



TO: Elizabeth Pauli, City Manager
FROM: Debbie Bingham, Project Manager, Community and Economic Development
Jeff Robinson, Director, Community and Economic Development
COPY: City Council and City Clerk
SUBJECT: Request for Resolution to set date for public hearing to make changes to TMC 13.17 regarding the Residential Targeted Areas and to designate additional areas of the City as Residential Targeted Areas- November 16, 2021
DATE: November 1, 2021

SUMMARY & PURPOSE:

Setting Tuesday November 30, 2021 as the date of a public hearing on the topic of changes to Tacoma Municipal Code 13.17 regarding the Residential Targeted Areas as well as designating additional areas of the City as Residential Targeted Areas.

BACKGROUND

The City of Tacoma currently has designated the 16 mixed-use centers as Residential Targeted Areas. Residential target areas are defined as an area that is lacking sufficient, available, desirable, and convenient residential housing to meet the needs of the public per TMC 13.17.

As the City has grown, the need for more housing, specifically affordable housing has grown. Designating additional Residential Targeted Areas within the City, would allow for the expansion of the use of the 12 and 20 year multifamily property tax exemption in those areas, thereby incentivizing affordable housing.

The Neighborhood Commercial Land Use areas and areas along key corridors in areas zoned for multifamily development, as defined on the attached map, meet the requirements of Residential Targeted Areas and should be designated as such at this time.

In order to add these additional Residential Targeted Areas, the Tacoma Municipal Code Chapter 13.17 needs to be amended to include these additional areas.

COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH): This resolution invites the public to offer comment on the designation of additional areas as Residential Targeted Areas.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

Public comment will allow the City Council to hear from individuals and groups from across the city

ALTERNATIVES:

State law requires the City, to hold a public hearing when as part of the designation of Residential Targeted Areas. Since this is a legal requirement staff has not identified an alternative.



City of Tacoma

City Council Action Memorandum

STAFF RECOMMENDATION:

Staff recommends that the City of Tacoma set Tuesday, November 30, 2021 as the date of public hearing on designating additional Residential Targeted Areas within the City of Tacoma.

FISCAL IMPACT:

There is no Fiscal Impact to this resolution.

ATTACHMENTS:

Map