PRESENTATIONS

Meeting on December 18, 2019

Agenda Items

1. HRC-PC Joint Housing Equity Taskforce
   (PowerPoint Slides, for Discussion Item D-1)
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)

<table>
<thead>
<tr>
<th>OVERALL PROJECT SCOPE</th>
<th>Housing Equity Taskforce COLLABORATIVE TASKS</th>
<th>TIMELINE</th>
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| 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