



What's the Home In Tacoma Project?

AHAS Objectives:

- [1. More Homes for More People](#)
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

Home In Tacoma Project Goal:
 Support housing supply, affordability and choice

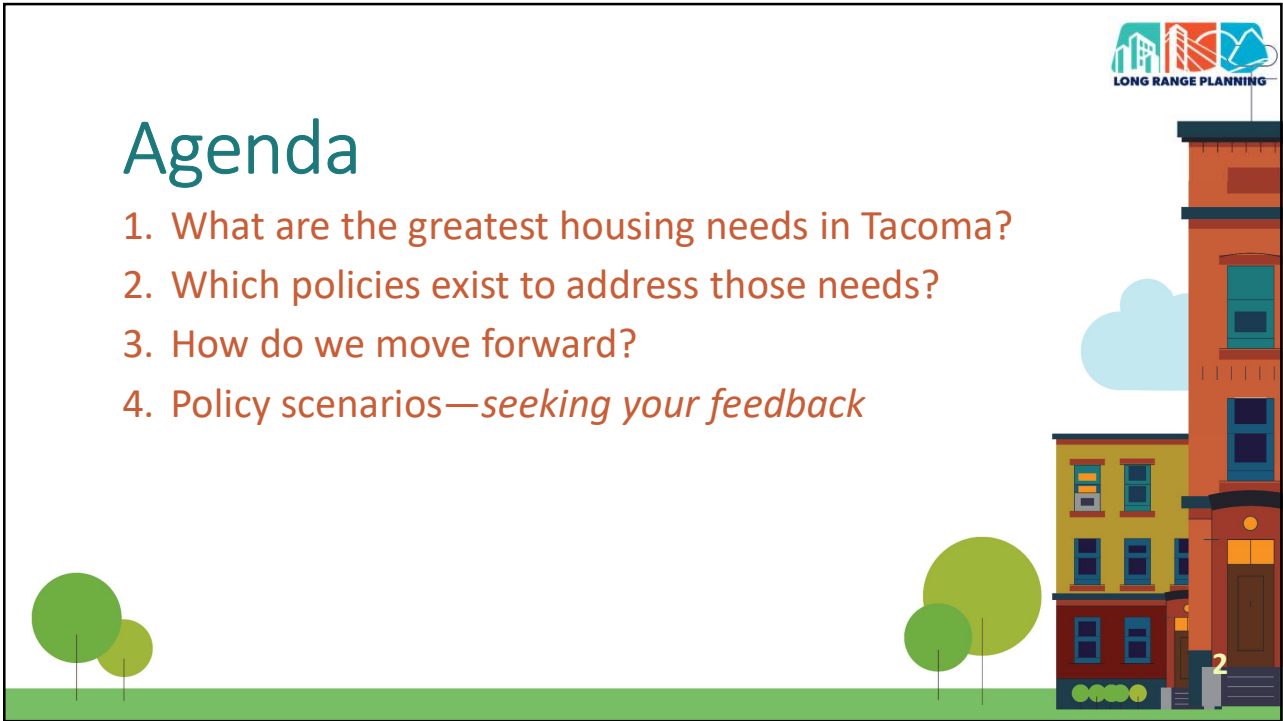
Actions:
 Policy and zoning changes to promote diverse types and affordable housing citywide

The bottom of the slide features a colorful illustration of a city street with various buildings, trees, and clouds, mirroring the style of the top slide.



Agenda

1. What are the greatest housing needs in Tacoma?
2. Which policies exist to address those needs?
3. How do we move forward?
4. Policy scenarios—*seeking your feedback*



Housing Needs

Key Takeaways

BE3



Slide 4

BE3 Barnett, Elliott, 11/6/2020



What is the need (AHAS)?

- 40% of Tacoma households “cost burdened”
- Housing costs rising faster than incomes
- Low and moderate incomes most affected



RENTAL HOUSING SUPPLY & DEMAND

Tacoma has...



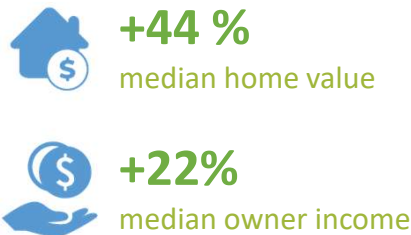
COST-BURDENED HOUSEHOLDS



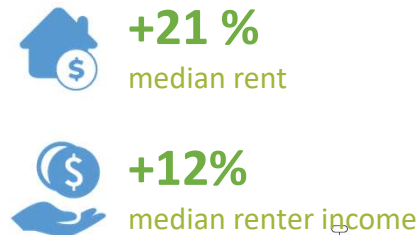
Tacoma's housing prices have continued to increase during the past 5 years



Ownership Market (2016-2019)



Rental Market (2016-2019)





The shortage of affordable rental units persists

Rental Gap: shortage of **7,142 units** for residents earning less than 30% AMI



3,627
units

\$655

Rent affordable to <30% AMI

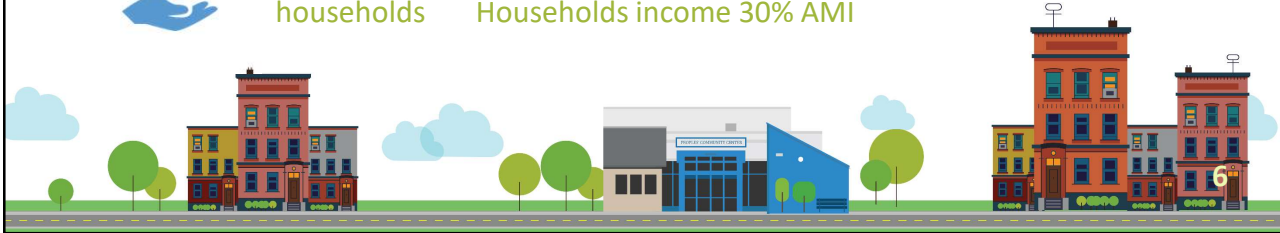


10,769
households

\$26,190

Households income 30% AMI

5,460
households on
waitlist for public
housing with
Tacoma Housing
Authority

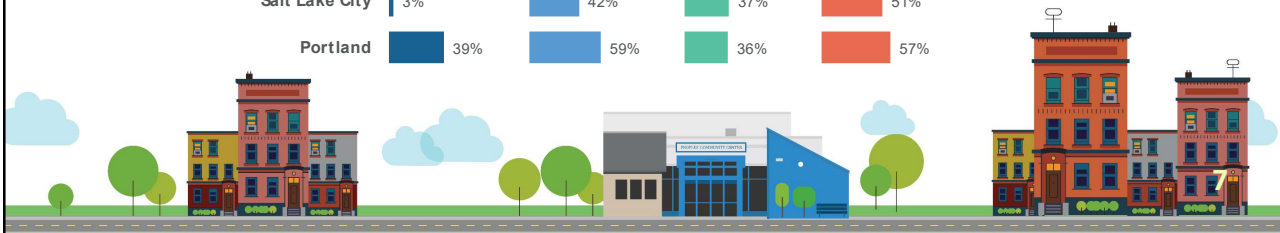


Homeownership remains challenging, especially for people of color



Homeownership Rate by Race and Ethnicity

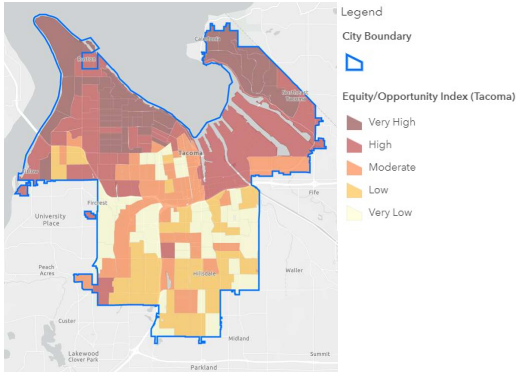
	Black/ African American	Asian	Latino/ Latinx/ Hispanic	White/ Caucasian
Tacoma	30%	46%	47%	61%
Spokane	35%	52%	51%	57%
Seattle	20%	44%	25%	48%
Salt Lake City	3%	42%	37%	51%
Portland	39%	59%	36%	57%



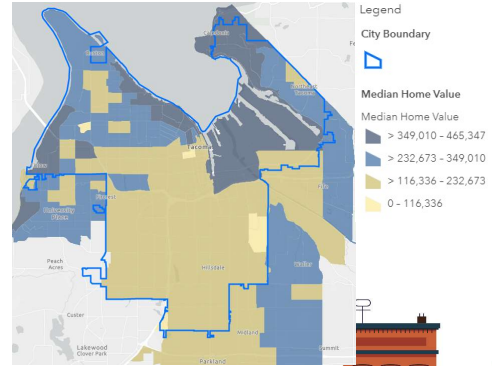


Areas of high opportunity are out of reach for many

Opportunity




Home Value



Policy Summary

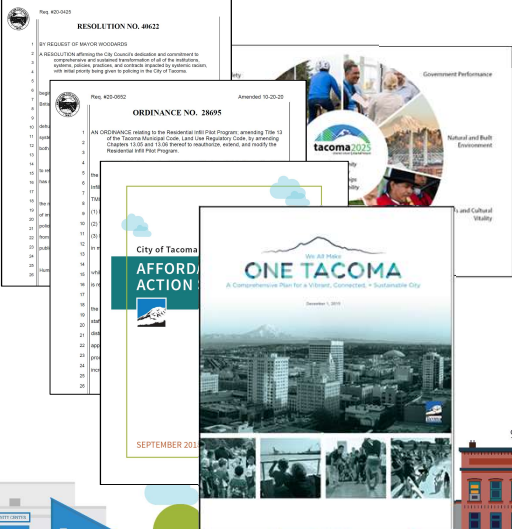
A recap






Housing actions to meet multiple goals

- Create an inclusive, livable, sustainable and prosperous city
- Plan and prepare for growth
- Prioritize equity, empowerment and antiracism
- Cost-effective and accountable government

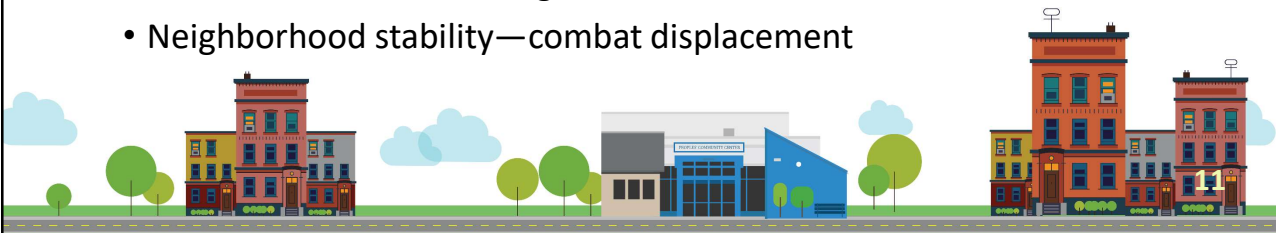




Goal: Housing supply, affordability and choice

Policy direction:


- Safe, healthy, physically accessible, resource-efficient housing
- Affordability for all incomes levels
- Walkability to jobs, transit and opportunities
- A variety of housing types and densities citywide
- Livable and distinctive neighborhoods
- Neighborhood stability—combat displacement





How do we move forward?

Discussion

Home In Tacoma Project - Actions


1. Diversify housing types
2. Improve affordability tools

Key considerations

- Promote multiple goals
- Equity, empowerment and antiracism
- Urban design and fit with neighborhood patterns
- Infrastructure, urban services & permitting
- Market feasibility
- Reflect community input

SCHEDULE:

- Comp Plan – June 2021
- Zoning – Dec 2021



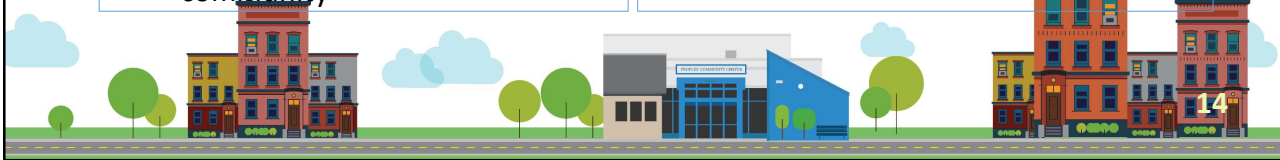


Engagement

- Build community understanding
- Equity and empowerment
- Broad and targeted outreach
 - Planning Commission (lead)
 - Under-represented communities
 - Housing Equity Taskforce
 - Commissions
 - AHAS Technical Advisory Group
 - Development & housing community

Analysis

- **Evaluate existing programs:** *What is not working? Barriers?*
- **Benchmarking:** *Learn from other communities*
- **Growth projections:** *How much growth? Income levels?*
- **Capacity:** *Where/how to direct growth?*
- **Feasibility:** *How to make infill work? What incentives work?*
- **Vetting:** *Decision-makers and stakeholders*



Schedule

Sept to April 2021:

- Community + stakeholder engagement
- Public review draft (Comp Plan changes)
- Planning Commission recommendations

April to June 2021:

- City Council review and action

July to Dec 2021:

- Develop zoning and standards

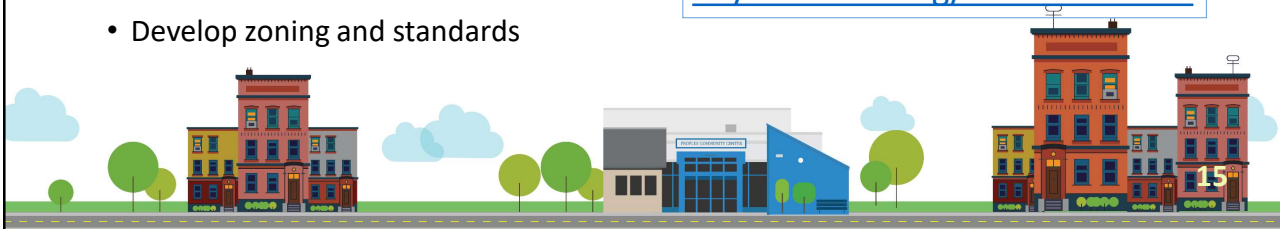
Learn about the project:

- Storymap and infill video
- Café series
- Meetings

Get involved:

- Housing choices survey
- Project updates
- Provide comments

cityoftacoma.org/homeintacoma





Policy Scenario Considerations

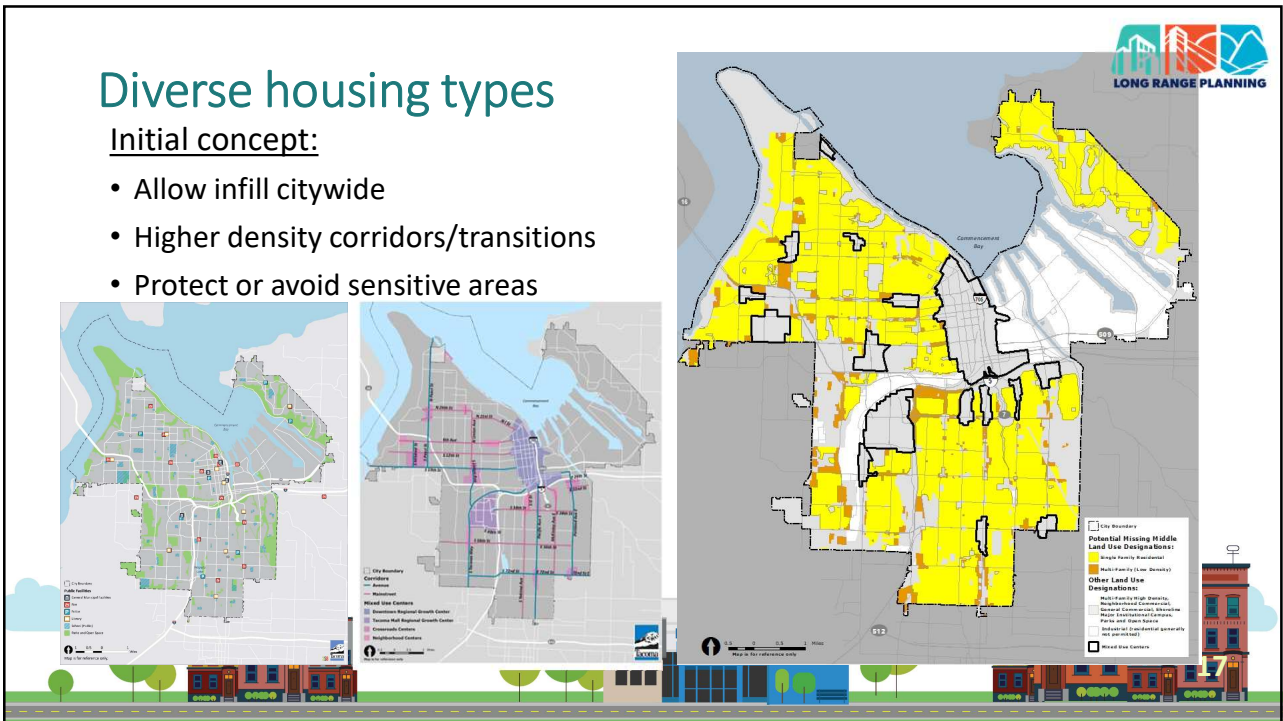
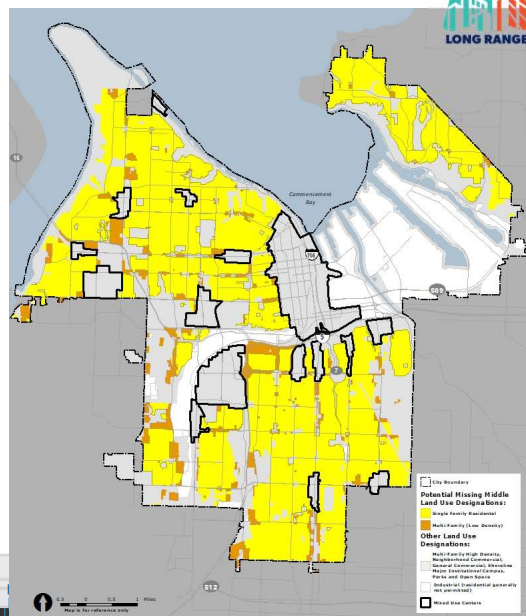
Discussion



Diverse housing types

Initial concept:

- Allow infill citywide
- Higher density corridors/transitions
- Protect or avoid sensitive areas






This is what Missing Middle Housing can look like


SF House & ADUs	Duplex, triplex	Cottage housing	Fourplex
			
			
Small lot SF house	Tiny/mobile house	Townhouses	Small multifamily





What design features are critical for infill?

- Building form
- Access and parking
- Scale and height
- Street frontage
- Front and rear yards
- Other?

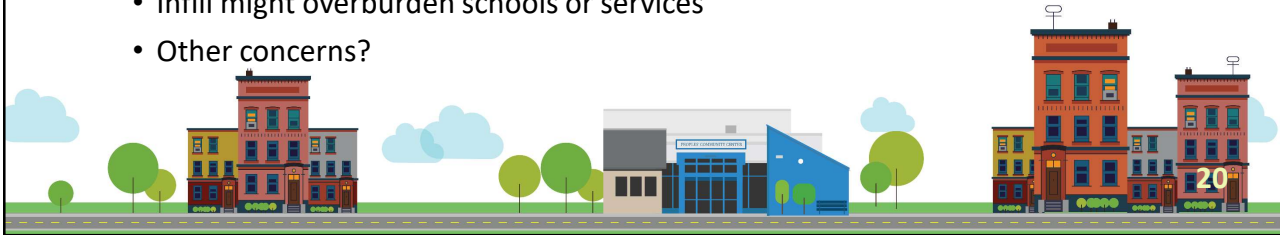


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What potential impacts of infill are of most concern?

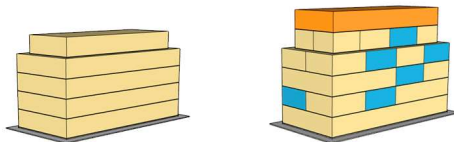
- New houses are bigger or closer together
- Designs might not fit the character of nearby houses
- Existing viable homes could be demolished
- Neighborhoods could become less affordable
- More traffic and onstreet parking
- Green spaces, yards and tree canopy could be lost
- Infill might affect property value or taxes
- Infill might overburden schools or services
- Other concerns?



Affordable housing incentives

- Lower incomes needs not being met
- City can partner with developers
- Depends on housing market strength

What would give you enough confidence in Tacoma's housing market to be comfortable expanding affordability requirements?





Discussion

- What Missing Middle Housing types should be allowed in established neighborhoods?
- What design features are critical to ensuring that infill is compatible with neighborhood patterns?
- What potential impacts of infill are of the most concern?
- What would give you enough confidence in Tacoma's housing market to be comfortable expanding affordability requirements?

