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Affordable Housing Action Strategy

Affordable Housing Action Strategy (AHAS) Objectives

Objective 1:
More homes for more people

Objective 2:
Keep housing affordable and in good repair

Objective 3:
Help people stay in their homes and communities

Objective 4:
Reduce barriers for people who often encounter them

Home In Tacoma (HIT)
 Updating Tacoma’s housing rules to promote housing supply, choice and affordability

- Residential zoning and standards
- Affordable housing regulatory tools
- Actions to support growth

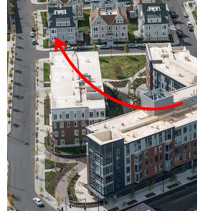
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Policy Background

Key Guiding Principles:



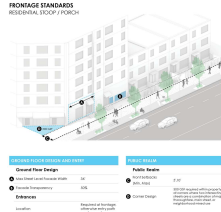
Meet Tacoma's newly adopted housing growth vision



Use development scale as organizing characteristic



Prioritize walkability, transit, cycling and complete neighborhoods



Create predictable, flexible regulations and requirements



Reflect neighborhood patterns such as yards, building scale, height

Phase 1 adopted by City Council in December 2021 (Ordinance No. 28793)

State Housing Mandates

- **HIT implements state mandates, including...**
 - Allow middle housing (4 units per lot, 6 units near major transit)
 - Offer affordability bonuses (2 more units if they are affordable for 50 years)
 - Allow 2 Accessory Dwelling Units (ADU) per lot
 - Allow separate ownership of dwellings on the same lot
 - No parking can be required ½-mile from major transit stops
- **HIT goes further and addresses more issues, including...**
 - Proposed UR-3 District (allows more housing)
 - Middle housing design and scale standards
 - Lot size flexibilities (2500 sq ft lots)
 - More affordability tools (deeper/fully affordable bonus, Multifamily Tax Exemption)
 - More areas with no required parking, bike parking updates
 - Trees and amenity space with housing
 - Building retention and reuse incentives
 - More flexibility for non-residential uses
 - Utilities and access standards



Community Input – What We Heard

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Main Topics

- Zoning (map, densities, scale, uses)
- Parking
- Preserve and add trees
- Infrastructure
- Affordability
- Compatibility
- Homeownership



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Urban Residential Zones

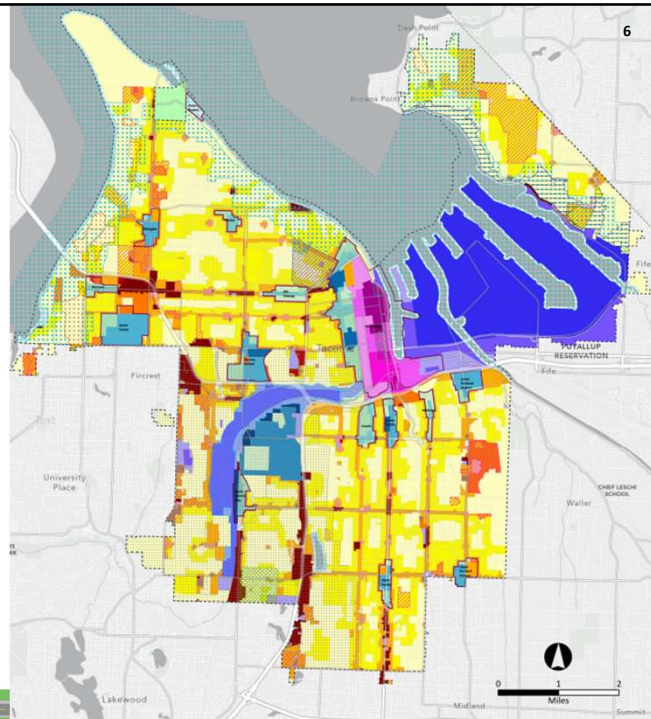
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Based on Comprehensive Plan, Phase 1 Policies & State Law

- Low-scale Residential = **UR-1** and **UR-2**
- Mid-scale Residential = **UR-3**

UR-2 in walkable areas

- 1/8-mile of “complete neighborhood features”
- 1/4-mile of “major transit stations” (per State law)
- Existing planned residential developments (outside of parks/open space designations)



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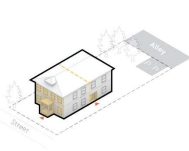


District Development Standards

	UR-1	UR-2	UR-3
Density (Units per 6000 sf lot)	<ul style="list-style-type: none"> • Baseline: 1/1500 sf (4 per lot) • Bonus 1: 1/1000 sf (6 per lot) • Bonus 2: 1/750 sf (8 per lot) 	<ul style="list-style-type: none"> • Baseline: 1/1000 sf (6 per lot) • Bonus 1: 1/750 sf (8 per lot) • Bonus 2: 1/500 sf (12 per lot) 	<ul style="list-style-type: none"> • Baseline: 1/750 sf (8 per lot) • Bonus 1: 1/500 sf (12 per lot) • Bonus 2: 1/375 sf (16 per lot)
FAR	<ul style="list-style-type: none"> • Baseline (1-2 units): 0.6, 3+ units: 0.8 • Bonus 1: 1.0 • Bonus 2: 1.2 	<ul style="list-style-type: none"> • Baseline (1-2 units): 0.8, 3+ units: 1.0 • Bonus 1: 1.2 • Bonus 2: 1.6 	<ul style="list-style-type: none"> • Baseline (1-2 units): 1.0, 3+ units: 1.2 • Bonus 1: 1.6 • Bonus 2: 2.0
Height	<ul style="list-style-type: none"> • Baseline: 35 ft (25 ft rear yard) • Bonus 1: 35 ft rear yard • Bonus 2: Same 	<ul style="list-style-type: none"> • Baseline: 35 ft (25 ft rear yard) • Bonus 1: 35 ft rear yard • Bonus 2: Same 	<ul style="list-style-type: none"> • Baseline: 35 ft • Bonus 1: 45 ft (4 stories) • Bonus 2: 45 ft (5 stories)
Front & Rear Setbacks	<ul style="list-style-type: none"> • Baseline: 15 ft • Bonus 1: 10 ft • Bonus 2: 5 ft 	<ul style="list-style-type: none"> • Baseline: 15 ft • Bonus 1: 10 ft • Bonus 2: 5 ft 	<ul style="list-style-type: none"> • Baseline: 10 ft • Bonus 1: 7.5 ft • Bonus 2: 5 ft

Density assumes a typical 6000 sf lot; 4 units + 2 bonus allowed on pre-existing lots per State law

Housing Types

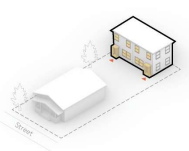


Houseplex

A single building with up to 6 units which is generally the size of a single-unit house, includes an entry from the street and a backyard

Allowed in UR-1/2/3

***Note: Single-unit houses are considered Houseplexes and are allowed in all zones**



Backyard Building

A building located behind another structure at the rear of a lot, which may contain a garage

Allowed in UR-1/2/3



Rowhouse

A multi-story building with access to the street from a front door; it is always attached to 2 to 5 other Rowhouses, which together create a "Rowhouse Cluster"

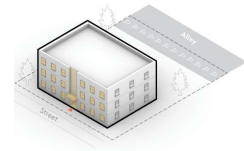
Allowed in UR-1/2/3



Courtyard Housing

A group of detached or attached units arranged around a shared courtyard which is a shared social space taking the place of private back yards

Detached Courtyard Housing is allowed in UR-1/2/3. Attached is allowed in UR-2/3



Multiplex

A medium building consisting of 7 or more stacked units with the appearance of a large house or a small apartment building

Allowed only in UR-3

Parking Requirements

Reduced to make space for housing and meet State law

In all UR Districts

- Reduced stalls per unit
 - UR-1 **1 stall/unit**
 - UR-2 **0.75 stall/unit**
 - UR-3 **0.5 stall/unit**
- Additional reductions for bonus units and ADUs
- Reduced Parking Area (RPA)
 - No parking required (except accessible stalls)
 - ½-mile walking distance from major transit stations, transit routes 1 & 2

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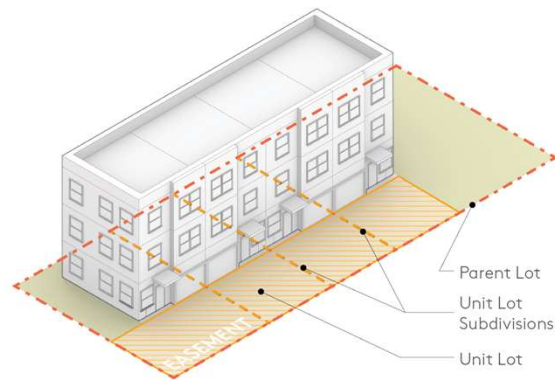
Affordability

	UR-1	UR-2	UR-3
Voluntary or Mandatory?	Voluntary		
Length of Affordability	50 years		
Fee in lieu (based on Consumer Price Index) (currently \$10,000 per bonus unit) (*Fee goes to the Housing Trust Fund)	\$62,000 per unit	\$62,000 per unit	\$72,000 per unit
Number of Units	2 bonus units (or 20%)	2 bonus units (or 20%)	20% of total units
Affordability requirement: Area Median Income (AMI)	80% AMI rental, 100% AMI ownership Bonus 2: 60% AMI rental, 80% AMI ownership	80% AMI rental, 100% AMI ownership Bonus 2: 60% AMI rental, 80% AMI ownership	70% AMI rental, 100% AMI ownership Bonus 2: 60% AMI rental, 80% AMI ownership
Layer with MFTE (Multi Family Tax Exemption)	n/a	n/a	MFTE and bonuses can be combined MFTE applies to all Mid-scale Residential areas and Multifamily High-density areas

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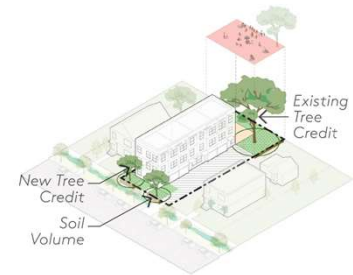
Unit Lot Subdivision

- HIT allows lot flexibility and separate ownership of individual lots
- New minimum lot size of 2,500 sq/ft in UR Zones
- Unit Lot Subdivision allows for even smaller lots, if the overall project meets density requirements
- Allows Unit Lot Subdivision for previously developed sites, even if they don't meet all current/new standards
- Shared access, utilities and infrastructure allowed
- Supports homeownership goals



Amenity Space and Tree Requirements

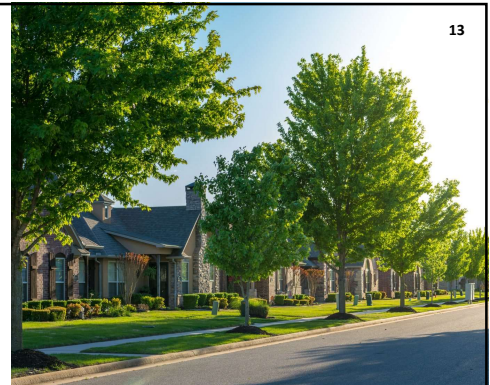
- Each unit required to provide amenity space and trees
- Planting new trees, retaining existing trees, or a combination, is required for all development to meet minimum "Tree Credits"
- Retention of existing trees is incentivized by providing additional credits
- A tree credit fee and variance process offers flexibility where meeting required credits is infeasible
- Soil volume requirements have been increased to promote tree longevity and health



	UR-1	UR-2	UR-3
Amenity Space	10% of lot area	7.5% of lot area	5% of lot area
Tree credits (canopy equivalent)	<ul style="list-style-type: none"> • Baseline: 35% • Bonus 1: 30% • Bonus 2: 25% 	<ul style="list-style-type: none"> • Baseline: 30% • Bonus 1: 25% • Bonus 2: 20% 	<ul style="list-style-type: none"> • Baseline: 25% • Bonus 1: 20% • Bonus 2: 15%

Tree Retention

- Retention of existing trees is required based on tree size, whether or not new development is proposed
- Removal of trees with trunks over 18 inches in diameter will require a variance
- A canopy loss fee for removing trees with trunks over 6 inches in diameter provides flexibility while still getting the benefit



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Existing Trees Retained

- Tree credits earned per inch diameter at breast height (DBH) for retained on-site trees:
- Less than 6-inch DBH = 50 credits per inch DBH
 - Trees 6 inch ≤ 12-inch DBH = 75 credits per inch DBH
 - Trees 12-inch ≤ 24-inch DBH = 100 credits per inch DBH
 - Trees over 24-inch DBH = 125 credits per inch DBH

Existing Trees are Removed

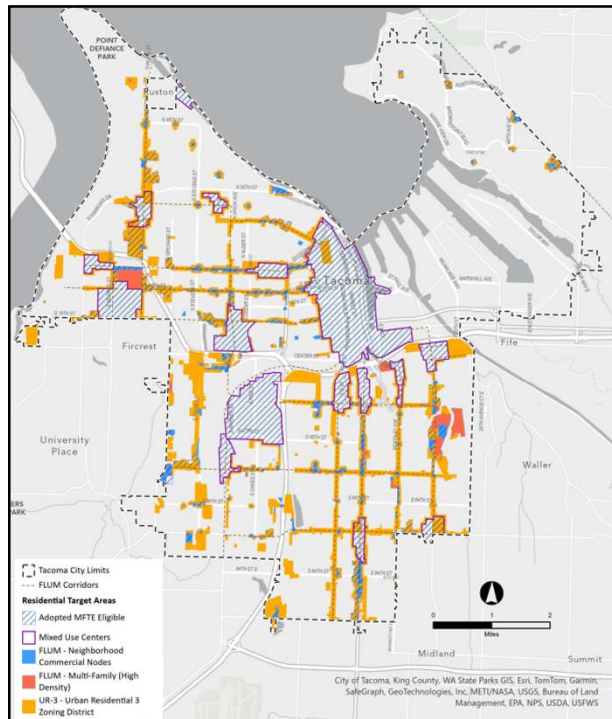
- Trees over 18-inch DBH: require variance, assessed canopy loss fee
- Trees 6-inch -18-inch DBH: assessed canopy loss fee
- Trees under 6-inch DBH: not regulated

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Residential Target Areas

Authorizes use of MFTE Program (12-year option only, with affordability) in more areas

- Mixed-Use Centers
- Neighborhood Commercial Nodes
- Mid-scale Residential areas (UR-3 zone)
- Multifamily High-density areas



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Additional Items

- Non-residential uses
- Proactive infrastructure planning and system improvements (EIS)
- Impact fees or other funding sources
- Visitability (*need State-level code changes*)
- Resources for Urban Forestry Program
- Regular monitoring and adjusting (*especially for affordability incentives*)
- Permitting support and training (*especially for small developers, homeowners, and affordable housing and green building projects*)



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Schedule

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Date	Meeting/Action
October 29, 2024	First Reading of Ordinance
November 19, 2024	Final Reading of Ordinance
February 1, 2025	Effective Date



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Affordable Housing

*Home in Tacoma Project – Phase 2
Ordinance No. 28986*

October 29, 2024

 www.cityoftacoma.org/HomelnTacoma

The graphic features a stylized illustration of a city street. On the right, there are two multi-story brick buildings with blue windows and doors. The taller building is red brick, and the shorter one is yellow brick. There are several green trees of varying sizes scattered across the scene. The sky is white with a few light blue clouds. The ground is a solid green strip at the bottom.