



RESOLUTION NO. 40328

BY REQUEST OF COUNCIL MEMBER BEALE

1 A RESOLUTION concerning affordable and equitable housing, calling for the
2 establishment of racial and socioeconomic justice as a foundational
3 element of housing policy to address disparate impacts from historic
4 housing and land use practices, and reduce displacement risk and
gentrification by expanding housing choice and affordability throughout
the community.

5 WHEREAS there is a history of housing and land use practices that have
6 facilitated socioeconomic division and the exclusion of people of color, and
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8 WHEREAS the Housing Element of Tacoma's Comprehensive Plan sets a
9 strong policy direction for inclusive and affordable housing, but does not currently
10 emphasize the legacy of racial and economic exclusion in past housing policies,
11 processes, and systems, and
12

13 WHEREAS today's City government has a moral obligation to take a strong
14 stance to redress that history, and allowing for a variety of housing types creates
15 opportunities for all of our neighbors to be housed, and combats the legacy of past
16 exclusionary practices, and
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18 WHEREAS the City is actively developing an Affordable Housing Action
19 Strategy ("AHAS"), a comprehensive, market-based work program to address
20 affordable housing needs, and
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22 WHEREAS the AHAS recognizes that land use policy and zoning
23 regulations are an important tool in providing additional opportunities for affordable
24 housing, and specifically includes Action 1.2 (Inclusionary Housing) and Action 1.8
25 (Encourage more diverse types of housing), and
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WHEREAS the Tacoma Planning Commission is currently considering Housing Element updates to reflect and integrate the AHAS, and will be holding its public hearing on May 15th, 2019, and

WHEREAS by this resolution, the City Council will direct the Planning Commission to include considerations of racial and socioeconomic justice and reduce displacement risk and gentrification in its review of affordable housing policy within the Housing Element of the Tacoma Comprehensive Plan, and

WHEREAS by this resolution, the City Council will direct the Human Rights Commission to study displacement risk, and disparate racial impacts of displacement and gentrification in Tacoma, and develop policy recommendations to the City Council to reduce the risks of displacement and gentrification and associated disparate racial impacts; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the foregoing recitals, are incorporated herein as the City Council's legislative findings.

Section 2. That the Planning Commission should review updates to the Housing Element of the Tacoma Comprehensive Plan that acknowledge and detail the history of systematic and institutionalized racism by redlining in housing policy, exclusionary land use practices that made illegal a variety of housing types in large areas of the city in an effort to exclude people along race and class lines, and the recording of racially restrictive private covenants meant to explicitly exclude black and brown residents from certain neighborhoods.



1 Section 3. That the Planning Commission should develop a housing
2 racial justice policy in the City's One Tacoma Comprehensive Plan that
3 establishes that the overarching housing and land use policy of the City is to
4 redress institutionalized racism in past and present housing policies, and
5 vigorously commence efforts toward socioeconomic and racial integration into
6 the fabric of Tacoma's neighborhoods through zoning, programs, funding and
7 policy.

8 Section 4. That the Planning Commission review and recommend for
9 implementation land use policies and zoning regulations designed to help
10 overcome past racially-discriminatory housing policies by increasing access to a
11 greater diversity of housing types for all of our neighbors, especially in areas
12 that currently lack diverse housing options as a result of previously exclusionary
13 housing policy. This effort should include, but not be limited to, consideration of
14 the following:
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16 Develop policy proposals to allow more homes in all neighborhoods,
17 particularly near transit corridors, to include increasing allowed single-family
18 land use densities and reducing lot size and dimension requirements.
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20 Explore strategies to remove barriers to Accessory Dwelling Unit ("ADU")
21 development, and provide incentives for affordable ADUs, including approaches
22 that will incentivize very low to extremely low income units, such as
23 consideration for two ADUs on each lot, low interest loan programs,
24 architectural prototypes, and outreach and education programs.
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26 Explore strategies to permit "tiny homes on wheels."



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Examine how to integrate affordable housing into market rate

developments, particularly near public transit, through measures such as, creation of a policy framework and work plan for inclusionary zoning using market-based study methods and direct engagement with the development community to ensure feasibility.

Explore affordability incentives, including density or other bonuses, and the reduction or elimination of parking requirements for residential uses.

Section 5. That the Human Rights Commission is hereby requested to study displacement risk, and disparate racial impacts of displacement and gentrification in Tacoma, and develop policy recommendations to the City Council to reduce the risks of displacement and gentrification, and associated disparate racial impacts.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney