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## City Council schedule

- June 15 – Set public hearing date
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**Get involved!** Learn about the project and how to participate at [cityoftacoma.org/homeintacoma](http://cityoftacoma.org/homeintacoma)

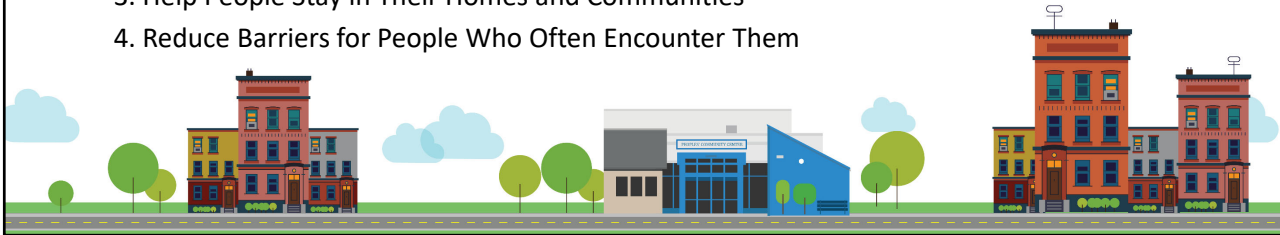
The slide features a stylized illustration of a city street with colorful buildings, trees, and clouds. The text is prominently displayed in the center-left area.

## What's the Home In Tacoma Project?

**Project goal:** Support housing supply, choice and affordability

### AHAS Objectives:

1. More Homes for More People
  - 1.4: Leverage publicly and partner-owned land for affordable housing
  - 1.7: Increase first-time homebuyer programs and resources for new homebuyers
  - 1.8: Increase diverse housing types (through land use standards)
  - 1.9: Establish a dedicated source of funding for the Tacoma Housing Trust Fund
2. Keep Housing Affordable and In Good Repair
3. Help People Stay in Their Homes and Communities
4. Reduce Barriers for People Who Often Encounter Them



## Actions to support lower income households

- Missing Middle actions will help
  - Missing Middle housing types expected to be moderately affordable
  - Overall supply keeps costs lower than they would be otherwise
- More actions are needed to serve people with lower incomes
  - Expand and target **affordability incentives** (bonuses, MFTE)
  - Expand and target **Inclusionary Zoning** requirements
  - Establish and implement an **Anti-displacement** strategy
  - Continue to implement the **full range of AHAS actions**



## Home In Tacoma (Phase 1)

VISION and POLICY for changes to housing rules

*Current housing rules limit supply, affordability and choice*

- Prioritize affordable housing, anti-displacement and anti-racism
- Shift from exclusive single-family zoning (to scale and design) citywide
- Support mid-scale housing near shopping and transit
- Commit to design and standards prior to zoning changes
- Strengthen regulatory tools to promote affordable housing



## Home In Tacoma (Phase 2)

IMPLEMENT vision and policies through

- Zoning changes (*geography, districts, process, phasing*)
- Design standards (*scale and residential patterns complement neighborhoods*)
- Actions to support housing growth
  - Infrastructure and services
  - Parking and transportation choices
  - Reduce potential demolition of viable structures
  - Green, sustainable and resilient housing
  - Promote physical accessibility
  - City permitting and processes
  - Education and technical support



## What's in the package?

### Housing Action Plan

- Housing needs
- Growth capacity & trends
- Recommendations

### Comp Plan policy changes

- Urban Form
- Housing
- Design + Development

### Near-term code changes

- ADUs
- Platting
- Parking
- Affordable housing bonuses

### SEPA determination

### Commission findings report



## Engagement overview (so far)

- AHAS (and related efforts)
- Home In Tacoma Project
  - Housing Choices Survey
  - Virtual Housing Cafes
  - City Council
  - AHAS TAG (monthly)
  - Housing Equity Taskforce
  - Planning Commission
  - Stakeholder and community
  - Citywide notice and public hearing

### THEMES:

- Tacoma is experiencing a housing crisis
- Broad support for affordability tools
- Many (not all) are open to some version of diverse housing types
- Concerns about neighborhood impacts
  - *Design and scale are critical*
  - *Support growth with infrastructure and services*
  - *Avoid unintended consequences (such as loss of open space, demolitions, displacement)*



## Council/community input shifted final recommendations

Concerns/themes	Commission changes
Locations/amount of Mid-scale	Reduced Mid-scale in final scenario map
Mid-scale height and scale	Limit height to 3 stories generally (4 near Centers/corridors)
Design	Strengthened Infill Design Principles Emphasize scale (different for each neighborhood)
Could spur demolitions	Protect historic districts/structures Promote reuse of existing buildings citywide
Loss of trees/open space	Urban Forestry actions/tree requirements Require yards and setbacks
Affordability/displacement	Promote smaller/attached units Affordability incentives and requirements Anti-displacement strategy
Speed of process	Commit to robust Phase 2 process



### Low-scale Housing



House & ADU(s)



Duplex, triplex

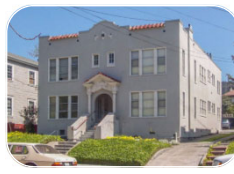


Small lot house



Cottage housing

### Low-scale Housing (in some circumstances)



Fourplex



Small multifamily

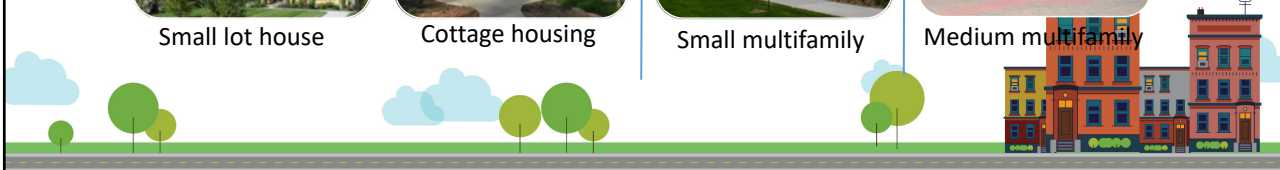
### Mid-scale Housing



Townhouses

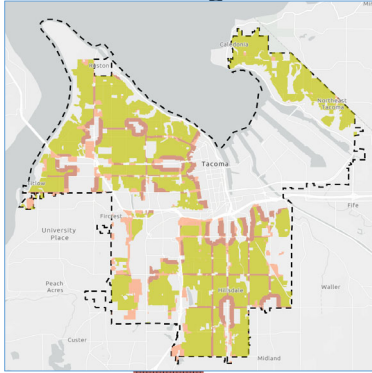


Medium multifamily

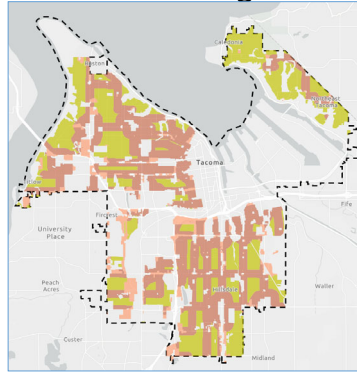


## Commission received input on two scenarios

### Evolve Housing Choices

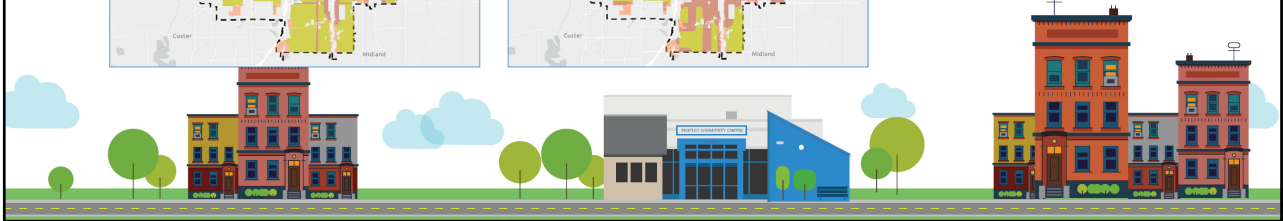


### Transform Housing Choices



### In both scenarios...

- Design standards updated
- Single-family becomes Low-scale Residential
- Multifamily-Low becomes Mid-scale Residential



## Recommended scenario

### Current:

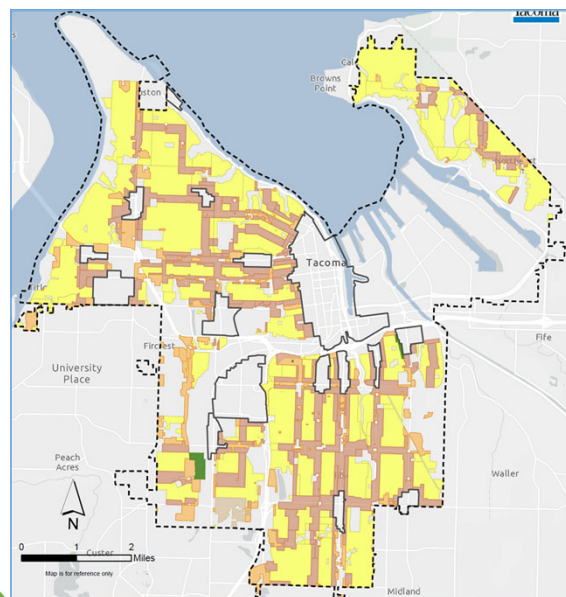
- Single-family: 90%
- Multifamily Low: 10%

### Proposed:

- Low-scale: about 62%
- Mid-scale: about 38%

### Related changes:

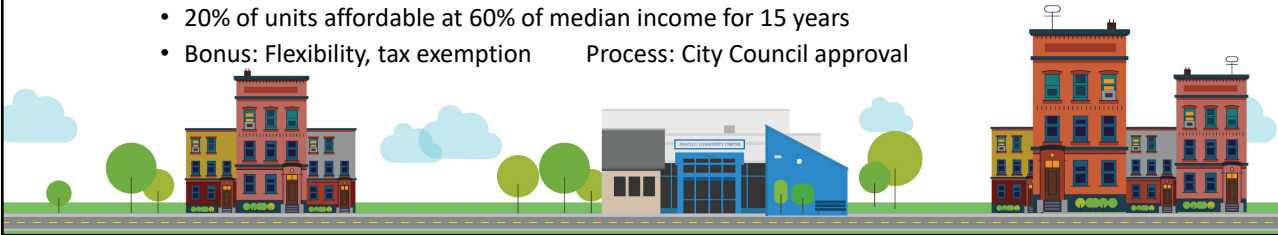
- Parks and Open Space
- Airport Compatibility Residential



## Near-term Code Changes

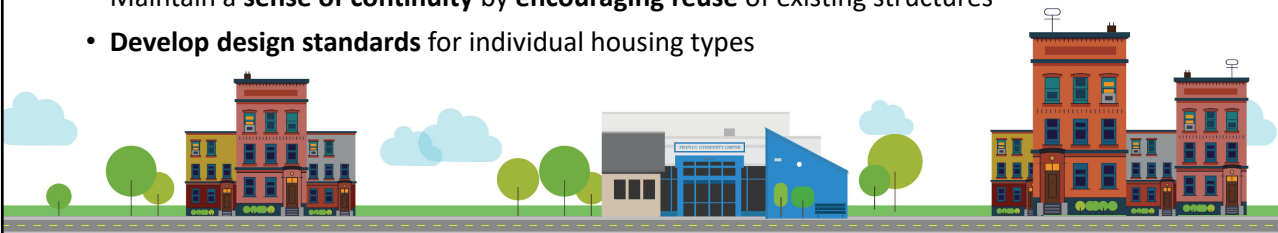
To address adopted policies and state legislative requirements

- ADU's: Clarify process, adds flexibility
- Platting: Final approval by Hearing Examiner
- Parking: Reduce requirement for senior housing
- Affordability bonus - religious institutions/nonprofits
  - 20% of units affordable at 80% of median income for 15 years
  - Bonus: R4-L zoning allowances      Process: Conditional Use permit
- Affordability bonus – Development Regulatory Agreements
  - 20% of units affordable at 60% of median income for 15 years
  - Bonus: Flexibility, tax exemption      Process: City Council approval



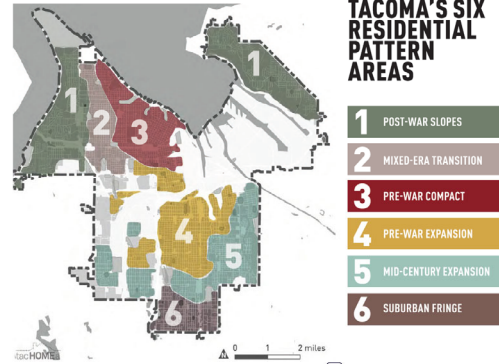
## Missing Middle housing design principles

- Located in a **walkable context** with a strong **pedestrian orientation**
- **Consistent massing and scale** of neighboring structures, **compatible design language**
- **Smooth transitions** from Low-scale to higher scale areas, **prevent abrupt scale changes**
- **Reduce appearance of density** through breaking up building footprint, setbacks, height limits
- Build a **strong sense of community** through **integration of shared spaces**
- **Minimize vehicular orientation** through moderate onsite parking, alley access
- Maintain a **sense of continuity** by **encouraging reuse** of existing structures
- **Develop design standards** for individual housing types



## Scale and design controls

- Existing design, setback and height standards
  - Example—*R4L Multifamily Low District*
    - Height and setbacks similar to single-family zones
    - Max site coverage 50%, 20% tree canopy coverage
- Strengthened policies to guide Phase 2:
  - Missing Middle design principles
  - Infill must be context-sensitive and continue residential patterns
  - Ensure scale is reasonable for each neighborhood
  - Broad community engagement
  - Urban design expertise



## Issues for Council discussion

Staff anticipate discussion of...

- Housing Growth Scenario map (*Mid-scale Residential locations*)
- Design, height and scale controls

*Additional topics will likely emerge through public comments*

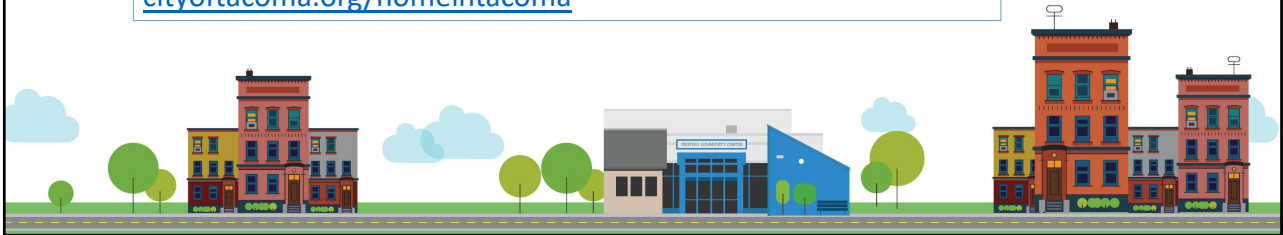




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# Affordable Housing

## *Home In Tacoma Project*

City Council Study Session

June 15, 2021

