



2019 Council Workshop Summary and Discussion

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Objectives for Today:

1. Provide an overview of the 2019 workshop
2. Identify key objectives coming from the workshop
3. Review Affordable Housing Action Strategy (AHAS)
4. Identify next steps for Tier 1 policies



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Workshop Overview

Workshop Agenda

1. Two Truths and a Lie
2. Challenges/ Opportunities/ Successes
3. City of Tacoma Jeopardy!
4. Priority Policies
5. Briefing on AHAS/ policy next steps
6. Capital Asset Management



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Opportunities/ Challenges

Theme: Policy Development Process

- CCR guidelines, clear rules and expectations

Theme: Enhancing Policy Performance

- Analysis of impacts of policy (ex interim regs)

Theme: Alignment and Coordination

- Policy tracking, one-on-ones

Theme: Staff Roles, Duties, and Engagement


- Staff capacity to move policy forward (identify a process)



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Priority Policies	AHAS Tactical Team	Lead Dept	Council Action/ Rationale
Increase inclusionary zoning and transit-oriented development	<u>Action 1.2</u> : Modify inclusionary housing provisions to target unmet need and align with market realities. (also <u>Action 1.8</u>)	PDS	Precedent in Tacoma Mall, related to infill implementation
Increase housing stock by examining 8-year MFTE/ potential use of index model	<u>Action 1.3</u> : Update the MFTE Program to increase its impact	CED	Council and staff have begun work on this issue
Exploring mechanisms to lower costs	<u>Action 1.6</u> : Create a process to coordinate public investments, like capital improvements, with affordable housing activities to reduce the overall cost of development.	PW	Council identified as a high priority at retreat
Increase inclusionary zoning and transit-oriented development	<u>Action 1.8</u> : Encourage more diverse types of housing development through relaxed land use standards, technical assistance, and financial incentives	PDS	Inclusion of AHAS into comp plan, ADU/ DADU implementation
Councilmanic tools for funding Affordable Housing Trust Fund	<u>Action 1.9</u> : Establish a dedicated source of funding for the Tacoma Housing Trust Fund.	CED	Council passed ordinance/ resolution
Exploring mechanisms to lower costs	<u>Action 1.12</u> : Explore opportunities for increased staff support during the development review process.	PDS	Council identified as a high priority at retreat
Feasibility of derelict housing rehab	<u>Action 2.1</u> : Develop a system to address derelict properties	NCS	Council identified as a high priority at retreat
Role of public sector in creation by increasing derelict stock/ exploring mechanisms to lower costs	<u>Action 2.3</u> : Target existing resources to improve the livability of existing owner occupied homes	CED	Council identified as a high priority at retreat
Tenant's Rights/ Tenants Commission	<u>Action 3.1</u> : Expand tenants' protections through a comprehensive policy.	CMO (OEHR)	Council passed ordinance/ resolution
Focus on people staying in home	<u>Action 3.2</u> : Create a range of resources for households experiencing a housing crisis	NCS, TPU	Council identified as a high priority at retreat
Tenant's Rights/ Tenants Commission	<u>Action 4.1</u> : Streamline processes for households applying for and using rental assistance	NCS	Council passed ordinance/ resolution (3.1)




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AHAS IMPLEMENTATION TIMELINE (DRAFT)														
		2019												2020
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN
Implementation Milestones	Council Presentation/Debrief													
	1.2 Inclusionary Zoning*								*	*	*	*	*	*
	1.3 MFTE													
	1.6 Public Investment/ Capital Projects													
	1.8 Diverse Housing Types													
	1.9 Housing Trust Fund													
	1.12 Permit Review													
	2.1 Addressing Derelict Properties													
	2.3 Resources for Owner Occupied Homes													
	3.1 Tenant Protection													
	3.2 Resources for Housing Crisis													
	4.1 Rental Assistance													

*Dependent on staff capacity



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Policy Priorities

1. This will be part 1 of 2. These policies have been highlighted because presentations, conversations, and work has already begun to move these policies to passage in the near-term.
2. Please clarify whether your intent was captured accurately.
3. How would you like to see this work move forward?



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Policy Priorities (cont.)

Safe Routes to School and add bike safety	(RT)	PW	CVS
Safe Routes to School and Vision Zero	(CB, RM)	PW	IPS
Make Bikes and Scooters permanent		PW	IPS
Bike friendly communities- Silver community designation		PW	IPS
Broken window: rapid graffiti removal and cameras for deterrence		NCS, TPD	CVS
Street level crime Diversion courts Opioid services from TFD and TPD	(CM, RT)	TPD, TFD, Municipal Court	CVS
Anchor Institutions	(AI)	CMO (MCO)	EDC
Critical Infrastructure (Parking, utilities, etc), specifically in TOD areas	(KB)	PW, TPU	IPS
Build streets completely		PW, ES	IPS
Infill development focus- complete business districts	(RM)	PDS	EDC
Equitable Transit Oriented Development (TOD) corridor planning/ zoning (Pacific Ave corridor plan: First 2-3 years planning for all transit corridors funding)	(CB)	PDS	IPS
BRT planning funded			IPS
Transit corridor re-zoning, inclusionary zoning	(AI)	PDS	IPS



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Next Time...

1. Policy Priorities, continued.
2. Capital asset management



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