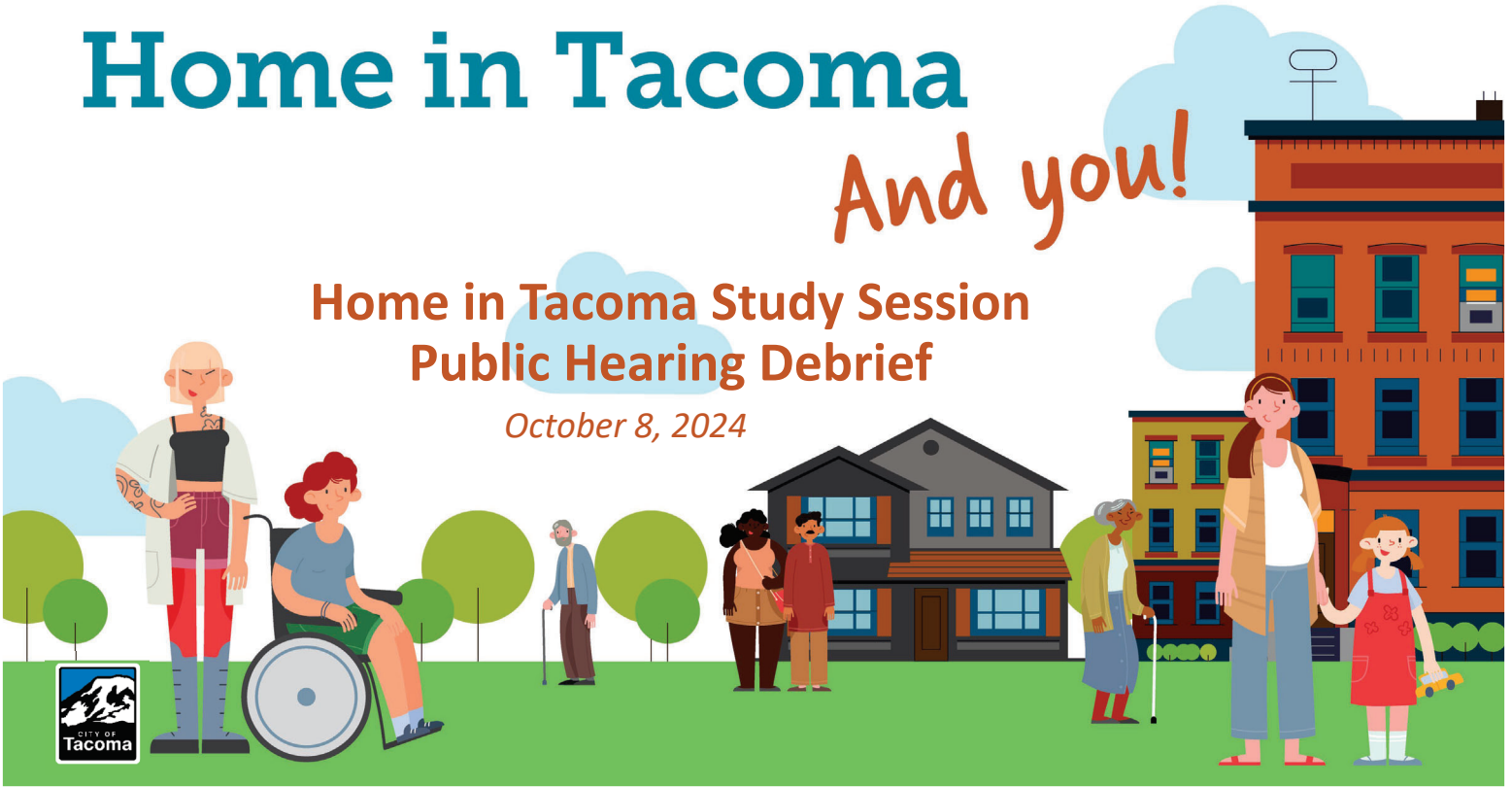


Home in Tacoma

And you!

Home in Tacoma Study Session Public Hearing Debrief

October 8, 2024



Agenda

- Public Input Themes
- Additional information and Follow-up
- Schedule & Next Steps



Public Hearing

Comments Received

- **134 written comments received via email**
- **51 comments from community members at the public hearing**
- **Comments from Tacoma Committees, Boards and Commissions and neighborhood and community organizations, including:**
 - South Tacoma Neighborhood Council
 - Downtown on the Go
 - North Slope Historic District
 - Sound Transit
 - West End Neighborhood Council
 - Tacoma Urban Forest Friends (TUFF)
 - West Slope Neighborhood Coalition
 - Tacoma Permit Advisory Group
 - Historic Tacoma
 - Sustainable Tacoma Commission
 - Habitat for Humanity

3

4

Public Input Themes

Zoning Districts

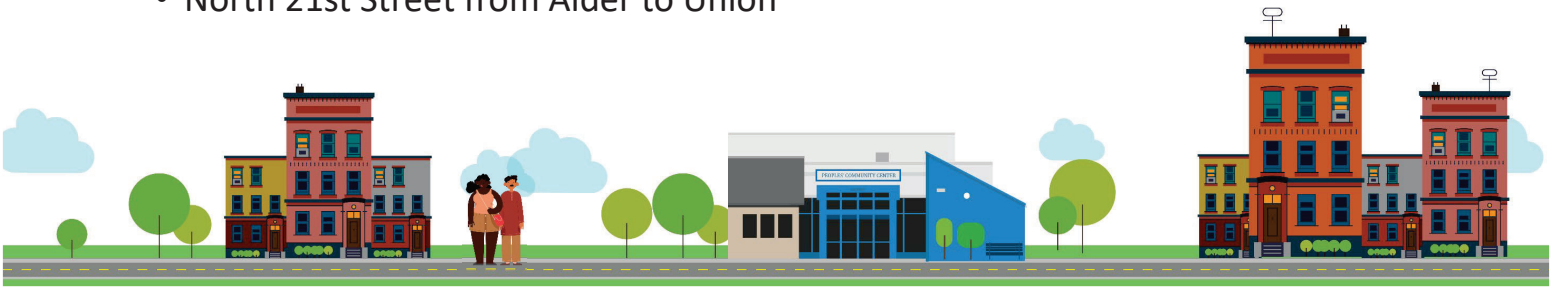
- Support allowances for more housing types and more density, more diversity, mixed neighborhoods, increased walkability and sustainability
- This is not needed, more residents will bring more impacts
 - Only do what is required by House Bill (HB) 1110, don't do mid-scale (UR-3)
 - Density should be focused in certain neighborhoods, including Downtown and Centers
- Specific upzoning requests
 - 88th & Pacific Avenue
 - 72nd & Alaska
 - North Waterview near Point Ruston
 - North Yakima and Carr Streets (near Lowell Elementary)



Public Input Themes

Zoning Districts (continued)

- Specific downzoning requests
 - Vista Drive, East of Jackson
 - 35th & Crandall Lane
 - North Slope Historic District – Reduce all UR-3 to UR-2, and all UR-2 to UR-1
 - Wedge Historic District – Reduce all properties to UR-1
 - North 21st Street from Alder to Union



Public Input Themes

Zoning Development Standards

- Reduce/increase height limits
- Reduce/increase setbacks and space between buildings
- Reduce access requirements to backyard buildings
- Require more parking/require less parking/preserve parking reductions (including expanded Reduced Parking Area)
- Remove proposed floor area ratio (FAR) requirements
- Support/concern for enhanced bike parking requirements



Public Input Themes

Zoning Development Standards (continued)

- Design standards are inadequate to ensure new development fits into neighborhoods, need design review
- Support electric vehicle infrastructure
- Allow other mechanisms in unit lot subdivisions beyond homeowners' associations (HOA)
- Provide more flexibility for driveways
- Code usability and clean-ups
 - Repeated section numbering, additional definition, etc.



Public Input Themes

Affordability and Home Ownership

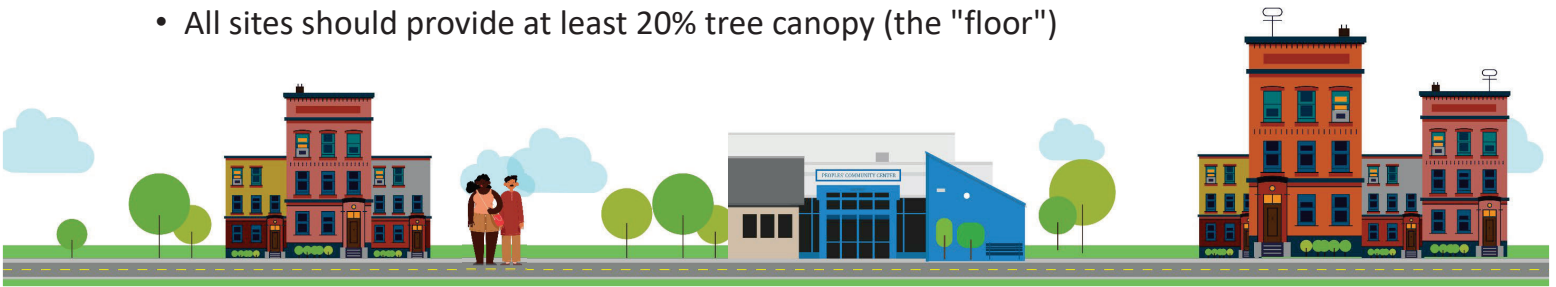
- Density will help with housing affordability
- Doesn't bring *real* affordability
 - This won't produce housing for the lowest income levels
 - No assurances that more housing will reduce housing cost
- Increase the affordable bonus in-lieu fee
- Review the income levels every two-years
- Allow churches and non-profits to build more affordable housing
- Need to support home-ownership
 - Support for Unit Lot Subdivision
- Need broader inclusionary zoning requirements



Public Input Themes

Tree Requirements

- Support for tree requirements
 - Important for livability and meeting the City's canopy goals, trees are critical infrastructure, we need housing and trees
 - Protecting heritage trees and tree preservation is critical to preserving existing, mature canopy
 - Fee-in-lieu should not be substitute for retaining and planting trees on development sites
 - All sites should provide at least 20% tree canopy (the "floor")



Public Input Themes

Tree Requirements (continued)

- Concerns about tree requirements
 - Trees and landscaping requirements are not strong enough, should require more trees, protect trees down to 4-inches (instead of 6-inches)
 - Tree retention will make it harder to build needed housing, trees will block solar access, damage infrastructure, etc.
 - Allow flexibility to plant more street trees in exchange for less trees on-site
 - Don't require variances for adjustments
 - Requirements are too complicated
- Enforcement and administration will be critical
 - Should require bonds for tree planting to ensure survival
 - Additional resources for Urban Forestry Program are needed



Public Input Themes

Other Issues

- Infrastructure is inadequate and needs to be provided with new development
 - Transit needs to be expanded/improved, need to invest in completing our active transportation network
 - Need more police, fire, parks, schools, garbage collection, roads, health care, etc.
 - Impact fees are needed to ensure new development pays for impacts
- Concerned about impact on covenants/concerned that covenants and View Sensitive Districts (VSD) will prevent housing development
- Request notifications to neighborhood when developments proposed
- Streamline the permitting process, need efficient way to make adjustments, include process for staff to provide flexibility



Public Input Themes

Other Issues (continued)

- Concerned about displacement and demolition, particularly of historic homes, and disruption of established neighborhoods
- Ban shipping containers for housing and storage
- Stop giving developers tax breaks, concerned about property taxes, property values, crime, etc.
- Need to address other areas – parking in other zoning districts, R-4 and R-5 zones, etc.
- Need to address short-term rentals
- Allow reduced public road standards for affordable housing projects



Additional information

- Affordability and Home Ownership
- Trees and Landscaping
- Infrastructure and Service Provision
- Permitting and Implementation



Affordability and Home Ownership

- **Bonus Units or fee-in-lieu payment to Housing Trust Fund**
 - UR 1 and UR 2 – 2 additional units, or \$62,000 payment per unit
 - UR 3 – 2 units or 20% of building, or \$72,000 payment per unit. Can be used with the Multifamily Tax Exemption (MFTE)
 - One of the bonus units must be "visitable" – wider doorways, no access stairs, necessary amenities (kitchen, bathroom, bedroom) on first floor
 - Housing Trust fund money pays for lower cost units built by affordable housing developers



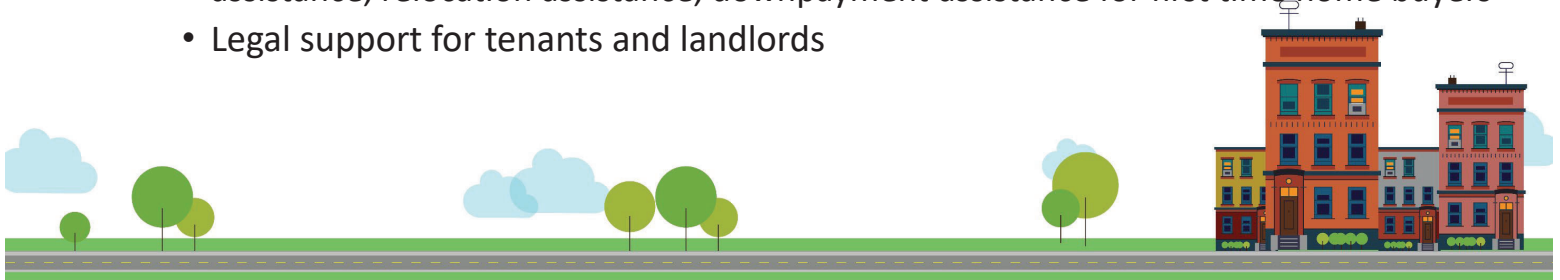
Affordability and Home Ownership

• Ownership Creation

- Middle housing units in UR-1 and UR-2 zones are likely to be built for ownership
- Lot splitting (Unit Lot Subdivision) allows for more total lots to be owned

• Other ways the City promotes housing affordability and ownership

- Dollars for development – Housing Trust Fund, City and Tacoma Public Utilities (TPU) owned land, permitting support, MFTE tax incentives
- Single-family home repair for low-income homeowners
- Financial support to low-income residents – utility assistance, nonprofit assistance, relocation assistance, downpayment assistance for first time home buyers
- Legal support for tenants and landlords



Trees and Landscaping – Benchmarking Themes

Tree Preservation/Removal

- Most cities require permits to remove trees; sizes vary
- Most cities don't regulate trees less than 6 inches diameter at breast height (DBH), unless heritage
- Most cities require replacement
- Some cities have removal fees
- No other city requires variance for significant (more than 18 inches) tree removal

Tree Planting

- Most cities have the same requirements for development as not during development
- Some cities allow existing trees to count for tree planting requirements
- Not all cities offer incentives for retained trees
- Many ways of requiring trees; no standard for tree credits



Trees and Landscaping

• Proposed Tree Planting Requirements Overview

- Street tree planting is separate from onsite planting, and is generally consistent with the street tree planting quantities in current zoning code
- On-site tree credit requirements:
 - Based on the lot area; 25% in UR-3, 30% in UR-2, 35% in UR-1
 - Can be met by retaining existing trees (increased value) and/or new trees
 - Tree Credit Fee + variance allows reduction to 15% in UR-3; 20% in UR-1 & UR-2
- Street trees, either retained or new, that exceed street tree requirements may be applied to onsite credits



Trees and Landscaping

• Proposed Tree Preservation Requirements Overview

- Tree Preservation requirements apply to UR-1, UR-2, and UR-3 zones
- Tree Preservation does not apply to hazard trees, significantly damaged trees, fruit trees, or conflict trees
- Tree Removal is regulated in all UR Zones, whether associated with development or not:
 - Trees less than 6 inches are not regulated; 6 – 18 inches can be removed with Canopy Loss Fee; over 18 inches cannot be removed without variance
 - Trees 6 – 18 inches can be removed down to required tree credits without Canopy Loss Fee if adding new housing, or at 50% Canopy Loss Fee if not building new housing



Infrastructure and Service Provision

- **Coordination with Service Providers**

- Test fit process included evaluation of on-site utility needs
- Informed providers about potential challenges and adjustments to standards

- **Proposed Enhancements**

- Code updates to associated standards and regulations
 - Proposed changes to Titles 2, 9, and 12 (clarifications on fees, infrastructure, and occupancy requirements)
 - New allowances for shared services
 - Updates to various manuals, and tip sheets
- Stakeholders Engagement and Opportunities
 - Updating processes to ensure successful implementation
 - Developing strategies related to mitigations



Permitting & Implementation

- **Integration into City's Permitting Process**

- Focused team for residential development expanding to include middle housing
- Affordable housing project prioritization

- **Implementation Support**

- Staff training, including utility and service providers
- New tip sheets for customers
- Updated Urban Forest Management Manual (user-guide)

- **Special Pre-Application Process**

- Provide opportunity for testing prior to effective date
- Allow projects to be ready to apply for permits

- **Accessory Dwelling Unit (ADU) Accelerator**



Next Steps

Tentative Date	Meeting/Action
October 22, 2024	Council Study Session (discuss potential amendments)
October 29, 2024	First reading of Ordinance (introduction of amendments)
November 19, 2024	Final reading of Ordinance
February 1, 2025	Effective date (tentative)



Home in Tacoma

And you!

Home in Tacoma Study Session
Public Hearing Debrief

October 8, 2024

