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Agenda

- **Project Background**
- **Home In Tacoma Overview**
- **Launch Support**
- **Implementation and Tracking**
- **Early Identification of Challenges**
- **Potential Adjustments**
- **Next Steps**





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Tacoma's Housing 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

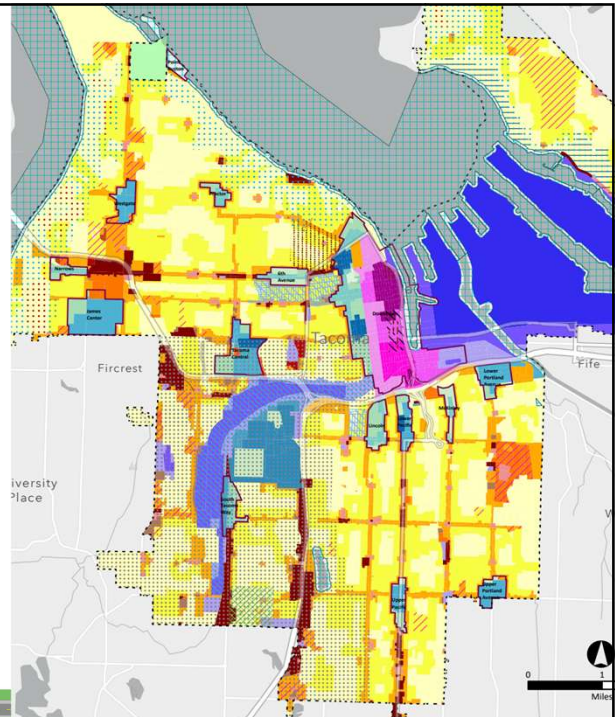
Updating Tacoma's housing rules to promote housing supply, choice and affordability

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

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Key Components

- Three new Residential Zones (UR-1, UR-2, UR-3)
- Allow middle housing types in all zones
- Density increases and lot size reductions
- Bonus densities for affordable housing units



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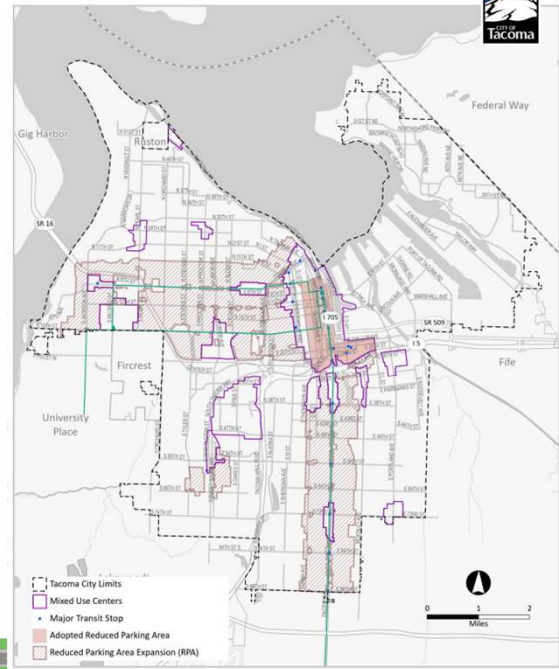
Key Components

- Reduced setbacks
- Increased height limits
- Reduced parking requirements
- Form-based design requirements
- Yard space and tree requirements
- Unit Lot Subdivisions
- Allowances for non-residential uses
- Ownership incentives



Reduced Parking Area

Exhibit B



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Launch Support

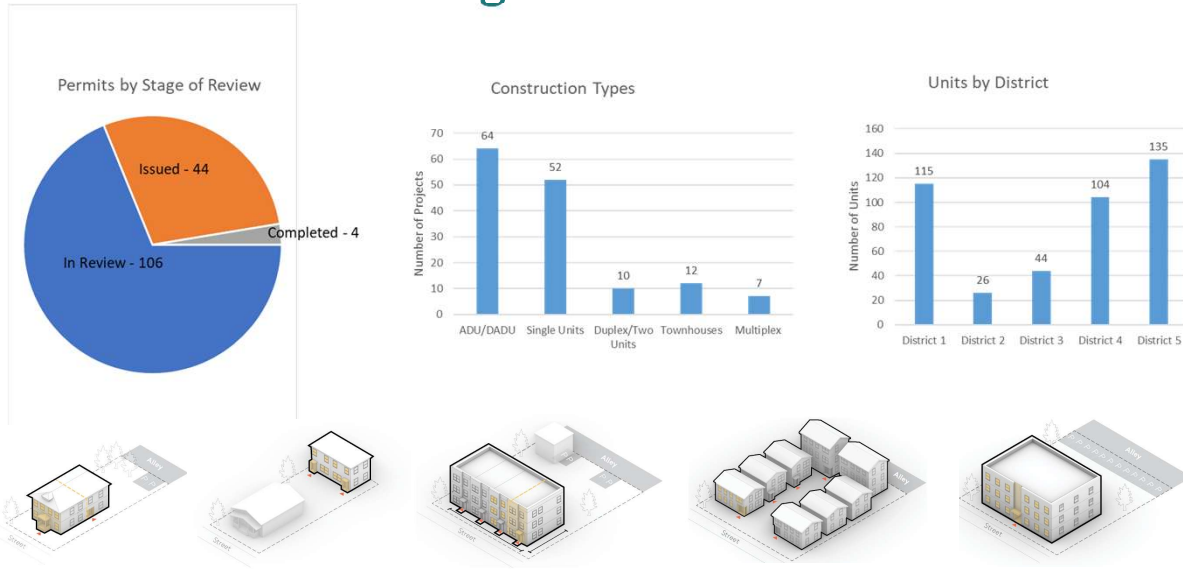
- **Launched February 1, 2025**
- Special pre-launch “Home in Tacoma Pre-Development Review” program
- Permitting support, materials, and training
- New streamlined permitting process for 6-units or less
- Fee waivers for affordable and sustainable projects
- “Accessory Dwelling Unit (ADU) Accelerator” preapproved designs
- Updated Urban Forest Manual
- New Solid Waste Manual



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What Are We Seeing?

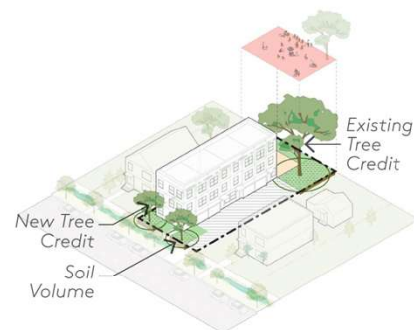


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Early Challenges – Land Use

- Multiple New Design Standards
 - Interconnected (“Jenga” effect)
- Three Levels of Modification
 - Administrative fix
 - Director’s Rule
 - Code/policy review
- Director’s Rules under consideration
 - Sites with no alleys
 - Narrow lots – building/garage orientation
 - Tree requirements along pedestrian walkways



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Early Challenges – Building/Infrastructure

- Configuration and Usability
 - Learning Curve/New Code Adoption
 - Transportation Challenges/Space Constraints
 - 48% approved within first two reviews
- Expanded Developments
 - Larger projects/more complexity
 - <5% of volume Multiplex/Multifamily
 - 68% ADUs/Single-Family; 21% Duplex/Townhomes
- Enhanced Middle Housing Permitting Program
 - Upcoming Study Session (October 21, 2025)



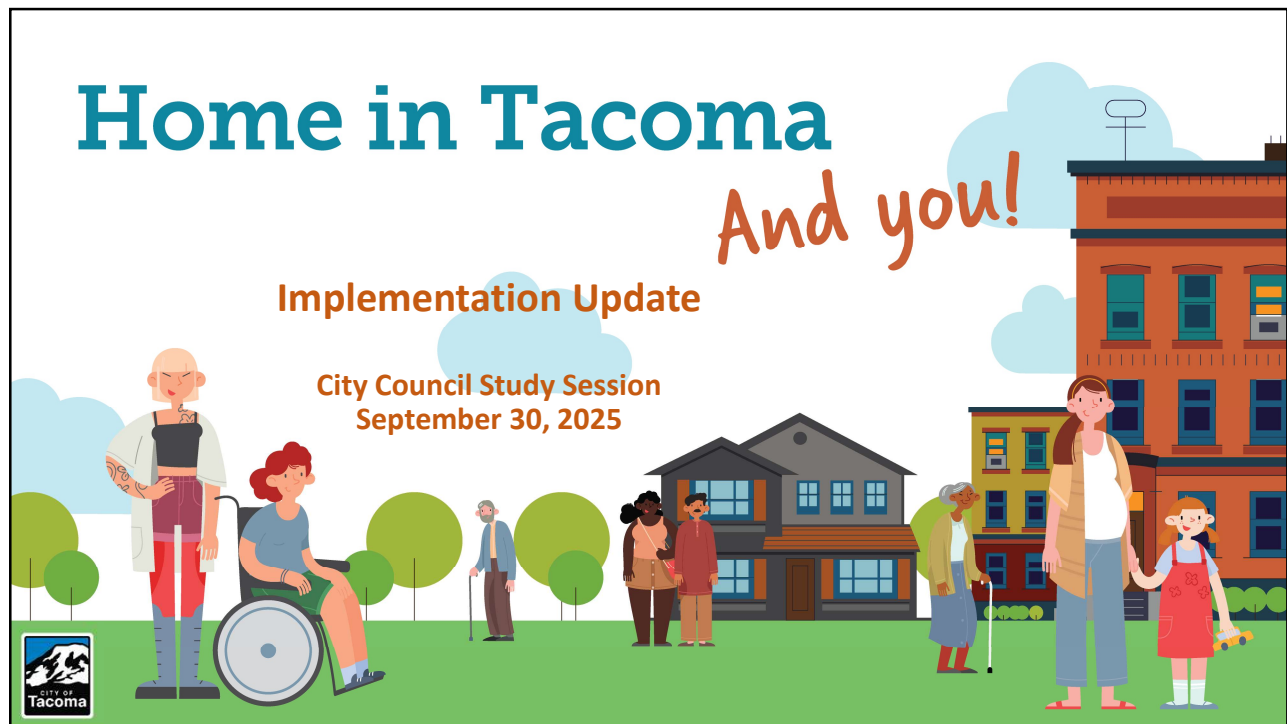
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Looking Forward

- Enhanced Middle Housing Permitting Program
 - Launch Q1 2026
- Continued Tracking
 - Next Implementation Report in Q2 2026
- Residential Code Amendments Package
 - Scheduled to start review in early 2026
- Recent State Legislation will drive further changes
 - Parking Requirements (Senate Bill 5184)
 - Unit Lot Subdivisions (Senate Bill 5559)
 - Residential Lot Splitting (House Bill 1096)
 - Passive Housing Support (House Bill 1183)



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