



TO: Elizabeth Pauli, City Manager
FROM: Brian Boudet, Planning Manager, Planning and Development Services
Peter Huffman, Director, Planning and Development Services *PH*
COPY: City Council and City Clerk
SUBJECT: Ordinance – Integrating the Affordable Housing Action Strategy into the Comprehensive Plan Housing Element – September 17, 2019
DATE: August 23, 2019

SUMMARY:

An ordinance adopting amendments incorporating Tacoma’s Affordable Housing Action Strategy (AHAS) into the Housing Element of the One Tacoma Comprehensive Plan, updating housing affordability data, and lending greater policy support for the implementation of the AHAS, as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019, as recommended by the Planning Commission on June 19, 2019.

STRATEGIC POLICY PRIORITY:

Adopting the AHAS into the Housing Element of the One Tacoma Comprehensive Plan implements City Council policy direction, reflects community input, fulfills the requirements of the Washington State Growth Management Act and other relevant state laws, and is therefore best aligned with the following strategic policy priority:

- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND:

Prepared pursuant to the Growth Management Act, the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2019 (2019 Amendment) include the following six applications: (1) Future Land Use Map Implementation, (2) Shoreline Master Program Periodic Review, (3) Affordable Housing Action Strategy, (4) Historic Preservation Code Amendments, (5) Manitou Potential Annexation Area, and (6) Minor Plan and Code Amendments.

The Planning Commission has completed its review of the 2019 Amendment through an extensive and inclusive public engagement process, including a public hearing conducted on May 15, 2019, on this item. The Commission recommended on June 19, 2019, that the 2019 Amendments be adopted by the City Council. The Commission has submitted, and filed with the City Clerk’s Office, the Planning Commission’s Findings of Fact and Recommendations Report for the 2019 Amendment, June 19, 2019. The report documents the public review and community engagement process and the Commission’s deliberations and decision-making concerning the six applications.

Pursuant to Tacoma Municipal Code 13.02.045, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and the TMC. The City Council has fulfilled said requirement by conducting a public hearing on August 20, 2019, concerning all six applications for the 2019 Amendment.

ISSUE:

The Housing Element is the City’s policy framework for housing issues and was updated in 2015 to meet requirements under the Growth Management Act, VISION 2040, Pierce County Countywide Planning Policies, and other applicable policy direction.



The proposed amendments would formally recognize the AHAS as an implementation strategy of the One Tacoma Comprehensive Plan (similar to the Artfull Tacoma Plan and the Environmental Action Plan). The amendments would reflect the heightened urgency of housing challenges, integrate policy concepts from the AHAS, and lend policy support for AHAS implementation. The proposed amendments to the Housing Element of the Comprehensive Plan, as recommended by the Planning Commission, are depicted in Exhibit A, which upon adoption by the City Council will become effective on October 31, 2019.

The Planning Commission recommendations are consistent with the goals and policies of the One Tacoma Comprehensive Plan, the Tacoma 2025 Strategic Plan, and the City's health, equity, and sustainability policies.

In addition, the Planning Commission recommends the City Council initiate broad, data-supported policy analysis and community engagement efforts specifically for implementing AHAS Action 1.2 pertaining to Inclusionary Zoning and Action 1.8 pertaining to Diverse Housing Types. The Commission's recommendations are depicted in Exhibit B.

ALTERNATIVES:

Public comments to the Planning Commission on the proposals generally reflect strong community support for the AHAS as a response to address pressing housing challenges.

No alternatives are under consideration at this time.

RECOMMENDATION:

Staff recommends the City Council adopt the proposed incorporation of the AHAS into the Housing Element of the One Tacoma Comprehensive Plan, as recommended by the Planning Commission and as depicted in Exhibit A, and set the effective date of the legislation as October 31, 2019.

Staff also recommends the City Council acknowledge and consider the implementation approach for AHAS Actions 1.2 and 1.8 as recommended by the Planning Commission and as depicted in Exhibit B.

FISCAL IMPACT:

There is no fiscal impact.