



TO: Elizabeth A. Pauli, City Manager
FROM: Elliott Barnett, Senior Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Set Public Hearing Date – Home In Tacoma Project – July 13, 2021
DATE: May 25, 2021

SUMMARY AND PURPOSE:

A resolution setting Tuesday, July 13, 2021, as the date for a public hearing before the City Council on the proposed Home In Tacoma Project housing policy actions, including amendments to the One Tacoma Comprehensive Plan and the Land Use Regulatory Code, along with recognition of a Housing Action Plan to guide ongoing implementation, as recommended by the Planning Commission.

BACKGROUND:

Tacoma Municipal Code (TMC) 13.02.070.I.1 requires the City Council to hold at least one public hearing on proposed amendments to the Comprehensive Plan and development regulations as recommended by the Planning Commission. The Commission forwarded its recommendations on the Home In Tacoma Project to the City Council on May 19, 2021, consistent with the schedule set forth by the City Council through Ordinance No. 28695.

As part of implementation of the Affordable Housing Action Strategy (AHAS), the Home In Tacoma Project presents the City Council with recommendations to modify Tacoma’s housing growth strategy, update housing policies, strengthen affordability and anti-displacement tools, and take action to ensure that housing growth complements Tacoma’s neighborhoods. If the City Council directs, a second project phase will follow to implement the adopted policies through development of zoning, standards, infrastructure actions and other steps, informed by broad community engagement.

Additional project information is available at www.cityoftacoma.org/homeintacoma.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

Housing is a fundamental human need as well as an essential building block of community, and connects people to essential opportunities like jobs, education, transportation and recreation. This public hearing will provide an opportunity for stakeholders to weigh in, and the City Council to engage with the community, on Tacoma’s housing growth vision and policies.

Over the past year, the Planning Commission has engaged the community in a discussion about housing needs, development trends, zoning, and neighborhood change. The Commission directed that their efforts be informed by both broad community engagement, and targeted engagement with key stakeholder groups. In particular, the Commission sought to empower lower-income people, people of color, and others facing economic barriers to help shape the policy recommendations.

The planning process began in early 2020 with a public hearing that shaped the scope of work and project approach. From September 2020 to February 2021, the Commission and City staff conducted broad engagement to inform development of the policy proposals. Engagement approaches included a project webpage with multiple resources; regular project email updates to about 1500 people; bilingual engagement tools in Spanish, Russian, Khmer and Vietnamese; a three-part virtual housing café discussion series; an interactive online storymap; and a



housing choice survey which received 870 responses. The project team participated in about 50 meetings with City Commissions, the Housing Equity Taskforce, neighborhood and community groups, housing development professionals, equity and social justice stakeholders, City departments, and partner agencies.

On February 17, 2021, the Commission released preliminary recommendations for public review and conducted a public hearing on April 7, 2021. Notification efforts included a postcard notice mailed to over 80,000 addresses, a project email notice to about 1500 interested parties, web and social media postings, an online information session attended by about 120 people, an frequently asked questions document, a press release, notification through Tacoma Report, and notification to State Environmental Policy Act (SEPA) and planning stakeholders. The Commission received about 900 public comments, and is using that input to refine the policy recommendations.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

This resolution sets the date for a public hearing. The public hearing provides an equal opportunity for all residents and stakeholders with diverse background and interests to learn about and comment on the Home In Tacoma Project. The proposals are intended to promote housing supply, affordability, and choice for all Tacoma residents, as well as to empower people of all groups to participate in shaping Tacoma’s housing growth vision.

The proposals are citywide and would affect neighborhoods ranging from Very High to Very Low in terms of Equity Index scores.

Civic Engagement: *Equity Index Score:* Select Index Score.

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Representation at public meetings will reflect the diversity of the Tacoma community.

Explain how your legislation will affect the selected indicator(s).

The Home In Tacoma Project goals are to increase housing supply, affordability, and choice citywide. Tacoma is facing a housing crisis, with the most severe challenges faced by people with lower incomes. The package of proposals also seeks to combat involuntary displacement of current Tacoma residents.

ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

| Alternative(s) | Positive Impact(s) | Negative Impact(s) |
|--|--|---|
| 1. Set the public hearing on a later date. | This would allow more time (than the usual 2 weeks) for public notification. | Delaying the public hearing would make it unlikely that the City would meet the project schedule as directed by City Council through Ordinance No. 28695. |
| 2. Do not set a public hearing date. | N/A | Further postponing City Council action could ultimately delay urgent actions intended to address the housing crisis. |



EVALUATION AND FOLLOW UP:

This resolution sets the date for a public hearing. Upon completion of the public hearing, staff will review comments received, conduct follow-up analysis and research as needed, and provide appropriate suggestions to the City Council at the first and final readings of adopting ordinances.

STAFF/SPONSOR RECOMMENDATION:

Staff recommends the City Council conduct the public hearing on the Home In Tacoma Project actions on July 13, 2021.

FISCAL IMPACT:

Please provide a short summary of the fiscal impacts associated with the grant, agreement, policy action, or other action.

| Fund Number & Name | COST OBJECT (CC/WBS/ORDER) | Cost Element | Total Amount |
|------------------------|-------------------------------|---------------------------------|--------------|
| 1. 0010 (General Fund) | 170000 (PDS Planning) | 5413000 (Postage Expense) | \$25,000 |
| TOTAL | | | \$25,000 |

What Funding is being used to support the expense?

GENERAL FUND, LONG-RANGE PLANNING DIVISION BUDGET

Are the expenditures and revenues planned and budgeted in this biennium’s current budget?

NO, PLEASE EXPLAIN BELOW

This level of printing and postage was not budgeted for. However, additional funding to cover this unexpected expense has been requested through the reappropriation process.

Are there financial costs or other impacts of not implementing the legislation?

YES

The public hearing is required by the TMC.

Will the legislation have an ongoing/recurring fiscal impact?

NO

Will the legislation change the City’s FTE/personnel counts?

NO