



To: Planning Commission
From: Elliott Barnett, Planning Services Division
Subject: **Equity and Social Justice Considerations in Housing Actions**
Meeting Date: December 18, 2019
Memo Date: December 12, 2019

Action Requested:
Discussion and guidance.

Discussion:

At the December 18, 2019 meeting, staff will request guidance regarding how the Planning Commission wishes to collaborate with the Human Rights Commission on upcoming housing and zoning discussions.

On December 4th, the Planning Commission and the Human Rights Commission-Housing Taskforce discussed the topic of integrating equity and social justice considerations into planning projects initiated through the Affordable Housing Action Strategy (AHAS). There was general interest in some form of collaboration between the two commissions. The discussion touched on options to structure that collaboration, with some interest in designating members of the Planning Commission to work with the HRC-Housing Taskforce.

The discussion also touched on multiple potential topics for a collaborative effort. The most consistent support expressed was for working together on at least three issues: 1. Improved communication and information sharing; 2. Promoting broad and inclusive community engagement; and, 3. Analyzing and formulating substantive recommendations regarding achieving housing justice and equity through the AHAS planning initiatives. The Commission also noted that this collaborative effort would need to be integrated into the overall community engagement and policy analysis approach for the planning initiatives, with a clear focus, expectations and timeline.

Staff have developed and will seek guidance on a preliminary scope of work for a joint Planning Commission-Human Rights Commission *Housing Equity Taskforce*. At the meeting, staff will present this option, and seek the Planning Commission's guidance in moving forward. OEHR staff will also provide the preliminary proposal to the Human Rights Commission for their input.

The Commission requested the minutes from the Human Rights Commission's November meeting. Once finalized, they will be posted to the Commission's webpage:

www.cityoftacoma.org/government/committees_boards_commissions/human_rights_commission.



Project Summary:

As part of the 2019 Annual Amendments, the City Council adopted updates to the *One Tacoma Comprehensive Plan Housing Element* integrating the AHAS as an implementation strategy and updating policies related to “Missing Middle” housing, inclusionary zoning and equitable access to opportunities, as recommended by the Planning Commission. The Planning Commission has begun discussions of a proposed scope of work to implement *AHAS 1.2: Inclusionary Zoning* and *AHAS 1.8: Diverse Housing Types*. These actions have the potential to make significant changes to Tacoma’s housing and zoning framework, which in turn affects housing affordability and choice. Tacoma’s *Equity Index* demonstrates that access to opportunity varies substantially across the City’s neighborhoods, and that there is a correlation between lower opportunity areas and non-white, lower-income populations.

Previous actions:

- Planning Commission/Human Rights Commission–Housing Taskforce meeting (12/04/19)
- Human Rights Commission initial discussion of AHAS Planning actions (11/21/19)
- Planning Commission initial discussion of AHAS Planning actions (10/2/19)
- Council adoption of AHAS Housing Element updates (09/24/19)
- City Council acceptance of the AHAS (September 2018)

Staff Contact:

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Attachments:

1. Housing Equity Taskforce – Scope of Work (PRELIMINARY)

c. Peter Huffman, Director

Housing Equity Taskforce

Scope of Work (PRELIMINARY)

- The Planning Commission is responsible for providing recommendations to the City Council on planning and zoning topics, and will provide overall project guidance.
- The Human Rights Commission will provide input on equity and social justice recommendations to the Planning Commission and City Council.
- The Housing Equity Taskforce (with representation from both commissions) will collaborate to develop recommendations to promote equity and social justice and report back to the commissions at key milestones.
- PDS and OEHR staff will provide policy analysis, technical and logistical support.

OVERALL PROJECT SCOPE	Housing Equity Taskforce COLLABORATIVE TASKS	TIMELINE
<p><u>Project Scoping</u></p> <p><i>Overall scope:</i></p> <ul style="list-style-type: none"> • Develop communication strategy • Benchmarking of similar efforts • Define project scope 	<ol style="list-style-type: none"> 1. Develop recommendations for broad and inclusive community engagement 2. Identify models and lessons from other communities 	<p>Jan to March 2020</p> <p><i>1 to 2 meetings</i></p>
<p><u>Understanding current circumstances</u></p> <p><i>Overall scope:</i></p> <ul style="list-style-type: none"> • Policy framework summary • Housing needs analysis • Zoning capacity analysis • Evaluate effectiveness of existing policy tools 	<ol style="list-style-type: none"> 3. Summarize equity and social justice policies applicable to housing 4. Oversee an equity assessment of Tacoma’s current growth strategy 5. Identify key themes to improve equity in planning and zoning actions 	<p>March to May 2020</p> <p><i>1 to 2 meetings</i></p>
<p><u>Developing proposals to meet City goals</u></p> <p><i>Overall scope:</i></p> <ul style="list-style-type: none"> • Develop policy options • Market feasibility analysis • Displacement risk analysis • Impacts analysis (urban design, infrastructure, services) • Recommend policy updates 	<ol style="list-style-type: none"> 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 	<p>June to September 2020</p> <p><i>2 to 4 meetings</i></p>
<p><u>Implementation strategies and priorities</u></p> <p><i>Overall scope:</i></p> <ul style="list-style-type: none"> • Implementation steps • Council action 	<ol style="list-style-type: none"> 9. Represent the proposals to the public, stakeholders and decision-makers 	<p>October 2020 to April 2021</p>