Anna Petersen, Chair
Jeff McInnis, Vice-Chair
Carolyn Edmonds
Ryan Givens
David Horne
Christopher Karnes
Brett Santhuff
Andrew Strobel
Alyssa Torrez

PRESENTATIONS

Meeting on December 18, 2019

Agenda Items	Page
1. **HRC-PC Joint Housing Equity Taskforce** (PowerPoint Slides, for Discussion Item D-1)	**3 – 10**

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Affordable Housing

Joint Housing Equity Taskforce

Planning Commission

December 18, 2019

AHAS Planning Actions

Diverse Housing Types (1.8) *Encourage more diverse types of housing development through relaxed land use standards, technical assistance, and financial incentives.*

- Market-based tool
- “Naturally occurring” affordability
- Middle range of housing types
- Infill in existing neighborhoods (typically)

Inclusionary Zoning (1.2) *Modify inclusionary housing provisions to target unmet need and align with market realities.*

- Market-based tool
- Dedicated affordability in exchange for incentives/bonuses
- Ongoing monitoring
- Higher density projects

Overall scope of work

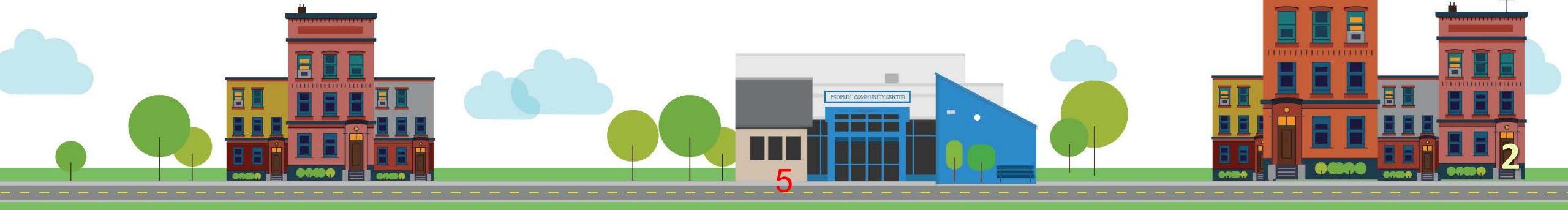
1. Broad equitable communication strategy
2. Understanding current circumstances
   - Evaluate effectiveness of existing policy tools
   - Capacity analysis and building trends
   - Characterizing housing needs
3. Developing proposals to meet City goals
   - Meet housing affordability and choice needs
   - Increase equity & access to opportunity (displacement risk)
   - Tailor proposals to market conditions
   - Urban design and neighborhood characteristics
   - Utilities, infrastructure, transportation, services
4. Implementation strategies and priorities

Scoping: early 2020

Analysis & public engagement: Through 2020

Council direction: 2021

Policy and code changes



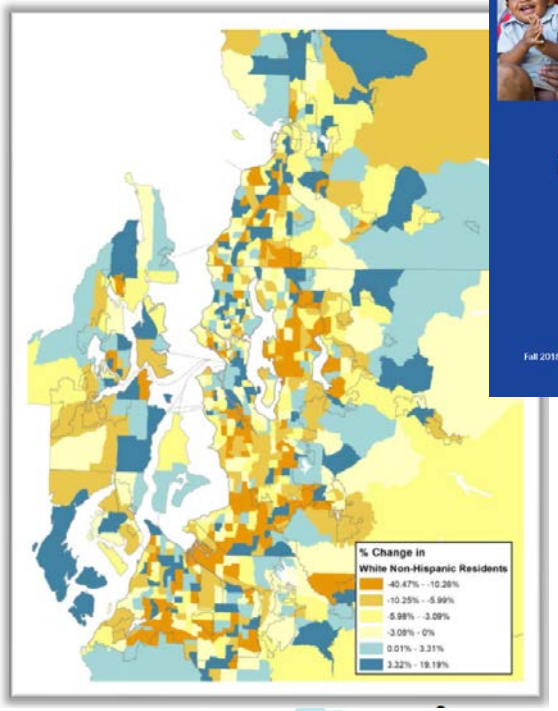
Potential for collaboration

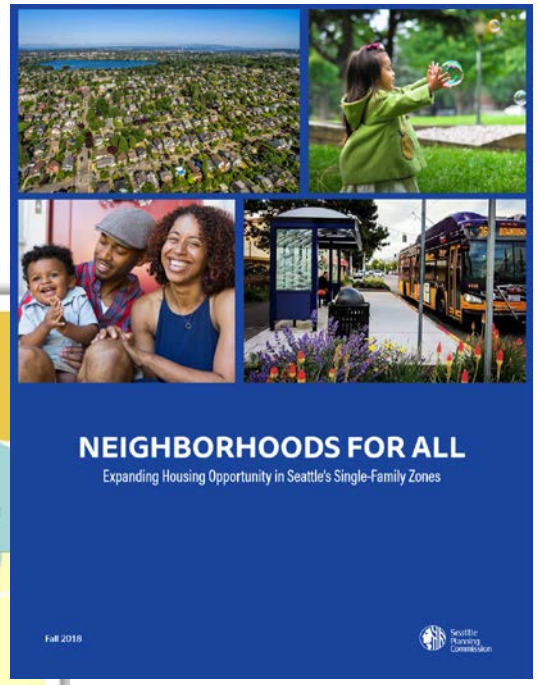
Potential topics

- Inclusive engagement strategy
- Equity, opportunity, displacement risk

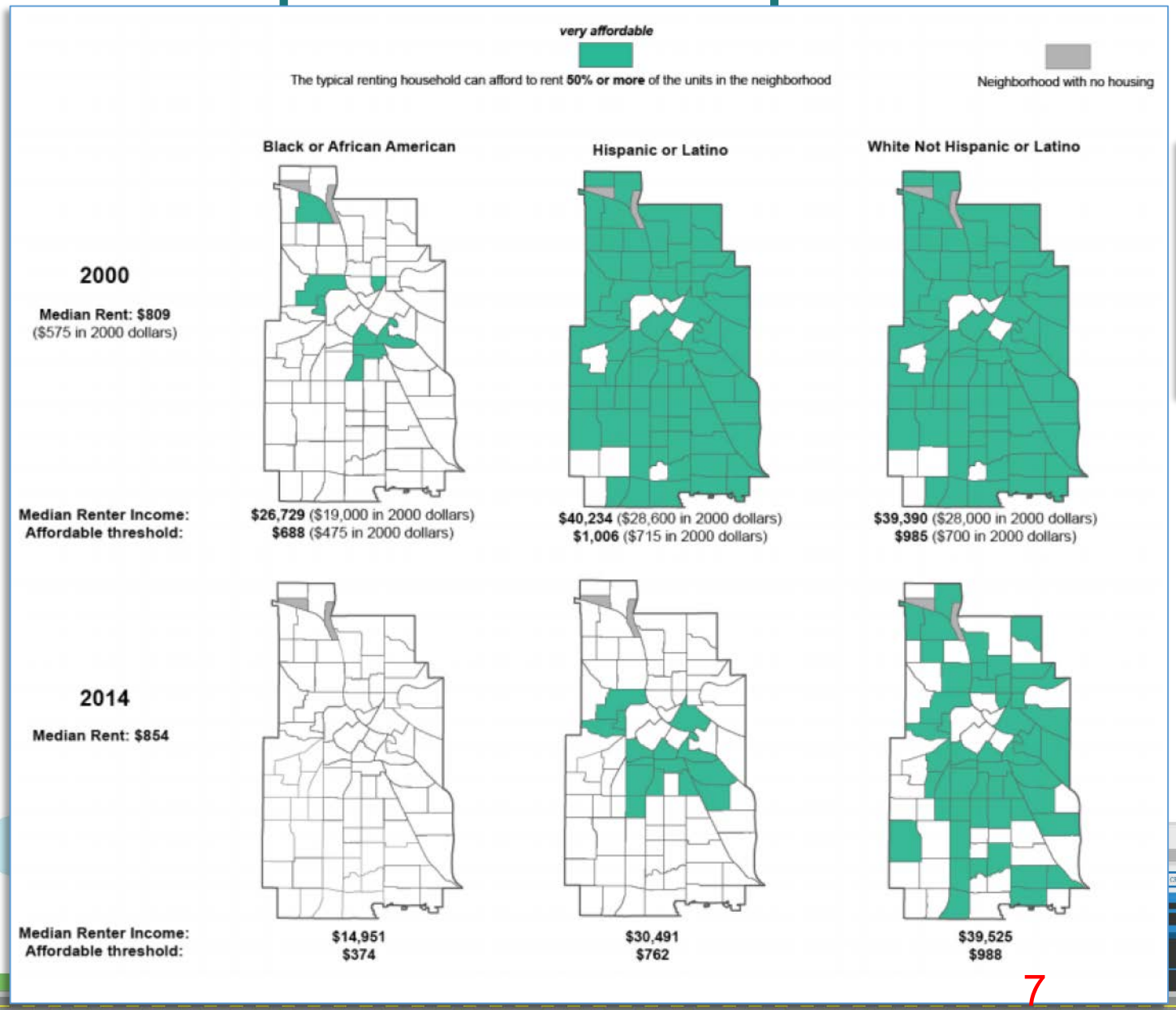
Approach options

- The commissions work independently
- **Joint taskforce**
- Periodic consultations; attend public events
- Staff collaboration



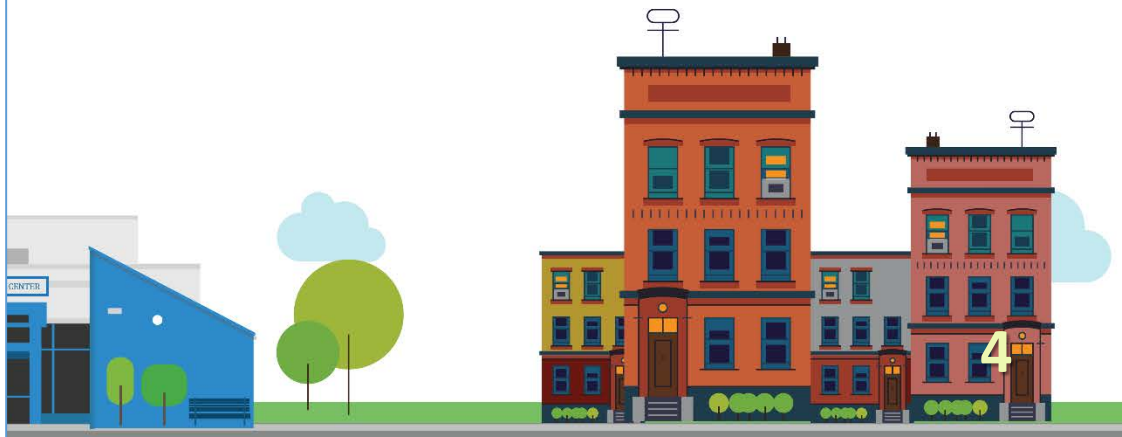


Example – Minneapolis 2040



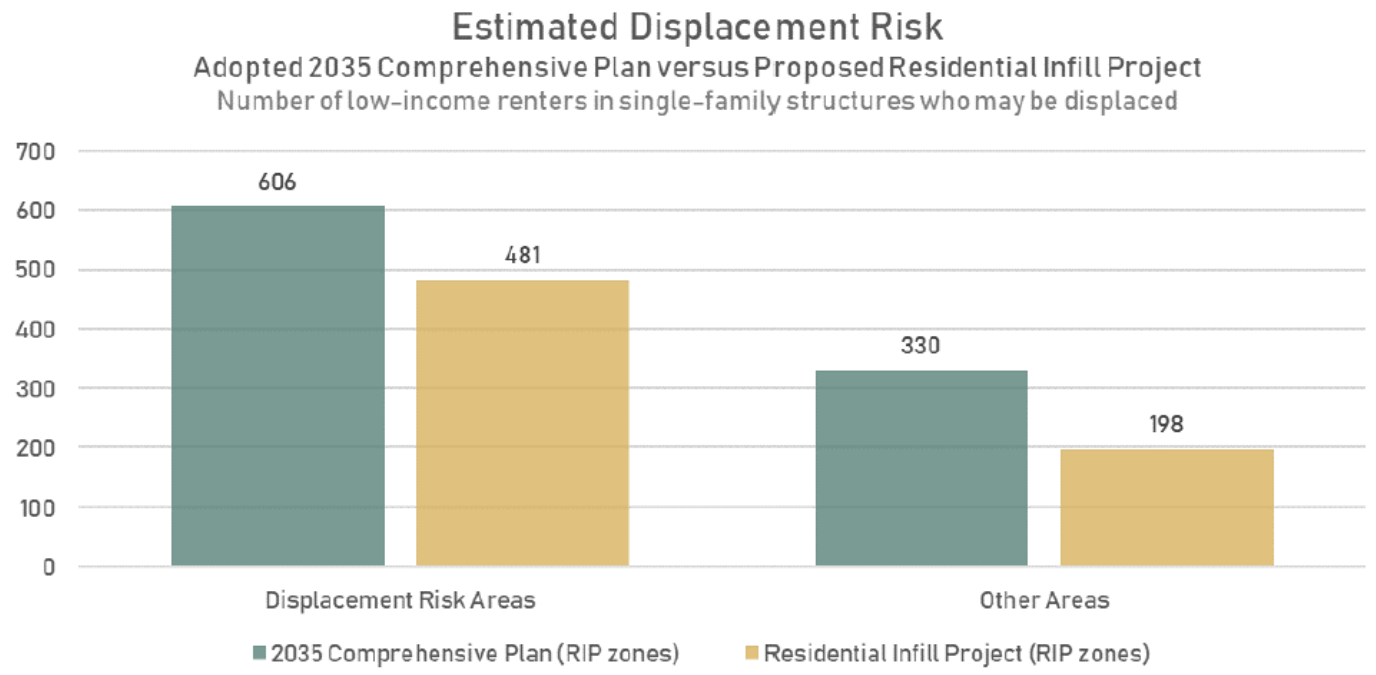
The housing affordability problem in Minneapolis is a racial equity issue.

Part of the solution for reducing racial disparities is to increase **housing supply** and **choice**.

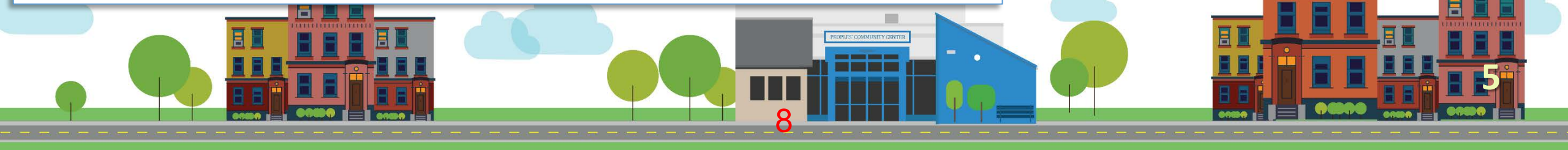


Example – Portland Residential Infill Project

Displacement Impact Risk



More housing types
+ smaller size, scaled by number of units
+ allowed everywhere
=
More units
smaller units
less-expensive units
and less displacement overall



Equity Housing Taskforce Scope (preliminary)

LONG RANGE PLANNING

OVERALL PROJECT SCOPE	Housing Equity Taskforce COLLABORATIVE TASKS	TIMELINE
Project Scoping	1. Develop recommendations for broad and inclusive community engagement 2. Identify models and lessons from other communities	Jan to March 2020 *1 to 2 meetings*
Understanding current circumstances	3. Summarize equity and social justice policies applicable to housing 4. Oversee equity assessment of Tacoma's current growth strategy 5. Identify key themes to improve equity in planning and zoning actions	March to May 2020 *1 to 2 meetings*
Developing proposals	6. Oversee a displacement risk assessment of potential changes to Tacoma's growth strategy 7. Develop policy recommendations for changes to Tacoma's growth strategy to promote equity and social justice 8. Report out to both Commissions to inform their recommendations to the City Council	June to September 2020 *2 to 4 meetings*
Implementation strategies	9. Represent the proposals to the public, stakeholders and decision-makers	October 2020 to April 2021 *TBD*

Discussion

Seeking direction

- Designate Housing Equity Taskforce
- Guidance on approach
- Designation of Planning Commission members

Next Steps

Planning Commission – project scoping discussion – January 15th (tentative)

Staff contacts

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www.cityoftacoma.org/planningforhousing