



**To:** Planning Commission  
**From:** Elliott Barnett, Planning Services Division  
**Subject:** **AHAS Planning Actions 2020 to 2021 – Public Scoping Hearing**  
**Date:** February 12, 2020  
**For the Meeting of:** February 19, 2020

**Action Requested:** Conduct a public hearing to receive oral testimony and continue to accept written comments through February 29, 2020.

**Discussion:**

The Planning Commission will conduct a public hearing on February 19, 2020 at 5:30 p.m. in the City Council Chambers concerning the Proposed Scope of Work for the *AHAS Planning Actions 2020 to 2021* project.

**Scope and Assessment Report**

The *Scope and Assessment Report* lays out the Planning Commission’s proposed approach to conducting this effort. The report addresses the following topics: Area of Applicability, Background, Policy Framework, Options Analysis, Proposed Outreach, and Impacts Assessment. The Report also documents that the Commission has evaluated the proposed scope, and intends to accept the project as part of its work program.

The Commission welcomes public comments on how to make this effort successful in terms of effective community engagement and policy development. After hearing from the community, the Commission will finalize the proposed scope of work, making any adjustments identified through the comment process, and formally start the project. From that point forward, the Commission and project staff will continue to invite broad community engagement throughout the project.

The Draft Scoping Report is available at [www.cityoftacoma.org/planningforhousing](http://www.cityoftacoma.org/planningforhousing).

**Notification**

Staff continue to take steps to reach a broad-based audience regarding this Public Hearing and the comment period that runs through the end of February, through the following efforts:

1. **Public notice:** Staff distributed the attached Notice to the Planning Commission contacts list, the City Council, Human Rights Commission, Landmarks Preservation Commission, Sustainable Tacoma Commission, Neighborhood Council contacts, and individuals who have indicated an interest in related topics.
2. **Social Media:** A Facebook event page for the Public Hearing is available at <https://www.facebook.com/events/491463811793975/>.



3. **Coordinated engagement:** Other City departments and partner organizations are helping to get the message out to groups including the affordable housing community, the housing development community, neighborhood groups, and minority services and advocacy organizations.
4. **News Media:** The City of Tacoma will issue a News Release later this week.

### **Project Summary:**

In 2019, the City Council adopted updates to the One Tacoma Comprehensive Plan Housing Element integrating the Affordable Housing Action Strategy (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 project is an effort to implement these policies and actions, specifically focusing on AHAS Action 1.2: Inclusionary Zoning and AHAS Action 1.8: Diverse Housing Types. This effort will be informed by broad community input, rigorous data and policy analysis, market considerations, urban design and other factors.

The focus of this initial phase of the project is to study housing and development trends, zoning, and access to opportunity, to identify strategies to 1. Increase housing supply, 2. Support housing affordability, and 3. Increase equitable access to opportunity. The project is expected to lead to high-level recommendations for future Comprehensive Plan, Zoning, and Land Use Regulatory Code amendments. Depending on the nature of these recommendations, any amendments to the Plan or Zoning Code would be subject to additional review and public process as part of future phases.

For more information, visit [www.cityoftacoma.org/planningforhousing](http://www.cityoftacoma.org/planningforhousing).

### **Prior Actions:**

- Planning Commission authorizes release of draft Scope and Assessment Report (01/15/20)
- Planning Commission sets Housing Equity Taskforce scope and participants (12/18/19)
- 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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### **Attachment:**

- Notice document for the AHAS Planning Actions project

c. Peter Huffman, Director

# What types of housing do you want to see in Tacoma?

The City of Tacoma is thinking about how to make Tacoma a place everyone can call home.

**Join the discussion about how to:**

- Diversify housing types
- Create affordable housing options
- Enhance the character of our communities while planning for growth.

Accessory Dwelling Units



Cottages



Duplexes and Townhomes



Fourplexes



Multifamily



## PUBLIC HEARING NOTICE

### Get Involved in the Discussion About Housing

As part of the City's Affordable Housing Action Strategy, we are launching the At Home In Tacoma project to evaluate diverse housing types and inclusionary zoning options throughout Tacoma. The intent is to increase housing supply, create affordable housing options, and increase the choice of housing types throughout our neighborhoods.

Through 2020, Tacoma's Planning Commission is asking the community to join in a discussion about housing needs, development trends, zoning, and neighborhood change. Using community ideas and feedback, the Commission will make recommendations to the City Council for future Comprehensive Plan, Zoning, and Land Use Regulatory Code amendments.

### Participate by:

- Comment in person at the Planning Commission public scoping hearing at 5:30 p.m. February 19 in the City Council Chambers (747 Market Street, First Floor)
- Provide written comments by February 28, 2020 to Planning Commission, 747 Market St., Room 345, Tacoma, WA 98402
- Email comments and questions to: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)
- Sign up to receive project updates: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)

For information, please visit: [www.cityoftacoma.org/planningforhousing](http://www.cityoftacoma.org/planningforhousing)

We welcome your participation. To request this information in an alternative format or for language translation, please contact the City of Tacoma at 253.591.5030. For TTY or speech to speech users, please dial 711 to connect to Washington Relay Services.