



TO: Elizabeth A. Pauli, City Manager
FROM: Jennifer Hines, Assistant Division Manager, Public Works
COPY: Kurtis D. Kingsolver, P.E., Director, Public Works
City Council and City Clerk
SUBJECT: Resolution – Amending General Government Real Property Surplus Policy – August 27, 2019
DATE: August 9, 2019

SUMMARY:

A resolution amending the Policy for the Sale/Disposition of City-owned General Government Real Property to better align with current City goals to increase prioritization for affordable housing and equity.

COUNCIL SPONSORS:

Council Member Mello

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.

Ensuring the residents of Tacoma have access to affordable housing, which is a human right, increases positive health outcomes for those residents.

BACKGROUND:

The City adopted Resolution No. 38529 on August 21, 2012, which approved the Policy for the Sale/Disposition of City-owned General Government Real Property (Surplus Policy). While the 2012 Surplus Policy did mention affordable housing, the focus of the Surplus Policy was economic development. There was limited prioritization for affordable housing and no mention of equity.

In September 2018, Public Works, Real Property Services, collaborated with the Office of Equity and Human Rights and Community and Economic Development’s Housing Division to align the new policy language with the City’s equity goals and the Affordable Housing Action Strategy (“AHAS”).

In 2019, the City adopted the AHAS and began work to accomplish the goals set forth in various action items within the strategy. This updated Surplus Policy will fulfill a large portion of AHAS Action Item 1.4, which advises the City to enact policies and processes for surplus real property which prioritizes affordable housing, and to create criteria to assess sites. In addition, on March 22, 2019, House Bill 2382 was signed into law in Washington. This bill enables public entities to transfer real property at little or no cost for purposes of affordable housing. Consistent with House Bill 2382, the updated Surplus Policy includes language enacting the terms for the City and setting the requirements.

On July 17, 2019, staff presented the proposed amendments to the Infrastructure, Planning, and Sustainability Committee. The Committee moved the amendments forward to be considered by the full City Council, with a request to add an affordable housing baseline requirement for Tier 1 and Tier 2 dispositions. Staff has included that request in the proposed Surplus Policy.



ISSUE:

The current Surplus Policy does not prioritize affordable housing or equity and needs to be updated to align with current City goals.

ALTERNATIVES:

The City could continue to rely upon the 2012 Surplus Policy; however, this would not align with City goals to increase prioritization for affordable housing and equity.

RECOMMENDATION:

A resolution amending the Policy for the Sale/Disposition of City-owned General Government Real Property to better align with current City goals to increase prioritization for affordable housing and equity.

FISCAL IMPACT:

There is no fiscal impact.