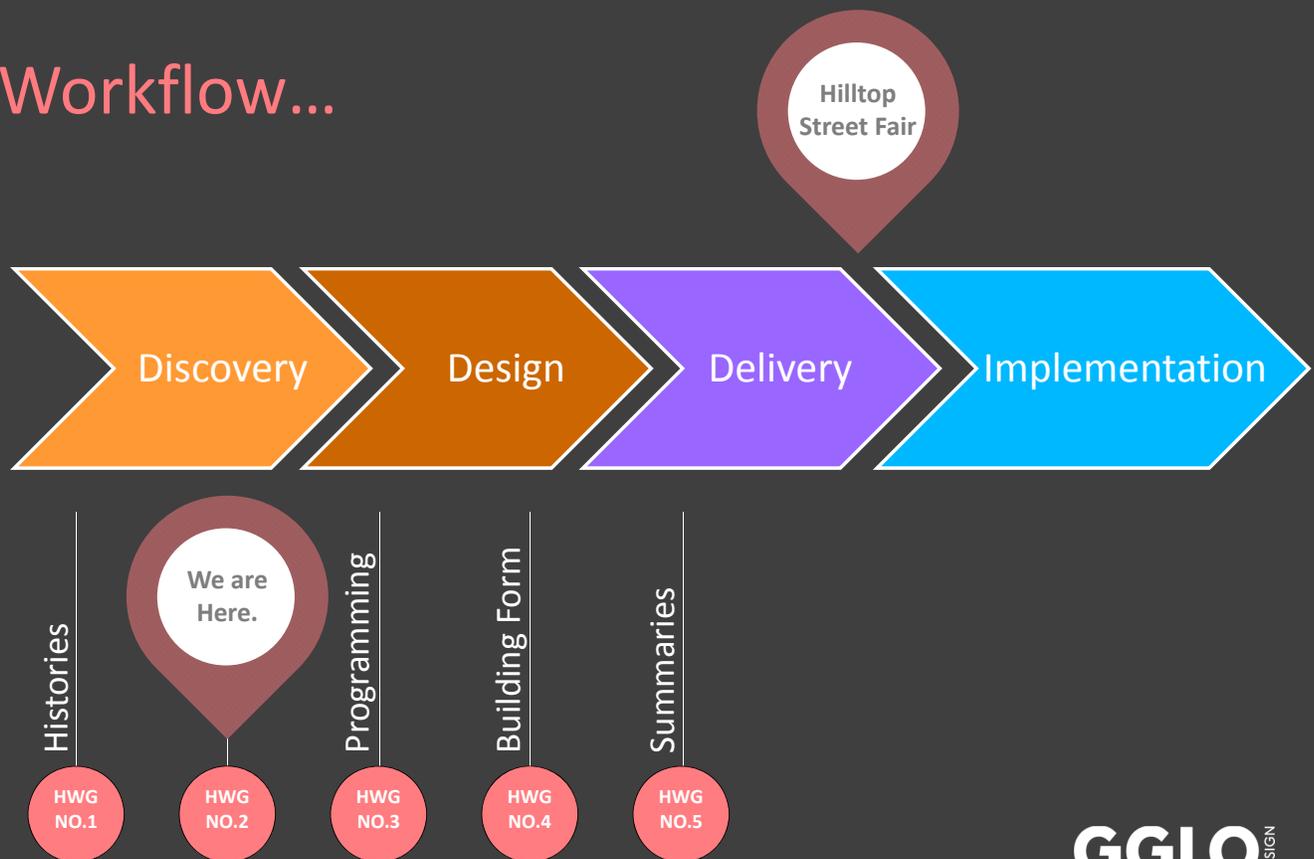
Housing Hilltop

Asset Mapping and Linkages

Homework Group Meeting No. 2
July 7, 2016

GGLO DESIGN

Workflow...



GGLO DESIGN

Workflow...



Histories

HWG NO.1

HWG NO.2



...today's topic

Walking Audit (complete)

Neighborhood Inventory (almost there!!)

- Resilience
- Health and Well-Being
- Jobs and Housing
- Community Identity
- Mobility

Market Review (check in)

Parking Review (in progress)



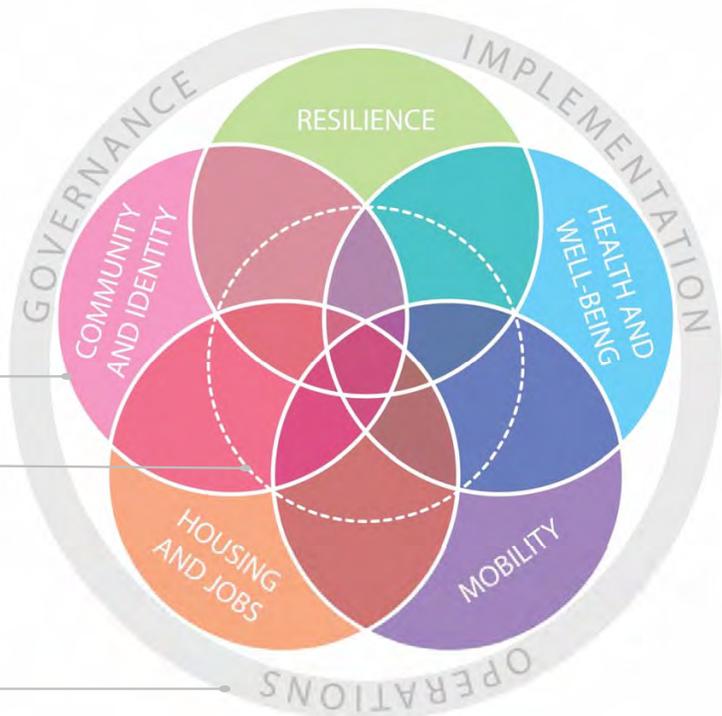
Holistic Planning...

...today's topic

Refine focus areas

Set measurable goals

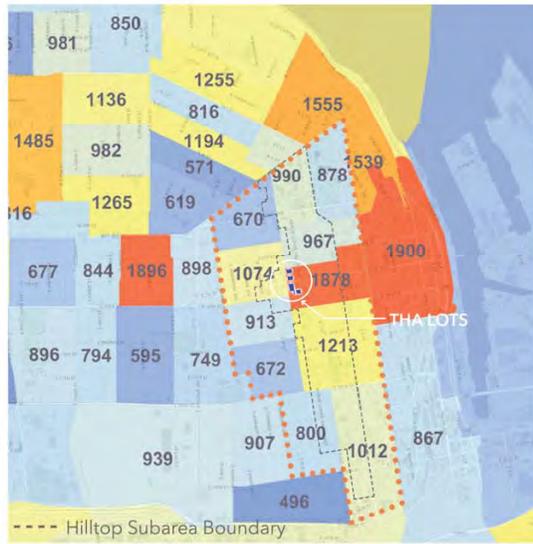
Check in on progress





Demographic Overview

Population by block groups



QUICK HILLTOP NEIGHBORHOOD STATS

TOTAL POPULATION:	11,067 PEOPLE
NUMBER OF HOUSEHOLDS:	2,914 HOUSEHOLDS
AVERAGE AGE:	32.1 YEARS
AVG. HOUSEHOLD INCOME:	\$34,140

- HILLTOP SUBAREA
- HILLTOP NEIGHBORHOOD
Defined by block groups overlapping the Tacoma Hilltop Subarea Plan.

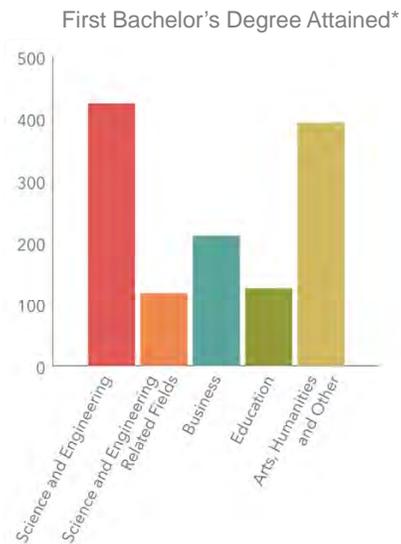
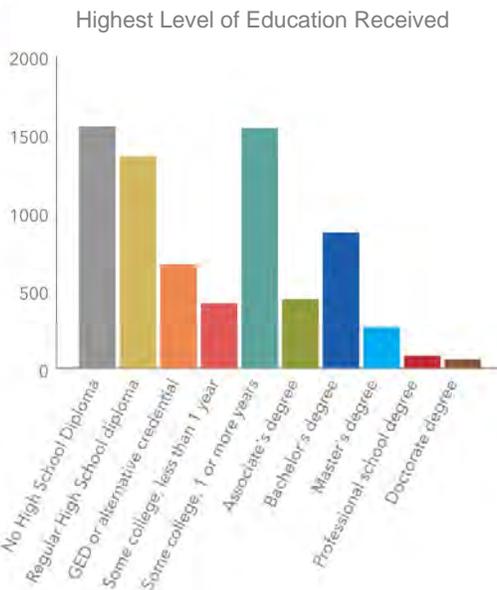
Fewer Individuals More Individuals

Source: US Census; American Community Survey 2014



Demographic Overview

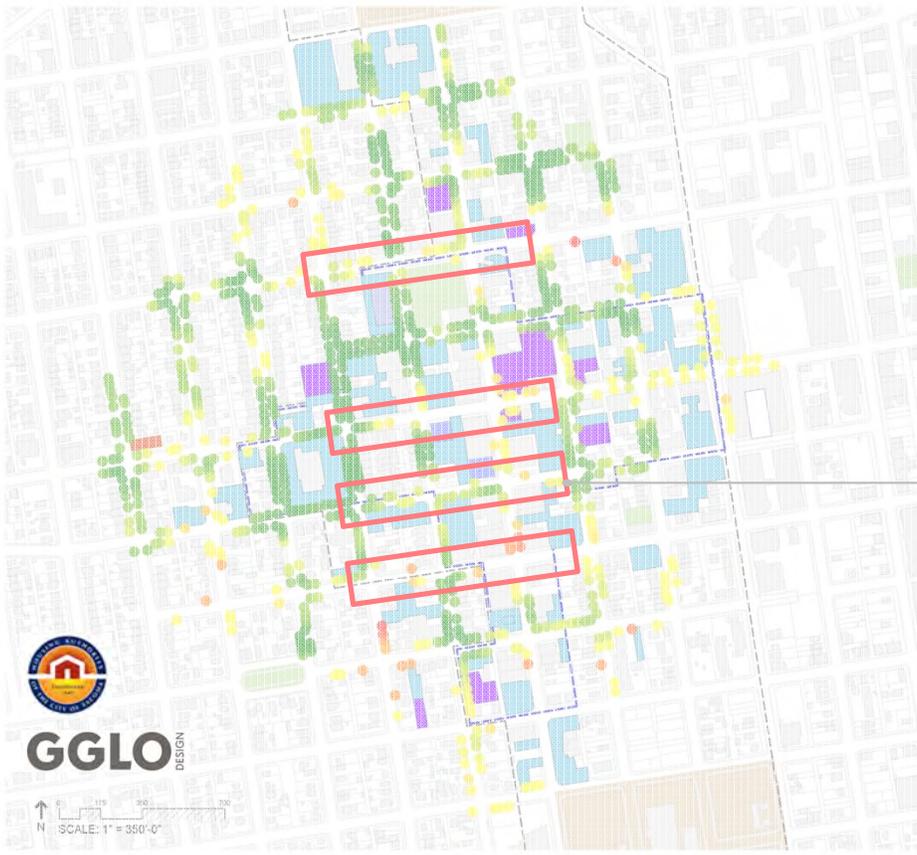
Education



*Population 25 years and over with a Bachelor's degree or higher attainment

Source: US Census; American Community Survey 2014





RESILIENCE

- IMPERVIOUS SURFACE
- OPEN LOT
- PARK
- COMMUNITY GARDEN
- STREET TREE DENSE CANOPY
- STREET TREE AVERAGE CANOPY
- STREET TREE MINIMAL CANOPY

Sloping E-W streets lack the tree canopy and green stormwater infrastructure.

- HILLTOP SUBAREA BOUNDARY
- HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT

HOUSING HILLTOP



HEALTH & WELLBEING

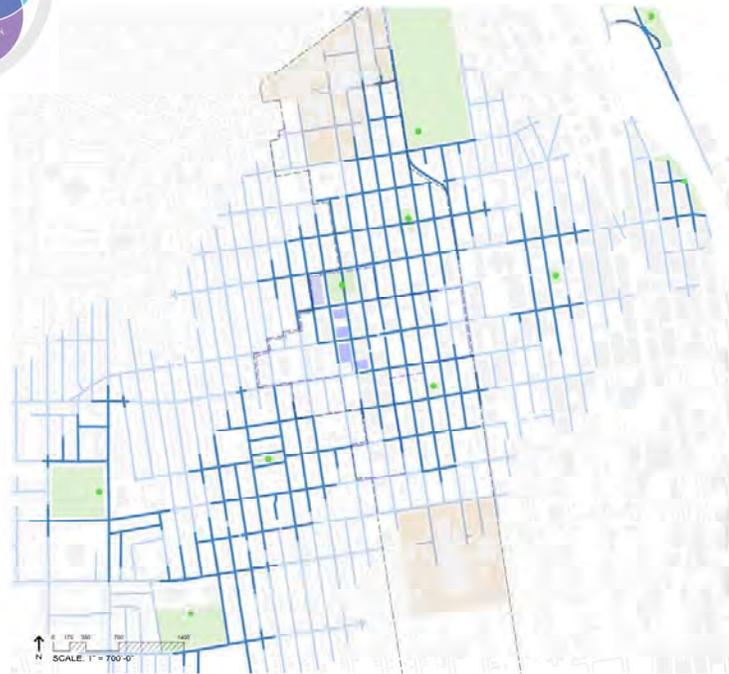
- SCHOOLS
- DAYCARE
- HOSPITAL
- CLINIC
- GROCERY STORE/FOOD MARKET
- PHARMACY
- DENTISTS

- 5 MINUTE WALKING RADIUS
- 5 MINUTE CYCLING RADIUS
- HILLTOP SUBAREA BOUNDARY
- HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT

HOUSING HILLTOP



Health and Well-Being



ACCESS TO PARKS

- 5 MINUTES FROM AT LEAST 1 PARK
- 10 MINUTES FROM AT LEAST 1 PARK
- PARKS

- 5 MINUTE WALKING RADIUS
- 5 MINUTE CYCLING RADIUS
- HILLTOP SUBAREA BOUNDARY
- HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT

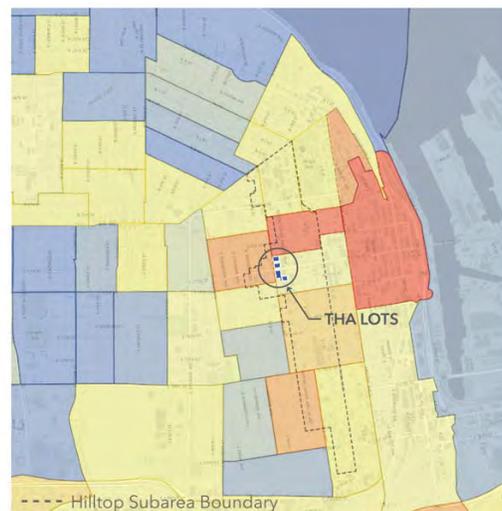


GGLO DESIGN



Health and Well-Being

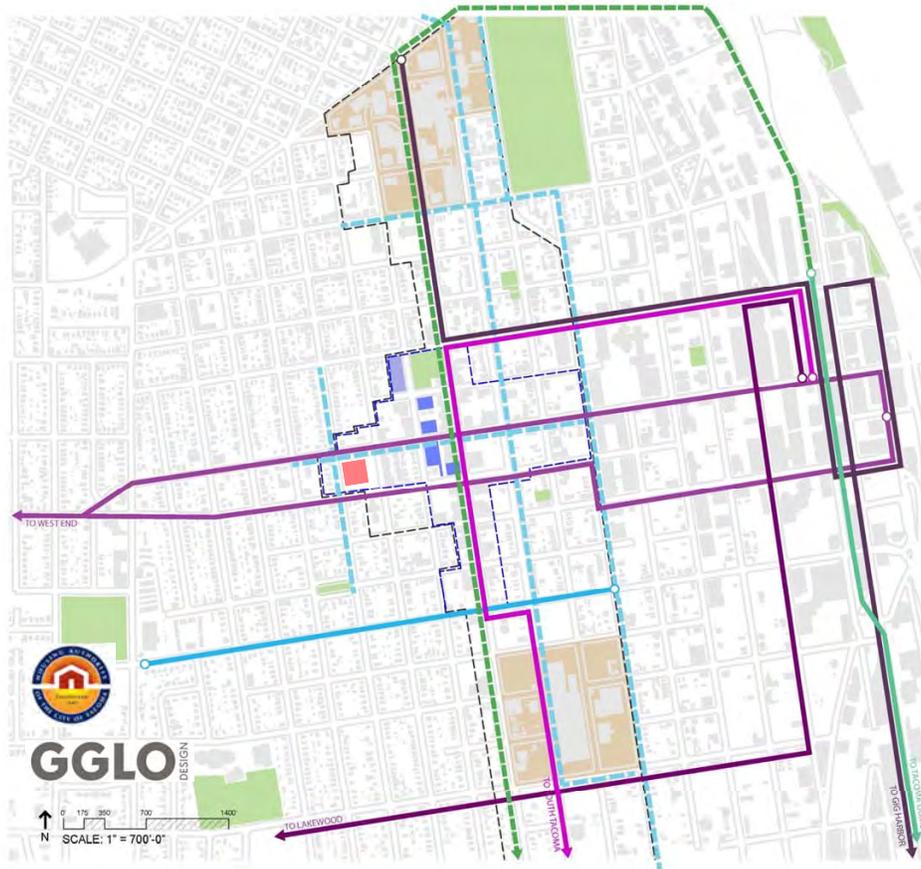
Number of individuals making less than the poverty income threshold



Fewer Individuals More Individuals

Source: US Census; American Community Survey 2014

GGLO DESIGN



MOBILITY & ACCESS

- BUS ROUTE 2
- BUS ROUTE 28
- BUS ROUTE 57
- BUS ROUTE 102
- TACOMA LINK LIGHT RAIL
- - - PROPOSED LIGHT RAIL EXPANSION
- BIKE PATH
- - - PROPOSED BIKE PATHS
- END OF EXISTING ROUTE

- - - HILLTOP SUBAREA BOUNDARY
- - - HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT

HOUSING HILLTOP



Mobility

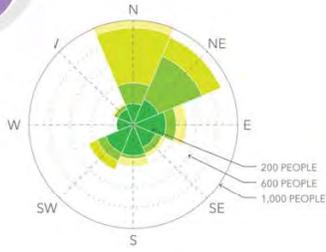


As new buildings are built, free parking in unenforced lots will need to find a new home.



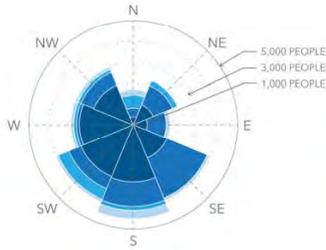
Mobility

Distance / Direction travelled for jobs in Hilltop region



Jobs by Distance From HOME to WORK

		2014	
		Count	Share
Total All Jobs		4,010	100.0%
Less than 10 miles	1,909	47.6%	
10 to 24 miles	975	24.3%	
25 to 50 miles	827	20.6%	
Greater than 50 miles	299	7.5%	



Jobs by Distance From WORK to HOME

		2014	
		Count	Share
Total All Jobs		23,998	100.0%
Less than 10 miles	13,968	58.2%	
10 to 24 miles	7,107	29.6%	
25 to 50 miles	1,805	7.5%	
Greater than 50 miles	1,118	4.7%	

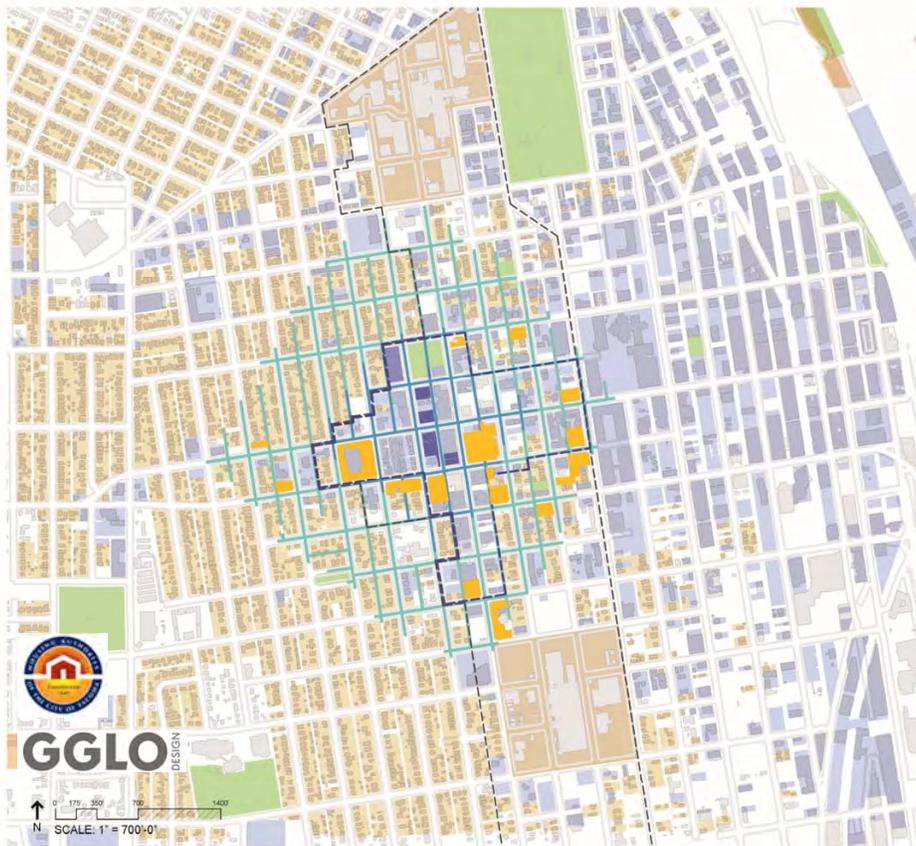


Total Jobs in Hilltop: 23,998



Employed in Hilltop, live outside Employed and live in Hilltop Employed outside, live in Hilltop

Source: US Census; American Community Survey 2014



HOUSING & JOBS

- DENSITY OPPORTUNITIES
- RESIDENTIAL
- COMMERCIAL

- 5 MINUTE WALKING RADIUS
- 5 MINUTE CYCLING RADIUS
- HILLTOP SUBAREA BOUNDARY
- HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT

HOUSING HILLTOP



Housing and Jobs

Number of occupied units



Source: US Census; American Community Survey 2014

GGLO
DESIGN



Housing and Jobs

Housing vacancy change between 2010 and 2014

Source: US Census; American Community Survey 2010 and 2014

GGLO
DESIGN



Housing and Jobs

Units owned compared to units rented



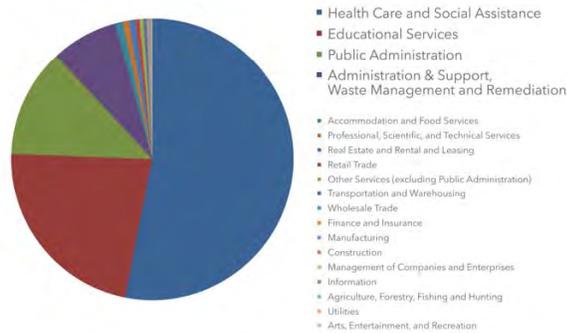
Source: US Census; American Community Survey 2014



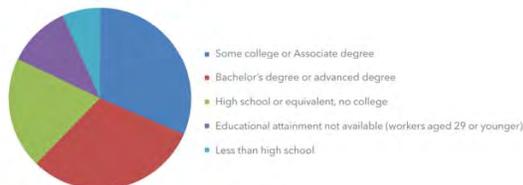
Housing and Jobs

Jobs in Hilltop

JOBS BY SECTOR

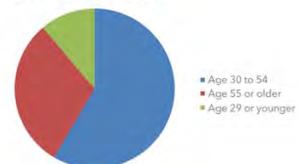


JOBS BY EDUCATION



Total Jobs in Hilltop: 23,998

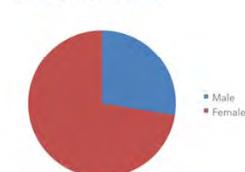
JOBS BY AGE



JOBS BY INCOME

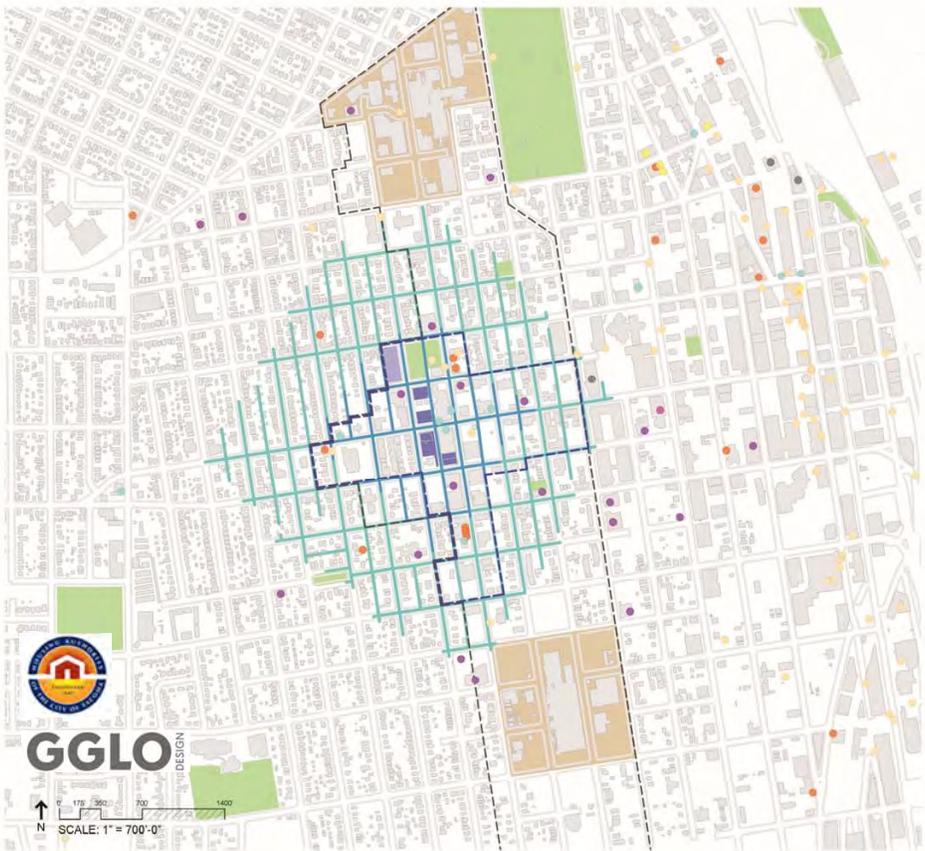


JOBS BY GENDER



Source: US Census; American Community Survey 2014





COMMUNITY IDENTITY

- ART STUDIOS
- PUBLIC ART
- LANDMARKS
- RESTAURANTS
- COMMUNITY SERVICES/CHURCH
- LIBRARY
- ENTERTAINMENT

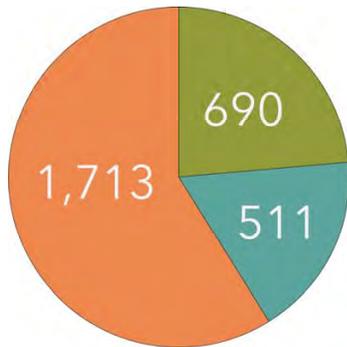
- 5 MINUTE WALKING RADIUS
- 5 MINUTE CYCLING RADIUS
- - - HILLTOP SUBAREA BOUNDARY
- HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT

HOUSING HILLTOP



Community Identity

Household type



2,914 HOUSEHOLDS IN HILLTOP

- MARRIED-COUPLE FAMILY
- OTHER FAMILY
- NON-FAMILY HOUSEHOLDS*

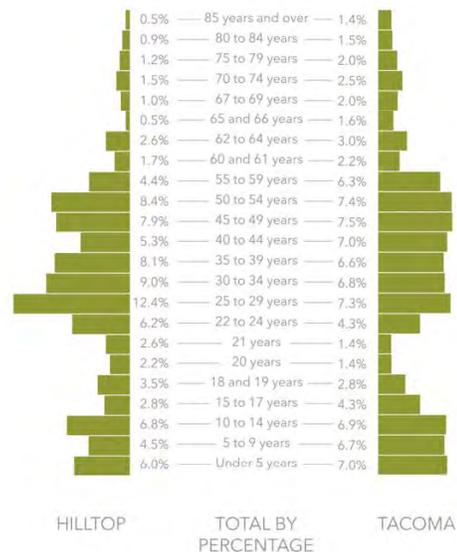
*Non-family Households are households where the occupants are not married nor do they have children. An unmarried couple, for example, is counted as a non-family household, provided they do not have children.

Source: US Census; American Community Survey 2014



Community Identity

Age by Sex – Hilltop and Tacoma



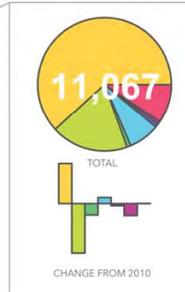
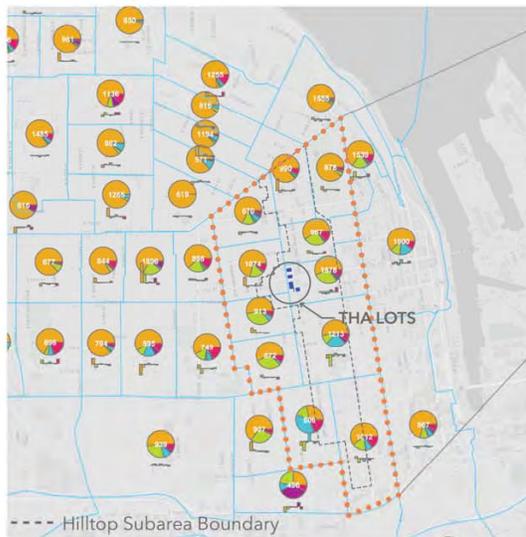
Source: US Census; American Community Survey 2014





Community Identity

Racial diversity and change in diversity since 2010



TOTAL RACIAL DIVERSITY IN HILLTOP

- 61.7% White
- 18.6% Black or African American
- 0.9% American Indian and Alaska Native
- 7.5% Asian
- 0.8% Native Hawaiian and Other Pacific Islander
- 0.8% Some other race
- 9.5% Two or more races

CHANGE IN DIVERSITY SINCE 2010

- + 682 White
- 868 Black or African American
- 196 American Indian and Alaska Native
- + 105 Asian
- 37 Native Hawaiian and Other Pacific Islander
- 206 Some other race
- + 3 Two or more races



Source: US Census; American Community Survey 2010 and 2014



What we've heard...

Community Identity



Safety



Access to Opportunity





What we've heard...



GGLO DESIGN



What we've heard...



GGLO DESIGN

Activity

In groups of 3-5... Mark on the map the specific locations of both positive and negative neighborhood landmarks and their relative importance. Be prepared to report back.

Think back to your homework assignment...

1. What are the key components in the Hilltop, and how has the neighborhood and its residents been shaped by these features? How might these elements support achieving goals within the cross-functional Focus Areas?
2. What elements are needed to support new residents?
3. What things might new residents support?
4. What are the barriers to welcoming new residents to the neighborhood?

GGLO
DESIGN

Homework...

Answer the following question:

What is missing from the neighborhood?

GGLO
DESIGN



Housing Hilltop

Asset Mapping and Linkages

Homework Group Meeting No. 2
July 7, 2016

GGLO
DESIGN



GGLO
DESIGN

Maps from the Hilltop Subarea Plan...

FIG. 6-3 EXISTING LAND USE BASED ON TAX PARCEL DATA

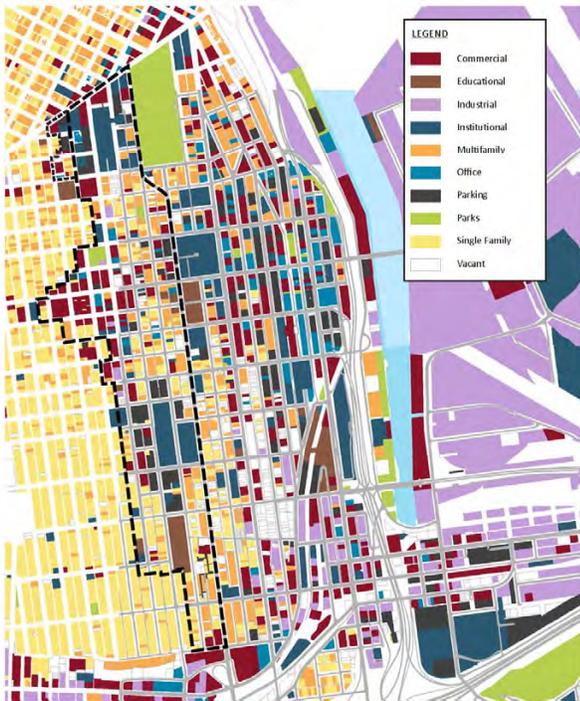


FIG. 6-4 EXISTING ZONING

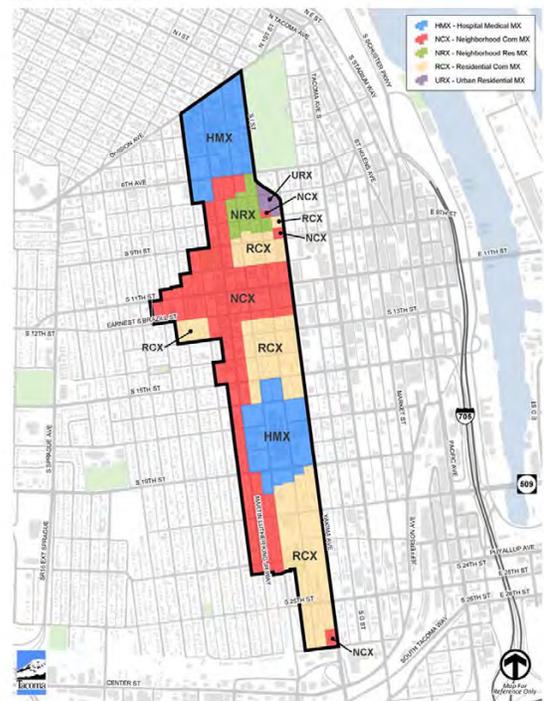


FIG. 4-2 HILLTOP AND VICINITY PARKS AND OPEN SPACES

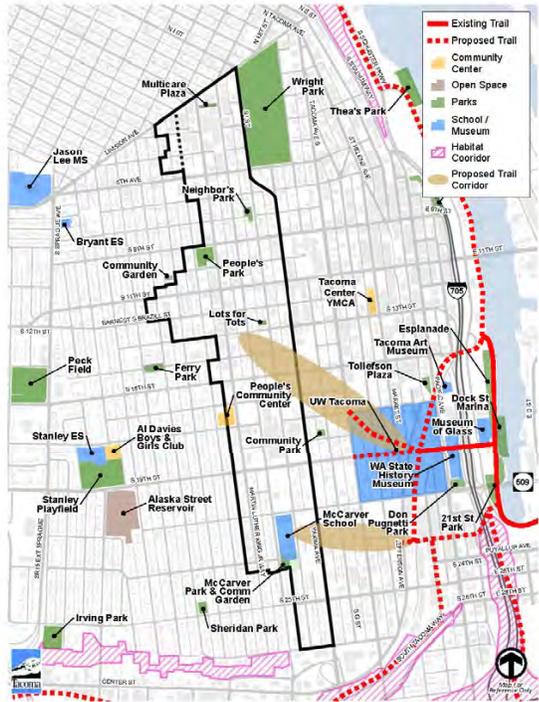


FIG. 3-8 ARTS, CULTURAL AND HISTORIC ASSETS IN THE HILLTOP SUBAREA AND NEARBY

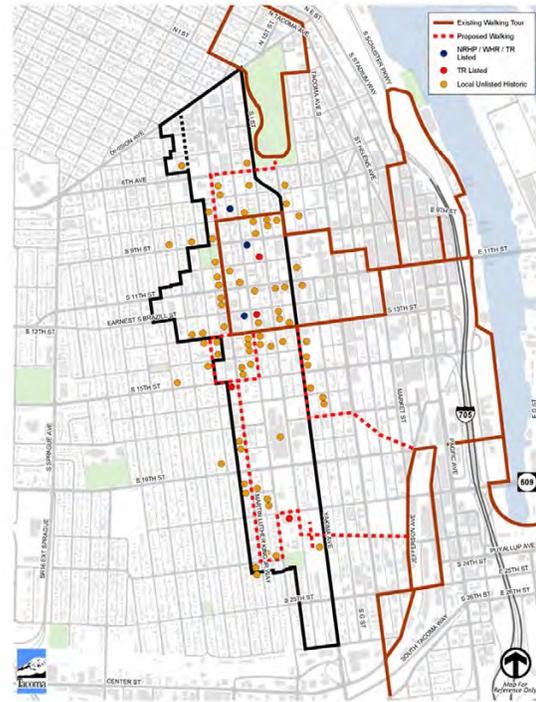


FIG. 6-5 DEVELOPMENT CAPACITY

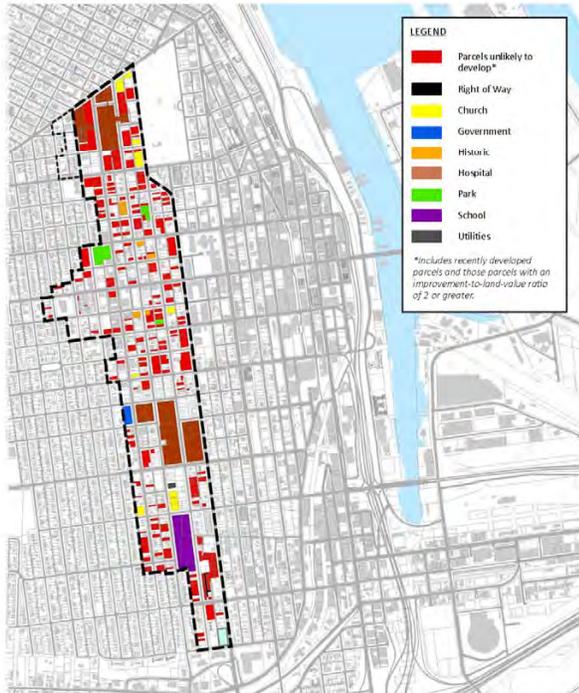


FIG. 3-16 ASSISTED HOUSING IN HILLTOP SUBAREA AND NEARBY

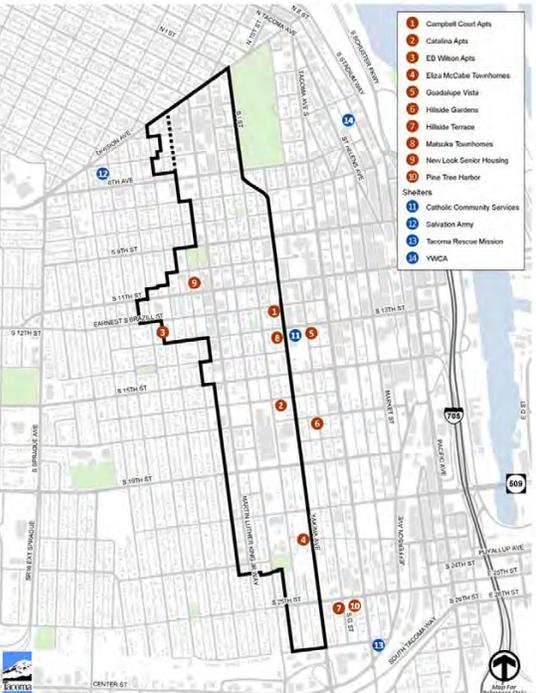


FIG. 7-21 HILLTOP CONTAMINATED SITES

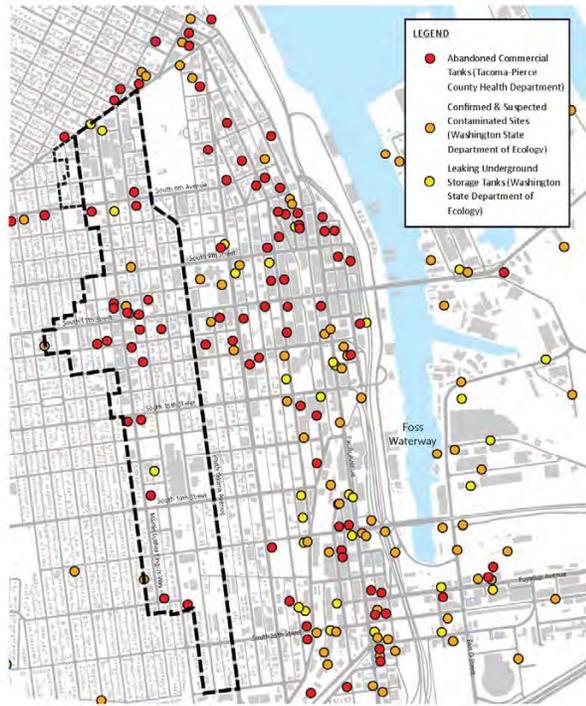


FIG. 7-17 HILLTOP CATALYST PROJECT SITES

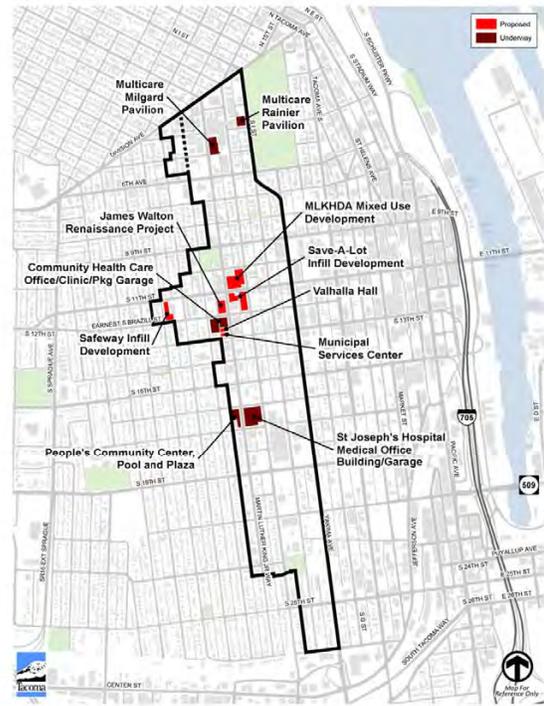


FIG. 5-23 "E-1" ALIGNMENT ALTERNATIVE SELECTED FOR THE FUTURE EXTENSION OF TACOMA LINK LIGHT RAIL (SPECIFIC ROUTE NOT YET DETERMINED)

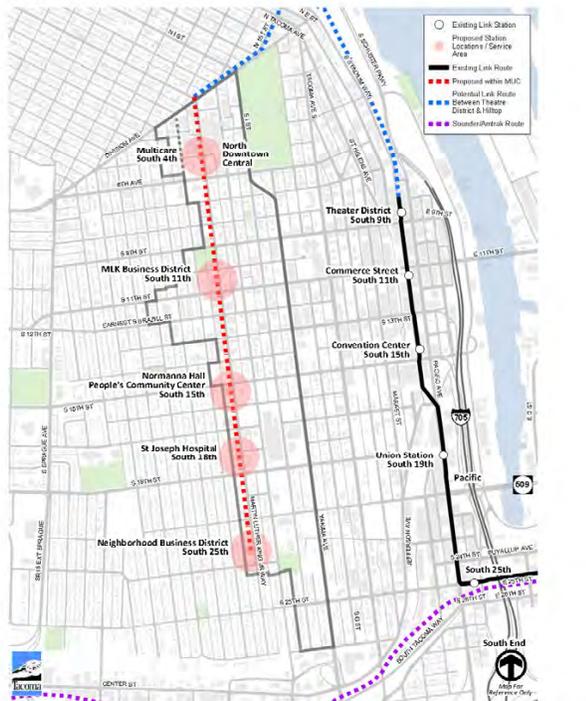


FIG. 5-16 COMPLETE STREET TYPE DESIGNATIONS

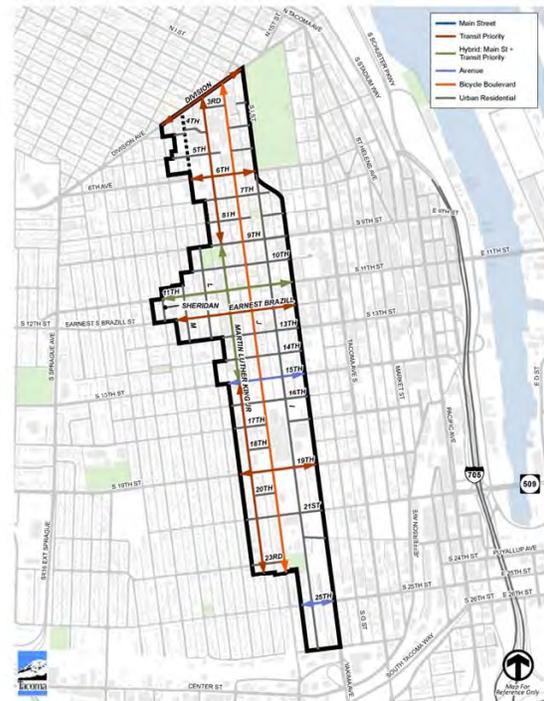


FIG. 5-5 KEY FEATURES OF PEDESTRIAN TRANSPORTATION NETWORK

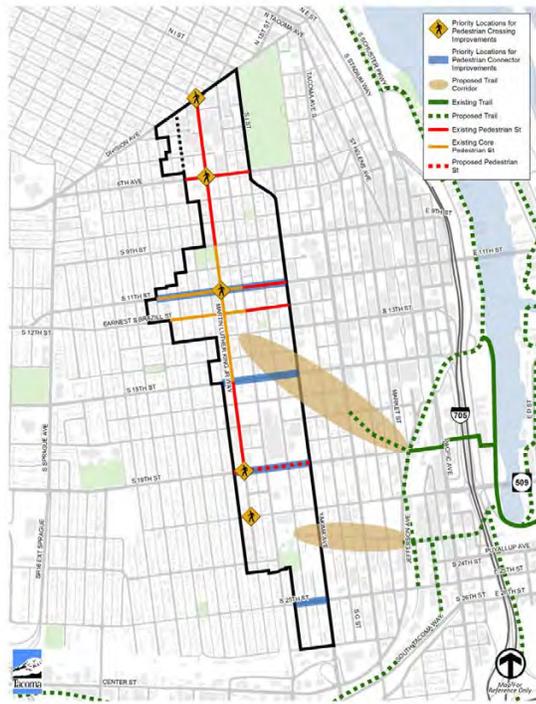


FIG. 5-6 KEY FEATURES OF THE BICYCLE AND TRANSIT NETWORK

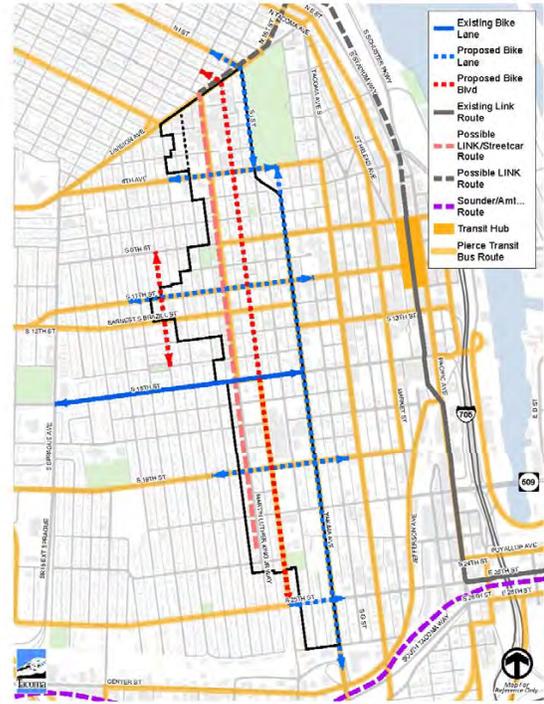


FIG. 7-18 Left - Visioning study for the northwest corner of MLK Jr Way and South Earnest Brazill Street. Above - Envelope studies on potential development sites at the MLKHDA site at MLK Jr Way and South 11th Street, the Browne's Star Grill/Pochert Building site at MLK Jr Way and South 12th Street, the former Save-a-Lot surface parking lots, and the Safeway (see Appendix K of the Draft Hilltop Subarea Plan for details on the envelope studies).



FIG. 7-19 Renderings of previously conducted massing studies on various potential catalyst development sites along the MLK Jr Way corridor.

Homework Meeting Agenda #3

Date: July 27, 2016
Location: Hilltop Key Bank Building
Meeting # Homework #3
Subject: Programming
Attendees: Homework Group +/-25 Attendees
Objective: Refine the potential & explore missing opportunities

03.01	Introduction: <ul style="list-style-type: none">• Introductions – THA• Recap Previous Meetings – GGLO/THA	12:00-12:15
03.02	Research: <ul style="list-style-type: none">• Summary of Findings to Date• Housing 101• Density 101	12:15-12:45
03.03	Activity: (Up to 5 small groups) <ul style="list-style-type: none">• Massing models on current THA sites• Housing Hilltop Kit• Neighborhood Kit	12:45-1:45
03.04	Wrap up & Homework Assignment: <ul style="list-style-type: none">• How will changes proposed impact the neighborhood and how can those changes be offset	1:45-2:00

Homework Meeting #3: Homework

Date: July 27, 2016
Location: Hilltop Key Bank Building
Meeting # Homework #3
Subject: Programming

Thank you for your continued time, energy, and thoughtful contributions to these planning sessions!

Breakout Session

Use the packets provided to build your group's consensus on appropriate developments and community investments on the table top map.

Housing Hilltop Packet:

- Build on the four Tacoma Housing Authority sites with the model pieces provided.
- If there are uses your group would like to see here that are not included, use blank pieces to write in your proposed use.
- You may and are encouraged to build multi-story buildings on these sites.

Neighborhood Packet:

- On other sites throughout the Housing Hilltop area, place pieces corresponding to the uses or improvements your group would like to see.
- If there are uses or improvements your group would like to see here that are not included, use blank pieces to write in your proposed use.
- If there are improvements beyond the scope of the table size map, those can be added to the larger floor map during the report back time.

At the end of the breakout session, each group will place their table map on the larger floor map and discuss their proposed changes with the Homework Group. Please select one spokesperson from your team to report back.

Homework:

At the next Homework Group Session we will be focusing in more depth upon potential built form and impacts of those developments. Within this in mind, please do your best to answer the following question:

When new development occurs on these four THA sites, what changes will occur to existing conditions which should be mitigated?

For example: Parking for New Look Apartment residents will need to be relocated when a new building occurs on that site.

Come to the next Homework Group Session ready to share your thoughts!

Housing Hilltop

Programming

Homework Group Meeting No. 3
July 27, 2016

GGLO
DESIGN

Workflow...

Walking Audit
Urban Analytics

Hilltop
Street Fair



Histories

HWG
NO.1

Landmarks

HWG
NO.2

We are
Here.

HWG
NO.3

Building Form

HWG
NO.4

Summaries

HWG
NO.5

GGLO
DESIGN

Workflow...

Walking Audit
Urban Analytics

Urban Design and Site Development



- Neighborhood Centers
- Street Level Design
- Parking and Circulation
- Building Typologies
- Phasing



GGLO DESIGN

What we've heard...

Community Identity



Safety



Access to Opportunity



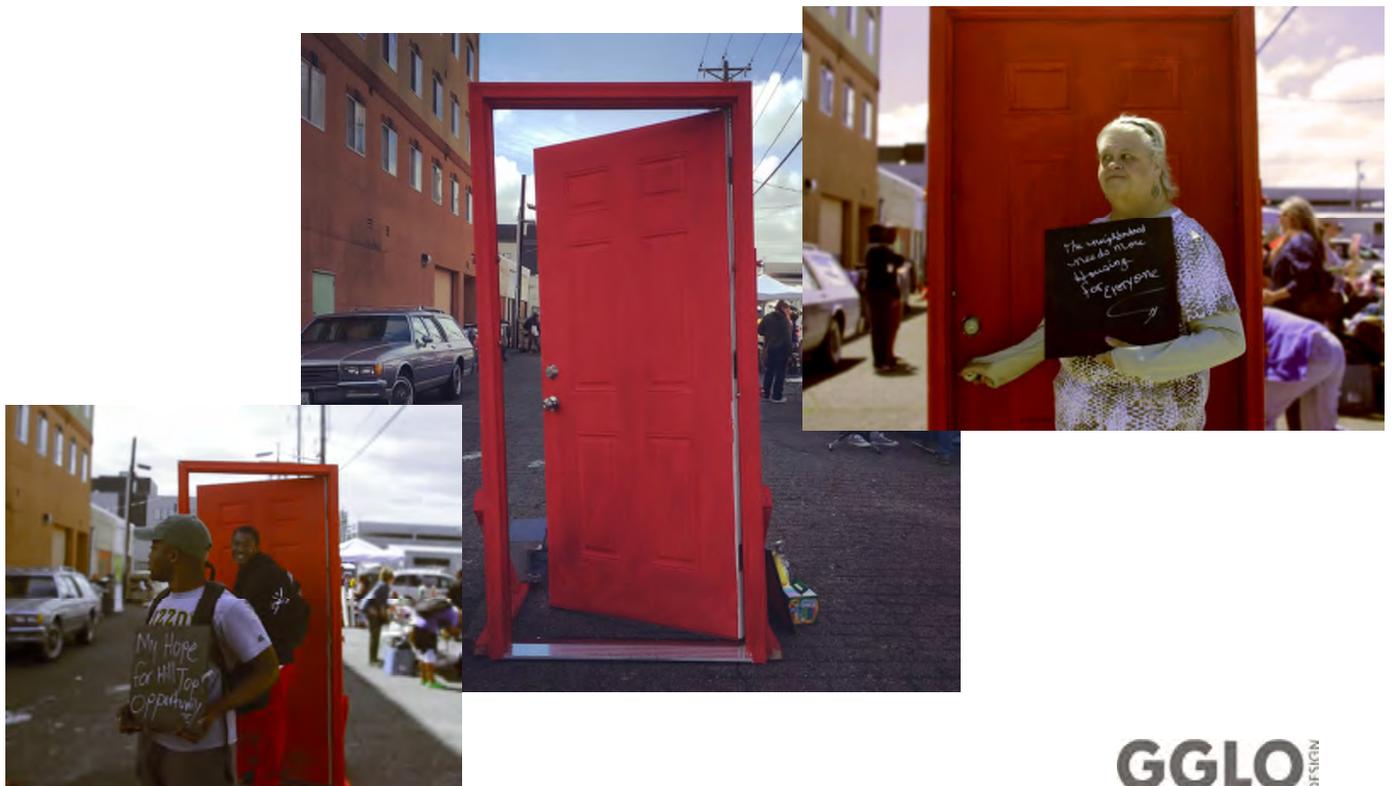
GGLO DESIGN

What we've heard...



GGLO DESIGN

What we've heard...



GGLO DESIGN

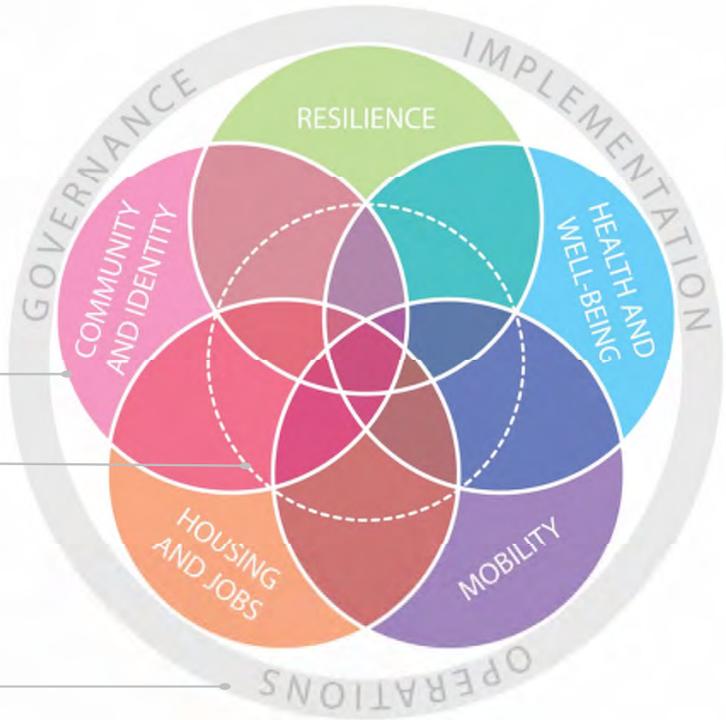
What we've heard...



What we've heard...



Holistic Planning...



Refine focus areas

Set measurable goals

...today's topic

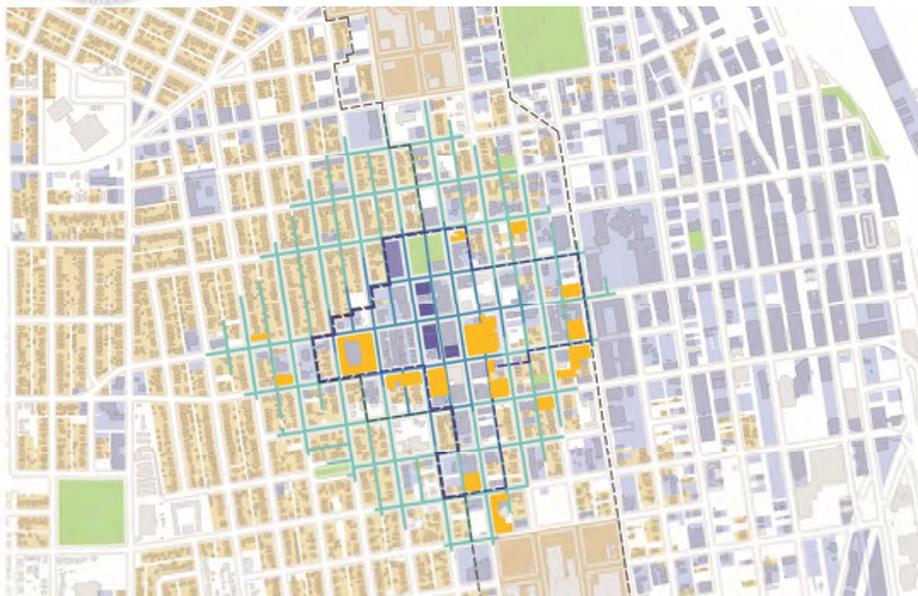
Check in on progress

GGLO
DESIGN



Housing and Jobs

Units owned compared to units rented

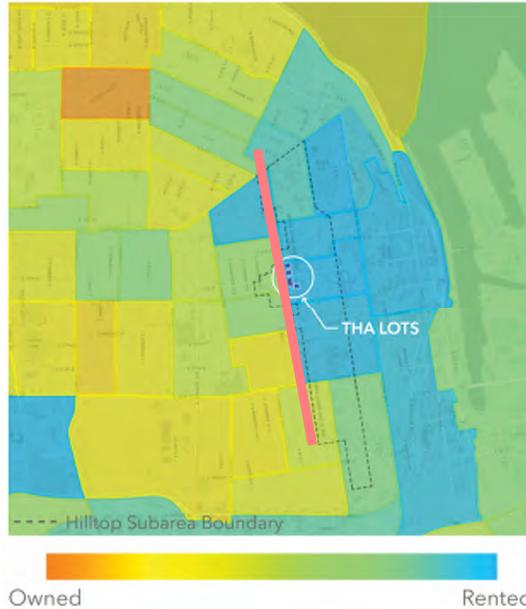


The Hilltop's commercial land base allows for new housing with less displacement.

GGLO
DESIGN



Community Identity



Hilltop is a seam between renters and homeowners; and between higher densities and lower densities, which helps make it a bridge between stability and change.

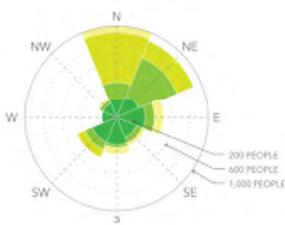
Units owned compared to units rented

Source: US Census; American Community Survey 2014

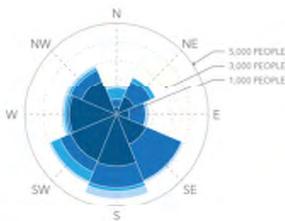


Mobility

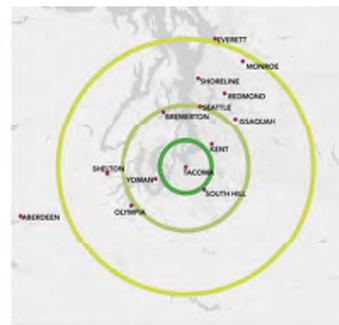
Distance / Direction travelled for jobs in Hilltop region



Jobs by Distance From HOME to WORK		2014	
Distance	Count	Share	
Less than 10 miles	1,909	47.6%	
10 to 24 miles	975	24.3%	
25 to 50 miles	827	20.6%	
Greater than 50 miles	299	7.5%	



Jobs by Distance From WORK to HOME		2014	
Distance	Count	Share	
Less than 10 miles	13,968	58.2%	
10 to 24 miles	7,107	29.6%	
25 to 50 miles	1,805	7.5%	
Greater than 50 miles	1,116	4.7%	



TOTAL JOBS: 27,646



Employed in Hilltop, live outside Employed and live in Hilltop Employed outside, live in Hilltop

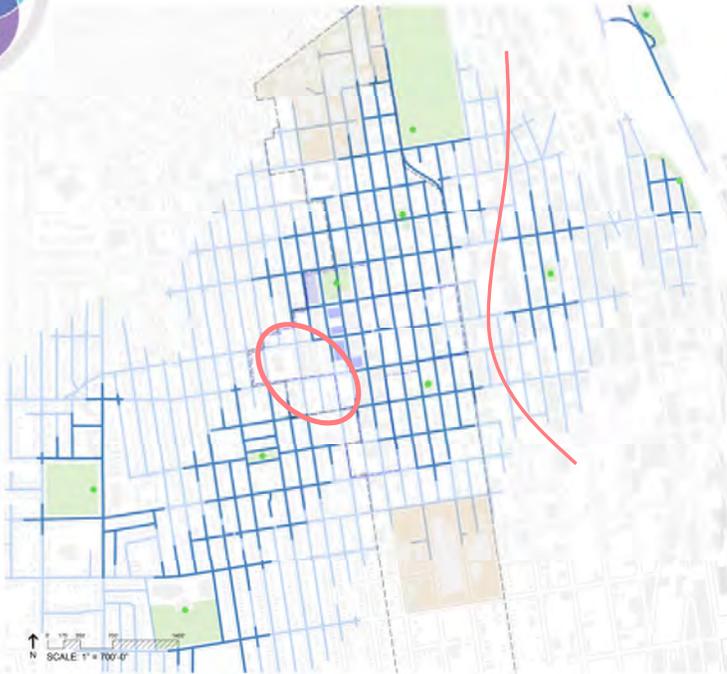
Of the nearly 24,000 jobs in Hilltop, only 400 are held by nearby residents.

Source: US Census; American Community Survey 2014





Health and Well-Being



ACCESS TO PARKS

- 5 MINUTES FROM AT LEAST 1 PARK
- 10 MINUTES FROM AT LEAST 1 PARK
- PARKS

Parks are plentiful but disconnected

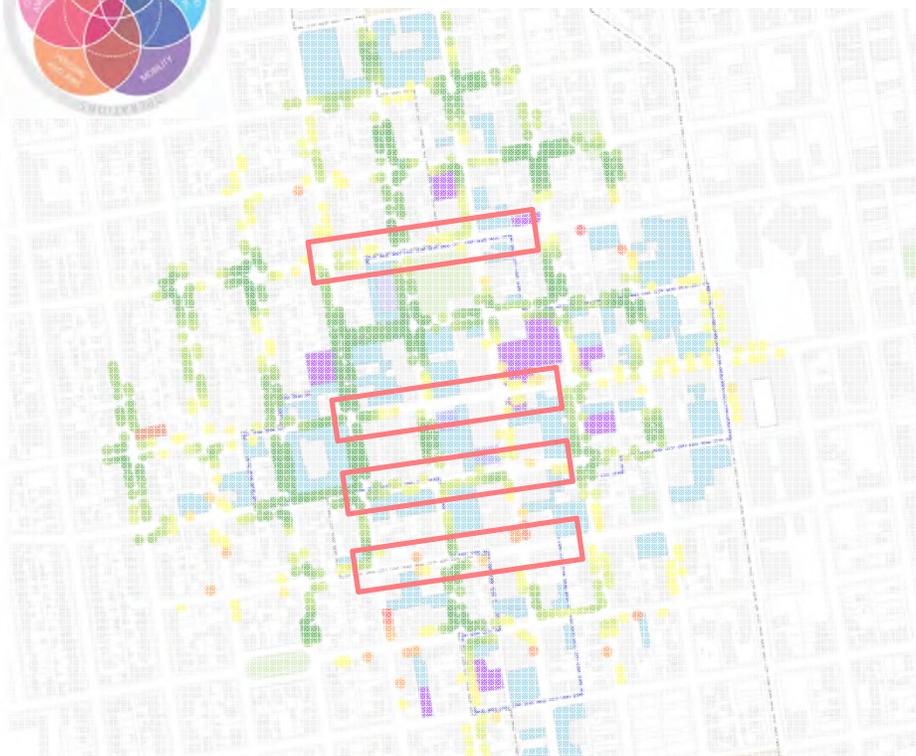
- 5 MINUTE WALKING RADIUS
- 5 MINUTE CYCLING RADIUS
- HILLTOP SUBAREA BOUNDARY
- HILLTOP BUSINESS DISTRICT
- HOSPITAL DISTRICT



GGLO DESIGN



Resilience



Some streets need a little attention.

GGLO DESIGN

Density and Urban Design...

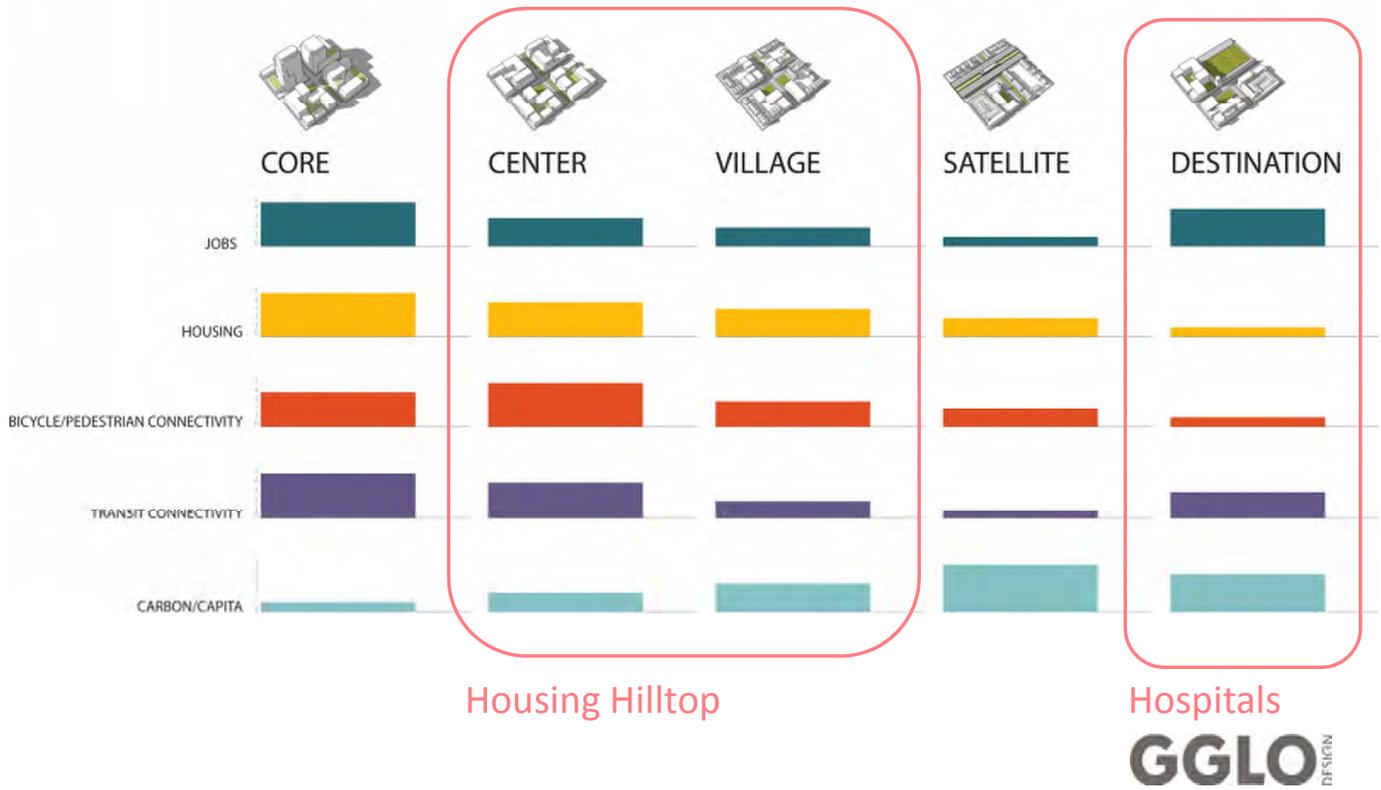
A brief overview of key concepts

GGLO
DESIGN

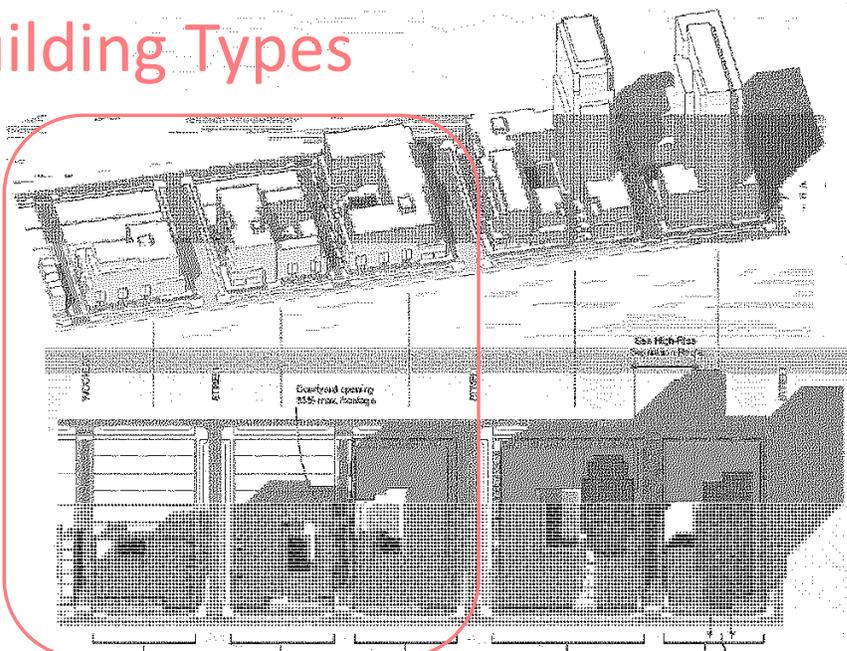


Sites...

Neighborhood centers

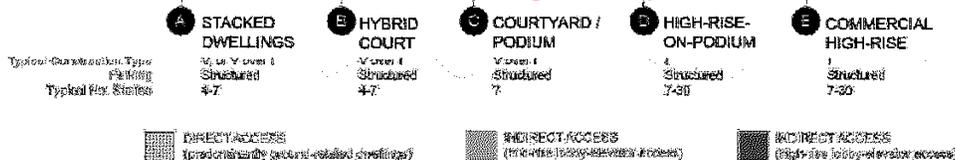


Building Types



- 85' height limit, which typically allows 7-stories in 5-stories of wood over 2-stories of concrete
- Housing on top
- Other uses at street level, including live-work units, retail, and/or building amenities.
- Townhouses can be at the base.

Housing Hilltop





14 units/acre

These townhouses at the Rainier Vista mixed-use development in Seattle provide eight low and moderate-income homes on 0.6 acres for a net density of 14 units per acre.



26 units/acre

The Salmon Creek mixed-use project at the Greenbridge development in White Center provides 34 low-income homes on 1.3 acres for a net density of 26 units per acre.



59 units/acre

The NIA apartments at the Greenbridge mixed-use development in White Center provides 82 low-income apartments on 1.39 acres for a net density of 59 units per acre.



98 units/acre

The Stone Way Apartments mixed-use development in Seattle's Wallingford neighborhood provides 70 low-income apartments on 0.71 acres for a net density of 98 units per acre.



194 units/acre

The Elycove mixed-use development in Seattle's South Lake Union neighborhood provides 161 mixed-income apartments on 0.83 acres for a net density of 194 units per acre.



333 units/acre

The 18-story M Street mixed-use development in Seattle's First Hill neighborhood provides 220 market-rate apartments on 0.66 acres for a net density of 333 units per acre.

GGLO DESIGN 53

THA PARKING LOT



50' BUILDING HEIGHT



65' BUILDING HEIGHT



85' BUILDING HEIGHT



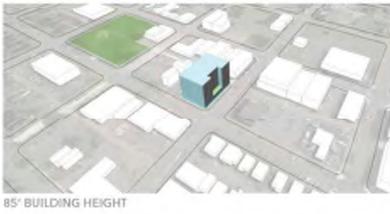
Lot Area	12,993 SF
Floor Plate Area	10,260 SF
Ground Floor Area	10,998 SF
Assumed Efficiency	85%

Building Height	Stories	Net Retail SF*	Net Residential SF	Unit Count (825 sf avg)
50	4	4,674	30,837	37
65	6	4,674	48,279	59
85	8	4,674	65,721	80

THA Parking Lot

GGLO DESIGN

NEW LOOK PARKING LOT



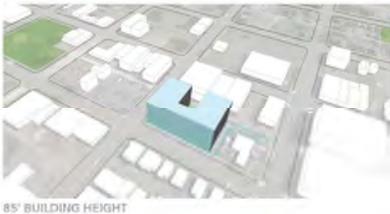
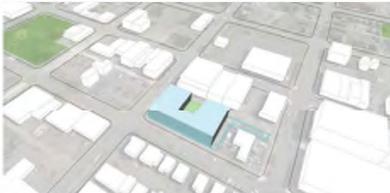
Lot Area	12,993 SF
Floor Plate Area	10,260 SF
Ground Floor Area	10,998 SF
Assumed Efficiency	85%

Building Height	Stories	Net Retail SF*	Net Residential SF	Unit Count (825 sf avg)
50	4	4,674	30,037	37
65	6	4,674	48,279	59
85	8	4,674	65,721	80

New Look Parking Lot



KEY BANK LOT



Lot Area	25,979 SF
Floor Plate Area	18,521 SF
Ground Floor Area	22,087 SF
Assumed Efficiency	85%

Building Height	Stories	Net Retail SF*	Net Residential SF	Unit Count (825 sf avg)
50	4	9,387	56,616	69
65	6	9,387	88,101	107
85	8	9,387	119,587	145

Key Bank Site



HILLTOP LOFTS LOT



50' BUILDING HEIGHT



65' BUILDING HEIGHT



85' BUILDING HEIGHT



Lot Area	11,960 SF
Floor Plate Area	9,575 SF
Ground Floor Area	10,170 SF
Assumed Efficiency	85%

Building Height	Stories	Net Retail SF*	Net Residential SF	Unit Count (825 sf avg)
50	4	4,322	20,732	35
65	6	4,322	45,016	55
85	8	4,322	61,294	74

Hilltop Lofts Site



Housing and Jobs

density supports neighborhood services within walking distance.

Type of store	sf viable retail space per household
Apparel	4.5
Appliance	0.5
Auto Supply	2.6
Book	1
Building Material	2.6
Department Variety	13.4
Drinking Places	1.5
Drug	3.1
Eating Places	12.4
Flower	0.5
Food Grocery	11.6

Type of store	sf viable retail space per household
Furniture	3.5
Gas Stations	5.5
Gift	1
Hardware	0.5
Hobby/Toy	1
Home Furnishings	1.6
Radio/TV/Computer/Music	2.3
Shoe	1.3
Sporting Goods	1.4
Total	71.8
Walkable Neighborhood Business District	~15

Source: Center for Economic Development, University of Wisconsin Extension and Property Counselors

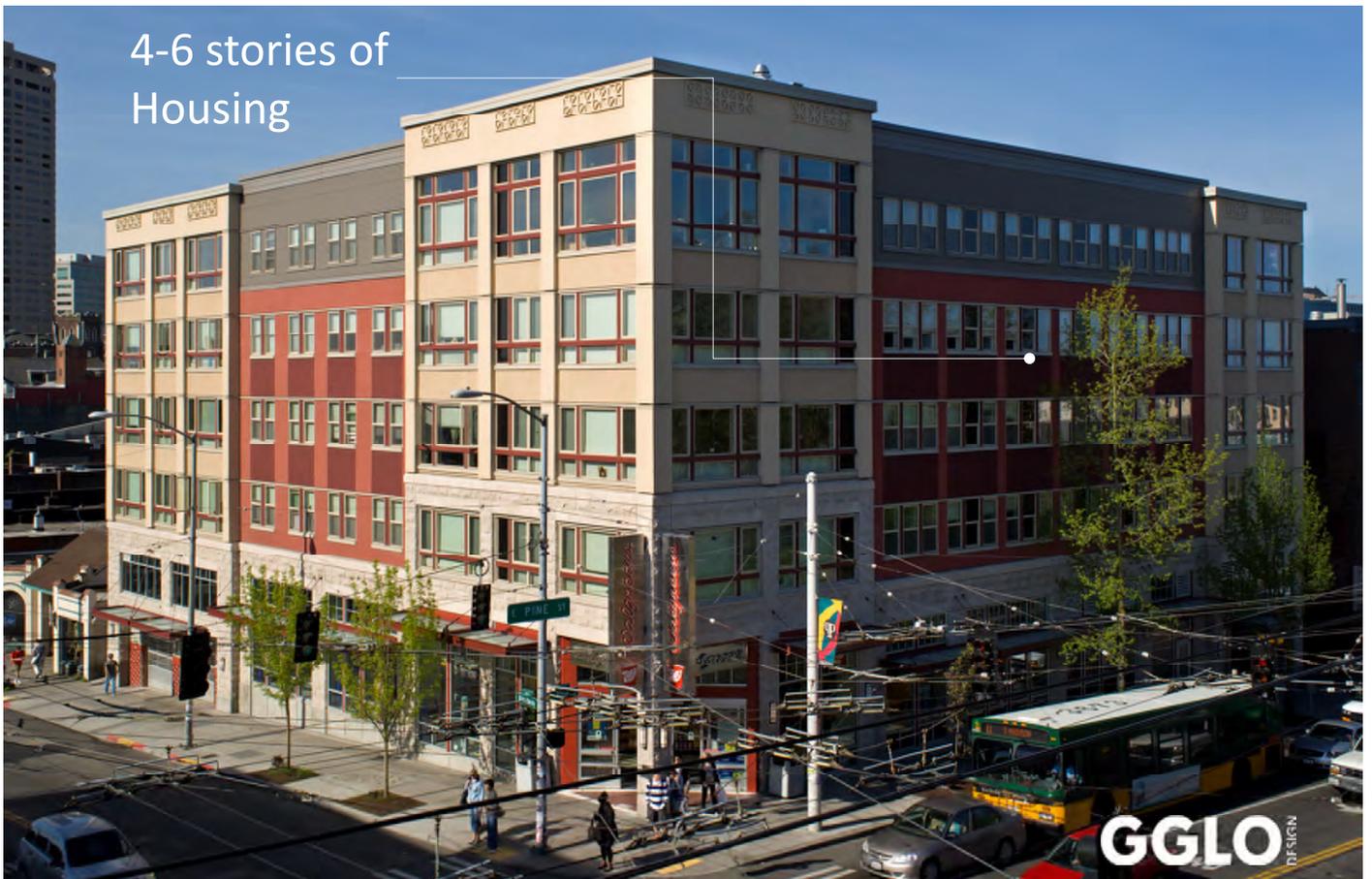


Housing Design...

A brief overview of key concepts

GGLO DESIGN

4-6 stories of
Housing

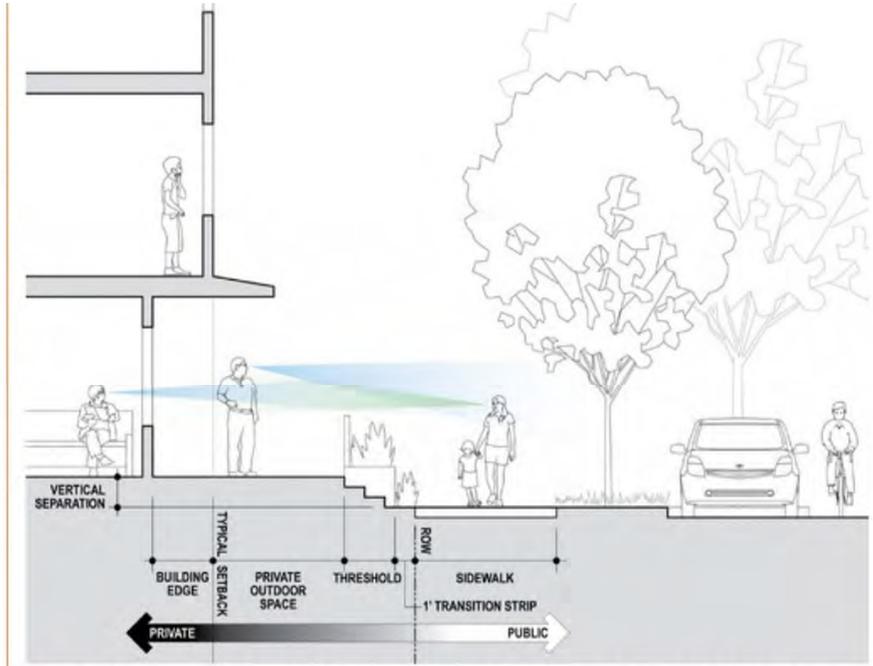


GGLO DESIGN



Ground-level entries

The setback entrance to an individual residential unit clearly marks the entry, and provides usable private outdoor space that successfully transitions a resident or visitor from the public to the private realm. (Photo: Gregg Galbraith; Design: GGLO)



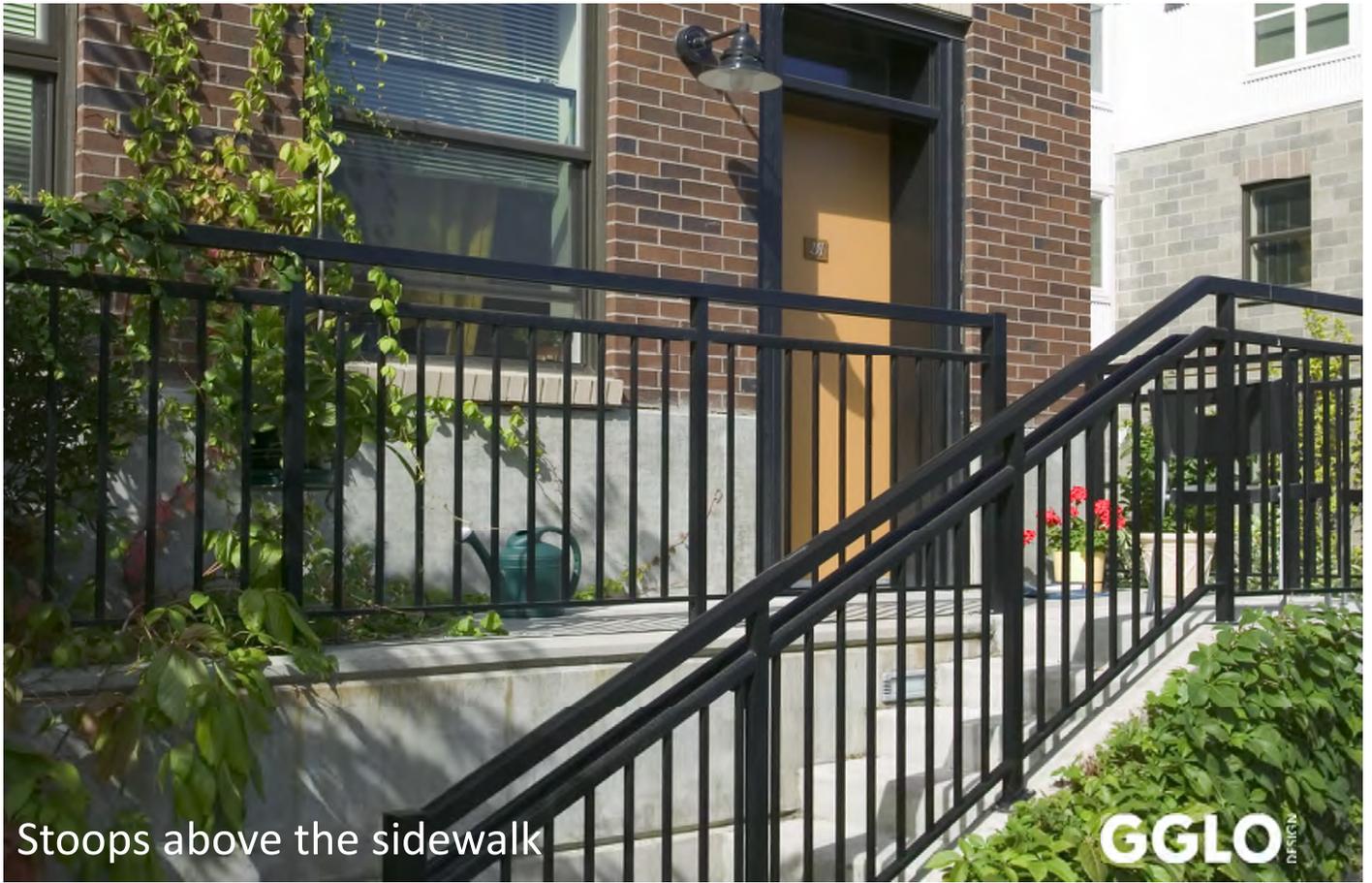
Essential elements of a typical residential frontage (facing a street or open space)
Residential frontage on streets and open spaces should include each element identified in this diagram.

GGLO DESIGN



Stoops at the sidewalk

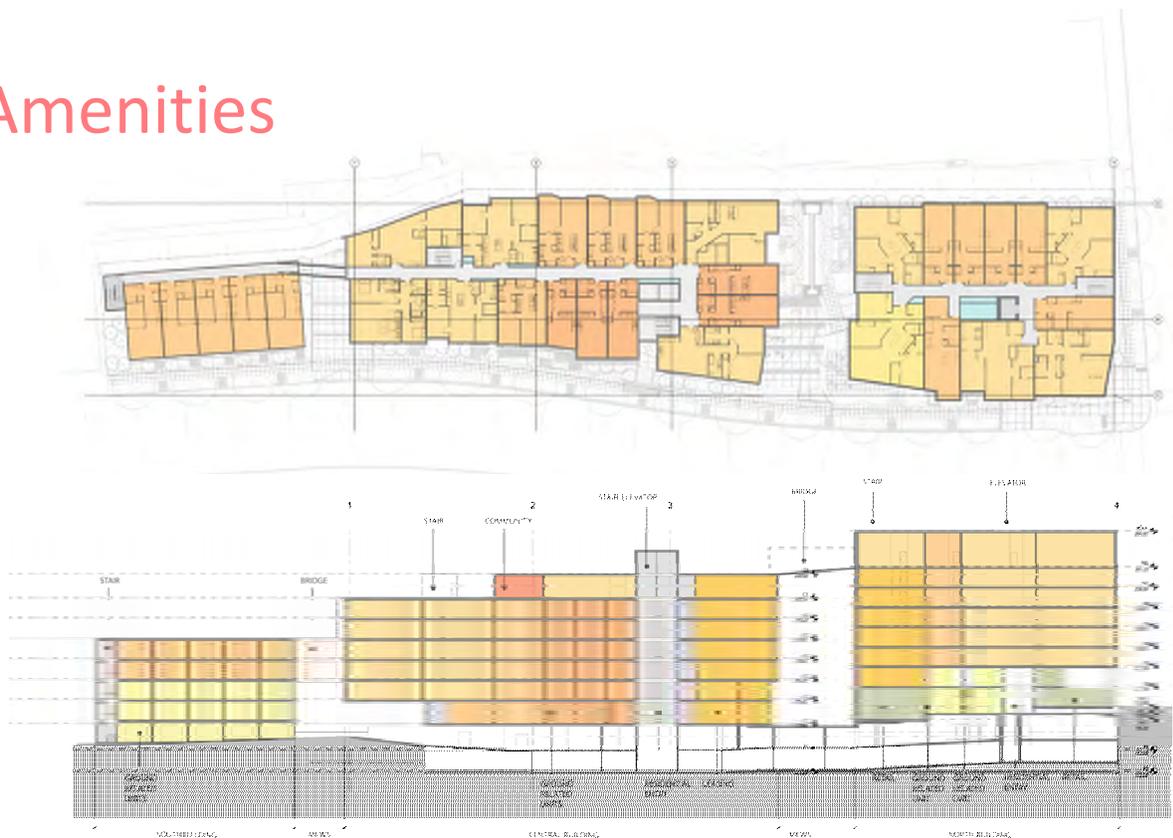
GGLO DESIGN



Stoops above the sidewalk

GGLO DESIGN

Amenities



GGLO DESIGN



Amenity Rooms

GGLO DESIGN



Lobbies and Gathering Spaces

GGLO DESIGN



Housing Affordability

Area Median Income

FY 2016 Income Limits Summary

FY 2016 Income Limit Area	Median Income Explanation	FY 2016 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Tacoma, WA HUD Metro FMR Area	\$72,300	Very Low (50%) Income Limits (\$) Explanation	25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750
		Extremely Low Income Limits (\$)* Explanation	15,200	17,400	20,160	24,300	28,440	32,580	36,730	40,890
		Low (80%) Income Limits (\$) Explanation	40,500	46,300	52,100	57,850	62,500	67,150	71,750	76,400



Extremely Low Income: 30% AMI

Median Retail Sales base salary:

\$18,960

Family of two

Very Low Income: 50% AMI

Median Intern Architect base salary:

\$31,149

Family of two

www.salarygenius.com

GGLO
GEOGRAPHIC
GENDER
LIFE ORIENTED

Low Income: 80% AMI aka “Workforce”

Median Teacher base salary:

\$59,969

Family of two

GGLO
GEOGRAPHIC
GENDER
LIFE ORIENTED

How we will fund this...

- Owner equity
- THA capital funds (Federal via internal)
- Private Loans (bank)
- Housing Trust Fund (State)
- HOME Grant funds (Federal via city)
- Low Income Housing Tax Credits (9% or 4%)
- Rent revenue (possibly from market renters, Section 8 vouchers or Project Based Vouchers)



Activity

In groups of 3-5, using the blocks and markers provided... Build your ideal neighborhood, focusing on the four Tacoma Housing Authority sites.

Think back to your previous homework assignments...

1. What is working and what is not, and how can new buildings and residents help affect positive change?
2. What are the key neighborhood landmarks and how might they influence your choice to build? Are the important connections between the new buildings and uses and these local assets?
3. What has been missing from the neighborhood, and how can new development help to accommodate those needs?



Homework...

Answer the following questions:

- **How will the changes we've discussed today affect the Hilltop – either positively or negatively?**
- **What is needed in order for change to be embraced by the neighborhood?**

GGLO DESIGN

Housing Hilltop

Programming

Homework Group Meeting No. 3
July 27, 2016

GGLO DESIGN



TACOMA HOUSING AUTHORITY

Michael Mirra
Executive Director

BOARD OF COMMISSIONERS

Stanley Rumbaugh, Chair
Dr. Arthur C. Banks, Vice Chair
Janis Flauding
Minh-Anh Hodge
Derek Young

2016 Pierce County Area Median Income: \$72,300
July 13, 2016

2016 Median Income Adjusted by HH Size

Family Size	50% AMI	60% AMI	80% AMI
1	\$25,350	\$ 30,420	\$40,500
2	\$28,950	\$ 34,740	\$46,300
3	\$32,550	\$ 39,060	\$52,100
4	\$36,150	\$ 43,380	\$57,850
5	\$39,050	\$ 46,860	\$62,500
6	\$41,950	\$ 50,340	\$67,150

Hourly Wage

Family Size	50% AMI	60% AMI	80% AMI
1	\$ 12.19	\$ 14.63	\$ 19.47
2	\$ 13.92	\$ 16.70	\$ 22.26
3	\$ 15.65	\$ 18.78	\$ 25.05
4	\$ 17.38	\$ 20.86	\$ 27.81
5	\$ 18.77	\$ 22.53	\$ 30.05
6	\$ 20.17	\$ 24.20	\$ 32.28

2016 Affordable Rents

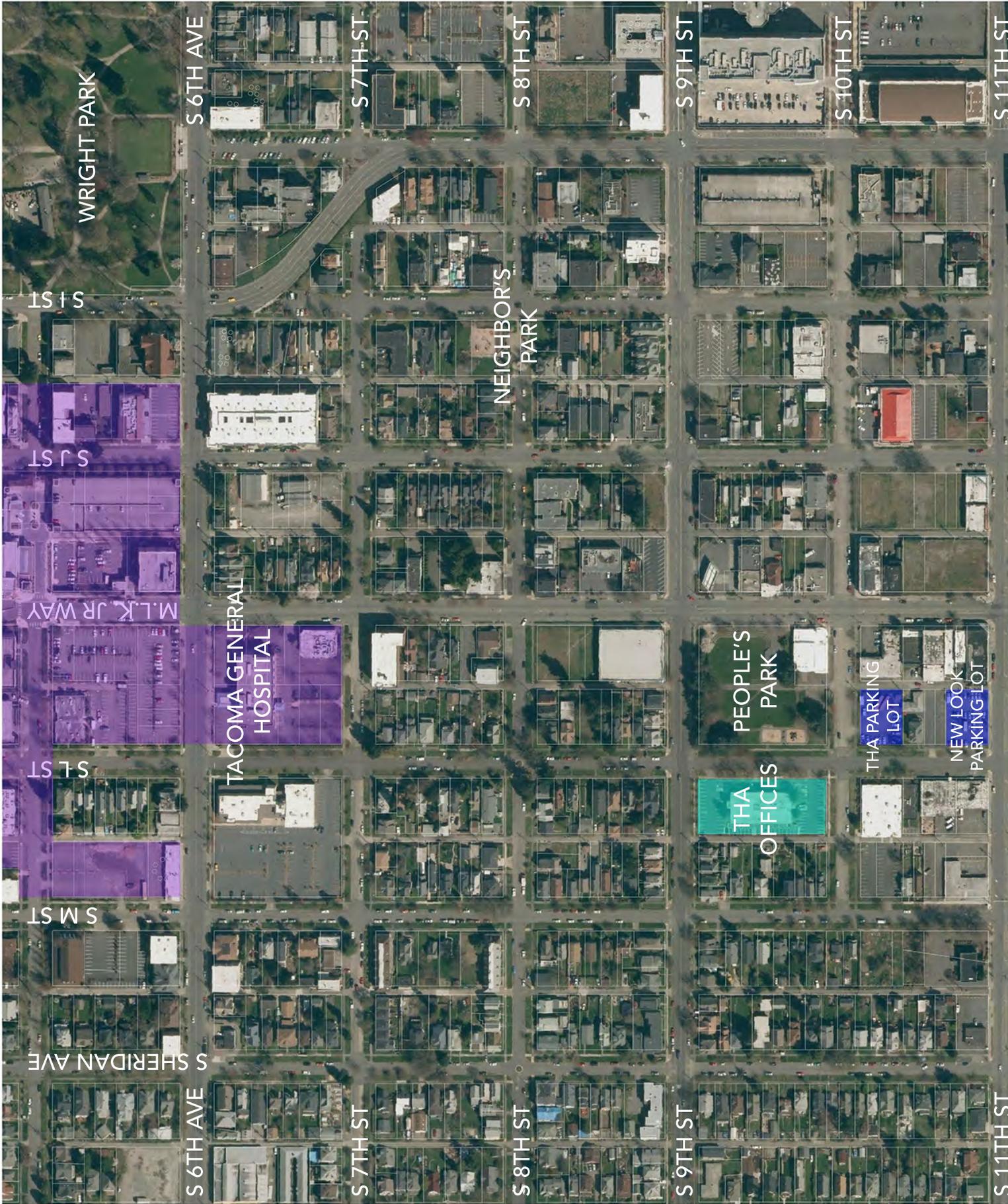
	Studio	1 Bedroom	2 Bedroom	3 Bedroom
80%	\$1,114	\$1,273	\$1,433	\$1,433
60%	\$760	\$814	\$976	\$1,128
50%	\$633	\$678	\$813	\$940

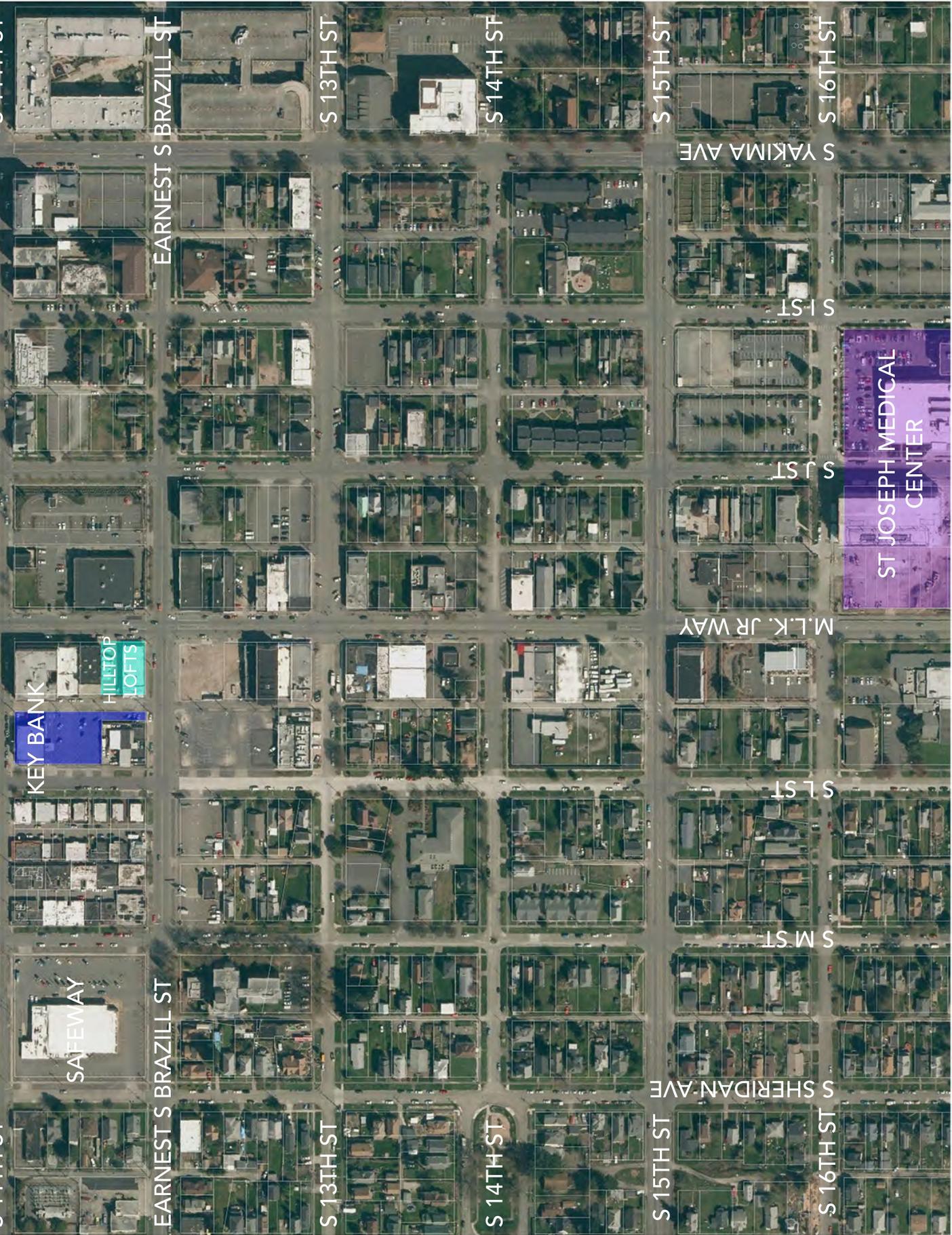
Mid-Tacoma Sub-Market – Average Rents¹

	Rent	Per SF
1BR	\$ 1,314	\$ 1.93
2BR	\$ 1,739	\$ 2.02
3BR	\$ 1,500	\$ 1.55

¹ Kidder Mathews Brown Star/Hillside Terrace Market Study - 2015

Department of Real Estate Development
902 South L Street • Tacoma, Washington 98405-4037
Phone 253-207-4433 • Fax 253-207-4465 • kmccormick@tacomahousing.org • www.tacomahousing.org





KEY BANK

HILLTOP
LOFTS

SAFeway

EARNEST S BRAZILL ST

EARNEST S BRAZILL ST

S 13TH ST

S 13TH ST

S 14TH ST

S 14TH ST

S 15TH ST

S 15TH ST

S 16TH ST

S 16TH ST

S SHERIDAN AVE

S YAKIMA AVE

S M ST

S L ST

M.L.K. JR WAY

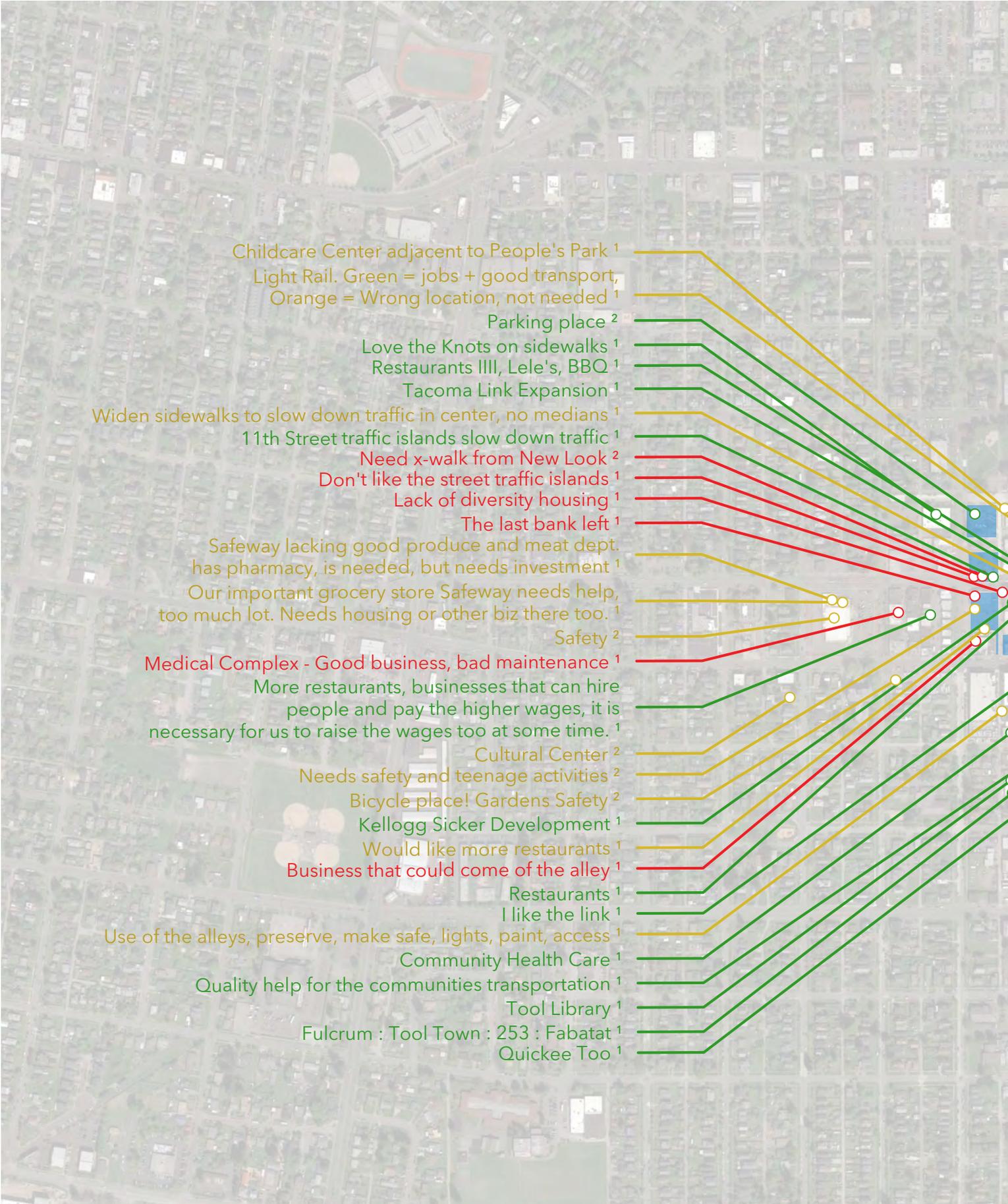
S J ST

S I ST

ST JOSEPH MEDICAL
CENTER

GGLO
DESIGN





Childcare Center adjacent to People's Park 1

Light Rail. Green = jobs + good transport,
Orange = Wrong location, not needed 1

Parking place 2

Love the Knots on sidewalks 1

Restaurants III, Lele's, BBQ 1

Tacoma Link Expansion 1

Widen sidewalks to slow down traffic in center, no medians 1

11th Street traffic islands slow down traffic 1

Need x-walk from New Look 2

Don't like the street traffic islands 1

Lack of diversity housing 1

The last bank left 1

Safeway lacking good produce and meat dept.
has pharmacy, is needed, but needs investment 1

Our important grocery store Safeway needs help,
too much lot. Needs housing or other biz there too. 1

Safety 2

Medical Complex - Good business, bad maintenance 1

More restaurants, businesses that can hire
people and pay the higher wages, it is
necessary for us to raise the wages too at some time. 1

Cultural Center 2

Needs safety and teenage activities 2

Bicycle place! Gardens Safety 2

Kellogg Sicker Development 1

Would like more restaurants 1

Business that could come of the alley 1

Restaurants 1

I like the link 1

Use of the alleys, preserve, make safe, lights, paint, access 1

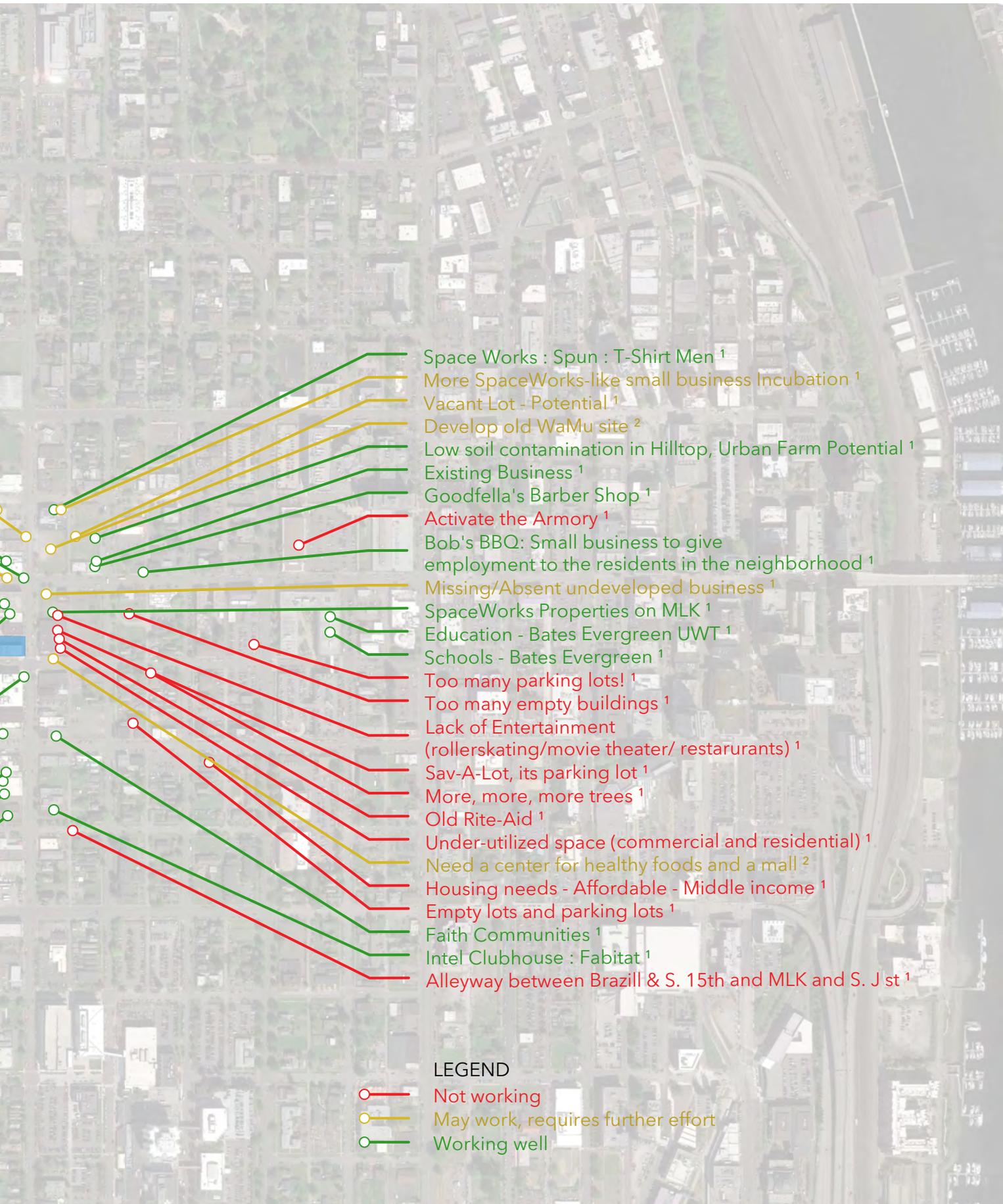
Community Health Care 1

Quality help for the communities transportation 1

Tool Library 1

Fulcrum : Tool Town : 253 : Fabatat 1

Quicke Too 1



- Space Works : Spun : T-Shirt Men ¹
- More SpaceWorks-like small business Incubation ¹
- Vacant Lot - Potential ¹
- Develop old WaMu site ²
- Low soil contamination in Hilltop, Urban Farm Potential ¹
- Existing Business ¹
- Goodfella's Barber Shop ¹
- Activate the Armory ¹
- Bob's BBQ: Small business to give employment to the residents in the neighborhood ¹
- Missing/Absent undeveloped business ¹
- SpaceWorks Properties on MLK ¹
- Education - Bates Evergreen UWT ¹
- Schools - Bates Evergreen ¹
- Too many parking lots! ¹
- Too many empty buildings ¹
- Lack of Entertainment (rollerskating/movie theater/ restarurants) ¹
- Sav-A-Lot, its parking lot ¹
- More, more, more trees ¹
- Old Rite-Aid ¹
- Under-utilized space (commercial and residential) ¹
- Need a center for healthy foods and a mall ²
- Housing needs - Affordable - Middle income ¹
- Empty lots and parking lots ¹
- Faith Communities ¹
- Intel Clubhouse : Fabitat ¹
- Alleyway between Brazill & S. 15th and MLK and S. J st ¹

LEGEND

- Not working
- May work, requires further effort
- Working well

Homework Meeting Agenda #4

Date: August 17, 2016
Location: Hilltop Key Bank Building
Meeting # Homework #4
Subject: Buildings
Attendees: Homework Group +/-25 Attendees
Objective: Explore the built form

NEW BUSINESS

04.01	Introduction: <ul style="list-style-type: none">• Introductions – THA• Recap Previous Meetings – GGLO/THA	12:00-12:15
04.02	Activity: (Up to 5 small groups) <ul style="list-style-type: none">• Massing models on current THA sites• Housing Hilltop Kit• Neighborhood Kit	12:15-1:30
04.03	Wrap up & Homework Assignment <ul style="list-style-type: none">• Review Development options• Discuss Impacts	1:30-2:00

Homework Meeting #4: Homework

Date: August 17, 2016
Location: Hilltop Key Bank Building
Meeting # Homework #4
Subject: Building Planning

Thank you for your continued time, energy, and thoughtful contributions to these planning sessions!

Breakout Session

Use the packets provided to build your group's consensus on appropriate developments and community investments on the table top map.

Housing Hilltop Packet:

- Build on the four Tacoma Housing Authority sites with the model pieces provided.
- If there are uses your group would like to see here that are not included, use blank pieces to write in your proposed use.
- You may and are encouraged to build multi-story buildings on these sites.

Neighborhood Packet:

- On other sites throughout the Housing Hilltop area, place pieces corresponding to the uses or improvements your group would like to see.
- If there are uses or improvements your group would like to see here that are not included, use blank pieces to write in your proposed use.
- If there are improvements beyond the scope of the table size map, those can be added to the larger floor map during the report back time.

At the end of the breakout session, each group will place their table map on the larger floor map and discuss their proposed changes with the Homework Group. Please select one spokesperson from your team to report back.

Homework:

At the next Homework Group Session we will be focusing in more depth upon potential built form and impacts of those developments. Within this in mind, please do your best to answer the following question:

When new development occurs on these four THA sites, what changes will occur to existing conditions which should be mitigated?

For example: Parking for New Look Apartment residents will need to be relocated when a new building occurs on that site.

Come to the next Homework Group Session ready to share your thoughts!

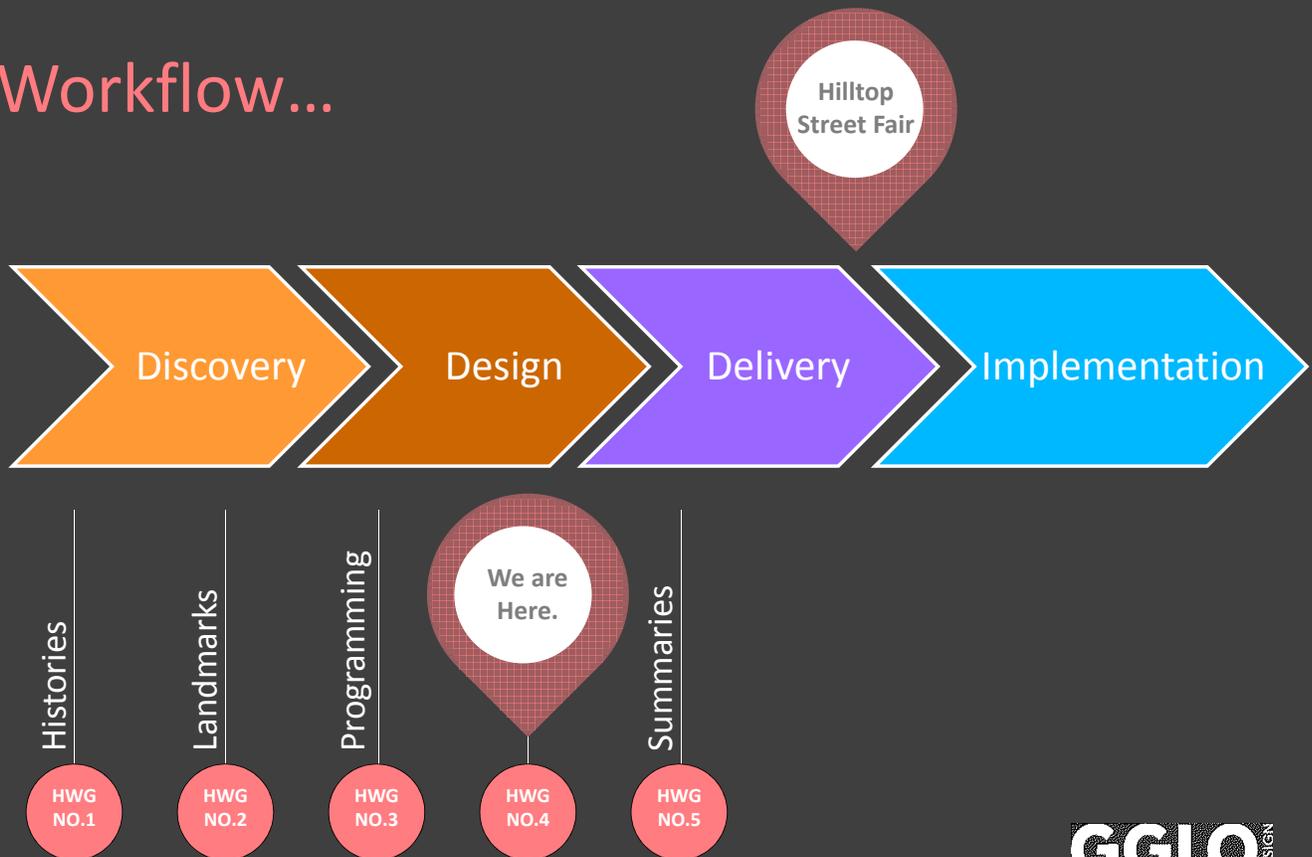
Housing Hilltop

Building Form

Homework Group Meeting No. 4
August 17, 2016

GGLO
DESIGN

Workflow...



GGLO
DESIGN

Workflow...

Walking Audit
Urban Analytics

Urban Design and Site Development



- Neighborhood Centers
- Street Level Design
- Parking and Circulation
- Building Typologies
- Phasing

Histories

HWG
NO.1

Landmarks

HWG
NO.2

Programming

HWG
NO.3

We are
Here.

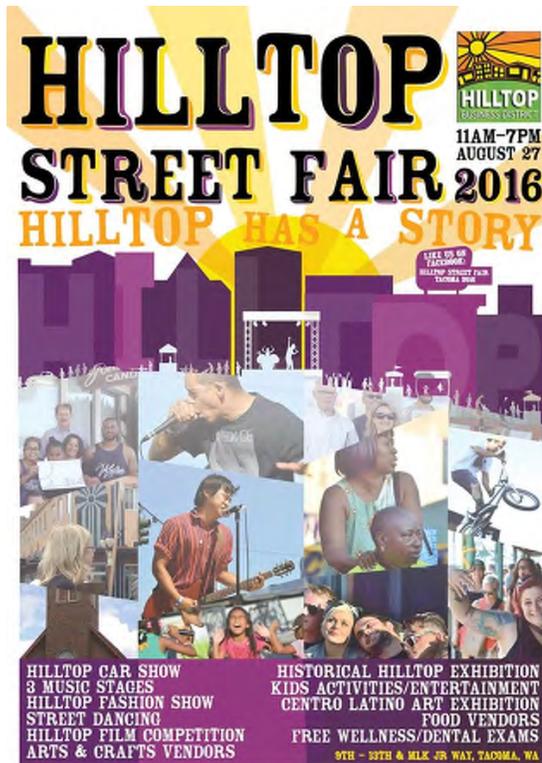
HWG
NO.4

GGLO
DESIGN

Recent Activity...



Upcoming Event...



GGLO
DESIGN

Density and Urban Design...

A brief overview of key concepts

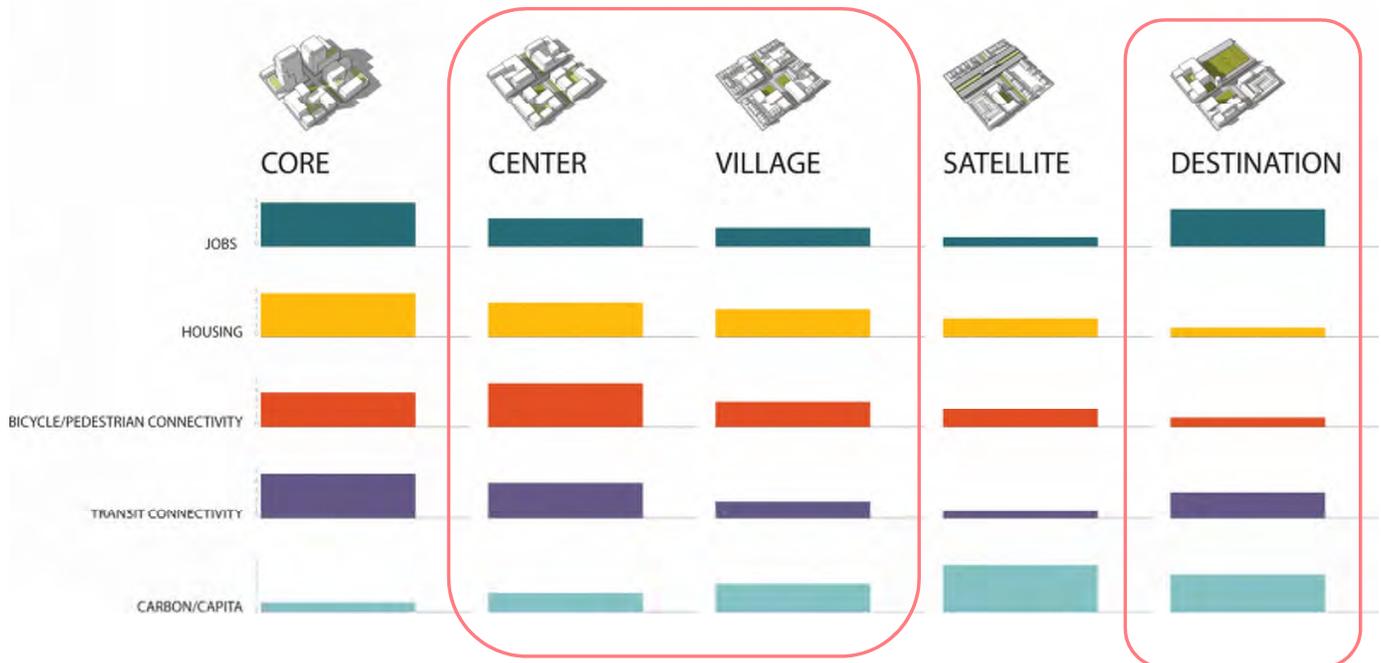
GGLO
DESIGN



Sites...

GGLO

Neighborhood centers

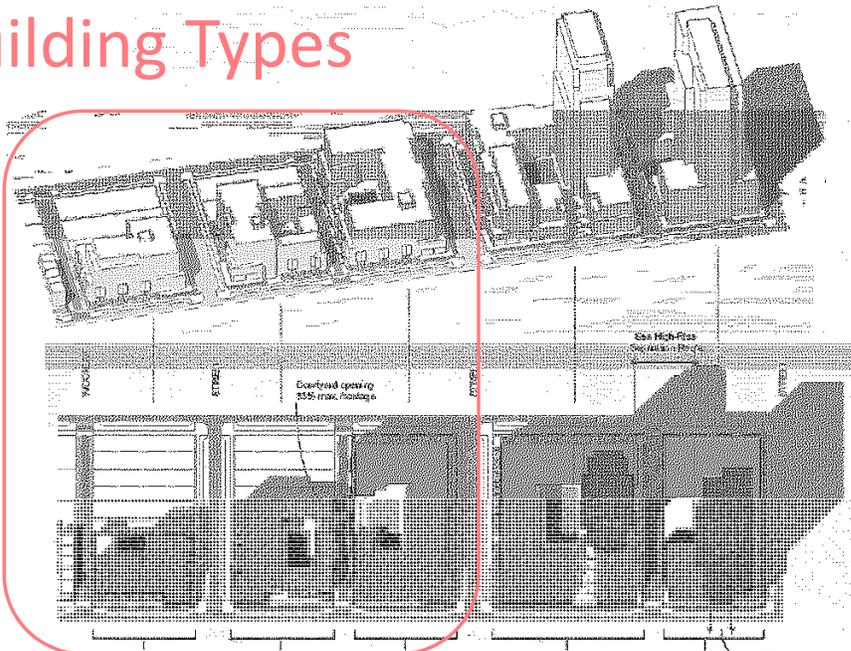


Housing Hilltop

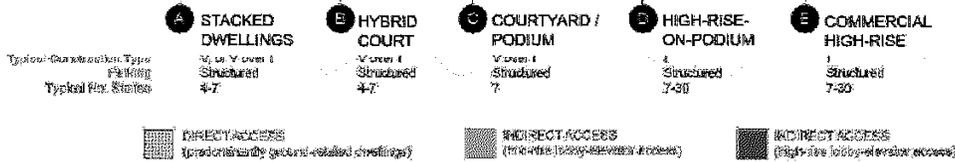
Hospitals

GGLO

Building Types



Housing Hilltop



- 85' height limit, which typically allows 7-stories in 5-stories of wood over 2-stories of concrete
- Housing on top
- Other uses at street level, including live-work units, retail, and/or building amenities.
- Townhouses can be at the base.

GGLO DESIGN



These townhouses at the Rainier Vista mixed-use development in Seattle provide eight low and moderate-income homes on 0.6 acres for a net density of 14 units per acre.



The Salmon Creek mixed-use project at the Greenbridge development in White Center provides 34 low-income homes on 1.3 acres for a net density of 26 units per acre.



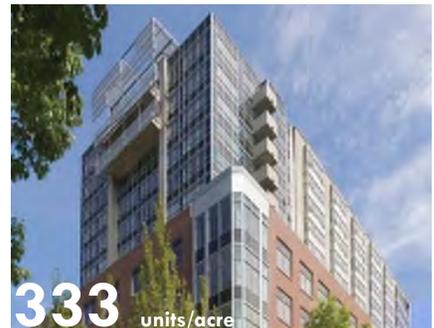
The NIA apartments at the Greenbridge mixed-use development in White Center provides 82 low-income apartments on 1.39 acres for a net density of 59 units per acre.



The Stone Way apartments mixed-use development in Seattle's Wallingford neighborhood provides 70 low-income apartments on 0.71 acres for a net density of 98 units per acre.



The Alcyone mixed-use development in Seattle's South Lake Union neighborhood provides 161 mixed-income apartments on 0.83 acres for a net density of 194 units per acre.



The 18-story M Street mixed-use development in Seattle's First Hill neighborhood provides 220 market-rate apartments on 0.66 acres for a net density of 333 units per acre.

GGLO DESIGN

Housing and Jobs

density supports neighborhood services within walking distance.

Type of store	sf viable retail space per household	Type of store	sf viable retail space per household
Apparel	4.5	Furniture	3.5
Appliance	0.5	Gas Stations	5.5
Auto Supply	2.6	Gift	1
Book	1	Hardware	0.5
Building Material	2.6	Hobby/Toy	1
Department Variety	13.4	Home Furnishings	1.6
Drinking Places	1.5	Radio/TV/Computer/Music	2.3
Drug	3.1	Shoe	1.3
Eating Places	12.4	<u>Sporting Goods</u>	1.4
Flower	0.5	Total	71.8
Food Grocery	11.6	Walkable Neighborhood Business District	~15

Source: Center for Economic Development, University of Wisconsin Extension and Property Counselors

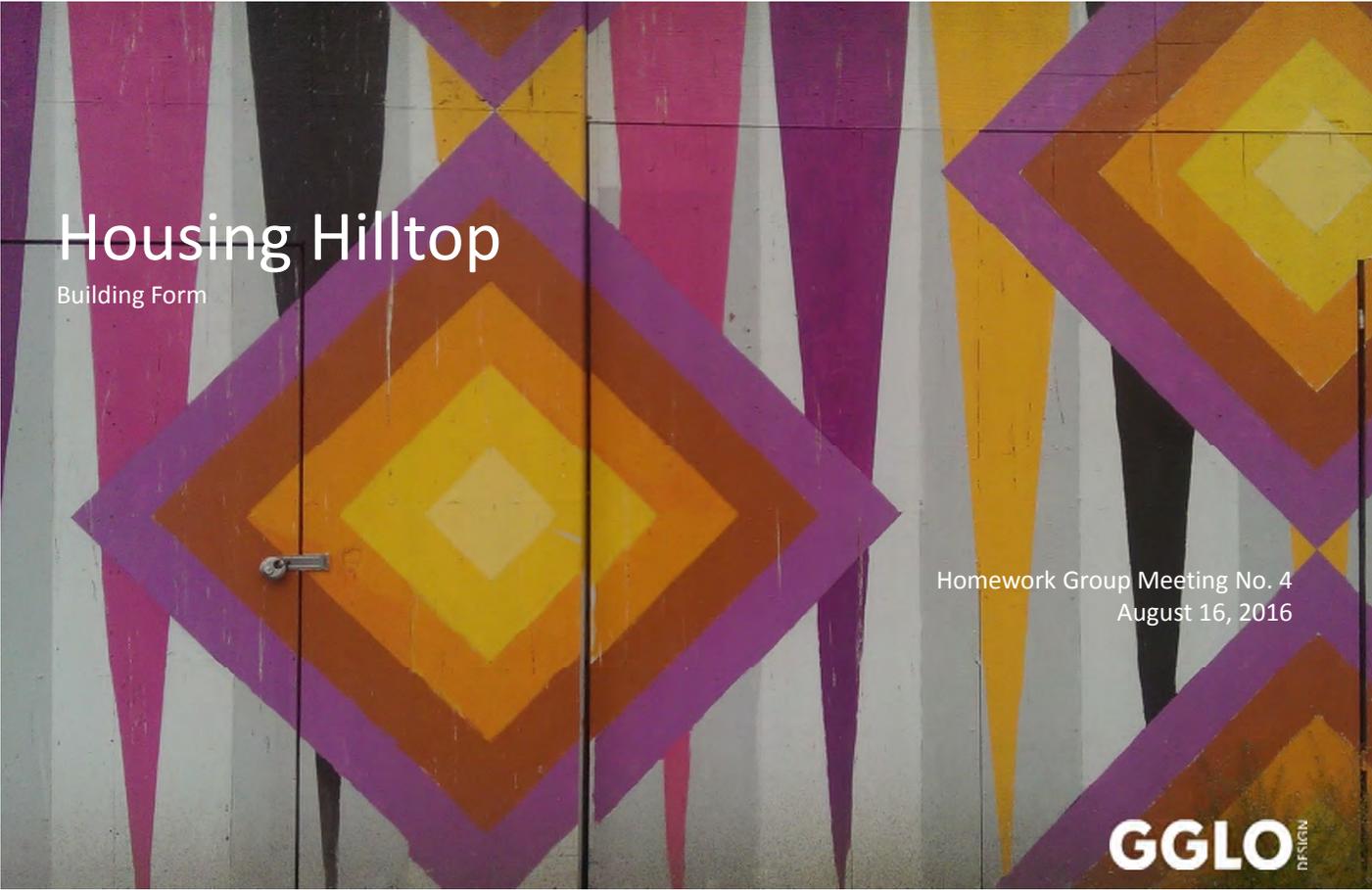


Homework...

Answer the following questions:

- How will the changes we've discussed today affect the Hilltop – either positively or negatively?
- What is needed in order for change to be embraced by the neighborhood?





Housing Hilltop

Building Form

Homework Group Meeting No. 4
August 16, 2016

GGLO DESIGN

Homework Meeting Agenda #5

- Date:** August 31, 2016
- Location:** Hilltop Key Bank Building
- Meeting #** Homework #5
- Subject:** Review and Recap
- Attendees:** Homework Group +/-25 Attendees
- Objective:** Review the process, what has been heard, and what has been created
-

INTERNAL OUTLINE (REVISE FOR PUBLIC DISTRIBUTION TO HWG)

12:00-12:15 Intro 10 min (GGLO)

12:15-12:30 Executive Summary (GGLO)

This is what we've found through research, and this is what we've heard through talking to residents and community members during the HWG meetings and events (walk HWG through issues with an illustrative site plan):

- Focus Areas

- a. Housing and Jobs (GGLO / Heartland)**

1. Affordably priced housing is a priority – to help alleviate displacement pressure as the neighborhood grows.
2. We heard that For-Sale housing is important, but THA is not in a place to do this.
3. Taller building heights can take advantage of spectacular views to the water and Rainier and increase the opportunities for housing choice.
4. It is important to preserve affordable business opportunities in the Hilltop. Space in existing buildings is adequate to supply the current demand (many are still vacant), and it is important to allow these spaces to fill up first, before supplying additional space in new buildings.
5. Cultivating a mix of local businesses is a priority.

- b. Community Identity (THA)**

1. Desire to activate the alley space
 - a. Live / Work along the alley
 - b. Eyes on the alley
2. Who are we bringing to the neighborhood?
 - a. Family Housing near the Park and along L Street
 - b. Smaller units for couples and individuals toward the Community Health Building.

- c. Mobility**

1. Desire to replace the off-street parking that currently exists on the sites, and add a modest number of new stalls to accommodate future residents. Important to recognize that parking is expensive, and that every new space we provide potentially decreases the affordability of future rents.
2. Mid-block crossings are needed at the alley.

d. Health and Well-Being

1. Desire to improve the Public Realm, for example street trees and lighting for safety and security (Victoria Woodard – Planning the MLK corridor so that it is more user friendly)

e. Resilience

1. Environmental performance is important because it helps bring down monthly utility costs and improve overall affordability.

GGLO To Do: Make Illustrative Map with the Following Guiding Principles Marked / Identified:

12:30-1:15 (GGLO / THA) Group Discussions about the topics above. Did we get it right? What did we miss?

GGLO To Do: Question / Prompt Sheet re above

1:15-1:45 Report Back – did we get it right.

1:45-2:00 (THA) What is next?

1. What can THA control:
 - a. Examples, a, b, c,
2. What can THA Influence:
 - a. Examples, a, b, c,
3. How can THA help organize a voice for the community

Homework Meeting #5: Summaries

Date: August 31, 2016
Location: Hilltop Key Bank Building
Meeting # Homework #5
Subject: Summaries

Breakout Session**Thank YOU!!**

Throughout this planning effort, we've asked you to reach back into your memories and experiences to share what the Hilltop means to you, what you cherish, what you've noticed has been missing, and what you see as the opportunities for the future. You've identified important landmarks to hold on to, and you've helped us plan new homes for new neighbors, new outdoor areas for play and gathering, and new building spaces for community service organizations and small businesses to grow into. Now... we hope you will help us prioritize and sift through the many potential ways forward. We want to be sure we get this right.

On the following pages, you will find a **DRAFT** summarized list of goals and actions that we've gathered through surveys, informal conversations at the Rummage Sale, Movie Night, Block Party, and Street Fair, and through postcards and Chris and Kenji's public art projects. There have been hundreds of comments; these seem to represent the themes and issues that were most common.

Your task is to map as many **ACTIONS** as you see fit on the quadrant graph provided. Place a dot for each **ACTION** as follows:

- Use the Y-axis to indicate whether you believe an **ACTION** will have a high or low impact in the neighborhood relative to its goal, and whether it might have synergies with other focus areas – that is, how likely is it that we can do more with less. The higher the impact, the higher the dot goes on the graph.
- Use the X-axis to indicate whether you believe an **ACTION** is best implemented (or needed) in the near term (left) or in the long term (right) and whether that **ACTION** can be completed by a single actor or whether it will require developing partnerships.
- ***Feel free to add or write in new actions!***
- ***Feel free to change the axis or measurements too!***

ACTIONS on the top left are likely to become top priorities. **ACTIONS** on the bottom right may need re-evaluating or long term monitoring.

For reference, actions in ***red italics*** are similar to those listed in the 2014 Hilltop Sub Area Plan (HSAP).

HOUSING AND JOBS

1. **GOAL:** Limit residential displacement caused by development pressure.
 - a. **ACTION:** Developing new affordable housing on the Hilltop with a broad range of unit types (family-sized housing to housing for singles and seniors) and income levels (very low to workforce).
 - b. **ACTION:** Provide transitional housing and support for the homeless.
 - c. **ACTION:** Increase overall housing supply by encouraging high-quality, contextual market-rate mixed-use development, particularly development that provides opportunities for commuting medical employees and others (who may not qualify for income restricted housing) to live on the Hilltop.
 - d. **ACTION:** Partner to increase opportunities for affordable For-Sale housing is important.
 - e. **ACTION:** Build taller (to take advantage of spectacular views to the water and Rainier and increase the opportunities for housing choice).
2. **GOAL:** Increase opportunities for jobs and for small businesses on the Hilltop (thereby reducing commercial vacancy rates, improving the quality of the streetscape, and allowing Hilltop residents to live AND work on the Hilltop).
 - a. **ACTION:** Reach out to local schools, non-profit community groups, and other institutions to identify and develop employment opportunities for local residents.
 - b. **ACTION:** Identify and develop funding sources (such as grants and low interest loans) to support façade improvements and small business start-up costs. *This may include the HSAP Action NR-2.5: "Adopt the National Trust for Historic Preservation's Main Street 4-Point program by the Hilltop Business District Association to organize marketing, design, and promotion strategies."*
 - c. **ACTION:** Work with the Hilltop Business Association to create an inventory of available spaces (of all sizes) for neighborhood businesses and community organizations. *(Similar to HSAP Action NR-1.1)*
 - d. **ACTION:** Recruit and develop businesses that support, train, and employ local residents. *(Similar to HSAP Action NR-1.3)*
 - e. **ACTION:** Support local businesses that expand health care related services. *(Similar to HSAP Action NR 1.4)*

- f. **ACTION:** Build affordable Live / Work units into new buildings, targeting local artists and small business start-ups.
 - g. **ACTION:** Expand the Hilltop Tool Library.
3. **GOAL:** Fill service gaps in local business offerings
- a. **ACTION:** Attract a local, community-minded, and affordable bank.
 - b. **ACTION:** Recruit a “small house” movie theater, or do movies in People’s Park.
 - c. **ACTION:** Bring a regular Farmer’s Market to the Hilltop.
 - d. **ACTION:** Recruit and develop businesses that provide healthy and affordable food options, and encourage existing grocers to improve the quality and nutritional value of their offerings.
 - e. **ACTION:** *Implement HSAP Action NR-2.6: “Adopt a Business Improvement District (BID) or Business Improvement Area (BIA) with which to assess benefiting properties and businesses for the cost of instituting coordinated marketing, design, and promotional activities and physical improvements and maintenance in the Hilltop Subarea.”*

HEALTH AND WELL-BEING

- 1. **GOAL:** Increase safety and security on the Hilltop
 - a. **ACTION:** Improve lighting along the alley and along street-facing storefronts.
 - b. **ACTION:** Provide “eyes on the street” by encouraging local businesses to front the alley and/or by providing ground floor residential units along South L Street in new developments.
- 2. **GOAL:** Improve access to and opportunities for multi-generational education
 - a. **ACTION:** Provide a Child Care Center adjacent to People’s Park.
 - b. **ACTION:** Build a library, learning center, or information/technology hub in a new or existing Hilltop building.
- 3. **GOAL:** Provide opportunities for residents and community members to grow their own food, plants, and flowers, and interact with local ecosystems.

- a. **ACTION:** Provide rooftop gardens and pea-patches for residents of new buildings. Explore options for cultivating planting strips along sidewalks (pollinator pathways), portions of parks, or areas of the alley.
- b. **ACTION:** Design outdoor spaces (balconies and courtyards) into new units.

MOBILITY

1. **GOAL:** Improve pedestrian and bicycle connectivity
 - a. **ACTION:** Remove street medians on 11th to improve mobility.
 - b. **ACTION:** Leverage the new Sound Transit Light Rail station improvements and SEPA comment process to provide pedestrian and bicycle connections to and from the neighborhood.
 - c. **ACTION:** Widen sidewalks
 - d. **ACTION:** Implement the routes and facilities identified in the Tacoma transportation plan.
 - e. **ACTION:** Provide mid-block crossings where the alley meets 10th, 11th, and Earnest S Brazill St.
 - f. **ACTION:** Create a network of designated greenways that connect the Business District to local parks, schools, and key neighborhood open spaces. *(Similar to HSAP Action OS-1.3)*
2. **GOAL:** Improve access to parking
 - a. **ACTION:** Evaluate a restricted street parking zone (resident permit street parking) in concert with the Light Rail station construction and planning.
 - b. **ACTION:** Plant new broad canopy and high limb street trees on the East / West streets.
 - c. **ACTION:** Create shared parking agreements with existing parking structures such as community health building to reduce pressure on new developments to provide structured parking.
3. **GOAL:** Increase the frequency and connectivity of bus transit.
 - a. **ACTION:** Evaluate a restricted parking zone (resident permit parking) in concert with the Light Rail station construction and planning.

- b. **ACTION:** Work with THA and the development community to encourage increases in residential density, which will help to support ridership and service expansion – simultaneously, work with the City of Tacoma and Pierce Transit on route and service planning.

COMMUNITY IDENTITY

1. **GOAL:** Make the future Hilltop “just like it is now... amazing.”
 - a. **ACTION:** Increase opportunities for public art installations, such as “Know your Ropes,” to help reinforce community identity. (Similar to HSAP Action NR-3.2)
 - b. **ACTION:** Encourage street activating uses such as temporary (food trucks) and permanent (micro-eateries) small format businesses that may have walk-up windows and sidewalk-only seating.
 - c. **ACTION:** Continue to grow the visibility and attendance at existing neighborhood events such as the Hilltop Street Fair.
 - d. **ACTION:** Work with the HBA, THA, the City, and others to establish a single point of contact for organizing the annual program of events and activities on the Hilltop, paying particular attention activating the spaces surrounding People’s Park, MLK, and the alley. *(Similar to HSAP Action NR-3.4)*
 - e. **ACTION:** Identify, create, and/or support funding mechanisms to support local groups that are furthering an authentic evolution of the Hilltop, such as Spaceworks, Fabitat, local religions institutions, and others.
2. **GOAL:** Improve on and maintain a high-quality physical environment.
 - a. **ACTION:** Work with the Hospitals to improve physical appearance and maintenance of buildings, sidewalks, and public spaces.
 - b. **ACTION:** Transform the alley into a vibrant walkable, shared-use ‘Place’ that is simultaneously an open space, neighborhood connector, and service corridor.
 - c. **ACTION:** Design new buildings that create an interesting roofscape, fit in with their context, and behave well at the ground level (active and transparent retail and common spaces for residents; private, secure, and distinct ,street-facing ground floor units).

RESILIENCE

1. **GOAL:** Improve the environmental performance of the neighborhood.
 - a. **ACTION:** Reduce impervious surfaces, such as parking lots and excessively paved street edges and sidewalks. Depave parties and green stormwater infrastructure may support this goal.
 - b. **ACTION:** Plant new broad canopy and high limb street trees on the East / West streets.
 - c. **ACTION:** Identify, create, or support incentives or imperatives for new development to implement green stormwater infrastructure to reduce the burden on and extend the lifecycle of existing public infrastructure systems. *(Similar to HSAP Action OS-2.1)*
 - d. **ACTION:** Develop energy and water efficient buildings to help improve month to month affordability for residents and businesses.
2. **GOAL:** Improve the capacity of the community to operate efficiently and resiliently amidst a changing environment, economy, and demographics.
 - a. **ACTION:** Create or designate a local organization to monitor and measure the progress of the Housing Hilltop Master Plan. *(Similar to HSAP Action NR-8.4, which suggests conducting regular "State of the Hilltop" neighborhood audits to assess performance toward goals.)*

For reference, below are the Hilltop Subarea Plan's Goals (Adopted 2014). Do these hold true for the Housing Hilltop Area? How might the focus on Housing refine or alter these goals?

Neighborhood Resources

1. *Create local employment opportunities*
2. *Market and develop the Hilltop Business District*
3. *Attract and promote Hilltop arts and cultural resources and potentials*
4. *Preserve Hilltop history and create history and art projects in Hilltop*
5. *Engage Hilltop area youth in education, employment, and civic opportunities*
6. *Create affordable, healthy, mixed-use, mixed-income, and mixed-household housing*
7. *At least twenty-five percent of the total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income, and at least half of that (12.5 percent) shall be affordable to households earning up to 50 percent of the countywide median income.*
8. *Enhance Hilltop governance and support Subarea Plan implementation*

Open Space

1. *Expand Hilltop open space, parks, and recreation opportunities*
2. *Promote Hilltop environmental sustainability opportunities and performance*

Mobility

1. *Modify traffic management methods in coordination with the City's proposed modifications in Downtown*
2. *Expand pedestrian networks within Hilltop and connections to the rest of the City*
3. *Expand bicycle networks within Hilltop and connections to the rest of the City*
4. *Implement Tacoma's Complete Streets typologies in Hilltop*
5. *Expand transit/streetcar service in Hilltop*

Land Use

1. *Refine zoning and development regulations for the Hilltop Subarea*

Catalyst Projects

1. *Implement catalytic development projects in Hilltop*
2. *Support the implementation of catalytic infrastructure projects in Hilltop*
3. *Plan and coordinate infrastructure upgrades and redevelopment*

Housing Hilltop

Summaries

Homework Group Meeting No. 5
August 31, 2016

GGLO DESIGN

Workflow...

Walking Audit
Urban Analytics

Alternatives

Hilltop
Street Fair

Priorities and
Recommendations



Histories

HWG
NO.1

Landmarks

HWG
NO.2

Landmarks

HWG
NO.3

Building Form

HWG
NO.4

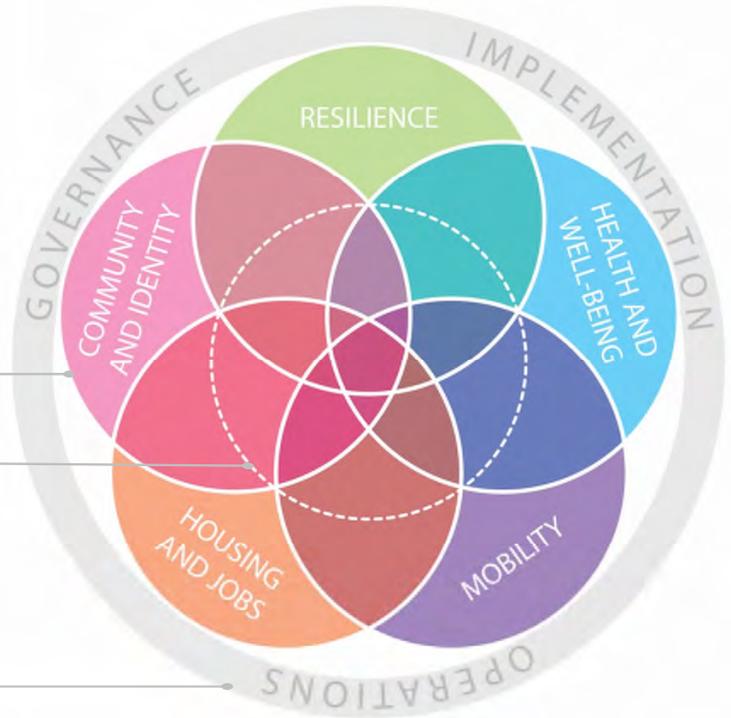
We are
Here.

HWG
NO.5

GGLO DESIGN

Holistic Planning...

- Refine focus areas
- Set measurable goals
- Check in on progress



GGLO DESIGN

What we've heard...

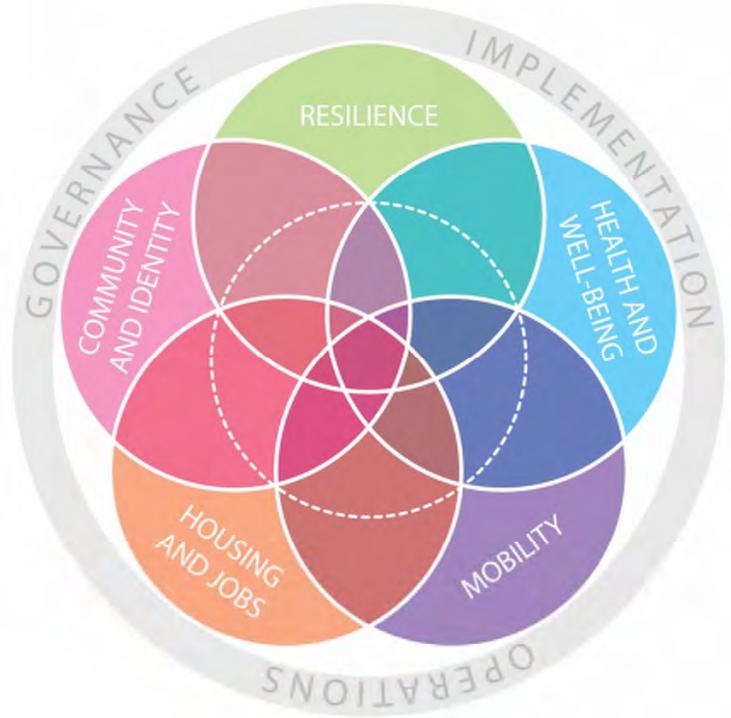
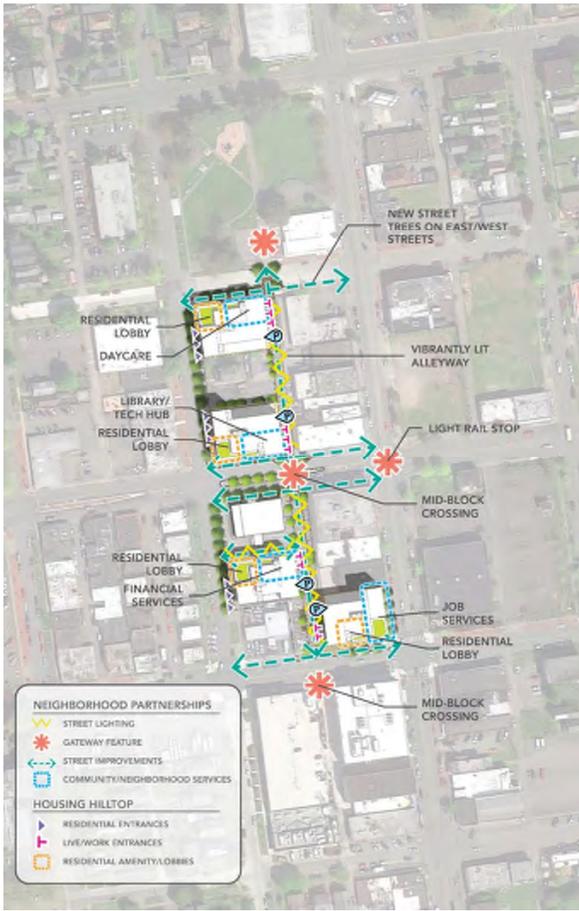






What we heard...

...an overview only. See your handout for more...



GGLO DESIGN



GGLO DESIGN

Housing and Jobs

density supports neighborhood services within walking distance.

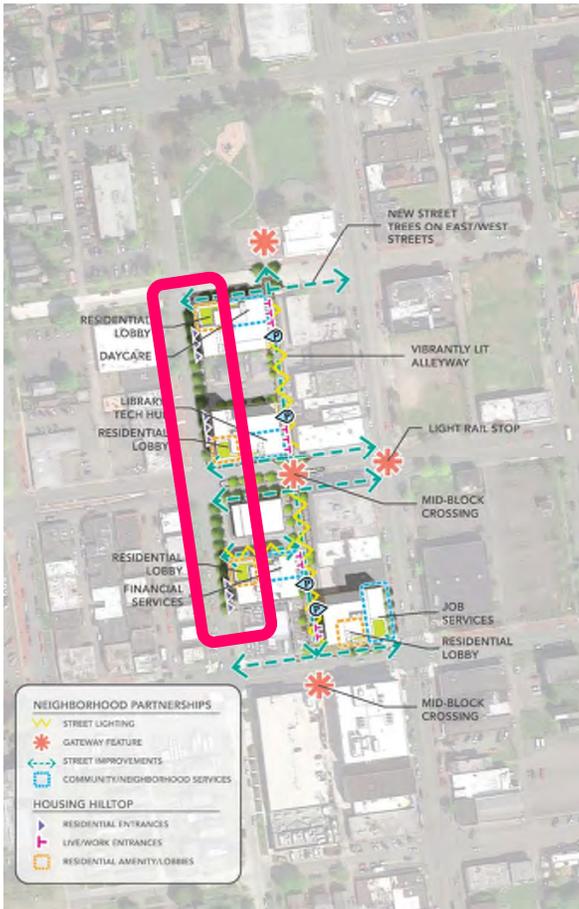
Type of store	sf viable retail space per household	Type of store	sf viable retail space per household
Apparel	4.5	Furniture	3.5
Appliance	0.5	Gas Stations	5.5
Auto Supply	2.6	Gift	1
Book	1	Hardware	0.5
Building Material	2.6	Hobby/Toy	1
Department Variety	13.4	Home Furnishings	1.6
Drinking Places	1.5	Radio/TV/Computer/Music	2.3
Drug	3.1	Shoe	1.3
Eating Places	12.4	<u>Sporting Goods</u>	1.4
Flower	0.5	Total	71.8
Food Grocery	11.6	Walkable Neighborhood Business District	~15

Source: Center for Economic Development, University of Wisconsin Extension and Property Counselors



Health and Well-Being



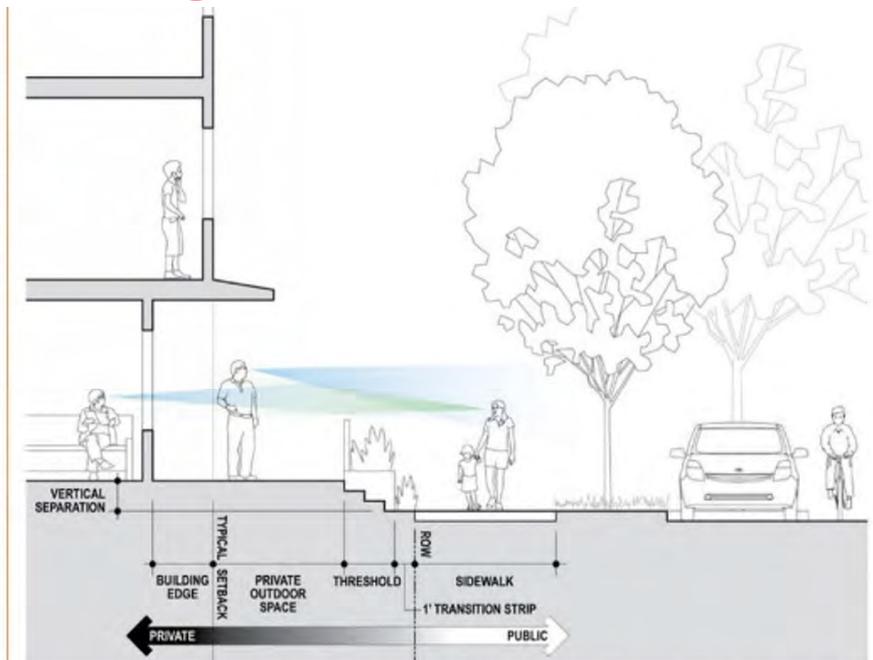


Health and Well-Being

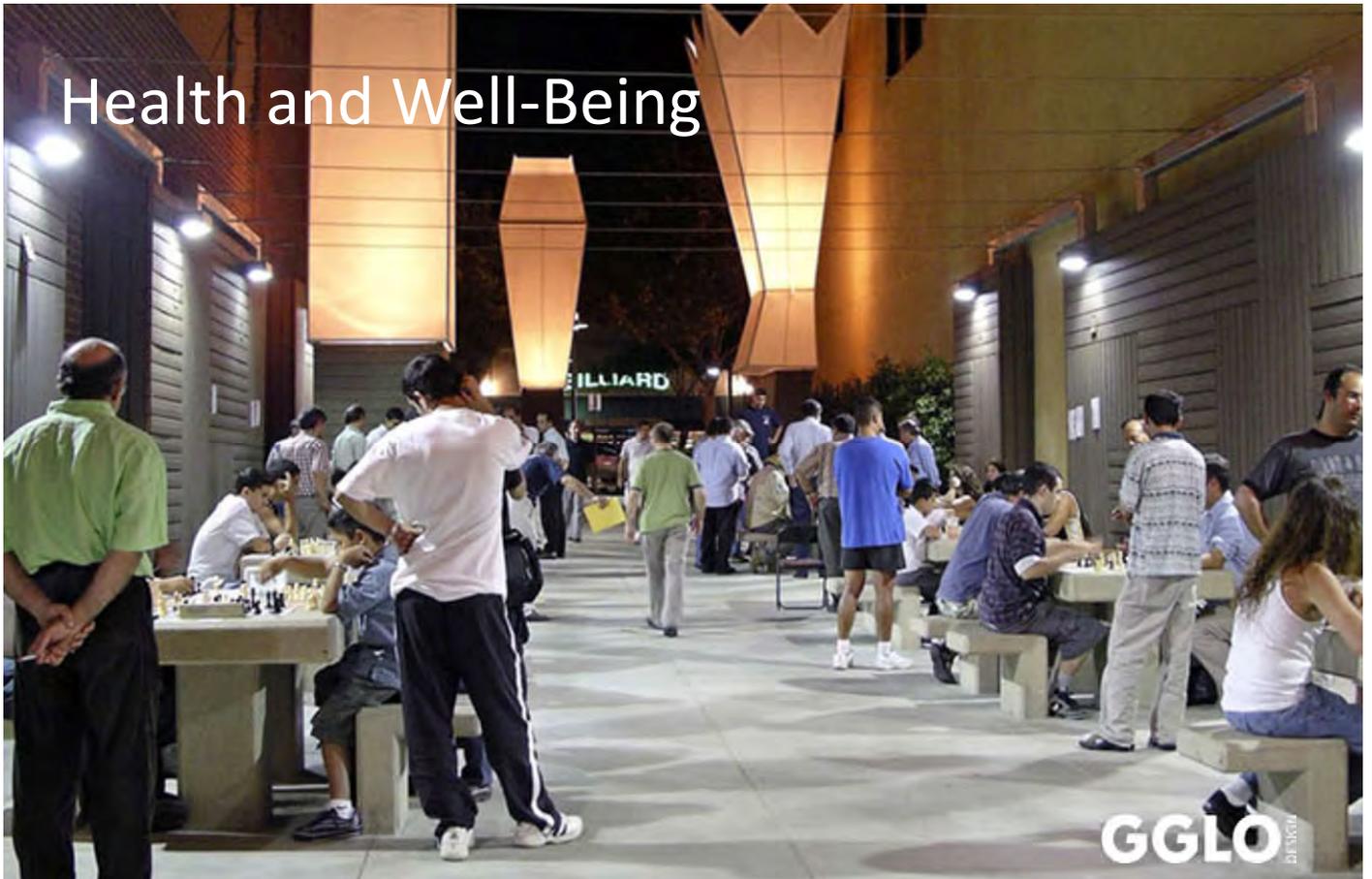
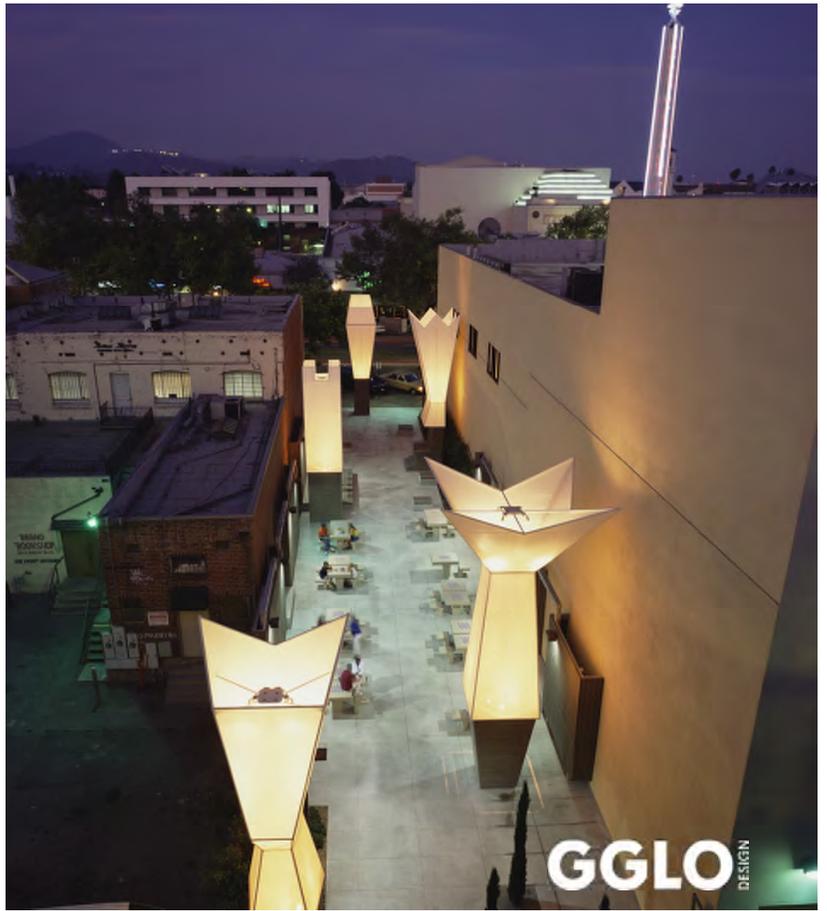
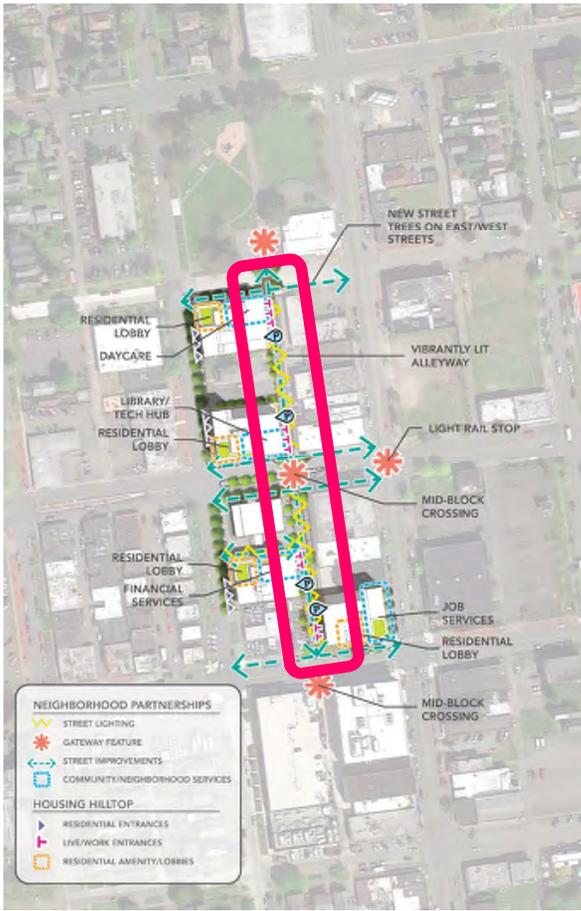


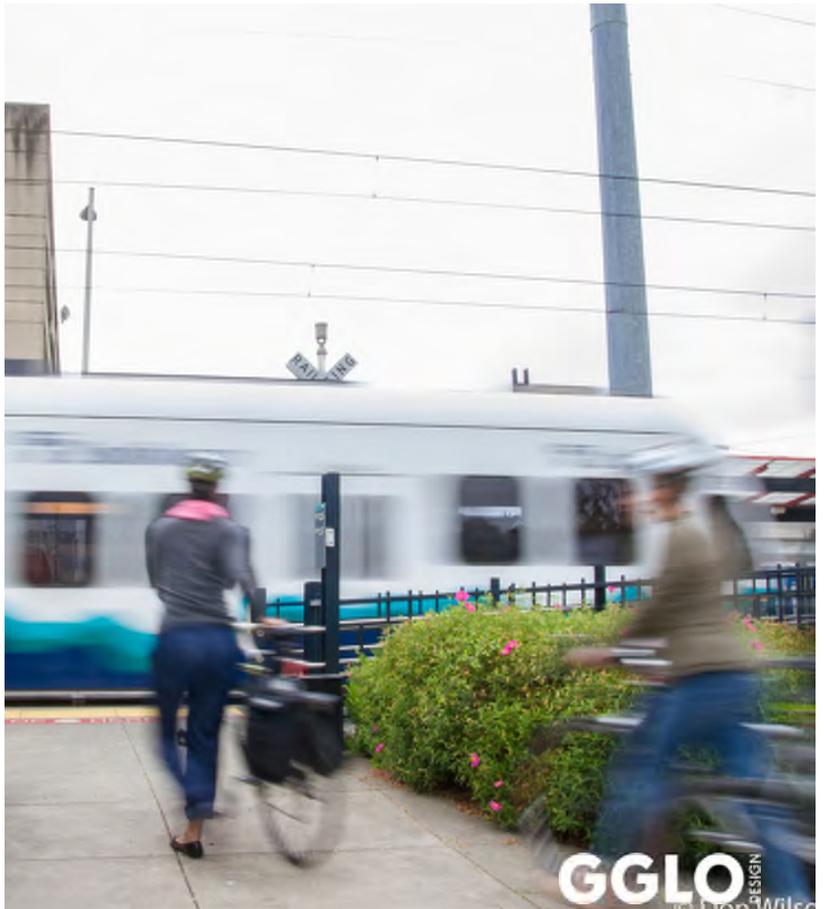
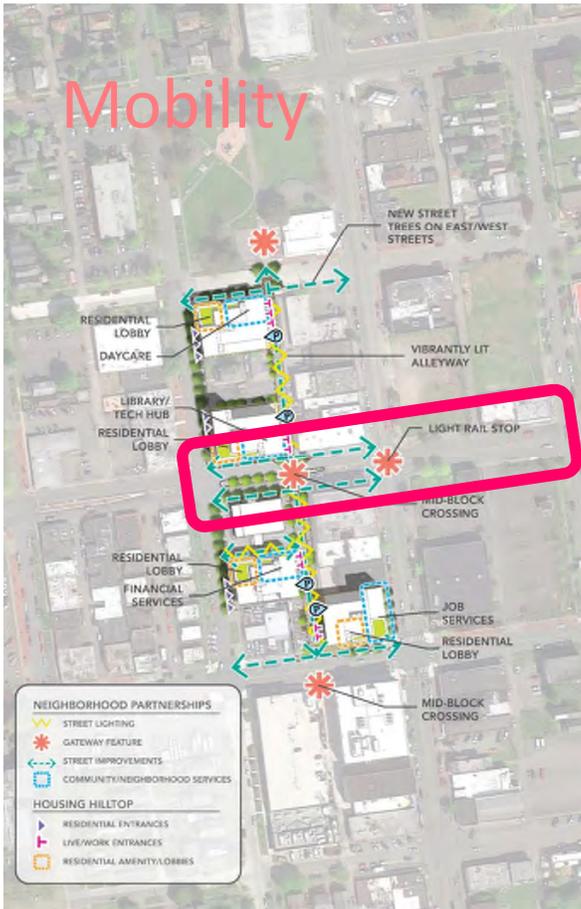
Ground-level entries

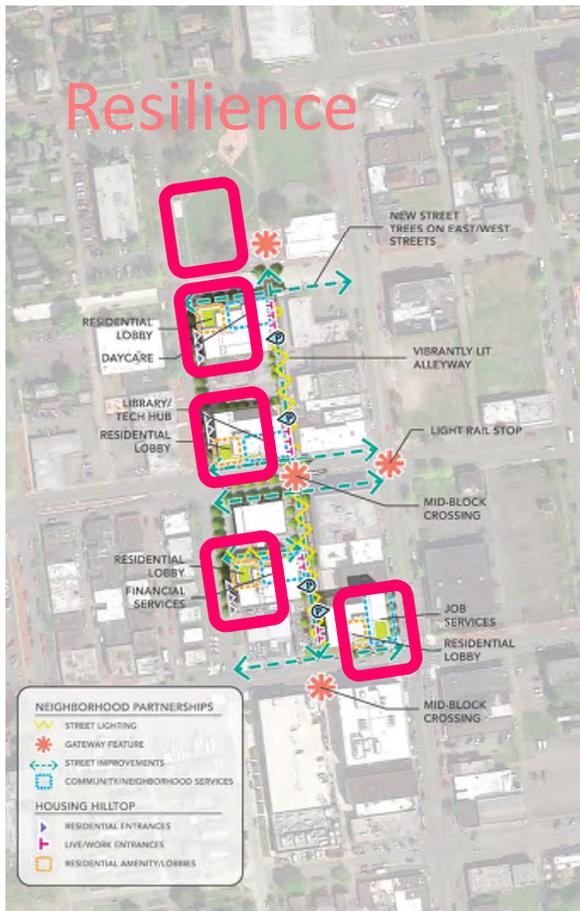
The setback entrance to an individual residential unit clearly marks the entry, and provides usable private outdoor space that successfully transitions a resident or visitor from the public to the private realm. (Photo: Gregg Galbraith; Design: GGLO)

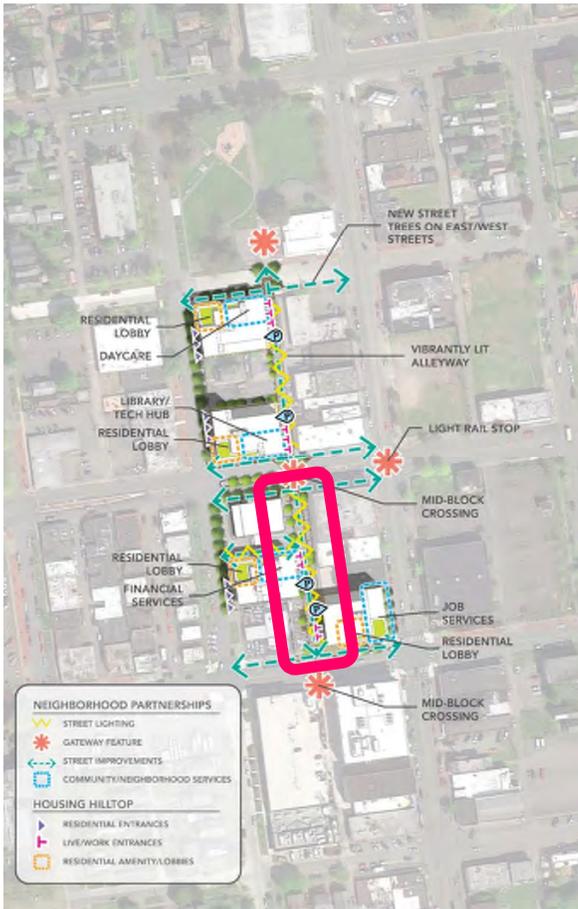


Essential elements of a typical residential frontage (facing a street or open space)
Residential frontage on streets and open spaces should include each element identified in this diagram.









Housing Affordability

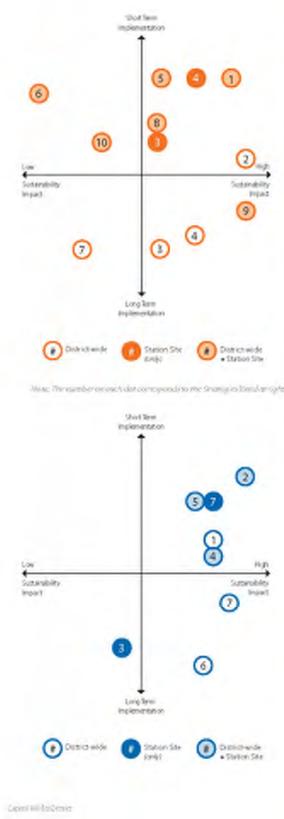
Area Median Income

FY 2016 Income Limits Summary

FY 2016 Income Limit Area	Median Income Explanation	FY 2016 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Tacoma, WA HUD Metro FMR Area	\$72,300	Very Low (50%) Income Limits (\$) Explanation	25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750
		Extremely Low Income Limits (\$)* Explanation	15,200	17,400	20,160	24,300	28,440	32,580	36,730	40,890
		Low (80%) Income Limits (\$) Explanation	40,500	46,300	52,100	57,850	62,500	67,150	71,750	76,400

Next Steps...

Activity



EXECUTIVE SUMMARY: GOALS & STRATEGIES

Energy

Intent: Reduce non-renewable energy use & associated greenhouse gas emissions.

Goals:

- Reduce Energy Use by Minimizing Demand and Maximizing Conservation
- Provide New and Expand Existing Options for Improving Energy Efficiency in Buildings and throughout the District
- Optimize Infrastructure Efficiencies at All Scales
- Use Renewable Energy
- Reduce Mix of Energy Generated from Fossil Fuels Consumed in the District (Increase the Mix of Renewable Energy)

Strategies:

1. Energy-Efficient Building Design (Target Big Users)
2. Energy Retrofits on Existing Buildings (Target Big Users)
3. Integrate with External District Energy System
4. Building Integrated Renewable Energy Generation
5. Certify All New Development to LEED Gold Minimum
6. Renewable Energy Purchase Agreement
7. Small-Scale Hydropower
8. Participate in the Seattle 2030 District
9. Advanced Metering
10. Visualize Energy Use - Dashboards & Pavement

Water

Intent: Conserve potable water; reduce blackwater production and stormwater runoff

Goals:

- Reduce Stormwater Runoff within and from the District
- Reduce Potable Water Consumption
- Use Potable Water for Highest and Best Use - Utilize Greywater for Appropriate Tasks
- Maintain Availability, Reliability and Affordability of Water

Strategies:

1. Convert Underused PGG's to Habitable or Permeable Uses
2. Water Visualization - Education: Residential
3. Water Reuse: New Multi-family and Non-Residential
4. Efficient Water Fixture Retrofits & Installations
5. Stormwater Management - Green Roofs/Walls (New)
6. Stormwater Management - Green Roofs/Walls (Retrofit)
7. Stormwater Management - Swales/Raingardens

Activity

In groups of 3-5, with the post-it notes and graph provided...

1. Review the DRAFT ACTIONS in the handout, then...
2. Discuss, revise, and graph these ACTIONS according to their impact and timeframe. Feel free to make edits, or add your own!

Think back to your previous homework assignments...

- What is needed now vs later?
- What actions may have spill-over effects into other areas of importance?
- What can we accomplish through new THA buildings, and what will we need to engage others for?

GGLO DESIGN

Housing Hilltop

Summaries

Homework Group Meeting No. 5
August 31, 2016

GGLO DESIGN

Housing and Jobs

- 10A Developing new affordable housing on the Hilltop with a broad range of unit types and income levels.
- 10B Provide transitional housing and support for the homeless.
- 10C Increase overall housing supply by encouraging high-quality, contextual market-rate mixed-use development.
- 10D Partner to increase opportunities for affordable For-Sale housing.
- 10E Build taller to take advantage of views and to increase opportunities for housing choice.
- 10F Reach out to local schools, groups, and institutions to develop employment opportunities for local residents.
- 10G Identify and develop funding sources to support facade improvements and small businesses.
- 10H Work with the Hilltop Business Association to create an inventory of available spaces for neighborhood businesses and community organizations.
- 10I Recruit and develop businesses that support, train, and employ local residents.
- 10J Support local businesses that expand health care related services.
- 10K Build affordable Live / Work units into new buildings, targeting local artists and small business start-ups.
- 10L Expand the Hilltop Tool Library.
- 10M Attract a local, community-minded, and affordable bank.
- 10N Recruit a "small house" movie theater, or show movies in People's Park.
- 10O Bring a regular Farmer's Market to the Hilltop.
- 10P Recruit and develop businesses that provide healthy and affordable food options, and encourage existing grocers to improve the quality and nutritional value of their offerings.
- 10Q Implement HSAP Action NR-2.6
- 10R Increase operations with Spaceworks

Health and Wellbeing

- 11A Improve lighting along the alley and along street-facing storefronts.
- 11B Provide "eyes on the street" by encouraging local businesses to front the alley and/or by providing ground floor residential units along South L Street.
- 11C Provide a Child Care Center adjacent to People's Park.
- 11D Build a library, learning center, or information/technology hub in a new or existing Hilltop building.
- 11E Provide rooftop gardens and pea-patches for residents of new buildings. Explore options for cultivating planting strips along sidewalks (pollinator pathways), portions of parks, or areas of the alley.
- 11F Design outdoor spaces (balconies and courtyards) into new units.

Resilience

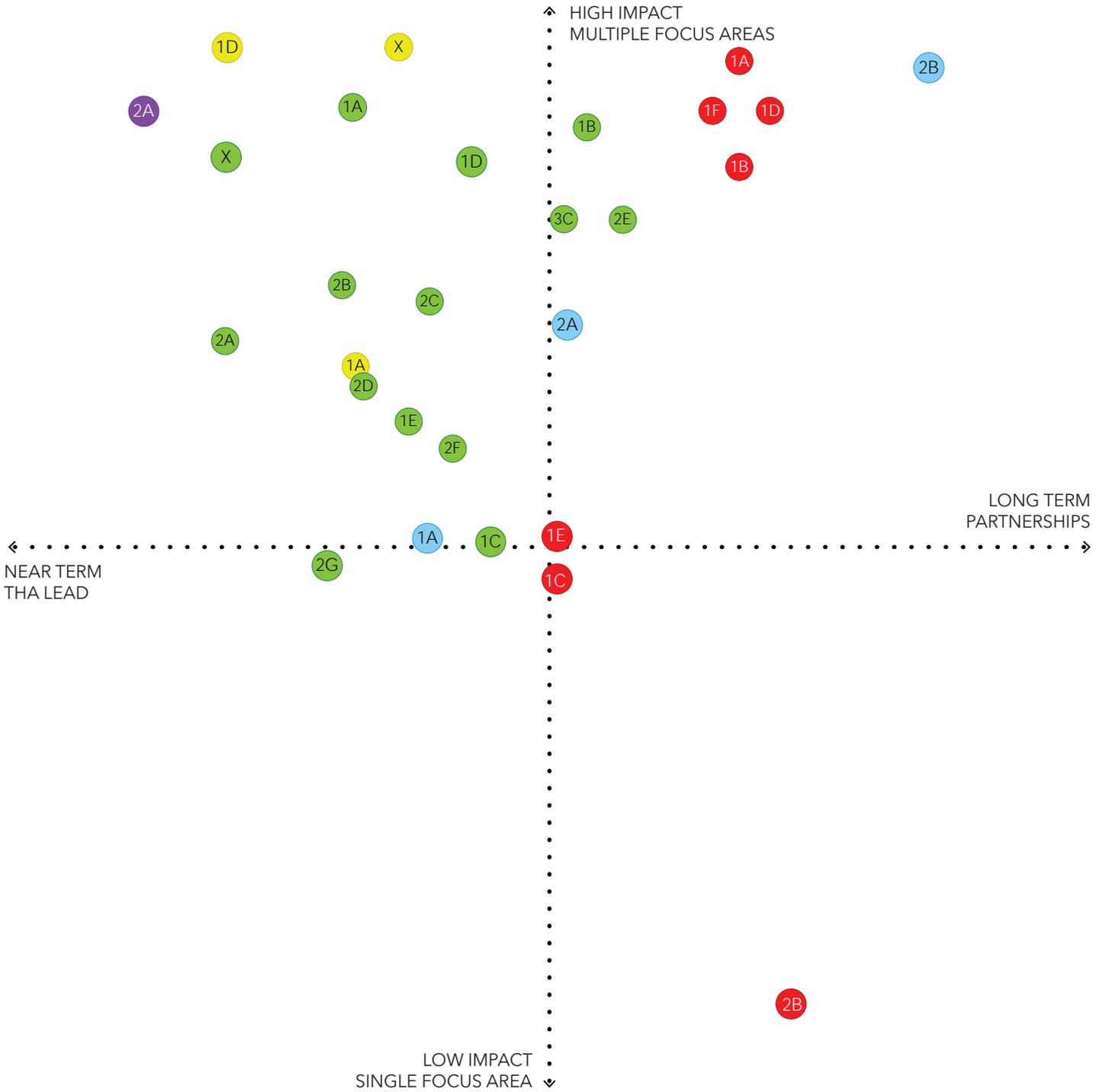
- 12A Reduce impervious surfaces, such as parking lots and excessively paved street edges and sidewalks. Depave parties and green stormwater infrastructure may support this goal.
- 12B Plant new broad canopy and high limb street trees on the East / West streets.
- 12C Identify, create, or support incentives or imperatives for new development to implement green stormwater infrastructure to reduce the burden on and extend the lifecycle of existing public infrastructure systems.
- 12D Develop energy and water efficient buildings to help improve month to month affordability for residents and businesses.
- 12E Create or designate a local organization to monitor and measure the progress of the Housing Hilltop Master Plan.

Mobility

- 13A Remove street medians on 11th to improve mobility.
- 13B Leverage the new Sound Transit Light Rail station improvements and SEPA comment process to provide pedestrian and bicycle connections to and from the neighborhood.
- 13C Widen sidewalks
- 13D Implement the routes and facilities identified in the Tacoma transportation plan.
- 13E Provide mid-block crossings where the alley meets 10th, 11th, and Earnest S Brazill St.
- 13F Create a network of designated greenways that connect the Business District to local parks, schools, and key neighborhood open spaces.
- 13G Evaluate a restricted street parking zone in concert with the Light Rail station construction and planning.
- 13H Plant new broad canopy and high limb street trees on the East / West streets.
- 13I Create shared parking agreements with existing parking structures such as community health building to reduce pressure on new developments to provide structured parking.
- 13J Evaluate a restricted parking zone (resident permit parking) in concert with the Light Rail station construction and planning.
- 13K Work with THA and the development community to encourage increases in residential density, which will help to support ridership and service expansion.

Community Identity

- 14A Increase opportunities for public art installations, such as "Know your Ropes," to help reinforce community identity
- 14B Encourage street activating uses such as temporary (food trucks) and permanent (micro-eateries) small format businesses that may have walk-up windows and sidewalk-only seating.
- 14C Continue to grow the visibility and attendance at existing neighborhood events such as the Hilltop Street Fair.
- 14D Work with the HBA, THA, the City, and others to establish a single point of contact for organizing the annual program of events and activities on the Hilltop, paying particular attention activating the spaces surrounding People's Park, MLK, and the alley.
- 14E Identify, create, and/or support funding mechanisms to support local groups that are furthering an authentic evolution of the Hilltop, such as Spaceworks, Fabitat, local religions institutions, and others.
- 14F Work with the Hospitals to improve physical appearance and maintenance of buildings, sidewalks, and public spaces.
- 14G Transform the alley into a vibrant walkable, shared-use "Place" that is simultaneously an open space, neighborhood connector, and service corridor.
- 14H Design new buildings that create an interesting roovescape, fit in with their context, and behave well at the ground level (active and transparent retail and common spaces for residents; private, secure, and distinct, street-facing ground floor units).
- 14I Maintain diversity within community identity.







APPENDIX 4

BLOCK PARTIES

- Block Party #1 - Community Rummage Sale & Breakfast - June 25th, 2016
- Block Party #2 - Movie Night - July 16th, 2016
- Homework Meeting #3 - Splash - August 13th, 2016
- Hilltop Street Fair - August 27th, 2016

Hilltop Community Rummage Sale



music . food . arts . fun

What is a Rummage Sale?

- ✓ Buy & Sell Gently Used Treasures
- ✓ Meet Neighbors & Local Businesses
- ✓ Share Ideas About the Future of Hilltop

When: Saturday
6.25.16

Set-up: 9am

Open: 10a-2p

Where: 1120 S 11th
Tacoma

Behind KeyBank Bldg

Accepting donations for Goodwill
and the Tacoma Tool Library
Tables Provided

More info at:

tacomahousing.org/rummagesale

Contact Brittani Flowers for
registration details.

253.448.2773

bflowers@tacomahousing.org



TACOMA HOUSING AUTHORITY
in partnership with
GGLO Architects



TACOMA
TOOL LIBRARY



GGLO DESIGN 221

office for the city
planning and urban design | architecture | research



Tacoma Housing Authority



About Housing Hilltop

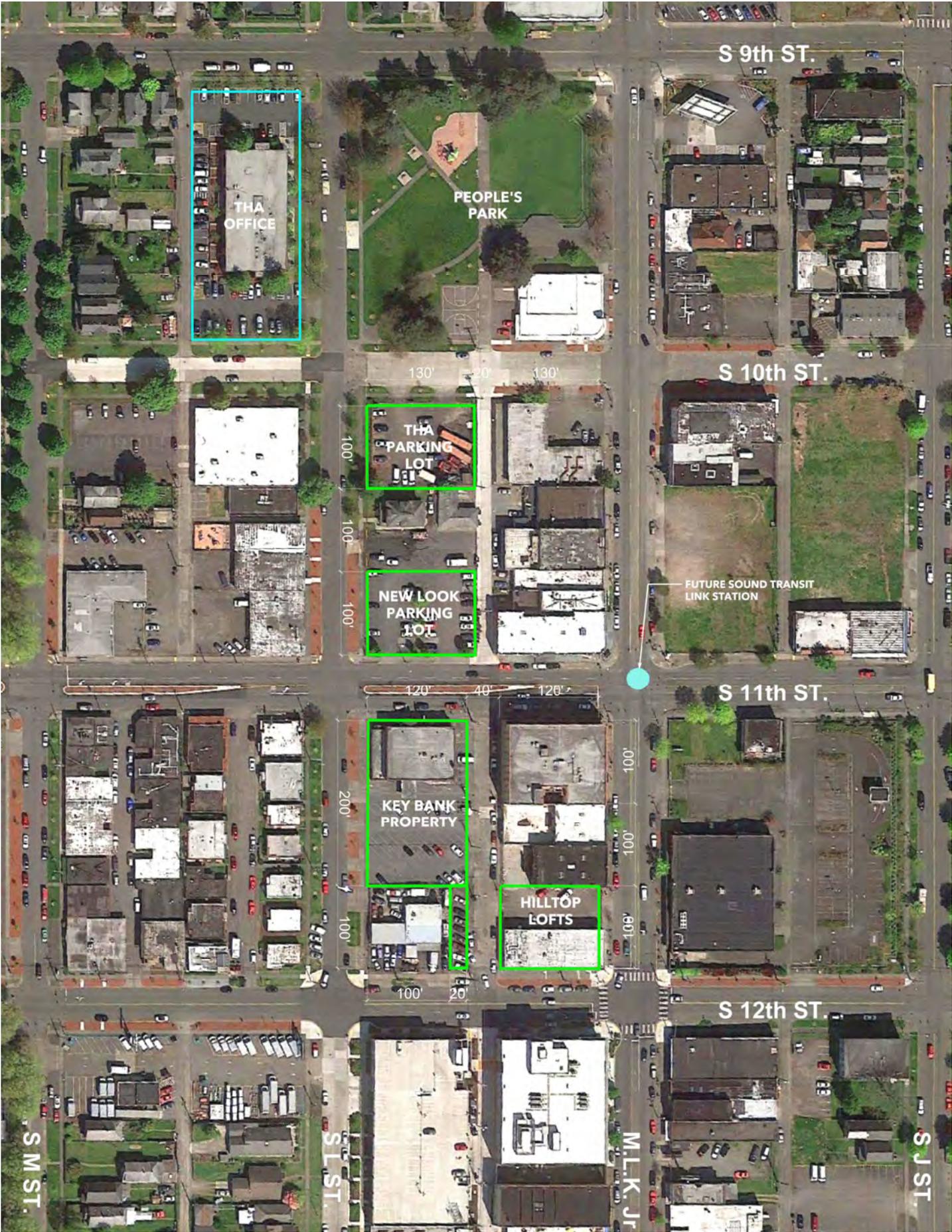
Tacoma Housing Authority is planning to build new homes in the Hilltop. Join us this summer as we discover how neighbors and businesses envision the future of the neighborhood

Upcoming Events:

Hilltop Community Movie Night
July 16, 2016 – 6:00pm-10:00pm
Key Bank Parking Lot

Hilltop Community Block Party
August 13, 2016 10:00am-2:00pm
Key Bank Parking Lot

Hilltop Street Fair 2016
August 27, 2016 11:00am-7:00pm
Between 9th & 13th and MLK Way





HOUSING HILLTOP

In Twenty Years, Hilltop is...

Bustling with life! Full of
Smells of good food, Sounds
of laughter and neighbors
greeting neighbors. Lots of
open businesses, selling goods
to people who ride the street
car up to the Hill!

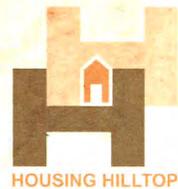


Housing Hilltop

902 South L Street

Tacoma, WA 98405

#HousingHilltop



HOUSING HILLTOP

In Twenty Years, Hilltop is...

A PLACE
WHERE PEOPLE
Dance in the
streets



Housing Hilltop

902 South L Street

Tacoma, WA 98405

#HousingHilltop



HOUSING HILLTOP

In Twenty Years, Hilltop is... *Busy,
vibrant, colorful,
and easy to live
in.*



Housing Hilltop
902 South L Street
Tacoma, WA 98405

#HousingHilltop



HOUSING HILLTOP

In Twenty Years, Hilltop is...

*affordable & a place where
the community feels supported in
what they need. Parks are great
open space for people to use at
their leisure. Space for art to be
shared with other residents is good.
Places where tasty food is possible
& made accessible for everyone.
(including^a supermarket w/ local
produce at an affordable price).*



Housing Hilltop
902 South L Street
Tacoma, WA 98405

#HousingHilltop



HOUSING HILLTOP

In Twenty Years, Hilltop is...

→ Affordable housing! ←
Not gentrified - Keep Hilltop diverse!
Community gardens + food security
Public parks + events
More murals and art
Feels like a community
Feels safe for everyone
Community events like this yard sale!
Music and activities for kids
community playground centers and events



Housing Hilltop

902 South L Street

Tacoma, WA 98405

#HousingHilltop



HOUSING HILLTOP

In Twenty Years, Hilltop is...

*going to be just like it is
now..... AMAZING!!!*



Housing Hilltop

902 South L Street

Tacoma, WA 98405

#HousingHilltop



In Twenty Years, Hilltop is...

*that it is a much
closer knit community &
the stereo types are
gone.*

Joe Burriss Willcox

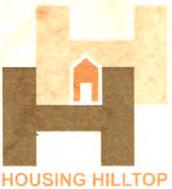


Housing Hilltop

902 South L Street

Tacoma, WA 98405

#HousingHilltop



In Twenty Years, Hilltop is...

**A BEAUTIFUL HOME
FOR A THRIVING
COMMUNITY!**



Housing Hilltop

902 South L Street

Tacoma, WA 98405

#HousingHilltop



HOUSING HILLTOP

In Twenty Years, Hilltop is...

a Thriving business
District. ie. The
Proctor District, w/out
~~apartment~~ ~~apts.~~
getto apt/housing



Housing Hilltop

902 South L Street

Tacoma, WA 98405

#HousingHilltop



HOUSING HILLTOP

In Twenty Years, Hilltop is... *as Great as*

*The DETERMINATION and
POSITIVE ACTIONS of Everyone
Keep Peaceful and STRESS FREE
ATTITUDES, ARTISTIC and Realistic.*



Housing Hilltop

902 South L Street

Tacoma, WA 98405

#HousingHilltop



In Twenty Years, Hilltop is...

a neighborhood community where families feel safe - are proud of their homes + neighborhood. There will be local small businesses supported by the local's. It will be a thriving area where people want to live + call home



Housing Hilltop
902 South L Street
Tacoma, WA 98405

#HousingHilltop



In Twenty Years, Hilltop is... **HAS...**

FREE PANCAKES
EVERY SATURDAY ☺



Housing Hilltop
902 South L Street
Tacoma, WA 98405

#HousingHilltop



In Twenty Years, Hilltop is... a place for Hope + dreams. To see where this was + what has changed would convince that if everyone works together anything is possible. Would be nice if advertisement on changes on hilltop would also change attitudes for people that have never had to go without, or struggle with where your next meal will come. Not to be automatically judge saying you live on hilltop & peoples attitude change right away. Would be nice to say Hilltop is a really nice area to live.



Housing Hilltop

902 South L Street

Tacoma, WA 98405

#HousingHilltop

HILLTOP COMMUNITY

MOVIE NIGHT!

Saturday, July 16 • 6pm-10pm



MOVIES. FOOD. DISCUSSION. COMMUNITY.

Join us for a community movie night!
Plus food, community, and a discussion that will help
inform the future of Hilltop!

6:00pm Home
(DreamWork Animation)
7:30pm Community Discussion
8:30pm Akeelah and the Bee
(Lionsgate Films)

1120 SOUTH 11TH STREET
OLD KEY BANK BLDG

More info at
tacomahousing.org/housinghilltop

#HousingHilltop



TACOMA HOUSING AUTHORITY
IN PARTNERSHIP WITH
GGLO ARCHITECTS

AUGUST 13, 2016 4pm-8pm

CREATING CONVERSATION



&



TACOMA HOUSING AUTHORITY

Splash

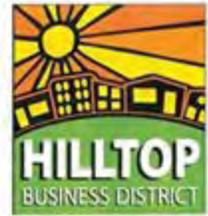
HILLTOP
**BLOCK
PARTY**
PEOPLES PARK

900 S. MARTIN LUTHER KING JR. WAY TACOMA WA 98405

VENDORS, ARTISTS, AND VOLUNTEERS

CONTACT: CREATINGCONVERSATION253@GMAIL.COM

HILLTOP



11AM-7PM
AUGUST 27

STREET FAIR 2016

HILLTOP HAS A STORY

LIKE US ON
FACEBOOK:
HILLTOP STREET FAIR
TACOMA 2016



HILLTOP CAR SHOW
3 MUSIC STAGES
HILLTOP FASHION SHOW
STREET DANCING
HILLTOP FILM COMPETITION
ARTS & CRAFTS VENDORS

HISTORICAL HILLTOP EXHIBITION
KIDS ACTIVITIES/ENTERTAINMENT
CENTRO LATINO ART EXHIBITION
FOOD VENDORS
FREE WELLNESS/DENTAL EXAMS

9TH - 13TH & MLK JR WAY, TACOMA, WA



WOMAN IN PURPLE TOP

MAN IN SUPERMAN T-SHIRT

WOMAN IN BLUE T-SHIRT

WOMAN IN GREY AND BLACK TOP

EARNEST S BRAZILL ST

S 13TH ST

S 14TH ST



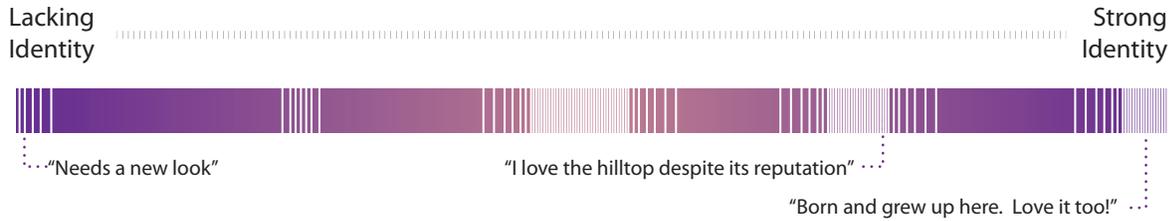
APPENDIX 5

SURVEY RESULTS

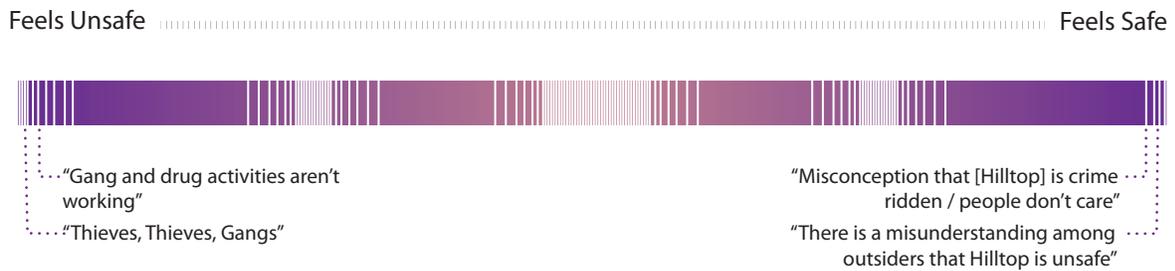
- Opinion Spectrum
- Detailed Survey Responses

Housing Hilltop Survey Opinion Spectrum

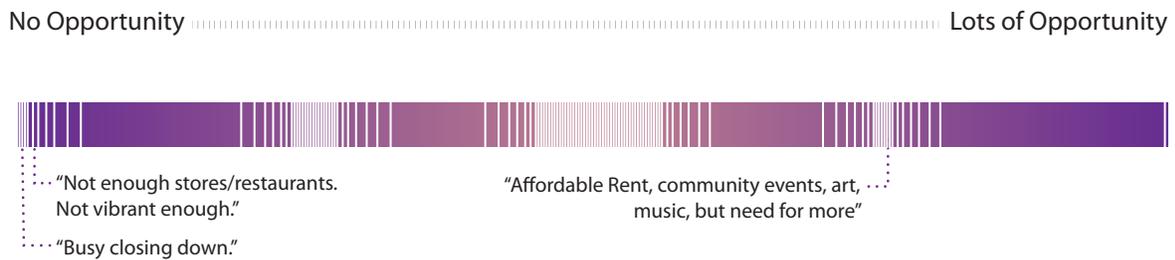
Community Identity



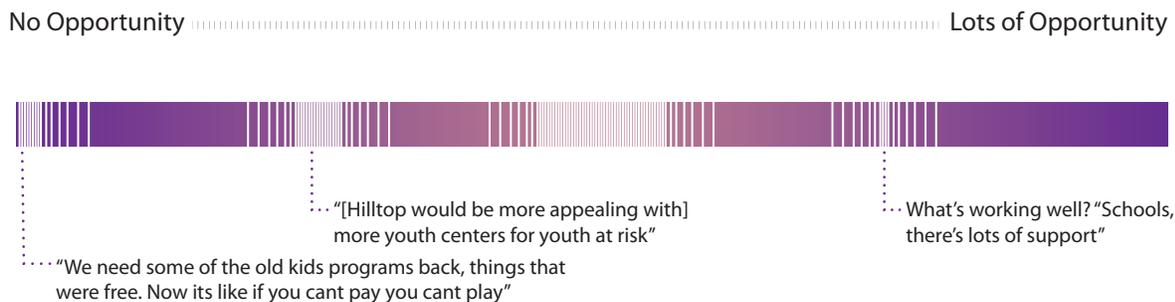
Safety



Access to Opportunity



Opportunity for Youth



Housing Hilltop Survey Opinion Spectrum

Feelings Toward the Future

Fear and Concern Optimism and Promise



Community Engagement

Little Involvement Strong Leadership and Unity



Arts within the Community

Over-saturation Need for More



Housing Hilltop Survey Opinion Spectrum

Access to Quality Food

Few Opportunities Lots of Opportunity



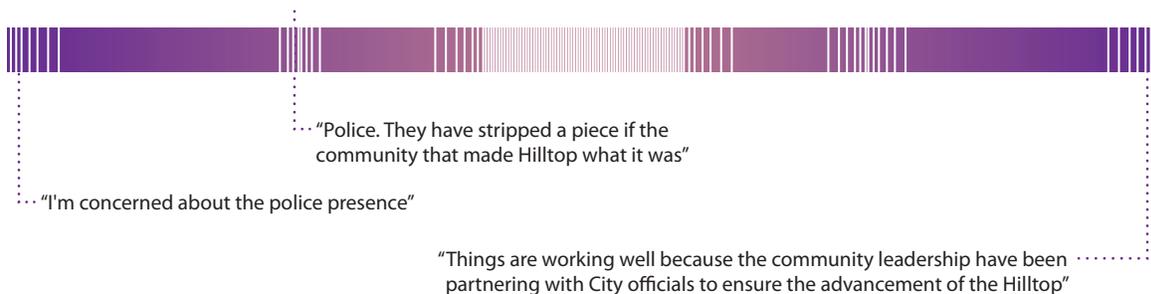
Cultural Security

Feeling of Exclusion Feeling of Inclusion



Government Intervention

Less Needed More Needed





Housing Hilltop Survey

Name: Noti Kimura Contact Information: noti-kim@q.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
- Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
- I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood I am a parent English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

This is my current home town / neighborhood.

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

Yakima to sprague street & Division to S.25th

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Hilltop Street Fair - need vendor, such as local food (small business) more artists.

4) How do you learn about events in the Hilltop?

Flyers, and social media

(Additional Questions on Back)

5) What's working well in the neighborhood?

more responsible home owners are moving into the neighborhood.

6) Why do you think these things are working well?

Made houses and are more clean and taking care of.

7) What's not working well in the neighborhood?

Not responsible transients from poor neighborhoods into trashes, the streets and block in. not enough stores or restaurants.

8) Why do you think these things are not working well?

I don't have best answer for this. not vibrant enough

9) What types of challenges is the Hilltop community facing?

*parking space in the future
income inequality - theft - loitering*

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

I'd like to see the building with combination of housing on the top, and retail space on the 1st floor. + enough parking space. + keep open space

11) What types of business opportunities should be cultivated in the Hilltop? Why?

*It would be nice to see blocks of each ethnic town. Artist block,
The stores which compliment each other.*

12) What types of things would an outsider misunderstand about this neighborhood?

*poor neighborhood with drug problems
(partially, true still)*

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

easy to (convenient location)



Tacoma Housing Authority



Housing Hilltop Survey

Name: Jennay Scott Contact Information _____
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
- Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
- I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood I am a parent English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?
I live in the Area, I want to see more housing.

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)
25th St. and 5.

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?
I try to get help for anyone that lives up in the neighborhood.

4) How do you learn about events in the Hilltop?
I go to the information Building at the corner where the Bank used to at 11th MLK WAY.

(Additional Questions on Back)

5) What's working well in the neighborhood?

Its like your people doing what you are doing today!

6) Why do you think these things are working well?

People are coming together.

7) What's not working well in the neighborhood?

If you can't do it then nothing gets done.

8) Why do you think these things are not working well?

the events you people have are working.

9) What types of challenges is the Hilltop community facing?

nothing

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

everything is working. But when you need help no one is there for homeless people.

11) What types of business opportunities should be cultivated in the Hilltop? Why?

everything!

12) What types of things would an outsider misunderstand about this neighborhood?

they think about the Past.

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

I'm not a parent I'm single person.



Tacoma Housing Authority



Housing Hilltop Survey

Name: Mayte Castro Contact Information mcastro25sdsu@gmail.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

resident

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

Division/6th MLK / Sprague 15th?

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Yes, block party, attended fitness classes @ Peoples Community Center, volunteered at Tacoma Community House

4) How do you learn about events in the Hilltop?

Tacoma Weekly advertisements in restaurants on MLK

(Additional Questions on Back)

5) What's working well in the neighborhood?

safety

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

buildings being unused.

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

affordable housing to help people who need it.

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

mis conception of Tacoma & of hilltop.

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

events, locations to get produce

Housing Hilltop Survey

Name: Gina Eastwood Contact Information 872-230-8854
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I moved to Hilltop because it is affordable.

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
 (e.g. 25th street to Sixth and Division)

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Yes - community yard sale, music
 More events like this!
 More gardens, art, safe spaces

4) How do you learn about events in the Hilltop?

flyers, Tacoma weekly, newspapers

(Additional Questions on Back)

5) What's working well in the neighborhood?

the Art!

6) Why do you think these things are working well?

They make Hilltop beautiful & feel safe

7) What's not working well in the neighborhood?

Gentrification

8) Why do you think these things are not working well?

Not affordable for renting

9) What types of challenges is the Hilltop community facing?

Gentrification!

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

section 8 & Assisted housing
So everyone has a chance

11) What types of business opportunities should be cultivated in the Hilltop? Why?

community centers
so everyone can be involved

12) What types of things would an outsider misunderstand about this neighborhood?

thinking it is unsafe

13) As a resident (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Affordable housing!



Tacoma Housing Authority



Housing Hilltop Survey

Name: McMurtrie, David, J Contact Information 253-365-2608
mcmdav15@mail.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

See previous question

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

25th to 6th ave; Yakima Ave to Sprague St.

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

None

4) How do you learn about events in the Hilltop?

friends & family

(Additional Questions on Back)

5) What's working well in the neighborhood?

?

6) Why do you think these things are working well?

?

7) What's not working well in the neighborhood?

?

8) Why do you think these things are not working well?

?

9) What types of challenges is the Hilltop community facing?

?

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

?

12) What types of things would an outsider misunderstand about this neighborhood?

?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: Kristin Neff Contact Information 253 961-7665

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
- Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
- I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood I am a parent English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Grew up in Tacoma, Stadium High School, used Planned Parenthood in neighborhood, Attend Sons of Norway 40+ yrs.

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

?

Attend Trinity Church Presbyterian

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Trinity Presbyterian Church

4) How do you learn about events in the Hilltop?

Facebook, Church, Friends

(Additional Questions on Back)

5) What's working well in the neighborhood?

creative use spaces, planned parenthood, churches Evergreen College, Restaurants.

6) Why do you think these things are working well?

affordable rent, caring people

7) What's not working well in the neighborhood?

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

Gentrification,

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Affordable, working wages housing.
So Tacomans can afford to live.

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

That it is crime ridden, people don't care.

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

affordable housing, community engagement.



Housing Hilltop Survey

Name: Tracy Bastick Contact Information 253 576 8693
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Meloniin

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I Where I Live and it is Place that need a young man like me

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
 (e.g. 25th street to Sixth and Division)

Not sure

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Yes, Y.B.M - I Like when we do Good for the community and youth

4) How do you learn about events in the Hilltop?

Thru Y.B.M

(Additional Questions on Back)

5) What's working well in the neighborhood?

Pierce Transit

6) Why do you think these things are working well?

Because I use there system for reliable transportation sometimes

7) What's not working well in the neighborhood?

The government investing in the youth so that the youth can positively develop in the community.

8) Why do you think these things are not working well?

Because I see alot of youth that doesn't have support, so they tend to make bad decisions

9) What types of challenges is the Hilltop community facing?

properly investing government funds

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Not sure

11) What types of business opportunities should be cultivated in the Hilltop? Why?

I thing Aerospace machining and fabrications courses - so that there can be a job increase for Boeing and Aero space

12) What types of things would an outsider misunderstand about this neighborhood?

what the town is perceived as that isn't always true

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Tacoma Housing Authority



Housing Hilltop Survey

Name: _____ Contact Information _____

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
- Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
- I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood I am a parent English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Denver 5/2016 just moved from

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

?

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

No.

4) How do you learn about events in the Hilltop?

own posters

(Additional Questions on Back)



5) What's working well in the neighborhood? ?

6) Why do you think these things are working well? ?

7) What's not working well in the neighborhood? ?

8) Why do you think these things are not working well? ?

9) What types of challenges is the Hilltop community facing? ?

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Sorry - I just moved in - I don't know yet!

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name: Justice Brown Contact Information (253) 247-7508
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Its My Home

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

8th - 25th St

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

The young business Men & Women Organization
also the Fabitat are places and activities I do with.

4) How do you learn about events in the Hilltop?

By the Fabitat, YBMW, The City of Tacoma

(Additional Questions on Back)

5) What's working well in the neighborhood?

The Community gettogethers.

6) Why do you think these things are working well?

Because People like me are out here really trying to change the world.

7) What's not working well in the neighborhood?

Because you cant save Everyone?

8) Why do you think these things are not working well?

The gangs and hoarded children.

9) What types of challenges is the Hilltop community facing?

Shooting, Deaths, Emotion distress
and more but we are strong by our bond.

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Help the people that are really ~~drinking~~ drinking change
the more someone changes with NO acknowledgement
it makes them do bad things.

11) What types of business opportunities should be cultivated in the Hilltop? Why?

Help the YBIM organization.

12) What types of things would an outsider misunderstand about this neighborhood?

That its a "HOOD" place when its NOT

13) As a youth (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

More space for youth to kick it and be
more of a community.



Housing Hilltop Survey

Name: Malite Stark Contact Information 253-581-4652
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Born and grew up here love it to...

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

Six and Division to 25th

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Yes computer club House, House of Scott, Ed temp Logic. New J. Logic

4) How do you learn about events in the Hilltop?

Local Business

(Additional Questions on Back)

5) What's working well in the neighborhood?

It's more neighbor-friendly.

6) Why do you think these things are working well?

communications and come from the same background.

7) What's not working well in the neighborhood?

Gang and Drug activity.

8) Why do you think these things are not working well?

More Police Patrol

9) What types of challenges is the Hilltop community facing?

IDK.

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

a few abt housing program 18-25

11) What types of business opportunities should be cultivated in the Hilltop? Why?

fast food more precise

12) What types of things would an outsider misunderstand about this neighborhood?

Needs a new look stat for the city.

13) As a parent (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

more community events. more see city official out in the neighborhood.



Housing Hilltop Survey

Name: LR Contact Information _____

I would like to be informed of future Housing Hilltop Events

Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander

Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop

I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)

I work in the neighborhood I am a parent English is not my first language

I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

CHC Employee & Resident less than 5 yrs.
I love the Hilltop area despite it's reputation

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Recently a food vendor for The farmers market.

4) How do you learn about events in the Hilltop?

Word of mouth & via flyers

(Additional Questions on Back)

5) What's working well in the neighborhood?

Neighborhood watch & communication amongst the residents & businesses.

6) Why do you think these things are working well?

A strong sense of pride for the neighborhood

7) What's not working well in the neighborhood?

N/A

8) Why do you think these things are not working well?

N/A

9) What types of challenges is the Hilltop community facing?

Crime / police support

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Rent Control

11) What types of business opportunities should be cultivated in the Hilltop? Why?

loans/grants for low-mid incomes start-up and 1st time owners

12) What types of things would an outsider misunderstand about this neighborhood?

Crime and Safety

The level of

13) As a B. owner (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Events like this and ^{continued} community support.

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



GGLO



Tacoma Housing Authority



Housing Hilltop Survey

Name: Liz Wilcox Contact Information 253 208 1275
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Love it

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

25th Sheridan - 6th + Sprague

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Hilltop Black Party thing

4) How do you learn about events in the Hilltop?

Facebook

(Additional Questions on Back)

5) What's working well in the neighborhood?

R

6) Why do you think these things are working well?

R

7) What's not working well in the neighborhood?

The Thiefs

8) Why do you think these things are not working well?

Thiefs

9) What types of challenges is the Hilltop community facing?

Thiefs

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Community to build safety

11) What types of business opportunities should be cultivated in the Hilltop? Why?

Community to build safety

12) What types of things would an outsider misunderstand about this neighborhood?

Gang
Parent

13) As a Parent (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Community

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: Nazt Cortez Contact Information: 812373 0582
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Family

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

work

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

work & play

4) How do you learn about events in the Hilltop?

*Stayed over all night
and walked by*

(Additional Questions on Back)



Tacoma Housing Authority



5) What's working well in the neighborhood?

not much

6) Why do you think these things are working well?

future not

7) What's not working well in the neighborhood?

~~Rest~~ ~~to~~ Men push
suck

8) Why do you think these things are not working well?

!!

9) What types of challenges is the Hilltop community facing?

Race, crime, etc

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

N/A

11) What types of business opportunities should be cultivated in the Hilltop? Why?

N/A N/A

12) What types of things would an outsider misunderstand about this neighborhood?

N/A

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: Crystal Gomez Contact Information 253-272-8564
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

not

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

yes

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

I live here at EB Wilson

4) How do you learn about events in the Hilltop?

you had a sign at EB Wilson

(Additional Questions on Back)

5) What's working well in the neighborhood?

things like this

6) Why do you think these things are working well?

get people out to see each other

7) What's not working well in the neighborhood?

busy closing down

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

money

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

more caring

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a person (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

safe

Housing Hilltop Survey

Name: TUCKER Contact Information KMPTUCK@MSN.COM
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

Attend church over 15+ yrs
1) Please describe your relationship to the Hilltop?
Attend church for over 15 yrs

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

?

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

yes, church-community services

4) How do you learn about events in the Hilltop?

today and hear say
😊
housing authorities

(Additional Questions on Back)



Tacoma Housing Authority



- 5) What's working well in the neighborhood?
- 6) Why do you think these things are working well?
- 7) What's not working well in the neighborhood?
- 8) Why do you think these things are not working well?
- 9) What types of challenges is the Hilltop community facing?
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why?
- 11) What types of business opportunities should be cultivated in the Hilltop? Why?
- 12) What types of things would an outsider misunderstand about this neighborhood?
- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name: C. Koda Contact Information 253-208-0210

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
- Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
- I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood I am a parent English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Havent started a relationship yet. was homeless in my car + couch surfing from family for 7 mos. So just now starting to get on my feet. Still havent finish moving in yet. I am disabled & cant afford u-haul to move my things out of storage

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division) not sure.

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Not enough time to start anything yet. But would like to give to community.

4) How do you learn about events in the Hilltop?

Havent heard anything other than they cleaned up this area.

(Additional Questions on Back)

5) What's working well in the neighborhood?

The small business seems to help. There's quite a choice on foods & very close for walking distance. I wish we could have better shuttle service. My car is in federal way & I have to make arrangements for a ride.

6) Why do you think these things are working well?
You have a choice to eat. The store is close, wish there was a couple of stores for women (clothes)

7) What's not working well in the neighborhood?

There's a big problem with cars always getting broken into. Windows being bashed. People even sleeping in the cars that are unlocked. When you leave car doors unlocked they don't bash your windows out.

8) Why do you think these things are not working well?
Not enough patrolling whether police or security. Been here 3 mo & not seen one security ever. When you call police they never come they tell you to go on-line. If you don't have a special phone or computer can't do it. Or the knowledge to get on computer.

9) What types of challenges is the Hilltop community facing?
Trying to keep the neighborhood safe. They advertise neighborhood watch. But not once have I noticed that happening. I live 2 1/2 blocks away from Safeway & scared to death to walk to the store. Bar + Jail are close so that could raise crime rate.

10) What types of housing opportunities should be cultivated in the Hilltop? Why?
Having films shown in the past. What was & then what is. I think young people would have a better understanding on older folks.

11) What types of business opportunities should be cultivated in the Hilltop? Why?

I think a community center would be nice for young & old. We could learn from each other about future & pass lives experience. People might be more patient with one another.

12) What types of things would an outsider misunderstand about this neighborhood?

There's a lot of cars that have broken windows & car parts are also on the alley. Bike parts just looks like an easy target for us that live here.

13) As a Retired (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

I know that there has been a lot of work here. If we got a community service place for young & old might help with respect where people wouldn't be so angry & hateful.



Housing Hilltop Survey

Name: David Fleuty Contact Information: d.fleuty@communityhealth
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously 10/9

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?
non-profit business on the Hilltop

CEO of Community Health Care which has a health center on the Hilltop

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
 (e.g. 25th street to Sixth and Division)

*Market to Sprague
 6th to 25th*

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

- ① CHC Health Center
- ② Restaurants

4) How do you learn about events in the Hilltop?

through CHC

(Additional Questions on Back)

5) What's working well in the neighborhood? Churches:

HAC; HBA; CHC; TCH. St. Joes & Multicultural
Johnson County; lots of good restaurants; Bafes; Evergreen

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

too many empty buildings

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Affordable Housing - Houses & Apts;
Middle Income

11) What types of business opportunities should be cultivated in the Hilltop? Why?

All types

12) What types of things would an outsider misunderstand about this neighborhood?

still has a reputation for crime

non-profit Business Operator

13) As a (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Mix of Housing; Bank; grocery store options



Tacoma Housing Authority



Housing Hilltop Survey

Name: Jori Adkins Contact Information joradkins@mac.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

As Vice Chair of Neighborhood Council of New Tacoma we see Hilltop as a very important close in neighborhood to Downtown which needs to be dense but not lose its identity as a neighborhood that is easy going & friendly. As a retired LA Urban Design I am concerned about how the area dev

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

*Galvina, (Med Center to Med Center only) so that there isn't a huge displacement for that plan
Hosmer?
and 25th to Wright park or ...*

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

*Use of restaurants, bars, 2nd cycle, Fulcrum
Also visit friends and Hilltop Fair involvement.*

4) How do you learn about events in the Hilltop?

Thru New Tacoma Neighborhood Council / or list serve or

(Additional Questions on Back)

5) What's working well in the neighborhood?

I like scenic and using business rphere
 2nd Cycle, Filerom BDI's BDO
 Hill tavern Goodfullas Barber shop

6) Why do you think these things are working well?

other restaurants,
 People use them and live close by

7) What's not working well in the neighborhood?

Vacant bldgs! Vacant lots vacant or underutilized
 land surface parking lots.

8) Why do you think these things are not working well?

does not add to density which does not help the
 existing businesses to flourish

9) What types of challenges is the Hilltop community facing?

gentrification how can it be dealt with

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

affordable & also low-income

work force

market rate will come on its own.

11) What types of business opportunities should be cultivated in the Hilltop? Why?

to keep those that are here - here
 and do training Corbett Motel STG
 Allison Gregg

12) What types of things would an outsider misunderstand about this neighborhood?

Crime & "drive-bys" still occur NOT!

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Weird places to live (I live in a gas station now)
 otherwise it got the perfect location



GGLO
GREENDOT



Tacoma Housing Authority



Housing Hilltop Survey

Name: Stefania Appia Contact Information: (253) 719-3513

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

stefania.appia@grendot.org

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Over the years have had friends who lived here. Worked @ Goodwill doing job development + now work at a charter school on Eastside.

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Yes, mostly education related. To increase turn-out I think partnering w/schools is important.

4) How do you learn about events in the Hilltop?

From community members.

(Additional Questions on Back)



Tacoma Housing Authority



- 5) What's working well in the neighborhood?
- 6) Why do you think these things are working well?
- 7) What's not working well in the neighborhood?
- 8) Why do you think these things are not working well?
- 9) What types of challenges is the Hilltop community facing?
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why?
- 11) What types of business opportunities should be cultivated in the Hilltop? Why?
- 12) What types of things would an outsider misunderstand about this neighborhood?
- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

**/the hilltop is not... over long enough)*
...the recent years... provide... feedback...
I plan on participating... suggestions...

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name: Vernis modest Contact Information 259-8887
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

My Dad live up here

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

~~25th~~ Bettler Place to Live

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

NO

4) How do you learn about events in the Hilltop?

housing and Dad

(Additional Questions on Back)



5) What's working well in the neighborhood?

Move Nighth

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

Maybe the Homeless

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: Shelly Weir Contact Information asjoden3kids@yahoo.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Grew up & volunteer

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

Tacoma -> Sprague
6th -> 25th

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Volunteered w/ C.H.C. for Nat'l night out & H.T. street fair

4) How do you learn about events in the Hilltop?

Facebook event notification T.H.A.

(Additional Questions on Back)



Tacoma Housing Authority



- 5) What's working well in the neighborhood?
- 6) Why do you think these things are working well?
- 7) What's not working well in the neighborhood?
- 8) Why do you think these things are not working well?
- 9) What types of challenges is the Hilltop community facing?
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why?
- 11) What types of business opportunities should be cultivated in the Hilltop? Why?
- 12) What types of things would an outsider misunderstand about this neighborhood?
- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name: Wendy Pantoja Castillo Contact Information 253-468-5822
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

LIVE IN HILLTOP
WORK IN HILLTOP
VOLUNTEER IN A DETENTION CENTER PROGRAMS WITH AFFECTED FAMILIES
WORKING WITH NOT DISCRIMINATION PROGRAMS.

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

DIVISION
BOUNDARIES = RACE, COLOR, DISCRIMINATION, LANGUAGE.

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop? *ARMS CONTROL!*

GARDENING, LATINO EVENTS, HEALTH ACTIVITIES, NIGHT EVENTS
DANCING EVENTS, LEARN WITH FRIENDS, DANCE ACTIVITIES
PREVENTION PROGRAMS, HEALTH CARE FAIR, SOCIAL ACTIVITIES

4) How do you learn about events in the Hilltop?

NEIGHBORS, FRIENDS
HILL TOP NEED A DIVERSE NEIGHBORHOOD WHO INCLUDE DIFFERENTS CULTURES
HILL TOP NEED PROJECT DIVERSITY CULTURE). TO MUCH DISCRIMINATION
MUSIC ACTIVITIES WITH OUT ALCOHOL
HILL TOP NEED ACTIVITIES WITH TEENAGERS AND OLD PEOPLE.
PROGRAMS PREVENT SMOKE AND STOP DRUGS. CULTURAL CENTER, MUSIC AND PROGRAMS WHO INCLUDE DIVERSITY PROGRAMS WITH OUT DISCRIMINATION.

- 5) What's working well in the neighborhood? DIVERSITY, LANGUAGE DIVERSITY, RESPECT, HEALTH CARE, CULTURAL PROGRAMS. CIVIC FEST¹, LATINO FEST. MOVIES NIGHT IN THE PARK, KIDS ACTIVITIES.
- 6) Why do you think these things are working well? PROJECT DIVERSITY
- 7) What's not working well in the neighborhood? NOT INCLUSION TO DIVERSE CULTURES AND LANGUAGES. IS NOT PROJECTING DIVERSITY. COMMUNICATION YOU FEEL IS A PREFERENCE ONLY FOR WHITE PEOPLE. WHEN NEIGHBORHOOD IS MULTICULTURAL
- 8) Why do you think these things are not working well? BECAUSE DONT UNDERSTANDING POPULATION IS CHANGING AND NEED MULTICULTURAL PROGRAMS HAVE NOT PERSONAL WHO SHOW DIVERSITY.
- 9) What types of challenges is the Hilltop community facing? WILL BE GREAT, ARMS CONTROL PEOPLE IS AFRAID IN THIS AREA, TO MUCH DRUGS, GANGS IN THE STREETS, BROKEN WINDOWS, POLICE DO NOT DO ANYTHING PEOPLE SMOK IN ALL PLACES, STOLEN AND ARE NOT PREVENTION PROGRAMS
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why? SINGLE PARENTS HOUSE OPPORTUNITIES, BECAUSE ARE MANY PEOPLE IN THAT SITUATION AND HOUSES ARE EXPENSIVE, RENT IS EXPENSIVE
- 11) What types of business opportunities should be cultivated in the Hilltop? Why? FOOD BUSINESS, ORGANIC, MARKET OPPORTUNITIES WITH LOCAL VENDORS NOT ALCOHOL BUSINESS, THAT AFFECT COMMUNITY, DANCE PLACES. KIOS BUSINESS ACTIVITIES, NOT DRUGS OR ALCOHOL PLEASE!
- 12) What types of things would an outsider misunderstand about this neighborhood? CRIME, VIOLENCE, DRUGS, GANGS, SHOOTING, POLICE BRUTALITY, DISCRIMINATION, ARREST, POLLUTION, TACOMA BLOWN, UNSAFE PLACE, SCARE PLACE.
- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term? SAFETY, SECURITY, NOT DISCRIMINATION, INCLUSION PROGRAMS. PREVENTION PROGRAMS CULTURAL, DANCE ACTIVITIES

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: _____ Contact Information _____

I would like to be informed of future Housing Hilltop Events

Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

The hilltop is not a good place to me,
I hope we can make it better

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

CRPS

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

No

4) How do you learn about events in the Hilltop?

People come up and tell me

(Additional Questions on Back)

5) What's working well in the neighborhood?

we're trying to make it better

6) Why do you think these things are working well?

I don't know, the hilltop people just
come together

7) What's not working well in the neighborhood?

Gang violence

8) Why do you think these things are not working well?

People want power

9) What types of challenges is the Hilltop community facing?

we're giving away the power

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Anybody can be tenant, felonies, anything.

11) What types of business opportunities should be cultivated in the Hilltop? Why?

ANYBODY can be an employee, felons, whatever

12) What types of things would an outsider misunderstand about this neighborhood?

?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Tacoma Housing Authority



Housing Hilltop Survey

Name: Jerimivak Barquet Contact Information 253-271-5433
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Hilltop is where my friends family
and activities go down

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

no ?

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

No

4) How do you learn about events in the Hilltop?

never unless it's basketball

(Additional Questions on Back)

5) What's working well in the neighborhood?

N/A

6) Why do you think these things are working well?

N/A

7) What's not working well in the neighborhood?

Violence, hating, racism

8) Why do you think these things are not working well?

Cause anxiety

9) What types of challenges is the Hilltop community facing?

~~N/A~~ Rent Struggles

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

N/A

11) What types of business opportunities should be cultivated in the Hilltop? Why?

N/A

12) What types of things would an outsider misunderstand about this neighborhood?

everything

13) As a Youth (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

N/A



Housing Hilltop Survey

Name: Jacob Taylor Contact Information 206-474-0758
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer*

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Hilltop is where
I go to school, and most of activities.

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
 (e.g. 25th street to Sixth and Division)

N/A

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

I have not.

4) How do you learn about events in the Hilltop?

I learn from
Friends

(Additional Questions on Back)

5) What's working well in the neighborhood?

School

6) Why do you think these things are working well?

Lots of support

7) What's not working well in the neighborhood?

Gangs, Drugs, violence

8) Why do you think these things are not working well?

N/A. Bad decisions lead to bad outcomes

9) What types of challenges is the Hilltop community facing?

Gangs

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

N/A

11) What types of business opportunities should be cultivated in the Hilltop? Why?

N/A

12) What types of things would an outsider misunderstand about this neighborhood?

N/A

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Clean up the streets.



Tacoma Housing Authority



Housing Hilltop Survey

Name: JOHN LEDINGTON Contact Information johnow@yahoo.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

RESIDENT FOR TWENTY YEARS

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

↑ THESE BOUNDARIES

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

NEIGHBORHOOD CLEANUP / HILLTOP STREET FAIR
BLOCK PARTY / MEETING

4) How do you learn about events in the Hilltop?

WORD OF MOUTH - FLYERS

(Additional Questions on Back)

5) What's working well in the neighborhood?

UNKNOWN

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

LAW ENFORCEMENT INTERACTION

8) Why do you think these things are not working well?

UNKNOWN HOWEVER I FEEL THAT COMMUNITY INTERACTION/INVOLVEMENT IS A LOW PRIORITY

9) What types of challenges is the Hilltop community facing?

POPULATION INFUX

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

AFFORDABLE HOUSING FOR ALL

11) What types of business opportunities should be cultivated in the Hilltop? Why?

UNKNOWN

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a RESIDENT (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

REVERSE STEREOTYPES REGARDING HISTORY

ADDRESS GENTRIFICATION CONCERNS

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name: Tracy B. Contact Information _____

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- melanin
- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Hilltop is my bratha from a another mother

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

?

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Y.B.M.W young business men & women

4) How do you learn about events in the Hilltop?

~~Being around~~
Being around by chance

(Additional Questions on Back)

5) What's working well in the neighborhood?

Y.B.M.W

6) Why do you think these things are working well?

Y.B.M.W

7) What's not working well in the neighborhood?

Y.B.M.W

8) Why do you think these things are not working well?

city services?

9) What types of challenges is the Hilltop community facing?

not sure

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

Unionized Jobs

12) What types of things would an outsider misunderstand about this neighborhood?

They could tell you

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Tacoma Housing Authority



Housing Hilltop Survey

Name: Keushawn Banks Contact Information (253) 414-8468
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

My home town

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

downtown tacoma until franklin elementary

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

4) How do you learn about events in the Hilltop?

(Additional Questions on Back)



Tacoma Housing Authority



5) What's working well in the neighborhood?

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: Jaymaht Sears Contact Information 253-754-5107
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

*please text
dont call.*

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I am a teen resident

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Yes hilltop scholars

4) How do you learn about events in the Hilltop?

Social media, friends, & Advocates.

(Additional Questions on Back)

5) What's working well in the neighborhood?

Parks

6) Why do you think these things are working well?

like basket ball courts
water parks communities gym

7) What's not working well in the neighborhood?

Lack of potential parks and community centers
have like Peoples Park and center

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

Violence and drugs

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

have a lot of little jobs and activities

12) What types of things would an outsider misunderstand about this neighborhood?

the good and hard work

13) As a youth (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Build better parks
and rec centers give places for kids like
me to do and have fun feel safe.

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



5) What's working well in the neighborhood?

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: Judy Rush Contact Information _____
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

*We reside at the Alberta Canada building
 we go in on any group event we can
 helping it will improve more with people
 being more courtesy of throwing there garbage away
 & stop writing graffiti*

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

yes that about sums it up

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

*We joined in on the Street Fair + it turned out
 alot of people I wish we could get a group
 of people to help keep the garbage picked up*

4) How do you learn about events in the Hilltop?

*From Flyers & other people that we meet
 & was asked if we would like to join
 in.*

5) What's working well in the neighborhood?

looks like people are respecting it more

6) Why do you think these things are working well?

They got rid of all the trashy people & turned it around to be positive

7) What's not working well in the neighborhood?

The Bars

8) Why do you think these things are not working well?

Because the Alcohol causes them to in there mind to get vicious & carry Fire Arms & Also damage & destroy

9) What types of challenges is the Hilltop community facing?

Keeping the drugs out of here

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

For needy people especially Families & married or single if the are eligible for the program

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

The

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

if people would work together & make our place a nice place to live in



Housing Hilltop Survey

Name:

RUSH, ROBERT

Contact Information

253-272-0829

- I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I LIKE HILLTOP. IT IS SO TOTALLY DIFFERENT
 THAN IT WAS IN THE 70'S & 80'S.
 I BELIEVE IT WAS MATURED AS A
 NEIGHBORHOOD, FROM BEING "THE HOOD".

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
 (e.g. 25th street to Sixth and Division)

~~I think~~
 I THINK A SEAMLESS TRANSITION FROM
 ONE GEOGRAPHIC AREA TO ANOTHER WOULD BE BEST
 TO TRY AND NOT LABEL ANY ONE AREA.

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

I MOST ENJOYED PEOPLE OF ALL COLORS,
 AGES, SEXES AND BELIEFS COMING TOGETHER FOR
 A GOOD TIME AND BY ALL.

4) How do you learn about events in the Hilltop?

I LIVE RIGHT ON 11TH AND MLK JR. WAY SO IT'S
 NOT TO KNOW WHEN SOMETHING IS GOING DOWN.

(Additional Questions on Back)

5) What's working well in the neighborhood?

DEVELOPEMENT AND IMPROVEMENTS, THE QUALITY OF LIFE ALL MAKE IT A PLACE TO WANT TO LIVE AND/OR WORK.

6) Why do you think these things are working well?

I THINK OUR COLLECTIVE THINKING AND LEAVING THE STRIFE-RIDDEN PAST IN THE PAST.

7) What's not working well in the neighborhood?

DON'T KNOW ENOUGH TO ANSWER INTELLIGENTLY

8) Why do you think these things are not working well?

SAME AS ABOVE.

9) What types of challenges is the Hilltop community facing?

IT'S WILD AND WOOLLY PAST.

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

EQUAL AND FAIR, NOT TO MENTION, AFFORDABLE.

11) What types of business opportunities should be cultivated in the Hilltop? Why?

ANYTHING THAT PROMOTES LEGAL AND HEALTHY AND PROSPEROUS OUTCOMES WOULD HELP.

12) What types of things would an outsider misunderstand about this neighborhood?

THE NAME "THE HOOD" CONJURS UP NEGATIVE IMAGES.

13) As a RESIDENT (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

MORE INDUSTRY OR JOBS WOULD HELP GREATLY.



Tacoma Housing Authority



Housing Hilltop Survey

Name: Anthony Contact Information stonebuilder357@gmail.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Born - 3rd generation Hill-Top resident

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

8th to 27th
3rd to ~~Sprague~~ Sprague

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

H.U.C. , Hill-Top Community Services,

4) How do you learn about events in the Hilltop?

Word of mouth

(Additional Questions on Back)

5) What's working well in the neighborhood?

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

8) Why do you think these things are not working well?

Most things are not working well. The people/organisations getting the money to help are very misinformed and misuse the money they receive.

9) What types of challenges is the Hilltop community facing?

gentrification

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Affordable ~~6~~ and Affordable family housing

11) What types of business opportunities should be cultivated in the Hilltop? Why?

Businesses that provide local residence jobs, and provide services local residence need NOT UW Tacoma students.

12) What types of things would an outsider misunderstand about this neighborhood?

The people who have been here most of their lives it is our HOME, with deep memories.

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Housing Hilltop Survey

Name: Kishon Lyn Booker Contact Information 984-9583

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

grew up lived in 4 bedroom house

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

gang activities

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

church activities

4) How do you learn about events in the Hilltop?

Research

(Additional Questions on Back)

5) What's working well in the neighborhood? *resources*

6) Why do you think these things are working well?

The community

7) What's not working well in the neighborhood? *need more programs for kids*

8) Why do you think these things are not working well? *need to come together*

9) What types of challenges is the Hilltop community facing? *drugs and gangs*

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Low Income

11) What types of business opportunities should be cultivated in the Hilltop? Why?

More stores

12) What types of things would an outsider misunderstand about this neighborhood?

the population

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Government communication



Tacoma Housing Authority



Housing Hilltop Survey

Name: _____ Contact Information _____

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
- Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
- I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood I am a parent English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Care for area

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

to many people live here as unemployed between the ages 50-65

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Yes

4) How do you learn about events in the Hilltop?

(Additional Questions on Back)

5) What's working well in the neighborhood?

Brothers are having a great time
working together as (Brothers) friends & family
to be so

6) Why do you think these things are working well?

Because of the participation

7) What's not working well in the neighborhood?

Not enough support
from the people that have issues

8) Why do you think these things are not working well?

It takes more than one person to build

9) What types of challenges is the Hilltop community facing?

Money & stability within more people
to do it

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

More women need help just in
general is important

11) What types of business opportunities should be cultivated in the Hilltop? Why?

We need a place to park

12) What types of things would an outsider misunderstand about this neighborhood?

Gangs & drugs not as popular as it
looks (Africa America)

13) As a (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

No work for youth - work need is



Housing Hilltop Survey

Name: Shannel Mordas Contact Information (253) 203 5177
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Love the hilltop central to Everything Tacoma has to offer close to downtown north end, south end and easy access to West end too!

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

25th can be both inspiring and uplifting but disappointing (for drugs + crime) inspiring and uplifting by churches / ownership

3) Do you or have you ever participated in any businesses, programs, school functions, or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

open house Christmas Party + open house from donations for Red-winter

4) How do you learn about events in the Hilltop?

Word of mouth & mostly by walking around in the community

(Additional Questions on Back)

5) What's working well in the neighborhood? ?

friendliness

6) Why do you think these things are working well?

different people coming together as I

7) What's not working well in the neighborhood?

drugs + crime lottering + panhandling
Homeless sleeping on the streets

8) Why do you think these things are not working well?

? Better shopping for food other than
Safeway hardware

9) What types of challenges is the Hilltop community facing?

gangs/drug young children w/out parents
proper education need more youth groups

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

? Low income affordable housing

11) What types of business opportunities should be cultivated in the Hilltop? Why?

Clean up - Block parties - music - local vocals
singing - dancing in streets

12) What types of things would an outsider misunderstand about this neighborhood?

?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Tacoma Housing Authority



Housing Hilltop Survey

Name: _____ Contact Information _____

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I have attended church on the hilltop for over 20 yrs

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

25th St, Tacoma Ave, 6th Ave

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

June 17th, great atmosphere

4) How do you learn about events in the Hilltop?

word of mouth/facebook

Kishon Booker@yahoo.com

(Additional Questions on Back)

5) What's working well in the neighborhood?

Nothing

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

Joblessness, unaffordable housing,

8) Why do you think these things are not working well?

elected officials have forgotten about this community

9) What types of challenges is the Hilltop community facing?

joblessness, poverty, unaffordable housing

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

affordable housing and programs for home purchase

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

being more business owners of color



Housing Hilltop Survey

Name: TRAVIS MARTIN Contact Information _____

I would like to be informed of future Housing Hilltop Events

Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander

Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop

I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)

I work in the neighborhood I am a parent English is not my first language

I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I manage the community bicycle center

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

exactly

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

I Run a non profit that works with Local schools / homeless / youth

4) How do you learn about events in the Hilltop?

word of mouth

(Additional Questions on Back)

5) What's working well in the neighborhood?

good community

6) Why do you think these things are working well?

we talk to each other

7) What's not working well in the neighborhood?

people not understanding where other people come from

8) Why do you think these things are not working well?

not talking

9) What types of challenges is the Hilltop community facing?

Gentrification

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Focus on low income

11) What types of business opportunities should be cultivated in the Hilltop? Why?

programs that integrate all

12) What types of things would an outsider misunderstand about this neighborhood?

History Economics

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

low income housing
Job opportunities



Housing Hilltop Survey

Name: Cameron W.C. Carter Contact Information 255-343-7477

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

My mother has worked at Saint Joseph for a very long time 25 yrs to be exact. When I was suspended from school on multiple occasions, I would walk down the street all the time feeling safe.

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

I would not know.

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

In my suggestion, I would be great if officers were allowed to give drunk drivers rides home. I would like to see the community throw food Banquets for veterans, officers and homeless alike. I love you all "Ohm".

4) How do you learn about events in the Hilltop?

I would create them given income and opportunity.

Gangster Sluggers. Strange days

(Additional Questions on Back)

Cameron Cook 253-355-9519
or
253-345-9477



Tacoma Housing Authority



5) What's working well in the neighborhood?

1) I don't know
2) Sports, marijuana, summertime, possible classical music.

6) Why do you think these things are working well?

1) ~~Handwritten scribble~~ I haven't an idea

7) What's not working well in the neighborhood?

aggressive, obsessiveness, lust, greed, power or the need for it.
Fear's Those who alternatively use guns of hand instead of defensibility

8) Why do you think these things are not working well?

Tell a kid that can't have it. What do they.

9) What types of challenges is the Hilltop community facing?

NY

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Low Rent having allowed me to eventually
save up enough to buy a 2 bedroom garage and a lot yard.
Get your fucking hands dirty People and pull weeds, cars,
shovels, hammers, saws, etc

11) What types of business opportunities should be cultivated in the Hilltop? Why?

Stripping / barbie / Scared and very talented unknown
artists. New Radio Stations with rent @ \$5. Most of the
east / west / north / south Northwest needs Northwest
Sound (Stacy's) family humor, sad deeply emotional times
the homeless, the abused, the state of laws and respect!

FUCK "stations"
Pharmaceuticals
ADHD almost
to my internal mind
over spirit.

12) What types of things would an outsider misunderstand about this neighborhood?

"How this place is a dump, let's go back to Olympia" Lot

13) As a Parent (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Maintenance. Schools up to Highschool.

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: Larry Norman Contact Information 970-531-4588

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop? NUTNBUTLUV

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

25th to 6, Sprague to 9th (yakima)

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

went to school, loved, cried, learned, dreamed,

4) How do you learn about events in the Hilltop? Word of Mouth

(Additional Questions on Back)

5) What's working well in the neighborhood? *starting to listen to each other w/ open ears & hearts*

6) Why do you think these things are working well? *we are starting to care*

7) What's not working well in the neighborhood? *old attitudes unwillingness to share*

8) Why do you think these things are not working well? *redistribution of funds resources & leadership*

9) What types of challenges is the Hilltop community facing? *collaboration*

10) What types of housing opportunities should be cultivated in the Hilltop? Why? *Those that provide access to all people.*

11) What types of business opportunities should be cultivated in the Hilltop? Why? *Same as above. Living wage. Not minimum.*

12) What types of things would an outsider misunderstand about this neighborhood? *The cultures*

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term? *Self-sufficiency*



Tacoma Housing Authority



Housing Hilltop Survey

Name: Lindsay Contact Information 253-273-5208

I would like to be informed of future Housing Hilltop Events

Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander

Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop

I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)

I work in the neighborhood I am a parent English is not my first language

I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

lived in for past 5 yrs \$
close to it for 12

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

freeway & Division
6th Ave, stadium

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

yes, block party
community involvement, knowing neighbors

4) How do you learn about events in the Hilltop?

facebook, word of mouth

(Additional Questions on Back)

5) What's working well in the neighborhood?

people interacting

6) Why do you think these things are working well?

nice people in the area

7) What's not working well in the neighborhood?

people getting shot

8) Why do you think these things are not working well?

self-explanatory,

9) What types of challenges is the Hilltop community facing?

change, people possibly feeling disenfranchised

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

all types b/c balance

11) What types of business opportunities should be cultivated in the Hilltop? Why?

||

||

12) What types of things would an outsider misunderstand about this neighborhood?

me, past violence (90's)

13) As a person (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

just trying to make it a better,
more inviting, exciting place to be

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

JS. integrity movers llc
@yahoo.com

Name: James H Larkins Contact Information #253 468-533 6

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop? I love it

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division) lack of opportunity

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop? NO

4) How do you learn about events in the Hilltop? Ridding by

(Additional Questions on Back)

- 5) What's working well in the neighborhood? *I Really don't know*
- 6) Why do you think these things are working well?
- 7) What's not working well in the neighborhood?
- 8) Why do you think these things are not working well?
- 9) What types of challenges is the Hilltop community facing? *lack of love and community*
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why? *I don't know*
- 11) What types of business opportunities should be cultivated in the Hilltop? Why? *I don't know*
- 12) What types of things would an outsider misunderstand about this neighborhood? *the lack of culture and togetherness*
- 13) As a Man (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term? *unity*

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name: Ozai Taha Contact Information 253-754-8658

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop? Raised on the Hilltop

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division) 25th to 6th

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

4) How do you learn about events in the Hilltop? word of mouth OR advertisement

(Additional Questions on Back)

- 5) What's working well in the neighborhood? upgrade on buildings
NO CRACKED POLICE
- 6) Why do you think these things are working well? MORE Peaceful
- 7) What's not working well in the neighborhood? Racism
- 8) Why do you think these things are not working well? Hate ~~against~~ ^{against a Brother}
- 9) What types of challenges is the Hilltop community facing? ~~Some~~ Housing Eligible Not enough places for
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why? People who ~~had~~ had been out of trouble for 5-years
- 11) What types of business opportunities should be cultivated in the Hilltop? Why? Retail ~~Janitorial~~
Janitorial
- 12) What types of things would an outsider misunderstand about this neighborhood? That it's a Bad Place
- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?
New apartments
different Houses and more BUSINESS



Tacoma Housing Authority



Housing Hilltop Survey

Name: Doug Engbretson Contact Information dougengebretson@gmail.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

new

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

not sure

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

no

4) How do you learn about events in the Hilltop?

Mindy

(Additional Questions on Back)



Tacoma Housing Authority



5) What's working well in the neighborhood?

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name: Basic Wirtford Contact Information 206-476-2494
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I work here & live in the Hilltop area and I'm concerned about the police present's

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
 (e.g. 25th street to Sixth and Division)

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Yes started Shiloh Baptist Church "Hands up ministries" help homeless people & create a better life for themselves

4) How do you learn about events in the Hilltop?

From Ms. Rasha from my Church Shiloh Baptist Church

(Additional Questions on Back)



Tacoma Housing Authority



- 5) What's working well in the neighborhood?
- 6) Why do you think these things are working well?
- 7) What's not working well in the neighborhood?
- 8) Why do you think these things are not working well?
- 9) What types of challenges is the Hilltop community facing?
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why?
- 11) What types of business opportunities should be cultivated in the Hilltop? Why?
- 12) What types of things would an outsider misunderstand about this neighborhood?
- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	White / Caucasian
Please select all that apply:	I grew up in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	Its where I started and loved, and want to change what I helped ruin.
Do you lead any programs, businesses or activities in the Hilltop?	Ministry housing
What do you think is working well in the Hilltop neighborhood?	Community events
Why do you think these things are working well?	People get to know each other
What's not working well in the Hilltop?	They are communicating
Why do you think these things are not working well?	Separatism
What community resources need to be preserved in the Hilltop?	The parks
What community resources need to be added or better supported?	Solutions to homelessness and drugs
What types of challenges is the Hilltop community facing?	drugs
What types of housing opportunities should be cultivated in the Hilltop?	clean and sober housing
What types of business opportunities should be cultivated in the Hilltop?	diverse
What types of things do you think an outsider would misunderstand about this neighborhood?	It's all Black
What do you think would make the Hilltop Neighborhood more livable for you?	Off things for all race
Please share any additional thoughts, concerns or ideas you have.	Safe environment youth and adults

Created: Jul 28, 2016 01:56:44 AM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	41-65
Race / Ethnicity (Please select all that apply)	White / Caucasian
Please select all that apply:	I grew up in the Hilltop I work in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	My family immigrated from Italy to the Hilltop in the late 1800's and we have been associated with this area ever since then. Our church, St. Ritas is here, and we love the Hilltop and do business here whenever possible. I now manage the Johnson's front end of the store, Johnson Candy Co, and I love the community.
Do you lead any programs, businesses or activities in the Hilltop?	n/a
What do you think is working well in the Hilltop neighborhood?	n/a
Why do you think these things are working well?	n/a
What's not working well in the Hilltop?	n/a
Why do you think these things are not working well?	n/a
What community resources need to be preserved in the Hilltop?	All current resources are excellent!
What community resources need to be added or better supported?	Bathroom in park and continuous round the clock safety for park users. permanent housing for homeless where they can have their pets and do drugs in safety. A dollar Store and Grocery Outlet store would be huge help to this community. Free headstart and daycare for working parents. Jobs offered to those in need, to improve the community including cleanup, park maintenance, safe streets education. Mentoring for our youth. Counselling for our youth. Tutoring for those in need.
What types of challenges is the Hilltop community facing?	Poverty, drug abuse, homelessness, mental illness
What types of housing opportunities should be cultivated in the Hilltop?	See above and also housing for low income citizens and facilities for mentally ill.
What types of business opportunities should be cultivated in the Hilltop?	n/a
What types of things do you think an outsider would misunderstand about this neighborhood?	n/a
What do you think would make the Hilltop Neighborhood more livable for you?	n/a
Please share any additional thoughts, concerns or ideas you have.	

7/27/2016

Email Me Form™ - HTML Forms, Web Forms, PHP Forms

Created: Jul 28, 2016 01:53:12 AM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	41-65
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I been going to Shiloh baptist Church for 11 years and involved in are Christian Men's homes help Brothers with their relationship with God and getting off drugs n alcohol and living a productive lives.
Do you lead any programs, businesses or activities in the Hilltop?	Yes - our clean and sober homes new life Christian homes Shiloh Baptist Church.
What do you think is working well in the Hilltop neighborhood?	The resources that we do have is working its just not enough of them
Why do you think these things are working well?	Because we have a lot of community leaders are visibly and pointed people int he right direction
What's not working well in the Hilltop?	Just not enough resources for all the people who needs help
Why do you think these things are not working well?	Overcrowded its working it just not enough of them to handle the volume of people
What community resources need to be preserved in the Hilltop?	n/a
What community resources need to be added or better supported?	n/a
What types of challenges is the Hilltop community facing?	n/a
What types of housing opportunities should be cultivated in the Hilltop?	n/a
What types of business opportunities should be cultivated in the Hilltop?	n/a
What types of things do you think an outsider would misunderstand about this neighborhood?	n/a
What do you think would make the Hilltop Neighborhood more livable for you?	n/a
Please share any additional thoughts, concerns or ideas you have.	

Created: Jul 28, 2016 01:46:46 AM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	41-65
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I been going to Shiloh baptist Church for 11 years and involved in are Christian Men's homes help Brothers with their relationship with God and getting off drugs n alcohol and living a productive lives.
Do you lead any programs, businesses or activities in the Hilltop?	Yes - our clean and sober homes new life Christian homes Shiloh Baptist Church.
What do you think is working well in the Hilltop neighborhood?	The resources that we do have is working its just not enough of them
Why do you think these things are working well?	Because we have a lot of community leaders are visibly and pointed people int he right direction
What's not working well in the Hilltop?	Just not enough resources for all the people who needs help
Why do you think these things are not working well?	Overcrowded its working it just not enough of them to handle the volume of people
What community resources need to be preserved in the Hilltop?	n/a
What community resources need to be added or better supported?	n/a
What types of challenges is the Hilltop community facing?	n/a
What types of housing opportunities should be cultivated in the Hilltop?	n/a
What types of business opportunities should be cultivated in the Hilltop?	n/a
What types of things do you think an outsider would misunderstand about this neighborhood?	n/a
What do you think would make the Hilltop Neighborhood more livable for you?	n/a
Please share any additional thoughts, concerns or ideas you have.	

Created: Jul 28, 2016 01:46:46 AM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I grew up in the Hilltop I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	The Hilltop suck, there is no programs for low income housing. The streets are not for the ages of 10-18, are not safe
Do you lead any programs, businesses or activities in the Hilltop?	Back to school, fundraising
What do you think is working well in the Hilltop neighborhood?	Diverse businesses
Why do you think these things are working well?	n/a
What's not working well in the Hilltop?	Power struggle, between the community and the people to want to fix the community
Why do you think these things are not working well?	investment back in the community
What community resources need to be preserved in the Hilltop?	Computer clubhouse, boys and girls club, club scotts
What community resources need to be added or better supported?	Art Museum, spoken word, dance centers, acting programs
What types of challenges is the Hilltop community facing?	Affordable housing for low income homes.
What types of housing opportunities should be cultivated in the Hilltop?	Above
What types of business opportunities should be cultivated in the Hilltop?	Ezell's Chicken, Black Plant
What types of things do you think an outsider would misunderstand about this neighborhood?	Which blocks to walk down, where to go for certain programs for kid developments
What do you think would make the Hilltop Neighborhood more livable for you?	No pot holes, more light for streets, not safe @ night for anyone, there is no code
Please share any additional thoughts, concerns or ideas you have.	

Created: Jul 28, 2016 01:36:33 AM, IP: 98.237.160.57, By: Public



Tacoma Housing Authority



Housing Hilltop Survey

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language

1) Please describe in your own words what your relationship is to the Hilltop?

2) Do you lead any businesses, programs, or activities in the neighborhood?

YES

3) What's working well in the neighborhood?

LITTLE

4) Why do you think these things are working well?

NO 2-4th PEOPLE

5) What's not working well in the neighborhood?

NO 2-4th PEOPLE



Tacoma Housing Authority



Housing Hilltop Survey

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer 10/

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language

1) Please describe in your own words what your relationship is to the Hilltop?

Lives Here
Pretty good

2) Do you lead any businesses, programs, or activities in the neighborhood?

Basketball
wants: football, work w/ tools, more peer-to-peer

3) What's working well in the neighborhood?

4) Why do you think these things are working well?

5) What's not working well in the neighborhood?

scared, walking to the Parks

safe det park

L street route - to PPLS Park

6) Why do you think these things are not working well?

7) What community resources need to be preserved in the Hilltop?

8) What community resources need to be acquired or better supported?

More parks like tab 5, write 253, ymca

9) What types of challenges is the Hilltop community facing?

never walks to y alone

10) What types of housing opportunities should be cultivated in the Hilltop?

11) What types of business opportunities should be cultivated in the Hilltop?

12) What types of things would an outsider misunderstand about this neighborhood?

*IF Friends visit
water transit - watch movies*

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Tacoma Housing Authority



Housing Hilltop Survey

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language

1) Please describe in your own words what your relationship is to the Hilltop?

yes

2) Do you lead any businesses, programs, or activities in the neighborhood?

yes

3) What's working well in the neighborhood?

more Housing

4) Why do you think these things are working well?

Because is Better For the people
yes

5) What's not working well in the neighborhood?

6) Why do you think these things are not working well?

NONE

7) What community resources need to be preserved in the Hilltop?

a lot

8) What community resources need to be acquired or better supported?

NONE

9) What types of challenges is the Hilltop community facing?

NONE

10) What types of housing opportunities should be cultivated in the Hilltop?

NONE

11) What types of business opportunities should be cultivated in the Hilltop?

NONE

12) What types of things would an outsider misunderstand about this neighborhood?

NONE

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Tacoma Housing Authority



Housing Hilltop Survey

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language

1) Please describe in your own words what your relationship is to the Hilltop?

*my family love on the Hill
went to school.*

2) Do you lead any businesses, programs, or activities in the neighborhood?

No

3) What's working well in the neighborhood?

y-es

4) Why do you think these things are working well?

Just better

5) What's not working well in the neighborhood?



Tacoma Housing Authority



Housing Hilltop Survey

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language

1) Please describe in your own words what your relationship is to the Hilltop?

okay, until yesterday 7-28-16. Got ripped off at gas station on Sprague/ Ernest Brazil

2) Do you lead any businesses, programs, or activities in the neighborhood?

3) What's working well in the neighborhood?

Coming together

4) Why do you think these things are working well?

To help the community

5) What's not working well in the neighborhood?

Too much drug action

6) Why do you think these things are not working well?

Not enough help

7) What community resources need to be preserved in the Hilltop?

?

8) What community resources need to be acquired or better supported?

to help others

9) What types of challenges is the Hilltop community facing?

more danger

10) What types of housing opportunities should be cultivated in the Hilltop?

N/A

11) What types of business opportunities should be cultivated in the Hilltop?

N/A

12) What types of things would an outsider misunderstand about this neighborhood?

N/A

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Tacoma Housing Authority



Housing Hilltop Survey

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language

1) Please describe in your own words what your relationship is to the Hilltop?

I am a resident

2) Do you lead any businesses, programs, or activities in the neighborhood?

Church, outdoor space, parks

3) What's working well in the neighborhood?

good

4) Why do you think these things are working well?

got crime off street

5) What's not working well in the neighborhood?

everything pretty good



Tacoma Housing Authority



Housing Hilltop Survey

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language

1) Please describe in your own words what your relationship is to the Hilltop?

2) Do you lead any businesses, programs, or activities in the neighborhood?

3) What's working well in the neighborhood?

4) Why do you think these things are working well?

5) What's not working well in the neighborhood?



Tacoma Housing Authority



Housing Hilltop Survey

Name: Josh Brunley Contact Information: ~~753~~ Joshviaduct@gmail
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I lived on 9th in the past. I am an attorney and frequent the courthouse

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

Sprague to ~~Forest~~ Pacific ave

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Volunteer legal services - I enjoy the opportunity to serve the community. We should provide more free legal services.

4) How do you learn about events in the Hilltop?

Isaiah Jimenez

(Additional Questions on Back)

5) What's working well in the neighborhood?

Creating conversations events

6) Why do you think these things are working well?

Building community prevents violence ^{and crime} within the community

7) What's not working well in the neighborhood?

Parking

8) Why do you think these things are not working well?

Courthouse and downtown paid parking impact housing and street parking in the area

9) What types of challenges is the Hilltop community facing?

Parking and homeless population

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

any

11) What types of business opportunities should be cultivated in the Hilltop? Why?

Youth focused businesses

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

more community events, youth events, less homeless population / less crime



Housing Hilltop Survey

Name: Jasmine Broadnax Contact Information: 253 8615263

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood
- family & school ~~school~~

1) Please describe your relationship to the Hilltop?

family lived here, more artistic opportunities

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

6th Ave.
Downtown
Highway

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

SOTA, fabitat.
If fabitat came back. More art centers.

4) How do you learn about events in the Hilltop?

family, friends,
internet (google Tacoma Events)
Rare
Indoor salt water pool (Allergies to chlorine)

(Additional Questions on Back)

5) What's working well in the neighborhood?

The Parks, local business (No major corps)
Better food.

6) Why do you think these things are working well?

Because they're homey. Not suburban, not city, not country.

7) What's not working well in the neighborhood?

~~Little~~ Needs more activities for ^{people} kids under 21.

→ MORE productive youth, less violence & drugs.

Better Sewage System
i.e. Holistic

Why do you think these things are not working well?

More centers like late night at YMCA → Maybe art centers sports teams

9) What types of challenges is the Hilltop community facing?

Race. They're known as the ghetto of Tacoma. It's not right.

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Housing for mentally ill, drug addicted individuals and elderly. Maybe lower prices with Mandated volunteer work

11) What types of business opportunities should be cultivated in the Hilltop? Why?

entrepreneurs (like spaceworks) MORE Rec centers & drug tests.

12) What types of things would an outsider misunderstand about this neighborhood?

Read #9.

13) As a parent (parent, ^{hopefully} youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

More opportunity ~~there~~ MLK is the only good street... kind of.



Tacoma Housing Authority



Housing Hilltop Survey

Name: David Dunston Contact Information _____

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Soul, Funk, and intuition
healthy

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

~~25th~~ Wright park to ~~6th~~ Industrial park

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Fabritat Bethlehem Baptist, Full Gospel Tacoma
First Church of GOD

4) How do you learn about events in the Hilltop?

Networking

(Additional Questions on Back)

5) What's working well in the neighborhood?

Community Envolvement

6) Why do you think these things are working well?

Because of the community Envolvement

7) What's not working well in the neighborhood?

~~Regulation~~ Regulation and scrutiny toward ~~the~~
~~the~~ African American developpment + Ownership

8) Why do you think these things are not working well?

legislature procedured

9) What types of challenges is the Hilltop community facing?

they are loosing all the real estate to
commercial and local non-black owned

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Ownership and real estate

11) What types of business opportunities should be cultivated in the Hilltop? Why?

Small Black ownership opportunities

12) What types of things would an outsider misunderstand about this neighborhood?

that it was negative on the people or unproductive

13) As a YOUNG BUSINESS OWNER (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long-term?

to be more appealing would be more youth centers
For youth at risk



Housing Hilltop Survey

Name: Patience Smith Contact Information pmwills@yahoo.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
 (e.g. 25th street to Sixth and Division)

16th & M

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

yes

4) How do you learn about events in the Hilltop?

Facebook,
word of mouth but its few & far
I would like to know of
all events,
in between

(Additional Questions on Back)

5) What's working well in the neighborhood?

Community functions/events

6) Why do you think these things are working well?

People come together

7) What's not working well in the neighborhood?

Crime, homeless
Need places for teens
Major road issues (tons of pathology)

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

More community events

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

more rentals

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

crime, past

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

good Rent, less abandoned houses,
Places for kids (teens)



Tacoma Housing Authority



- 5) What's working well in the neighborhood?

- 6) Why do you think these things are working well?

- 7) What's not working well in the neighborhood?

- 8) Why do you think these things are not working well?

- 9) What types of challenges is the Hilltop community facing?

- 10) What types of housing opportunities should be cultivated in the Hilltop? Why?

- 11) What types of business opportunities should be cultivated in the Hilltop? Why?

- 12) What types of things would an outsider misunderstand about this neighborhood?

- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name: Constance R. Smith Contact Information _____

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
- Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
- I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood I am a parent English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

4) How do you learn about events in the Hilltop?

(Additional Questions on Back)



Tacoma Housing Authority



Housing Hilltop Youth Survey

Name: Karen Mitchell

Please select your age:

3-5 6-10 11-17 Prefer Not to Answer 54yr

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I attend school in the Hilltop

1) How do you get around the neighborhood?

Walk Skate
 Bike Bus
 Car

2) What neighborhood park do you visit the most often?

Peoples Park Sewell Park
 Wright Park Stanley Playfield
 Ferry Park Neighbors Park

3) What Community Center do you visit the most often?

Peoples Community Center 2nd Cycle
 Peace Community Center Write @253
 Boys and Girls Club – Al Davis Fabitat

4) Where would you want to live?

Near a Park Far away from busy street
 High in the Sky Same building with Friends
 Near Shops Close to School

5) What is your favorite house style?

Apartment Small House
 Brick House House with Stairs
 Wood House House with your own bathroom

6) If a friend or family member came to visit Hilltop where would you take them? Why?



Tacoma Housing Authority



Housing Hilltop Youth Survey

Name: Sarah Taylor Lanier

Please select your age:

- 3-5
 6-10
 11-17
 Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
 Hispanic / Latino
 Asian / Pacific Islander
 Native American
 White / Caucasian
 Multi-Racial
 Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
 I am a current resident in the Hilltop
 I used to live in the Hilltop
 I am a new resident to the Hilltop (<8 Years)
 I attend school in the Hilltop

1) How do you get around the neighborhood?

- Walk Skate
 Bike Bus
 Car

2) What neighborhood park do you visit the most often?

- Peoples Park Sewell Park
 Wright Park Stanley Playfield
 Ferry Park Neighbors Park

3) What Community Center do you visit the most often?

- Peoples Community Center 2nd Cycle
 Peace Community Center Write @253
 Boys and Girls Club – Al Davis Fabitat

4) Where would you want to live?

- Near a Park Far away from busy street
 High in the Sky Same building with Friends
 Near Shops Close to School

5) What is your favorite house style?

- Apartment Small House
 Brick House House with Stairs
 Wood House House with your own bathroom

6) If a friend or family member came to visit Hilltop where would you take them? Why?

I would ~~take~~ take them to the park they have kids to play.



Tacoma Housing Authority



Housing Hilltop Survey

Name: Bruce Contact Information _____

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

First time Here

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

No

4) How do you learn about events in the Hilltop?

It's cool

(Additional Questions on Back)



Tacoma Housing Authority



- 5) What's working well in the neighborhood?
- 6) Why do you think these things are working well?
- 7) What's not working well in the neighborhood?
- 8) Why do you think these things are not working well?
- 9) What types of challenges is the Hilltop community facing?
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why?
- 11) What types of business opportunities should be cultivated in the Hilltop? Why?
- 12) What types of things would an outsider misunderstand about this neighborhood?
- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: Tonya Cloud Contact Information 253 652 9365
 would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Used to live here attend church here

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

Need more shopping

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

4) How do you learn about events in the Hilltop?

FaceBook

(Additional Questions on Back)



Tacoma Housing Authority



- 5) What's working well in the neighborhood?
- 6) Why do you think these things are working well?
- 7) What's not working well in the neighborhood?
- 8) Why do you think these things are not working well?
- 9) What types of challenges is the Hilltop community facing?
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why?
- 11) What types of business opportunities should be cultivated in the Hilltop? Why?
- 12) What types of things would an outsider misunderstand about this neighborhood?
- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: Dawn Freeman Contact Information dumbnicks@gmail.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I live and have friends here

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

It's getting better

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

yes.

4) How do you learn about events in the Hilltop?

Facebook.

(Additional Questions on Back)

5) What's working well in the neighborhood?

That police and people are working together

6) Why do you think these things are working well?

Because people wanted their neighborhood

7) What's not working well in the neighborhood?

The store on 15 is still having drugs

8) Why do you think these things are not working well?

~~Because just do~~

9) What types of challenges is the Hilltop community facing?

Need more people to care

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

More afford housing

11) What types of business opportunities should be cultivated in the Hilltop? Why?

More stores.

12) What types of things would an outsider misunderstand about this neighborhood?

That ~~isn't~~ is nothing but gangs

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Housing Hilltop Survey

Name: Nicole Jordan Contact Information nicolej@gmail.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Born + raised Franklin MS
Stanley Glen Fox HS
Peoples CC Al Davis
Peace CC 1534 S Grant Blvd

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
 (e.g. 25th street to Sixth and Division)

Division Valley Valley
Center
G Street

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

People 2 back
restaurants

4) How do you learn about events in the Hilltop?

Facebook - Friends

(Additional Questions on Back)

5) What's working well in the neighborhood?

Care - intentionality

Public Act

6) Why do you think these things are working well?

People who live in comm. are in leadership

7) What's not working well in the neighborhood?

Transients
unaffordable housing

8) Why do you think these things are not working well?

Lack of community investment

9) What types of challenges is the Hilltop community facing?

Jobs Homelessness) Healthy land access
over policing & yet lack of service

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

affordable mixed housing

11) What types of business opportunities should be cultivated in the Hilltop? Why?

healthy restaurants local - affordable
grocery

12) What types of things would an outsider misunderstand about this neighborhood?

Violence comes from hate rather than discrimination lack of ed/opportunities/access
+ over presence of discrimination & racism

community is violence comes from oppression

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

affordable housing
new funds go into growing beautification & opportunity for all in community

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



[Handwritten mark]

Housing Hilltop Survey

Name: Jennifer Richardson Contact Information Kyvaspa@gmail.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I live and run a business (soon 2) in Hilltop

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

*Yakima to Sprague
25th to 6th*

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

*I'm in the business association -
I'd like to see more activities in people's Park for children.*

4) How do you learn about events in the Hilltop?

*Facebook, Hilltop Business Assoc.
Email*

(Additional Questions on Back)

5) What's working well in the neighborhood?

Clean up, Police patrol -

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

Homeless -

8) Why do you think these things are not working well?

Drug abuse, mental illness

9) What types of challenges is the Hilltop community facing?

Homelessness - Empty Business

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Low income Housing - shelter housing
temp Housing -

11) What types of business opportunities should be cultivated in the Hilltop? Why?

Family style restaurant -
Lawyers, insurance agents - Grocery!
Botiques -

12) What types of things would an outsider misunderstand about this neighborhood?

They think it's unsafe -

13) As a parent (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

More ~~ae~~ coordinated kid events in People's Park
~~Business~~ Commercial spaces filled up!



Tacoma Housing Authority



Housing Hilltop Youth Survey

Name: Sue Shop

Please select your age:

3-5 6-10 11-17 Prefer Not to Answer 7/

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I attend school in the Hilltop

1) How do you get around the neighborhood?

Walk Skate
 Bike Bus
 Car

2) What neighborhood park do you visit the most often?

Peoples Park Sewell Park
 Wright Park Stanley Playfield
 Ferry Park Neighbors Park

3) What Community Center do you visit the most often?

Peoples Community Center 2nd Cycle
 Peace Community Center Write @253
 Boys and Girls Club – Al Davis Fabitat

4) Where would you want to live?

Near a Park Far away from busy street
 High in the Sky Same building with Friends
 Near Shops Close to School

5) What is your favorite house style?

Apartment Small House
 Brick House House with Stairs
 Wood House House with your own bathroom

6) If a friend or family member came to visit Hilltop where would you take them? Why?

Street Fair at Peoples Park
1111 So. 11th
Walk around the neighborhood
Wright Park
outdoor Pho



Tacoma Housing Authority



Housing Hilltop Survey

Name: David Morehead Contact Information 206-458-9417
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop? My home

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division) 27 - Stadium District

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop? I Protest Violence, hand out care packets for the homeless and clothes

4) How do you learn about events in the Hilltop? friends and family

(Additional Questions on Back)

- 5) What's working well in the neighborhood? *not alot except community events*
- 6) Why do you think these things are working well? *because they don't involve the city although ~~we~~ we could use their help*
- 7) What's not working well in the neighborhood? *the city council*
- 8) Why do you think these things are not working well? *Because strickterd and wardord for get what color they are*
- 9) What types of challenges is the Hilltop community facing? *Gentrification A lot poverty, genocide*
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why? *free for the homeless*
- 11) What types of business opportunities should be cultivated in the Hilltop? Why? *Black owned*
- 12) What types of things would an outsider misunderstand about this neighborhood? *~~Everythin~~ This is not a Pk stop for your business its a neighbor*
- 13) As a Parent (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term? *Freedom and no oppression*

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: _____ Contact Information _____
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

BORN & RAISED TACOMA. LIVED ON THE NORTH, SOUTH, WEST & EAST SIDES OF TACOMA. THIS WHOLE TOWN IS MY HOME.

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

None. WE ARE TACOMA.

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

HAVE PARTICIPATED IN MANY FESTIVALS (DOWNTOWN BLOCK PARTY, ART ON THE AVE, URBAN ARTS FEST, ETC.) PARTICIPANT ACTIVITY IS THE BEST. I HAVE A 13 FOOT MARIONETTE THAT I WISH TO HAVE AT MULTIPLE LOCAL FESTIVALS.

4) How do you learn about events in the Hilltop?
LIVE HERE.

(Additional Questions on Back)

5) What's working well in the neighborhood?

COMMUNITY

6) Why do you think these things are working well?

BREAKING DOWN BARRIERS OF RACIAL/CULTURAL DIVIDE

7) What's not working well in the neighborhood?

PARTICIPATION.

8) Why do you think these things are not working well?

I DONT BELIEVE THERE IS ENOUGH ENCOURAGEMENT ON A PERSONAL LEVEL.

9) What types of challenges is the Hilltop community facing?

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

ARTS, ARTS, ARTS

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a ^{BUSINESS} ~~OWNER~~ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

ARTS



Housing Hilltop Survey

Name: Deborah Contact Information _____

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
- Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
- I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood I am a parent English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

born here on hilltop

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

dont like the change from childhood

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

NO

4) How do you learn about events in the Hilltop?

live on hilltop

(Additional Questions on Back)

5) What's working well in the neighborhood?

6) Why do you think these things are working well?

Changed Neighborhood

7) What's not working well in the neighborhood?

the change

8) Why do you think these things are not working well?

not liking the look

9) What types of challenges is the Hilltop community facing?

X

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

~~HEM~~ HEM Housing is good

11) What types of business opportunities should be cultivated in the Hilltop? Why?

X

12) What types of things would an outsider misunderstand about this neighborhood?

X

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

X



Tacoma Housing Authority



Housing Hilltop Survey

TATS

SON Contact Information DAVE.CREATE.IT@GMAIL.COM
Future Housing Hilltop Events
Previously

2EN

18-24 25-40 40-65 66+ Prefer Not to Answer

Demographics (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
- Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
- I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood I am a parent English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I LIVE IN HILLTOP AND AM SUPPORTING MY SISTERS WHO HAVE AND ARE OPENNING BUSINESSES IN HILLTOP. I'M LOOKING FORWARD TO MORE BUSINESS GROWTH IN HILLTOP

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

I THINK OF BETWEEN 19th and 6th AND BETWEEN SPRAGUE and ~~ME~~

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

YES, BLOCK PARTIES AND PEOPLE'S PARK EVENTS.

4) How do you learn about events in the Hilltop? FROM WORD OF MOUTH I DON'T FEEL IT'S ORGANIZED SOMETIMES. LOL.

(Additional Questions on Back)

5) What's working well in the neighborhood?

COMMUNITY FEELS SAFER, I DON'T KNOW S...
BUT IT FEELS LIKE IT

6) Why do you think these things are working well?

THE DESIRE EVERYONE HAS TO SEE THIS HAPPEN
AND MAYBE A HEALTHY POLICE PRESENCE

7) What's not working well in the neighborhood?

TOO MANY VACANT BUSINESS SPACE

8) Why do you think these things are not working well?

POOR COMMUNITY AND BUSINESSES STRUGGLE IN THE
ECONOMIC ENVIRONMENT.

9) What types of challenges is the Hilltop community facing?

IMPROVING LIVING STANDARDS AND SOCIAL SERVICES

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

COMMUNITY CENTRALIZED APARTMENTS

11) What types of business opportunities should be cultivated in the Hilltop? Why?

FAMILY ORIENTED BUSINESS IE. RESTAURANTS, ENTERTAINMENT
MORE GROCERY STORES

12) What types of things would an outsider misunderstand about this neighborhood?

NEGATIVE ATTITUDES FROM HILLTOPS PAST. THE FACT
THAT THOSE WHO LIVE IN HILLTOP LIKE AND WANT
A FRIENDLY AND WELCOMING/INCLUSIVE COMMUNITY.

13) As a WORKER/RES (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

MORE BUSINESSES OPEN
ON MLK AND EXPANSION OF COMMUNITY INVOLVED EVENTS
YEAR ROUND

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name

Kina Taylor

Contact Information

707-296-1259

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

253-254-6233

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I've been here since 2012. Need better Police relationships & more police presence at parks to break up fights, & show kids conflict resolution

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

6th-14th. 25th is gang infested

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Yes volunteer at schools. Break-up fights talk to the young ones about self respect, self-worth, importance of condoms & school

4) How do you learn about events in the Hilltop? Particularly TCC.

Walking around

(Additional Questions on Back)

5) What's working well in the neighborhood?

Stores - bars - people's center Y for teens
Bike stores for the poor

6) Why do you think these things are working well?

gives people (kids) something to do.

7) What's not working well in the neighborhood?

Lack of police relationships, need more
hangs & local sports & learning (tutoring) activities

8) Why do you think these things are not working well?

DONT have Any

9) What types of challenges is the Hilltop community facing?

Bussing is AWFUL - NO transfer, busses
stop running way too soon & not enough busses

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Low-income

11) What types of business opportunities should be cultivated in the Hilltop? Why?

Lots of work for people who live here not
in Seattle or pugallup.

12) What types of things would an outsider misunderstand about this neighborhood?

Lack of work - Timing of lights, exits &
interest into Business's

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Again, bussing, job opportunities with good wages.
Some Fast food restaurants give ZERO raises
unless & (until) minimum wage goes up

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org

THA Needs to Add a Library
in the Hilltop to your Agenda



Tacoma Housing Authority



Housing Hilltop Survey

Name: Hayes Alexander III Contact Information Ahill2003@yahoo.com

- I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I Live Here and Am on the board of the Peoples center committee, the Hilltop Library Planning committee and the Tacoma Tod Library

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
 (e.g. 25th street to Sixth and Division)

Nice centrally located. would be better if people didn't leave their unwanted stuff on the street.

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

See #1. I like the other people involved.

LIBRARY!!!

4) How do you learn about events in the Hilltop?

Flyers, Internet, and word of mouth.

(Additional Questions on Back)

5) What's working well in the neighborhood?

congenial relations with the neighbors

6) Why do you think these things are working well?

People think that is the way it should be.

7) What's not working well in the neighborhood?

Messy.

8) Why do you think these things are not working well?

People do not think ~~it~~ their unwanted stuff is their responsibility.

9) What types of challenges is the Hilltop community facing?

Many people do not have the income, skills, or mental outlook required to survive the upcoming real estate price climb, and the

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

multi family, APT, etc. ^{aren't interested} in acquiring those

11) What types of business opportunities should be cultivated in the Hilltop? Why?

warehouses, etc. ~~they employ~~

12) What types of things would an outsider misunderstand about this neighborhood?

They think it's dangerous, crime ridden, etc.

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

LIBRARY BRANCH



Tacoma Housing Authority



Housing Hilltop Survey

Name: Nic Contact Information _____

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian
- Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

love the people

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

here all over

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

yes most all

4) How do you learn about events in the Hilltop?

talk to people

(Additional Questions on Back)

5) What's working well in the neighborhood?

more sports and balls

6) Why do you think these things are working well?

Because more activities are good

7) What's not working well in the neighborhood?

no balls for sports

8) Why do you think these things are not working well?

Because kids and adults can't play

9) What types of challenges is the Hilltop community facing?

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Housing Hilltop Survey

Name: Jessica Tomkins Contact Information 253 7794500
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop 30 yrs
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood grandparent

1) Please describe your relationship to the Hilltop?

I have lived & worked here for over 30 yrs

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

Division to 28th
Cedar-elder to Tacoma Ave

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Yes Tacoma School Dist.
Burger Senior Center

4) How do you learn about events in the Hilltop?

My youngest son & local friends

(Additional Questions on Back)



Tacoma Housing Authority



- 5) What's working well in the neighborhood?
- 6) Why do you think these things are working well?
- 7) What's not working well in the neighborhood?
- 8) Why do you think these things are not working well?
- 9) What types of challenges is the Hilltop community facing?
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why?
- 11) What types of business opportunities should be cultivated in the Hilltop? Why?
- 12) What types of things would an outsider misunderstand about this neighborhood?
- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: DURGA GASTRAY Contact Information _____
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Live Here

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

No. 1st to

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

A Head Beacon center at 15th + Fawcett

4) How do you learn about events in the Hilltop?

Just happened upon

(Additional Questions on Back)

5) What's working well in the neighborhood?

Very little

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

Bus transportation

8) Why do you think these things are not working well?

Purple Crayon

9) What types of challenges is the Hilltop community facing?

Better availability to stores, etc.

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

low income

11) What types of business opportunities should be cultivated in the Hilltop? Why?

all that can help us

12) What types of things would an outsider misunderstand about this neighborhood?

It's part

13) As a resident (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Housing Hilltop Survey

Name: Dongler Smith Contact Information _____

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
- Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
- I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood I am a parent English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop? Just looking around, I like it a lot.

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division) I think it's wonderful.

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop? no

4) How do you learn about events in the Hilltop? Through Nativity -

(Additional Questions on Back)

- 5) What's working well in the neighborhood? *Everything.*
- 6) Why do you think these things are working well? *Yes.*
- 7) What's not working well in the neighborhood? *Don't know?*
- 8) Why do you think these things are not working well? *No.*
- 9) What types of challenges is the Hilltop community facing? *Don't know.*
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why? *I have no idea.*
- 11) What types of business opportunities should be cultivated in the Hilltop? Why? *Don't know.*
- 12) What types of things would an outsider misunderstand about this neighborhood? *Don't know.*
- 13) As a *Senior* (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name: Luc Nguyen Contact Information 425-772-5919
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously LONCELLBIOLOGY@gmail.com

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I live on the Hilltop, have been here since 2015.

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Uber for a few months.

4) How do you learn about events in the Hilltop?

Randomly stumbling upon chance.

(Additional Questions on Back)

5) What's working well in the neighborhood?

Recreational / community events.

6) Why do you think these things are working well?

They bring the community together.

7) What's not working well in the neighborhood?

The neighborhood should have more organic gardens.

8) Why do you think these things are not working well?

If people grew more food locally there would be less poverty.

9) What types of challenges is the Hilltop community facing?

Drug trafficking

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

Should have more housing for students. Maybe more UW Tacoma here. More housing for graduates and entrepreneurs of Pac Ave.

11) What types of business opportunities should be cultivated in the Hilltop? Why?

More biotechnology industries since the water front is here. Also make the area more touristy. Hill top is beautiful and should cater to young professionals, i.e. doctors, engineers, etc.

12) What types of things would an outsider misunderstand about this neighborhood?

Its full of poverty and thugs. (Not true, becoming more developed.)

13) As a graduate (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

More asian restaurants, Karaoke bars, More clubs and bars, Internet cafes, Escape room games, 3D virtual reality gaming, Sports Stadium, Community Garden.

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org

More high rise housing, More Retail,



Housing Hilltop Survey

Name: Kunja Adams Contact Information 253-579-9393
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

*I work in the hilltop community.
 Peace community center (McCannet scholars),
 Iconic Arts complex*

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

*9th - 23rd
 Yakima - Sprague*

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

4) How do you learn about events in the Hilltop?

Face book

(Additional Questions on Back)



Tacoma Housing Authority



- 5) What's working well in the neighborhood?
- 6) Why do you think these things are working well?
- 7) What's not working well in the neighborhood?
- 8) Why do you think these things are not working well?
- 9) What types of challenges is the Hilltop community facing?
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why?
- 11) What types of business opportunities should be cultivated in the Hilltop? Why?
- 12) What types of things would an outsider misunderstand about this neighborhood?
- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name: Tiffany Sanders Contact Information (253) 599-9400
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Director of Iconic Arts Complex- new arts center on 10th/mcc.
 Love the hill

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
 (e.g. 25th street to Sixth and Division)

9th - 25th
 Yakima - Sprague

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

Yes, Iconic Arts Complex
 Need larger space.
 Should have arts building w/ iconic, fab 5, white@253 etc

4) How do you learn about events in the Hilltop?

FB, word of mouth

(Additional Questions on Back)



Tacoma Housing Authority



5) What's working well in the neighborhood?

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

arts, retail, grocery

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Survey

Name: Jenny martin Contact Information (253) 709-2525
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Family

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

good

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

no

4) How do you learn about events in the Hilltop?

FaceBook

(Additional Questions on Back)



- 5) What's working well in the neighborhood?
- 6) Why do you think these things are working well?
- 7) What's not working well in the neighborhood?
- 8) Why do you think these things are not working well?
- 9) What types of challenges is the Hilltop community facing?
- 10) What types of housing opportunities should be cultivated in the Hilltop? Why?
- 11) What types of business opportunities should be cultivated in the Hilltop? Why?
- 12) What types of things would an outsider misunderstand about this neighborhood?
- 13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Housing Hilltop Survey

Name: Brandy Contact Information 678-658-7716
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17 18-24 25-40 40-65 66+ Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I work in the neighborhood I am a parent English is not my first language
 I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

I VISIT

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

Haven't Explored much

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

NO

4) How do you learn about events in the Hilltop?

Facebook

(Additional Questions on Back)

5) What's working well in the neighborhood?

Clean

6) Why do you think these things are working well?

Yes

7) What's not working well in the neighborhood?

N/A

8) Why do you think these things are not working well?

N/A

9) What types of challenges is the Hilltop community facing?

N/A

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

N/A

11) What types of business opportunities should be cultivated in the Hilltop? Why?

Fresh Good and Produce

12) What types of things would an outsider misunderstand about this neighborhood?

Run Down

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?



Tacoma Housing Authority



Housing Hilltop Survey

Name: Vanessa Brooks Contact Information 253-457-5200

- I would like to be informed of future Housing Hilltop Events
- Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

Just lived here for awhile

2) When you think about the Hilltop, what "boundaries" define the neighborhood?
(e.g. 25th street to Sixth and Division)

it's cleaned up alot I have NO problems with it

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

4) How do you learn about events in the Hilltop?

Facebook Friends

(Additional Questions on Back)



5) What's working well in the neighborhood?

The Parks and all the help

6) Why do you think these things are working well?

7) What's not working well in the neighborhood?

8) Why do you think these things are not working well?

9) What types of challenges is the Hilltop community facing?

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

11) What types of business opportunities should be cultivated in the Hilltop? Why?

12) What types of things would an outsider misunderstand about this neighborhood?

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

Thank You for Your Support

#HousingHilltop

contact: 253-448-2786 jjorgensen@tacomahousing.org



Tacoma Housing Authority



Housing Hilltop Youth Survey

Name: Marysoul Lopez

Please select your age:

3-5 6-10 11-17 Prefer Not to Answer 59

Race / Ethnicity (Please select all that apply):

Black / African American Hispanic / Latino Asian / Pacific Islander
 Native American White / Caucasian Multi-Racial Prefer Not to Answer

Please select all that apply:

I grew up in the Hilltop I am a current resident in the Hilltop
 I used to live in the Hilltop I am a new resident to the Hilltop (<8 Years)
 I attend school in the Hilltop

1) How do you get around the neighborhood?

Walk Skate
 Bike Bus
 Car

2) What neighborhood park do you visit the most often?

Peoples Park Sewell Park
 Wright Park Stanley Playfield
 Ferry Park Neighbors Park

3) What Community Center do you visit the most often?

Peoples Community Center 2nd Cycle
 Peace Community Center Write @253
 Boys and Girls Club – Al Davis Fabitat

4) Where would you want to live?

Near a Park Far away from busy street
 High in the Sky Same building with Friends
 Near Shops Close to School

5) What is your favorite house style?

Apartment Small House
 Brick House House with Stairs
 Wood House House with your own bathroom

6) If a friend or family member came to visit Hilltop where would you take them? Why?

all round the Hilltop to see that it's not as bad as people say.



Tacoma Housing Authority



Housing Hilltop Survey

Name: Charhys Bailey Contact Information: charhys.bailey@gmail.com
 I would like to be informed of future Housing Hilltop Events
 Prefer to answer anonymously

Please select your age:

- 1-17
- 18-24
- 25-40
- 40-65
- 66+
- Prefer Not to Answer

Race / Ethnicity (Please select all that apply):

- Black / African American
- Hispanic / Latino
- Asian / Pacific Islander
- Native American
- White / Caucasian
- Multi-Racial
- Prefer Not to Answer

Please select all that apply:

- I grew up in the Hilltop
- I am a current resident in the Hilltop
- I used to live in the Hilltop
- I am a new resident to the Hilltop (<8 Years)
- I work in the neighborhood
- I am a parent
- English is not my first language
- I am interested in the Hilltop Neighborhood

1) Please describe your relationship to the Hilltop?

My family has lived in the Hilltop area for more than 4 generations. I grew up there.

2) When you think about the Hilltop, what "boundaries" define the neighborhood? (e.g. 25th street to Sixth and Division)

*Tacoma Ave. - Union
Division - 25th
98405*

3) Do you or have you ever participated in any businesses, programs, school functions or activities in the neighborhood? If Yes, please describe. And list what do you enjoy about these activities? How might they be improved? What other activities would be great for the Hilltop?

- Grew up going to black parties at Peoples Park
- Hatch A Key @ McLawer Elementary
- Black Achiever @ Ymca - other cultural events

4) How do you learn about events in the Hilltop?

- Friends + social networks

(Additional Questions on Back)

5) What's working well in the neighborhood?

- youth-led organizing + Black Lives Matter

6) Why do you think these things are working well?

- Demands alive w/ needs that residents have expressed concerns about

7) What's not working well in the neighborhood?

- Hostile police presence + disinterest in investing in current residents + small businesses

8) Why do you think these things are not working well?

- The health of the POC community in Hilltop has been a sharp decline for several generations until gentrification changed the demographics.

9) What types of challenges is the Hilltop community facing?

* Gentrification / Displacement

10) What types of housing opportunities should be cultivated in the Hilltop? Why?

- Housing that is reflective of the community as it is not the community developers or planning for out of purely economic interests.

11) What types of business opportunities should be cultivated in the Hilltop? Why?

- Culturally significant that allows current residents to turn a ritual or tradition into a viable trade.

12) What types of things would an outsider misunderstand about this neighborhood?

- The wealth + classiest reputation (based largely on lies) that precedes this neighborhood.

13) As a _____ (parent, youth, business owner, worker, etc), what would make the Hilltop more appealing to you as a place to live in the long term?

of course! please, shoot me an email.

Housing Hilltop Survey

Please select your age:	41-65
Race / Ethnicity (Please select all that apply)	White / Caucasian
Please select all that apply:	I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I live and work in the hilltop and Iv been here the last 5 years.
Do you lead any programs, businesses or activities in the Hilltop?	I work with Fulcrum Gallery.
What do you think is working well in the Hilltop neighborhood?	At the moment not much, there is discontent and a disconnect with where we should be and where we are as a community.
Why do you think these things are working well?	I think there are only ideas no follow through, to much talk no action.
What's not working well in the Hilltop?	We have empty buildings, homelessness, drugs, guns, as a women and a worker on the hill I'm not and don't feel safe here.
Why do you think these things are not working well?	I lost two friend and witness two shooting in less the three months.
What community resources need to be preserved in the Hilltop?	Help for Erne mentally ill, homelessness, jobs.
What community resources need to be added or better supported?	More lower priced homes, more business less . More cops less guns and drugs.
What types of challenges is the Hilltop community facing?	It's utter downfall.
What types of housing opportunities should be cultivated in the Hilltop?	Lower income houseing!!!!
What types of business opportunities should be cultivated in the Hilltop?	Anything and everything. No more bars.
What types of things do you think an outsider would misunderstand about this neighborhood?	We look out for each other.
What do you think would make the Hilltop Neighborhood more livable for you?	Work on all I stated above.
Please share any additional thoughts, concerns or ideas you have.	I want to leave the hill top.

Created: Aug 19, 2016 12:52:38 AM, IP: 131.191.66.44, By: Public

Housing Hilltop Survey

Please select your age:	18-24
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I grew up in the Hilltop I used to live in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	My family has lived on the Hilltop for the past 3 generations. I was born at St. Jo's raised on 17th and MLK, went to Mccarver, Jason Lee, and then Stadium. Now I live in Portland Oregon.
Do you lead any programs, businesses or activities in the Hilltop?	No, however I used to be the youth program coordinator for Hilltop Urban Gardens.
What do you think is working well in the Hilltop neighborhood?	Community organizations like Al Davies, Hilltop Urban Gardens, The People Center, and Fab-5 are doing great work for the community.
Why do you think these things are working well?	Because of the young local activist who are inspired by their experience of inequality on the Hilltop.
What's not working well in the Hilltop?	A number of things first and foremost being the gentrification of the neighborhood, and the inaccessibility of resources by residents on the Hill. When I was growing up MLK was still a thriving business district with a number of black-owned businesses. Today When I walk down MLK it is an entirely different community. The demographics of the neighborhood have changed due to the lack of affordable housing, and several families that have a historic relationship to the area such as the Crains, Stewarts, Lavettes, and Ryans have been steadily displaced out of the neighborhood to make way for new residents who are mostly white. These new residents do not respect the area or its inhabitants and frequently clash with their neighbors by trying to control what they are able to do, including calling the police whom are often times biased to believe these residents because of the color of their skin. There is also a lot of police intimidation and convolution with local gangs. If anything the Hilltop is long overdue for a full service grocery store, it is reprehensible that the entire time that I have lived on the Hilltop there was never a full-service grocery store that could offer more than the safety's extremely limited selection.
Why do you think these things are not working well?	I think that these things are not working well because the city of Tacoma is not invested in the well-being of people of color especially those whom reside in the Hilltop. Rather they want to capitalize on the opportunity to develop the neighborhood for outside interest and displace the people who have lived there for decades. The TPD also needs to be held more accountable for their uneven racially-biased efforts at policing.
What community resources need to be preserved in the Hilltop?	The aforementioned community organizations, as well as businesses that cater to people of color. Conversations need to be had about how Spadeworks contributes to the gentrification of the Hilltop.
What community resources need to be added or better supported?	We need access to healthy, affordable food!!!! WE need affordable housing, and education that reflects the diversity of the neighborhood.
What types of challenges is the Hilltop community facing?	Over-policing, food apartheid, environmental racism, lack of affordable housing, just to name a few.

What types of housing opportunities should be cultivated in the Hilltop? affordable ones, as well as housing that promotes sustainability, green space, and access to food. NO MORE CONDOS.

What types of business opportunities should be cultivated in the Hilltop? Ones that support people of color, and sustainable entrepreneurship like the triple-bottom line approach advocated by Majora Carter in her Tedtalk Greening the Ghetto. Ones that cater to, employ, and support the community.

What types of things do you think an outsider would misunderstand about this neighborhood? I think the outsiders most often misunderstand the denizens and history of the neighborhood. Individuals often either feel threatened for no reason, or try to use their privilege to control the people on the Hilltop.

What do you think would make the Hilltop Neighborhood more livable for you? More jobs, more affordable housing, less policing, more cultural events, and more culturally-tailored services.

Please share any additional thoughts, concerns or ideas you have. The Hilltop is my home, and has been for quite some time. however I feel like I cannot return to the area because of the lack of resources available in Tacoma, especially those that are culturally-tailored. These resources include employment, affordable housing, and police accountability. If this were to change I know that myself and several other college-educated young professionals would love to call the Hilltop their home again.

Created: Jul 30, 2016 06:15:34 PM, IP: 216.9.110.4, By: Public

Housing Hilltop Survey

Please select your age:	18-24
Race / Ethnicity (Please select all that apply)	Hispanic / Latino (of any race)
Please select all that apply:	I work in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I work, live and have friends here.
Do you lead any programs, businesses or activities in the Hilltop?	No
What do you think is working well in the Hilltop neighborhood?	It's calm, not too dangerous
Why do you think these things are working well?	No gangs, like as much as other cities.
What's not working well in the Hilltop?	The homeless problem, mentally ill and beggars.
Why do you think these things are not working well?	Because no one cares.
What community resources need to be preserved in the Hilltop?	Free after school programs
What community resources need to be added or better supported?	Community fundraiser, farmer's market, and skatepark
What types of challenges is the Hilltop community facing?	Price of living
What types of housing opportunities should be cultivated in the Hilltop?	More housing programs.
What types of business opportunities should be cultivated in the Hilltop?	Laundromat and drycleaners
What types of things do you think an outsider would misunderstand about this neighborhood?	People are crazy and mean
What do you think would make the Hilltop Neighborhood more livable for you?	If we cleaned up the homeless problem
Please share any additional thoughts, concerns or ideas you have.	We need a skatepark.

Created: Aug 06, 2016 07:51:51 PM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I grew up in the Hilltop I used to live in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	Raised in the Hill. Worked as a barber. Mom started the Women's Colored Club and my Grandma helped start Ethnic Fest
Do you lead any programs, businesses or activities in the Hilltop?	I work for World Vision.
What do you think is working well in the Hilltop neighborhood?	Black people staying together
Why do you think these things are working well?	Hilltop is the Harlem Renaissance.
What's not working well in the Hilltop?	It's proceeded by it's reputation. There isn't a lot of activities (year-long) for the kids to get involved in.
Why do you think these things are not working well?	n/a
What community resources need to be preserved in the Hilltop?	n/a
What community resources need to be added or better supported?	n/a
What types of challenges is the Hilltop community facing?	n/a
What types of housing opportunities should be cultivated in the Hilltop?	n/a
What types of business opportunities should be cultivated in the Hilltop?	n/a
What types of things do you think an outsider would misunderstand about this neighborhood?	n/a
What do you think would make the Hilltop Neighborhood more livable for you?	n/a
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 06, 2016 07:54:56 PM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I used to live in the Hilltop I am a new resident in the Hilltop (<8 Years) I work in the Hilltop I am a parent
Please describe in your own words what your relationship is to Hilltop?	I learned to swim at People's Center in 1990. I worked and lived on the Hill from 2004-2012.
Do you lead any programs, businesses or activities in the Hilltop?	I give free hair cuts for the kids, back to school give aways.
What do you think is working well in the Hilltop neighborhood?	It's good that it's becoming a more diverse population.
Why do you think these things are working well?	The new businesses that cater to a new demographic.
What's not working well in the Hilltop?	It's pushing away all the African-American institutes that have historical value to the Hill.
Why do you think these things are not working well?	n/a
What community resources need to be preserved in the Hilltop?	After-school programs for kids, Club House programs, and People Center.
What community resources need to be added or better supported?	Make the Summer Programs throughout the year. We have the worst Safeway in Tacoma. We need a banking institute.
What types of challenges is the Hilltop community facing?	Drug users, gangbangers, being stereotyped and there is a stigma.
What types of housing opportunities should be cultivated in the Hilltop?	Mixture of housing based on income.
What types of business opportunities should be cultivated in the Hilltop?	More vegetarian restaurants and different ones that serve different cuisine. Another grocery store.
What types of things do you think an outsider would misunderstand about this neighborhood?	There are only gang members or drug addicts, it was already a tight-knit community.
What do you think would make the Hilltop Neighborhood more livable for you?	Fix the sidewalks and the streets.
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 06, 2016 07:59:49 PM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	41-65
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I live and interact within multiple ways on the Hilltop. I attend church on the Hill, use the People's Center, shop, visit hospitals, etc...
Do you lead any programs, businesses or activities in the Hilltop?	I evangelize on the Hilltop on a regular basis.
What do you think is working well in the Hilltop neighborhood?	Our churches, community centers, parks, healthcare, etc...
Why do you think these things are working well?	The people who work in these places are caring, kind and patient.
What's not working well in the Hilltop?	We still have a large homeless population and transient people moving in and out. They bring an element of crime and addiction with them, which needs to be addressed in a humane manner.
Why do you think these things are not working well?	Money and resources.
What community resources need to be preserved in the Hilltop?	The house make up and the affordability of that housing.
What community resources need to be added or better supported?	Resources that effect our most vulnerable populations.
What types of challenges is the Hilltop community facing?	Crime, rental increases, drugs.
What types of housing opportunities should be cultivated in the Hilltop?	There is a great mix of homes and apartments - more single family housing at a reasonable rate.
What types of business opportunities should be cultivated in the Hilltop?	Any type that would draw more money to the area.
What types of things do you think an outsider would misunderstand about this neighborhood?	That it's not really crime-ridden.
What do you think would make the Hilltop Neighborhood more livable for you?	More people friendly activities
Please share any additional thoughts, concerns or ideas you have.	We need to engage our youth and train them to be involved in their communities.

Created: Aug 06, 2016 08:05:02 PM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	18-24
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I grew up in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I was born on the Hill and have spent most of my life on the Hill. My church is on the Hill, my family is on the Hill and my job was on the Hill.
Do you lead any programs, businesses or activities in the Hilltop?	Associated Minister at Shiloh Baptist Church.
What do you think is working well in the Hilltop neighborhood?	Black owned business' have been doing well on the Hilltop. The incredible decrease of crime and he community leadership is working well.
Why do you think these things are working well?	I think that these things are working well because the community leadership (pastors, business owners, etc..) have been partnering with City officials to ensure the advancement of the Hilltop is priority.
What's not working well in the Hilltop?	The increase of property value. With the increase and up building of new homes it pushes Black families who can't afford to live on the Hilltop out. Families that have been here for decades.
Why do you think these things are not working well?	Because of the upbuild of the community. It is one thing to fix up the streets and old abandoned buildings, but the demolish a house and build brand new buildings is expensive.
What community resources need to be preserved in the Hilltop?	Health services, banks, churches, shelters, food services, family services, etc...
What community resources need to be added or better supported?	n/a
What types of challenges is the Hilltop community facing?	Homelessness and increase of housing prices.
What types of housing opportunities should be cultivated in the Hilltop?	Affordable housing + Section 8
What types of business opportunities should be cultivated in the Hilltop?	n/a
What types of things do you think an outsider would misunderstand about this neighborhood?	The rich culture of those who have been raised on the Hill. Why are we so okay with old houses etc..
What do you think would make the Hilltop Neighborhood more livable for you?	Nicer streets.
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 06, 2016 08:10:07 PM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	18-24
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I used to live in the Hilltop I work in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I've always lived and hung out in the area so it's always been like home.
Do you lead any programs, businesses or activities in the Hilltop?	I teach Hip Hop + Choreography locally and work with Fab-5 locally as well to attract the motive to keep kids off the street to do something more positive.
What do you think is working well in the Hilltop neighborhood?	I see a lot working well in the neighborhood. Positive programs, leaders for youth to follow as far as having a choice in it all, helping them to know the difference between right and wrong through positive outlets.
Why do you think these things are working well?	Because there not so much giving them an only option but many options to better themselves through these programs and opportunities.
What's not working well in the Hilltop?	It's always been gang activity being pressed by those around you to do things you never wanted to do. Peer pressure. The youth is pressured by media and society to be consistent with something whether it be bad or good. Unfortunately the models for them to look up to besides these programs press for negative choices.
Why do you think these things are not working well?	Simple influence. Some don't know how to make a decision for themselves.
What community resources need to be preserved in the Hilltop?	Just good resources for the youth to utilize. Anything.
What community resources need to be added or better supported?	Any program or special event put together for kids to be around.
What types of challenges is the Hilltop community facing?	Drugs, Influences, Violence, Peer Pressure
What types of housing opportunities should be cultivated in the Hilltop?	Homeless housing, Foster Housing, Youth Housing, Cater housing for the needy.
What types of business opportunities should be cultivated in the Hilltop?	Any business that will open opportunity for the youth to build knowing they will get something out of it besides what they have been.
What types of things do you think an outsider would misunderstand about this neighborhood?	The struggle, the miscommunication, the growth, the character.
What do you think would make the Hilltop Neighborhood more livable for you?	As an entrepreneur, I look for more control in society. Not security wise, but overall environment wise. More positive attractions.
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 16, 2016 01:54:53 PM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	18-24
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I used to live in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	Used to live on the Hilltop, but currently only dance here at Fabitat.
Do you lead any programs, businesses or activities in the Hilltop?	No
What do you think is working well in the Hilltop neighborhood?	Community centers, after school programs.
Why do you think these things are working well?	Keep people occupied & off the streets.
What's not working well in the Hilltop?	Not here often enough to realize or notice.
Why do you think these things are not working well?	n/a
What community resources need to be preserved in the Hilltop?	Community centers such as Fabitat that offer a free space to be creative.
What community resources need to be added or better supported?	n/a
What types of challenges is the Hilltop community facing?	Violence, gangs, drugs
What types of housing opportunities should be cultivated in the Hilltop?	Shelter, after school programs, food funding, gyms, outside activities
What types of business opportunities should be cultivated in the Hilltop?	n/a
What types of things do you think an outsider would misunderstand about this neighborhood?	The way it looks and the people / gangs that hang around outside seem dangerous.
What do you think would make the Hilltop Neighborhood more livable for you?	As a youth, redoing old or abandoned buildings.
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 16, 2016 01:57:22 PM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I grew up in the Hilltop I'm a current resident in the Hilltop I am a parent
Please describe in your own words what your relationship is to Hilltop?	I grew up here and know the original community of the Hilltop.
Do you lead any programs, businesses or activities in the Hilltop?	No
What do you think is working well in the Hilltop neighborhood?	Policing
Why do you think these things are working well?	n/a
What's not working well in the Hilltop?	Police. They have stripped a piece of the community that made the Hilltop what it was.
Why do you think these things are not working well?	They're trying to make a new Hilltop. It's not always bad to make new things, but it is when it hurts people.
What community resources need to be preserved in the Hilltop?	Black Owned Businesses. It seems like they shut most of them down.
What community resources need to be added or better supported?	Black Owned Businesses.
What types of challenges is the Hilltop community facing?	Rent is skyrocketing. An apartment that used to cost \$1200 now costs around \$1800
What types of housing opportunities should be cultivated in the Hilltop?	Affordable Housing. Housing that is considerate of what's already here. Programs for people who need help. Right now there's a lot of stuff for people who don't have any money, there's breaks for people at the top, but nothing for people in the middle. You can have too much money to get help and still not have enough to get by. We need equal opportunities.
What types of business opportunities should be cultivated in the Hilltop?	We need some of the old kids programs back, things that were free. Now it's like if you can't pay you can't play.
What types of things do you think an outsider would misunderstand about this neighborhood?	Negative perceptions, that it's gang related and not a community based place.
What do you think would make the Hilltop Neighborhood more livable for you?	We need to involve people FROM the community.
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 18, 2016 07:22:37 PM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	41-65
Race / Ethnicity (Please select all that apply)	Asian / Pacific Islander
Please select all that apply:	I am a new resident in the Hilltop (<8 Years)
Please describe in your own words what your relationship is to Hilltop?	New neighbor
Do you lead any programs, businesses or activities in the Hilltop?	no
What do you think is working well in the Hilltop neighborhood?	Low crime so far.
Why do you think these things are working well?	Not sure
What's not working well in the Hilltop?	We need more businesses / jobs
Why do you think these things are not working well?	People think it's ok
What community resources need to be preserved in the Hilltop?	n/a
What community resources need to be added or better supported?	Parks and community services.
What types of challenges is the Hilltop community facing?	n/a
What types of housing opportunities should be cultivated in the Hilltop?	Different types of housing. Options
What types of business opportunities should be cultivated in the Hilltop?	Different types of businesses. Options
What types of things do you think an outsider would misunderstand about this neighborhood?	People think it's high crime, but it's not.
What do you think would make the Hilltop Neighborhood more livable for you?	Closer businesses so you don't have to leave the neighborhood for certain items.
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 18, 2016 07:24:50 PM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	1-17
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I grew up in the Hilltop I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	Family
Do you lead any programs, businesses or activities in the Hilltop?	No
What do you think is working well in the Hilltop neighborhood?	Kids playing outside
Why do you think these things are working well?	Because there is less problems
What's not working well in the Hilltop?	Gangs
Why do you think these things are not working well?	People are getting hurt
What community resources need to be preserved in the Hilltop?	More things for children to do on the Hill
What community resources need to be added or better supported?	More parks and places for kids
What types of challenges is the Hilltop community facing?	Drugs
What types of housing opportunities should be cultivated in the Hilltop?	Housing for the homeless
What types of business opportunities should be cultivated in the Hilltop?	Chucky Cheese
What types of things do you think an outsider would misunderstand about this neighborhood?	Not everyone is bad
What do you think would make the Hilltop Neighborhood more livable for you?	n/a
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 18, 2016 07:26:41 PM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I'm a current resident in the Hilltop I am a new resident in the Hilltop (<8 Years) I am a parent
Please describe in your own words what your relationship is to Hilltop?	Familiar to the area / live here now
Do you lead any programs, businesses or activities in the Hilltop?	Been a YMCA kid since I was little, have friends who coach at Stadium and Lincoln HS, work for nutrition programs.
What do you think is working well in the Hilltop neighborhood?	Kid's school, parks, access to freeways, quality grocery stores.
Why do you think these things are working well?	they see business and growth that's coming
What's not working well in the Hilltop?	Poverty. You see a lot of people, mainly minorities, in poverty or homeless. You see folks struggling. Gentrification and other groups of people that have money are also forcing people out.
Why do you think these things are not working well?	People may not know what's available to them or simply don't have the willingness to seek resources and improvement.
What community resources need to be preserved in the Hilltop?	Continuous community support like police and safety nets, medical care and good nutrition.
What community resources need to be added or better supported?	People's Center*, Al Davies*, YMCA, Churches*
What types of challenges is the Hilltop community facing?	Poverty, drug addiction, lack of education
What types of housing opportunities should be cultivated in the Hilltop?	Ability to own, affordability to own housing
What types of business opportunities should be cultivated in the Hilltop?	Small businesses, tax breaks for small businesses, community support for those small businesses. For example, we have a lot of small corner stores, but none of them are owned by the community.
What types of things do you think an outsider would misunderstand about this neighborhood?	Too ghetto, ran down and not safe.
What do you think would make the Hilltop Neighborhood more livable for you?	As a parent, it's overall safety, growth and development for my children.
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 18, 2016 07:31:13 PM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American White / Caucasian
Please select all that apply:	I grew up in the Hilltop I used to live in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	Go to church, grew up here, and lived here. Also went to jail here.
Do you lead any programs, businesses or activities in the Hilltop?	No
What do you think is working well in the Hilltop neighborhood?	God
Why do you think these things are working well?	n/a
What's not working well in the Hilltop?	Having a criminal background doesn't help, felonies. Prevents me from getting a job and supporting my 1 year old. Can't even get on a waitlist for housing, people don't even get a second chance to change their life.
Why do you think these things are not working well?	n/a
What community resources need to be preserved in the Hilltop?	More activities for kids, back to school events. Community events
What community resources need to be added or better supported?	People's center, al davies
What types of challenges is the Hilltop community facing?	n/a
What types of housing opportunities should be cultivated in the Hilltop?	Housing for people w/ records / felonies
What types of business opportunities should be cultivated in the Hilltop?	Corner stores, convenient places to get different types of foods. All the stores have the same thing.
What types of things do you think an outsider would misunderstand about this neighborhood?	n/a
What do you think would make the Hilltop Neighborhood more livable for you?	More resources for young families.
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 18, 2016 07:33:53 PM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	1-17
Race / Ethnicity (Please select all that apply)	Black / African American Hispanic / Latino (of any race)
Please select all that apply:	I used to live in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	Uhh. I come to hilltop to express my ideas and see old friends. My relationship with hilltop, i can say walking around hilltop is very historical and brings memories. But i wouldnt live there. The youth of hilltop have become stranded in negative. I feel like hilltop natives should have more hope in their selfs.
Do you lead any programs, businesses or activities in the Hilltop?	Yes, fabitat.
What do you think is working well in the Hilltop neighborhood?	Well when there is people who want to do better for there community. They find a way for people to come together. Most of the time people really do. So that works out well.
Why do you think these things are working well?	Because there could be people who do not care about positivity and there are people that stop and listen what you have to say. And those are the type of people that get involved.
What's not working well in the Hilltop?	What is not working well in hilltop. Well, killing are not stopping. People are not finding ways to provide for there family. And people do not have opportunities to do what they want.
Why do you think these things are not working well?	Because there are not enough programs to help people.
What community resources need to be preserved in the Hilltop?	Well there should be programs that help people find jobs and maybe a center where kids can do art or music in peace.
What community resources need to be added or better supported?	Foundations in tacoma should be better supported because if they cant help people out or not have the right things to provide . then everyone is just gonna walk around hopeless
What types of challenges is the Hilltop community facing?	Violence
What types of housing opportunities should be cultivated in the Hilltop?	
What types of business opportunities should be cultivated in the Hilltop?	I really dont know.
What types of things do you think an outsider would misunderstand about this neighborhood?	Well gang members . drug fiens. Abandon houses. Other then that. Hilltop is really not a horrible place. Alot of people do their best to give opportunities to be creative
What do you think would make the Hilltop Neighborhood more livable for you?	Uh. If we had peace
Please share any additional thoughts, concerns or ideas you have.	No

8/19/2016

Email Me Form™ - HTML Forms, Web Forms, PHP Forms

Created: Aug 18, 2016 08:56:49 PM, IP: 66.87.64.25, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I grew up in the Hilltop I used to live in the Hilltop I am a parent
Please describe in your own words what your relationship is to Hilltop?	It's My home.
Do you lead any programs, businesses or activities in the Hilltop?	I work at recording studio in downtown Tacoma
What do you think is working well in the Hilltop neighborhood?	Fabitat & Fish House Cafe
Why do you think these things are working well?	Because they're owned & operated by honest people with great intentions
What's not working well in the Hilltop?	pretty much everything else
Why do you think these things are not working well?	because people are greedy & selfish. only doing things for profit, but don't really care about community
What community resources need to be preserved in the Hilltop?	The arts
What community resources need to be added or better supported?	Housing
What types of challenges is the Hilltop community facing?	Residents being pushed out
What types of housing opportunities should be cultivated in the Hilltop?	Great ones
What types of business opportunities should be cultivated in the Hilltop?	Teaching people to monetize their creativity & Financial education
What types of things do you think an outsider would misunderstand about this neighborhood?	The history of violence without knowing why it all happened.
What do you think would make the Hilltop Neighborhood more livable for you?	More Trees, basketball courts & access to healthy foods
Please share any additional thoughts, concerns or ideas you have.	Thank you for taking the time out to do this.

Created: Aug 19, 2016 12:09:07 AM, IP: 73.11.225.136, By: Public

Housing Hilltop Survey

Please select your age:	41-65
Race / Ethnicity (Please select all that apply)	White / Caucasian
Please select all that apply:	I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I own & operate a business here.
Do you lead any programs, businesses or activities in the Hilltop?	Yes
What do you think is working well in the Hilltop neighborhood?	-
Why do you think these things are working well?	-
What's not working well in the Hilltop?	Not sticking the the proposed sub area plan.
Why do you think these things are not working well?	The city doesn't enforce the very plans they promote.
What community resources need to be preserved in the Hilltop?	-
What community resources need to be added or better supported?	-
What types of challenges is the Hilltop community facing?	Stagnation
What types of housing opportunities should be cultivated in the Hilltop?	-
What types of business opportunities should be cultivated in the Hilltop?	Anything
What types of things do you think an outsider would misunderstand about this neighborhood?	The community.
What do you think would make the Hilltop Neighborhood more livable for you?	The Nativity center not turning itself into a parking lot.
Please share any additional thoughts, concerns or ideas you have.	It's hard to run a business in this neighborhood. Hurry up n build the train already.

Created: Aug 19, 2016 12:12:35 AM, IP: 131.191.66.44, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I used to live in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I attended church growing up in the Hilltop. I have lived here, go to the bike shop here. it is a space of memories and connections both new and old
Do you lead any programs, businesses or activities in the Hilltop?	I am working on a library in public spaces in the neighborhood and a garden
What do you think is working well in the Hilltop neighborhood?	The small businesses, the existing urban form, the people's connections to each other, the park and medical center.
Why do you think these things are working well?	people support what works and create what is needed
What's not working well in the Hilltop?	still lots of vacant commercial spaces, a grocery store that is based upon neighborhood stereotypes. assumptions of the neighborhood by others that continue to stigmatize development
Why do you think these things are not working well?	development and developers only develop based upon statistics.
What community resources need to be preserved in the Hilltop?	small businesses, non profits, transit, faith based orgs
What community resources need to be added or better supported?	additional grocery stores, library, general support for local people to start businesses in the neighborhood. affordable housing
What types of challenges is the Hilltop community facing?	impending interest from outside development. how to hold on to the character as a neighborhood distinct from down town.
What types of housing opportunities should be cultivated in the Hilltop?	Lots and lots. Land trust housing where land is placed into a trust to insure affordability and accessible home ownership. Accessory dwelling units should be more easily permitted so that can increase housing stock with out tearing down homes. All new development should incorporate a percentage of affordable housing. the standard is 80% market to 20% affordable. Co housing should be developed to allow a larger variety of housing choices and support families and aging in place.
What types of business opportunities should be cultivated in the Hilltop?	ones that reflect the demographics and that serve needs not currently met.
What types of things do you think an outsider would misunderstand about this neighborhood?	I find that there are so many stereotypes of Tacoma and Hilltop. people need to get out of their car. go in a spot and patronize it. spend time. neighborhoods are textured spaces that require something more than a casual taking of stock of amenities.
What do you think would make the Hilltop Neighborhood more livable for you?	it is pretty good, more family friendly places to eat/ hang out. a library.
Please share any additional thoughts, concerns or ideas you have.	I really hope that the developers can look to other models of community development for housing such as the dudley neighborhood project that

8/19/2016

Email Me Form™ - HTML Forms, Web Forms, PHP Forms

incorporated land trusts into their development to not only provide affordable housing, but true community ownership and opportunities for equity.

Created: Aug 19, 2016 12:43:58 AM, IP: 131.191.83.30, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I grew up in the Hilltop I used to live in the Hilltop I work in the Hilltop I am a parent
Please describe in your own words what your relationship is to Hilltop?	It's home. It's familiarity. It's a piece of Tacomas culture.
Do you lead any programs, businesses or activities in the Hilltop?	No but I'd like to.
What do you think is working well in the Hilltop neighborhood?	People taking a chance on its restoration and not its gentrification.
Why do you think these things are working well?	Because ppl are open to change. They just want to be apart of it.
What's not working well in the Hilltop?	Gentrification. The city ignoring need to provide business loans to small businesses to be able to upgrade and thrive in this historic neighborhood
Why do you think these things are not working well?	Ppl know they're being pushed out.
What community resources need to be preserved in the Hilltop?	Service that help the kids, churches. Most importantly.... Ask the people what needs to stay
What community resources need to be added or better supported?	Programs that help with small business development and financial literacy, more family oriented places, venues that allow the city to convene in a safe place...
What types of challenges is the Hilltop community facing?	Drugs Single mothers Lack of trust and community Lack of childcare Special needs child care? Lack of funding for programs that are already there
What types of housing opportunities should be cultivated in the Hilltop?	Affordable yet functional housing. Something realistic for the working ppl of the community.
What types of business opportunities should be cultivated in the Hilltop?	Black owned businesses Latino owned businesses There needs to be businesses that are culturally competent and ran by the ppl for the ppl.
What types of things do you think an outsider would misunderstand about this neighborhood?	They'd think it's dangerous. They'd remember the violent history and write it off.
What do you think would make the Hilltop Neighborhood more livable for you?	Better housing Better roads More resources for my Autistic son Better sense of community Thriving businesses
Please share any additional thoughts, concerns or ideas you have.	Continue to ask the people what they need. Provide business loans for businesses with solid ideas. Give the ppl the opportunity to be the change. Don't just tell them they don't belong in their homes anymore.

Created: Aug 19, 2016 01:21:26 AM, IP: 73.83.201.200, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I'm a current resident in the Hilltop I am a parent English is not my first language
Please describe in your own words what your relationship is to Hilltop?	I am a current resident and active community member with the youth.
Do you lead any programs, businesses or activities in the Hilltop?	M.U.S.A.
What do you think is working well in the Hilltop neighborhood?	Community Food programs
Why do you think these things are working well?	Because of locations
What's not working well in the Hilltop?	Shelters
Why do you think these things are not working well?	Because we need more availability
What community resources need to be preserved in the Hilltop?	Food, housing, Goodwill, Tacoma Urban League
What community resources need to be added or better supported?	FABITAT, Goodwill, Food Programs, Housing, Family Shelters
What types of challenges is the Hilltop community facing?	Financial and social situations
What types of housing opportunities should be cultivated in the Hilltop?	ALL should be.
What types of business opportunities should be cultivated in the Hilltop?	Job training, agriculture, temp agencies.
What types of things do you think an outsider would misunderstand about this neighborhood?	Crime rate
What do you think would make the Hilltop Neighborhood more livable for you?	As a parent, a lower cost of living would make this a more livable place for me
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 01:33:57 AM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	41-65
Race / Ethnicity (Please select all that apply)	Hispanic / Latino (of any race)
Please select all that apply:	I used to live in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	Born in Hilltop
Do you lead any programs, businesses or activities in the Hilltop?	Warehousemen, Fort McCord
What do you think is working well in the Hilltop neighborhood?	Black America
Why do you think these things are working well?	It's my home.
What's not working well in the Hilltop?	Not getting people to vote.
Why do you think these things are not working well?	The streets.
What community resources need to be preserved in the Hilltop?	N/A & AA Programs
What community resources need to be added or better supported?	Muslims
What types of challenges is the Hilltop community facing?	Keeping the street clean
What types of housing opportunities should be cultivated in the Hilltop?	Public Housing
What types of business opportunities should be cultivated in the Hilltop?	Fishing Boats
What types of things do you think an outsider would misunderstand about this neighborhood?	The dog
What do you think would make the Hilltop Neighborhood more livable for you?	Work
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 01:40:04 AM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	41-65
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I work in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	Former gang member
Do you lead any programs, businesses or activities in the Hilltop?	Many
What do you think is working well in the Hilltop neighborhood?	Being culturally relevant
Why do you think these things are working well?	They are not
What's not working well in the Hilltop?	Culturally relevant activities
Why do you think these things are not working well?	Being honest is hard
What community resources need to be preserved in the Hilltop?	Hands on training from real people
What community resources need to be added or better supported?	Grassroots leaders placed in leadership
What types of challenges is the Hilltop community facing?	Big business
What types of housing opportunities should be cultivated in the Hilltop?	Things that are good for the remaining poverty
What types of business opportunities should be cultivated in the Hilltop?	Minority grants
What types of things do you think an outsider would misunderstand about this neighborhood?	The violence and drugs.
What do you think would make the Hilltop Neighborhood more livable for you?	Jobs for my kids.
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 01:43:37 AM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	18-24
Race / Ethnicity (Please select all that apply)	Native American
Please select all that apply:	I grew up in the Hilltop I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	Family
Do you lead any programs, businesses or activities in the Hilltop?	Walking
What do you think is working well in the Hilltop neighborhood?	Neighborhood gardens
Why do you think these things are working well?	Homeless people
What's not working well in the Hilltop?	Not enough weed
Why do you think these things are not working well?	I'm not sure
What community resources need to be preserved in the Hilltop?	Gardens
What community resources need to be added or better supported?	Gardens
What types of challenges is the Hilltop community facing?	Not enough gardens
What types of housing opportunities should be cultivated in the Hilltop?	more shelters
What types of business opportunities should be cultivated in the Hilltop?	Recycling
What types of things do you think an outsider would misunderstand about this neighborhood?	Frightening people
What do you think would make the Hilltop Neighborhood more livable for you?	I'd like more apple trees for the public to eat from.
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 01:46:25 AM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	18-24
Race / Ethnicity (Please select all that apply)	Hispanic / Latino (of any race) Native American
Please select all that apply:	I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	a New Start
Do you lead any programs, businesses or activities in the Hilltop?	No but am super interested
What do you think is working well in the Hilltop neighborhood?	Many resources, weed shops, food banks, etc.
Why do you think these things are working well?	cuz its 2nd chance
What's not working well in the Hilltop?	Walking the hills, haha just kidding. Not a lot of places to hang out that's a positive influence. & too much drugs.
Why do you think these things are not working well?	Personal decision
What community resources need to be preserved in the Hilltop?	Food bank, goodwill.
What community resources need to be added or better supported?	Clothes resources.
What types of challenges is the Hilltop community facing?	Houses, not enough.
What types of housing opportunities should be cultivated in the Hilltop?	Different culture park or museum.
What types of business opportunities should be cultivated in the Hilltop?	Weed and music.
What types of things do you think an outsider would misunderstand about this neighborhood?	Gangs and drugs.
What do you think would make the Hilltop Neighborhood more livable for you?	Music. Give Tacoma a voice!
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 01:50:34 AM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I grew up in the Hilltop I used to live in the Hilltop I am a parent
Please describe in your own words what your relationship is to Hilltop?	My father lives there. My friends and family live in the area.
Do you lead any programs, businesses or activities in the Hilltop?	no
What do you think is working well in the Hilltop neighborhood?	Keeping the trash out of the streets - just on my block
Why do you think these things are working well?	I have kids pick it up for candy.
What's not working well in the Hilltop?	Keep up with repairs
Why do you think these things are not working well?	We need to have more rebuilt areas. Remodeled or restored.
What community resources need to be preserved in the Hilltop?	Boys and girls club. Churches, businesses.
What community resources need to be added or better supported?	Tax incentives, grant programs to help remodel local areas.
What types of challenges is the Hilltop community facing?	Housing
What types of housing opportunities should be cultivated in the Hilltop?	Low income housing.
What types of business opportunities should be cultivated in the Hilltop?	Labor jobs, cleaning and remodeling the community.
What types of things do you think an outsider would misunderstand about this neighborhood?	That there is plenty of housing.
What do you think would make the Hilltop Neighborhood more livable for you?	Remodelled areas and saving our local businesses and community resources improves Hilltop for parents like me.
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 01:55:21 AM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Multi-Racial
Please select all that apply:	I work in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	My relationship with Hilltop is both personal & professional. Downtown Tacoma and Hilltop area have been a part of my life for over 15 years.
Do you lead any programs, businesses or activities in the Hilltop?	Yes
What do you think is working well in the Hilltop neighborhood?	Community projects and organizations / business
Why do you think these things are working well?	Things are starting to grow into an awareness of community in many def ways. Primarily through the arts but also including various outreach initiatives and organizations.
What's not working well in the Hilltop?	Stagnation!!! upon land without impactful development!!
Why do you think these things are not working well?	There is not enough to promote community growth other than housings process of filling that space
What community resources need to be preserved in the Hilltop?	Everything --- needs more
What community resources need to be added or better supported?	land acquisition and development
What types of challenges is the Hilltop community facing?	No challenges only opportunity
What types of housing opportunities should be cultivated in the Hilltop?	commercial/mixed use
What types of business opportunities should be cultivated in the Hilltop?	Doesn't matter, if you build it, they will come
What types of things do you think an outsider would misunderstand about this neighborhood?	gang related, impoverished, underdeveloped, etc
What do you think would make the Hilltop Neighborhood more livable for you?	We need more involvement from community decision makers.
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 02:19:30 AM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I grew up in the Hilltop I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I was born and raised on the hilltop. Attended elementary through highschool. 3rd generation Hilltop Native.
Do you lead any programs, businesses or activities in the Hilltop?	No
What do you think is working well in the Hilltop neighborhood?	Black artists creating safe space for other artists of color
Why do you think these things are working well?	The drive and determination of the ones leading and the resilience to keep Hilltop's authenticity.
What's not working well in the Hilltop?	Gentrification process. Instead of making a new hilltop build it back up and improve not demolish and remove.
Why do you think these things are not working well?	Not enough people who actually live and/or have history on the hilltop involved with decisions on how to make it better without changing it
What community resources need to be preserved in the Hilltop?	free/reduced pricing on summer programs, activity center,, somethigns that are occuring throughout
What community resources need to be added or better supported?	The arts, Healthcare accessibility,
What types of challenges is the Hilltop community facing?	Gentrification, moving black people out to make room for condos and high priced living
What types of housing opportunities should be cultivated in the Hilltop?	Rent controlled apartments, affordable housing, low income housing.
What types of business opportunities should be cultivated in the Hilltop?	Small business, black owned business, Business that reflect and uplifts the community its serving.
What types of things do you think an outsider would misunderstand about this neighborhood?	Hilltop has a negative preconceived idea about its neighborhood and community.
What do you think would make the Hilltop Neighborhood more livable for you?	I say as an entrepreneur, more oppurtunities to have my art readily available to offer services without going through a company like spaceworks that essentially perpetuates gentrification.
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 02:41:58 AM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	41-65
Race / Ethnicity (Please select all that apply)	Black / African American Native American
Please select all that apply:	I work in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I am a business owner on Hilltop for 10 years.
Do you lead any programs, businesses or activities in the Hilltop?	I'm CEO of a development company that empowers youth to become independent business owners.
What do you think is working well in the Hilltop neighborhood?	One on one attention with youth
Why do you think these things are working well?	Cause they get attention instead of the pass through programs just to get income that basically use the money for personal gain and not for the kids advancement.
What's not working well in the Hilltop?	Not enough resources for community development. Restaurants, recreation, housing and youth management.
Why do you think these things are not working well?	These days it seems like people only care about themselves. And not help for the right reasons.
What community resources need to be preserved in the Hilltop?	Parks and youth resources
What community resources need to be added or better supported?	Youth programs. Business development.
What types of challenges is the Hilltop community facing?	Lack of funds and leaders who care.
What types of housing opportunities should be cultivated in the Hilltop?	Fair housing.
What types of business opportunities should be cultivated in the Hilltop?	Adult and youth recreation and financial rehabilitation. Basically jobs.
What types of things do you think an outsider would misunderstand about this neighborhood?	The potential of growth.
What do you think would make the Hilltop Neighborhood more livable for you?	Less empty spaces and better places to house the homeless is good for me being a business owner.
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 02:49:09 AM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Prefer not to answer
Please select all that apply:	I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I have been in Hilltop. Well back and forth but now recently 6 or more 7 years living.
Do you lead any programs, businesses or activities in the Hilltop?	Yes yes I do go to goodwill services.
What do you think is working well in the Hilltop neighborhood?	Very much projects of new bus routes, clothes, arcades, new health, marijuana shops.
Why do you think these things are working well?	Because new communities can work together rather than going illegal to purchase drugs like marijuana. More can ride city bus to buy weed.
What's not working well in the Hilltop?	Too many police rather than security or neighborhood teams.
Why do you think these things are not working well?	-
What community resources need to be preserved in the Hilltop?	-
What community resources need to be added or better supported?	-
What types of challenges is the Hilltop community facing?	-
What types of housing opportunities should be cultivated in the Hilltop?	-
What types of business opportunities should be cultivated in the Hilltop?	-
What types of things do you think an outsider would misunderstand about this neighborhood?	-
What do you think would make the Hilltop Neighborhood more livable for you?	-
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 02:52:49 AM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	18-24
Race / Ethnicity (Please select all that apply)	Black / African American
Please select all that apply:	I grew up in the Hilltop I'm a current resident in the Hilltop I am a parent
Please describe in your own words what your relationship is to Hilltop?	This is my hometown and I love it! <3 :)
Do you lead any programs, businesses or activities in the Hilltop?	No, I attend classes to help me get started.
What do you think is working well in the Hilltop neighborhood?	Fabitat! Write at 253, 2nd Cycle, Tacoma Tool, AA & NA Meetings. Fellowship centers. Job opportunities. Bus lines (we need) Youth shelters! Housing etc.
Why do you think these things are working well?	Because people keep speaking up about getting these things in order and keep change happening for the better :)
What's not working well in the Hilltop?	People's pricing going up for their homes and being moved out of the area moving their family to areas with different bus lines.
Why do you think these things are not working well?	Maybe the ones surveyed when issues were initially being discussed were not the ones that would relate to the oppressed opinion of the situation.
What community resources need to be preserved in the Hilltop?	Resources for youth (toddlers) and teens becoming adults, women (single, pregnant, battered) and part of a family & men to keep homes and communities stable
What community resources need to be added or better supported?	Transportation around community. Transportation to work & back to work programs
What types of challenges is the Hilltop community facing?	Housing, childcare, Transporation.
What types of housing opportunities should be cultivated in the Hilltop?	For parents Expecting children or already have a family, singles and well through
What types of business opportunities should be cultivated in the Hilltop?	How to start your own business. Computer skills, training programs built around personal interests of students.
What types of things do you think an outsider would misunderstand about this neighborhood?	This neighborhood has art music, love and not just gangbanging.
What do you think would make the Hilltop Neighborhood more livable for you?	I need safety and more openness & POSTINGS of the events happening in the area since I am a parent I want to be made aware of what is going on.
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 03:03:44 AM, IP: 131.191.39.169, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	White / Caucasian
Please select all that apply:	I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	Live here currently (homeless) Been homeless for 6 years in Lakewood, Seattle, and now Tacoma. Living at People's park because I don't want to be separated from my family and live in unsafe or unclean shelters.
Do you lead any programs, businesses or activities in the Hilltop?	n/a
What do you think is working well in the Hilltop neighborhood?	Some cool people are around.
Why do you think these things are working well?	n/a
What's not working well in the Hilltop?	No public bathrooms. Confrontations between business folks and homeless people, complaints and lack of support.
Why do you think these things are not working well?	N/a
What community resources need to be preserved in the Hilltop?	N/a
What community resources need to be added or better supported?	Honey buckets / bathrooms for Hilltop parks.
What types of challenges is the Hilltop community facing?	n/a
What types of housing opportunities should be cultivated in the Hilltop?	Co-Ed Shelters for couples. People should be able to be husband and wife in shelter
What types of business opportunities should be cultivated in the Hilltop?	Balance of new businesses. You can take away gangs and gang hangouts, but the new businesses and development lead to homelessness.
What types of things do you think an outsider would misunderstand about this neighborhood?	n/a
What do you think would make the Hilltop Neighborhood more livable for you?	n/a
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 19, 2016 04:05:00 AM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	18-24
Race / Ethnicity (Please select all that apply)	White / Caucasian
Please select all that apply:	I used to live in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	I used to live here
Do you lead any programs, businesses or activities in the Hilltop?	No
What do you think is working well in the Hilltop neighborhood?	n/a
Why do you think these things are working well?	n/a
What's not working well in the Hilltop?	Qualifications for housing, I'm on multiple wait lists w/ a one year old. Recently got evicted because rent got raised \$200
Why do you think these things are not working well?	n/a
What community resources need to be preserved in the Hilltop?	Parks, Community festivals + 2nd Cycle
What community resources need to be added or better supported?	Stuff for young people to do while its raining
What types of challenges is the Hilltop community facing?	n/a
What types of housing opportunities should be cultivated in the Hilltop?	support groups for people w/ addictions
What types of business opportunities should be cultivated in the Hilltop?	n/a
What types of things do you think an outsider would misunderstand about this neighborhood?	n/a
What do you think would make the Hilltop Neighborhood more livable for you?	Need places that support people building their life. People shouldn't be punished for life for making a mistake
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 19, 2016 03:52:59 AM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	18-24
Race / Ethnicity (Please select all that apply)	Asian / Pacific Islander
Please select all that apply:	I grew up in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	My relationship w/ Hilltop is that I really see bad things around.
Do you lead any programs, businesses or activities in the Hilltop?	No
What do you think is working well in the Hilltop neighborhood?	Community service, keeping the environment safe
Why do you think these things are working well?	Most of the area in Hilltop is clean but certain area is really a bad spot to go to .
What's not working well in the Hilltop?	The gang violence and just people being so loud over some dumb thing.
Why do you think these things are not working well?	Nobody keeping the community safe.
What community resources need to be preserved in the Hilltop?	More safety
What community resources need to be added or better supported?	A lot more health service for people that are not stable.
What types of challenges is the Hilltop community facing?	Gang violence / safety of innocence
What types of housing opportunities should be cultivated in the Hilltop?	A stable home like the right amount to pay rent, but not keep raising it.
What types of business opportunities should be cultivated in the Hilltop?	Safe business home and area that many people can learn and show what they already know.
What types of things do you think an outsider would misunderstand about this neighborhood?	That it's safe.
What do you think would make the Hilltop Neighborhood more livable for you?	As a student, Having a safe and organize community for other to live. Not worrying about the neighborhood they live in, and can walk anywhere with any color on. Not discriminating on the skin tone.
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 19, 2016 04:11:51 AM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	White / Caucasian
Please select all that apply:	I grew up in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	Not that good.
Do you lead any programs, businesses or activities in the Hilltop?	No
What do you think is working well in the Hilltop neighborhood?	Somewhat
Why do you think these things are working well?	Because they do.
What's not working well in the Hilltop?	Everything is all good.
Why do you think these things are not working well?	Because they do.
What community resources need to be preserved in the Hilltop?	Food
What community resources need to be added or better supported?	n/a
What types of challenges is the Hilltop community facing?	The gangs
What types of housing opportunities should be cultivated in the Hilltop?	More affordable housing for the poor
What types of business opportunities should be cultivated in the Hilltop?	I don't know
What types of things do you think an outsider would misunderstand about this neighborhood?	I don't know
What do you think would make the Hilltop Neighborhood more livable for you?	n/a
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 19, 2016 04:15:36 AM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	1-17
Race / Ethnicity (Please select all that apply)	Black / African American White / Caucasian
Please select all that apply:	I grew up in the Hilltop I'm a current resident in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	It's good, I'm used to it and am familiar with all the streets and people. It's nice to live here.
Do you lead any programs, businesses or activities in the Hilltop?	No
What do you think is working well in the Hilltop neighborhood?	Parks and housing
Why do you think these things are working well?	Metro parks is good
What's not working well in the Hilltop?	Gangs and homeless people
Why do you think these things are not working well?	People want to be cool, so they join a gang and do whatever it takes.
What community resources need to be preserved in the Hilltop?	Parks, People's Center
What community resources need to be added or better supported?	More tournaments and more safe places / homes
What types of challenges is the Hilltop community facing?	gang violence
What types of housing opportunities should be cultivated in the Hilltop?	Houses that are for bigger for bigger families and that are also cheaper
What types of business opportunities should be cultivated in the Hilltop?	Businesses for younger kids
What types of things do you think an outsider would misunderstand about this neighborhood?	It's not that bad
What do you think would make the Hilltop Neighborhood more livable for you?	Better places / houses
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 09:36:12 AM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	25-40
Race / Ethnicity (Please select all that apply)	Asian / Pacific Islander Native American White / Caucasian Multi-Racial
Please select all that apply:	I grew up in the Hilltop I'm a current resident in the Hilltop I am a parent
Please describe in your own words what your relationship is to Hilltop?	It's my hometown and I enjoy being here.
Do you lead any programs, businesses or activities in the Hilltop?	No, but I used to help out at Block parties
What do you think is working well in the Hilltop neighborhood?	People looking out for people
Why do you think these things are working well?	n/a
What's not working well in the Hilltop?	Parks need better restrooms and toys for kids.
Why do you think these things are not working well?	Seems like nobody cares and it's about money. If people don't live here they don't seem to care about this area.
What community resources need to be preserved in the Hilltop?	Parks and play centers, old buildings
What community resources need to be added or better supported?	Stores closer together and resources for homelessness
What types of challenges is the Hilltop community facing?	Homeless people are promised housing and then it's taken away
What types of housing opportunities should be cultivated in the Hilltop?	Lower rent for single parents and better housing opportunities
What types of business opportunities should be cultivated in the Hilltop?	More jobs for families
What types of things do you think an outsider would misunderstand about this neighborhood?	That it's a bad place because of past crimes and gangs.
What do you think would make the Hilltop Neighborhood more livable for you?	As a parent, cleaner areas and safety. Better housing for people that live here, and not those that are going to move to Tacoma. This is my home and there is almost nothing left from when I grew up.
Please share any additional thoughts, concerns or ideas you have.	n/a

Created: Aug 19, 2016 09:40:27 AM, IP: 98.237.160.57, By: Public

Housing Hilltop Survey

Please select your age:	18-24
Race / Ethnicity (Please select all that apply)	White / Caucasian
Please select all that apply:	I used to live in the Hilltop
Please describe in your own words what your relationship is to Hilltop?	My first apartment was here. I live here now
Do you lead any programs, businesses or activities in the Hilltop?	No
What do you think is working well in the Hilltop neighborhood?	n/a
Why do you think these things are working well?	n/a
What's not working well in the Hilltop?	Qualifications for housing, I'm currently on multiple wait lists for housing and have a 1 year old baby. Recently got evicted because my rent was raised \$200 and I couldn't afford it.
Why do you think these things are not working well?	n/a
What community resources need to be preserved in the Hilltop?	Parks, community festivals, community services like 2nd Cycle
What community resources need to be added or better supported?	Stuff for young people to do in the rain.
What types of challenges is the Hilltop community facing?	n/a
What types of housing opportunities should be cultivated in the Hilltop?	Housing for people with kids, affordable housing for people who need second chances.
What types of business opportunities should be cultivated in the Hilltop?	Support groups
What types of things do you think an outsider would misunderstand about this neighborhood?	n/a
What do you think would make the Hilltop Neighborhood more livable for you?	We need places that support people rebuilding their life. People shouldn't be punished for life for making a small mistake.
Please share any additional thoughts, concerns or ideas you have.	

Created: Aug 19, 2016 09:45:45 AM, IP: 98.237.160.57, By: Public



TACOMA HOUSING AUTHORITY

office for the city
planning and urban design | architecture | research

GGLO
DESIGN