

# Affordable Housing

## *Home In Tacoma Project*

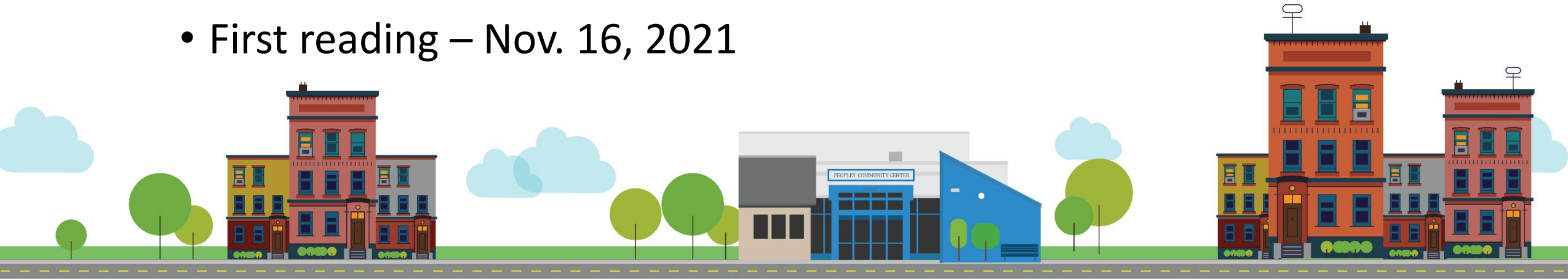
City Council Committee of the Whole

November 9, 2021



# Overview

- Present IPS recommendations
  - Mid-scale Residential map
  - Phasing of Mid-scale Residential
  - Infill design policies
  - Affordability and infrastructure policies
  - Phase 2 process
- Confirm Council schedule
  - First reading – Nov. 16, 2021



# IPS Review - Scope and Schedule

Date	Meeting	Topic(s)
9/8	IPS	Overview, Schedule, mid-scale definition, mid/low-scale map principles
9/22	IPS	Mid-scale map alternatives, design principles/controls
9/29	IPS	Special meeting – Mid-scale map, design, phasing
10/5	COW	IPS review status update, City Council schedule
10/13	IPS	Design, affordability, infrastructure, mid/low-scale map
10/27	IPS	Finalize IPS recommendations
11/09	COW	<b>Discuss IPS recommendations and upcoming Council action</b>

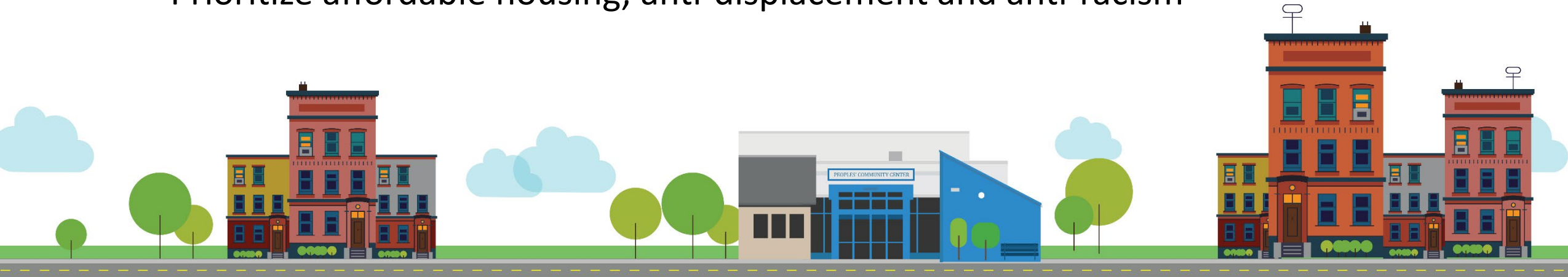


# Home In Tacoma (Phase 1)

Vision and Policy for changes to housing rules

*Current housing rules limit supply, affordability, and choice*

- Shift from exclusively single-family zoning (to scale and design) citywide
- Support mid-scale housing near shopping and transit
- Commit to design and other standards prior to zoning changes
- Strengthen regulatory tools to promote affordable housing
- Prioritize affordable housing, anti-displacement and anti-racism



# Mid-Scale Residential - Purpose

- Supports diverse housing types (up to medium-scale multifamily)
- In walkable areas, near shopping and transit
- Establishes a scale transition between low and high-scale areas
- Builds on the existing “Multifamily Low-Density” designation

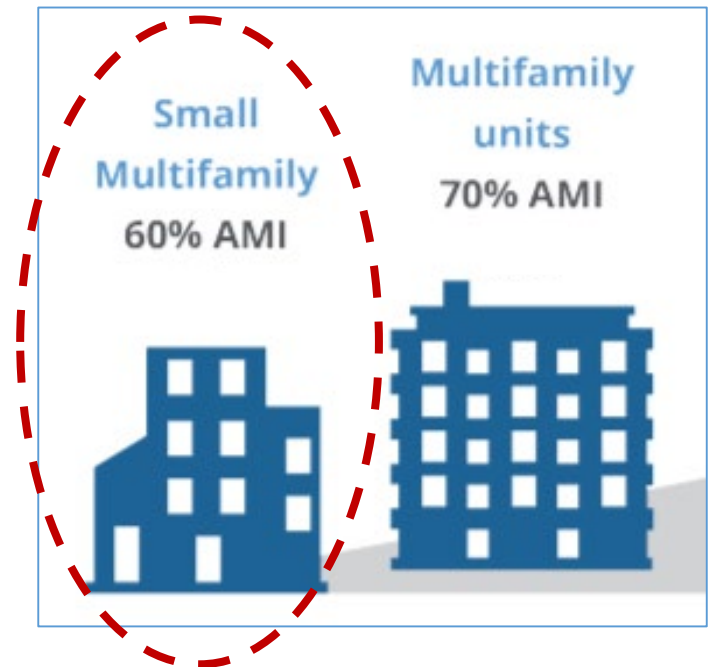




# Does Mid-scale housing make a difference?

- **Yes** – Mid-scale is one of most affordable housing types in our market, particularly when combined with reduced transportation/household costs

IF YOUR HOUSEHOLD EARNS...						
\$32,580 < 30% AMI	\$35,000 31-50% AMI	\$55,000 51-80% AMI	\$70,000 81-100% AMI	\$85,000 101-120% AMI	\$100,000 121-150% AMI	\$100,000+ 151%+ AMI
THE MAXIMUM RENT YOU CAN AFFORD IS...						
\$520	\$870	\$1,390	\$1,730	\$2,080	\$2,500	\$2,500+
THE MAXIMUM HOME PRICE YOU CAN AFFORD IS...						
\$90,000	\$150,000	\$240,000	\$300,000	\$350,000	\$450,000	\$450,000+
HOUSING TYPES AFFORDABLE TO RENTERS						
Publicly subsidized	ADU/Duplex		All products			
	New multifamily with incentives	New multifamily				
	Older non-subsidized multifamily					



# This proposal does not stand alone

## Affordable Housing Action Strategy – 23 Actions

### Objective 1: More Homes for More People

- Passed Ordinance 28747 authorizing 1/10 of 1% sales tax for capital and supportive services

### Objective 2: Keep Housing Affordable and In Good Repair

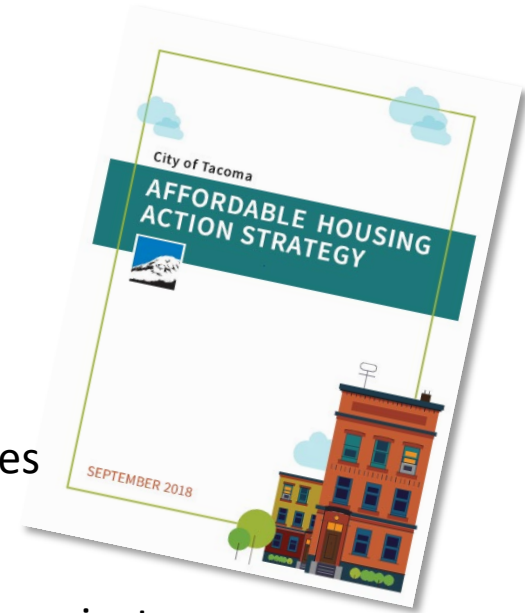
- 2019-June 2021: Preserved 141 units through Single Family Rehab and RBTSS home repair projects

### Objective 3: Help People Stay in Their Homes and Communities

- Passed Ordinance 28780 adding Just Cause Eviction and enforcement provisions to TMC 1.95
- 2019-July 2021: Over 31,200 people helped through landlord tenant program, and housing and utility assistance

### Objective 4: Reduce Barriers for People Who Often Encounter Them

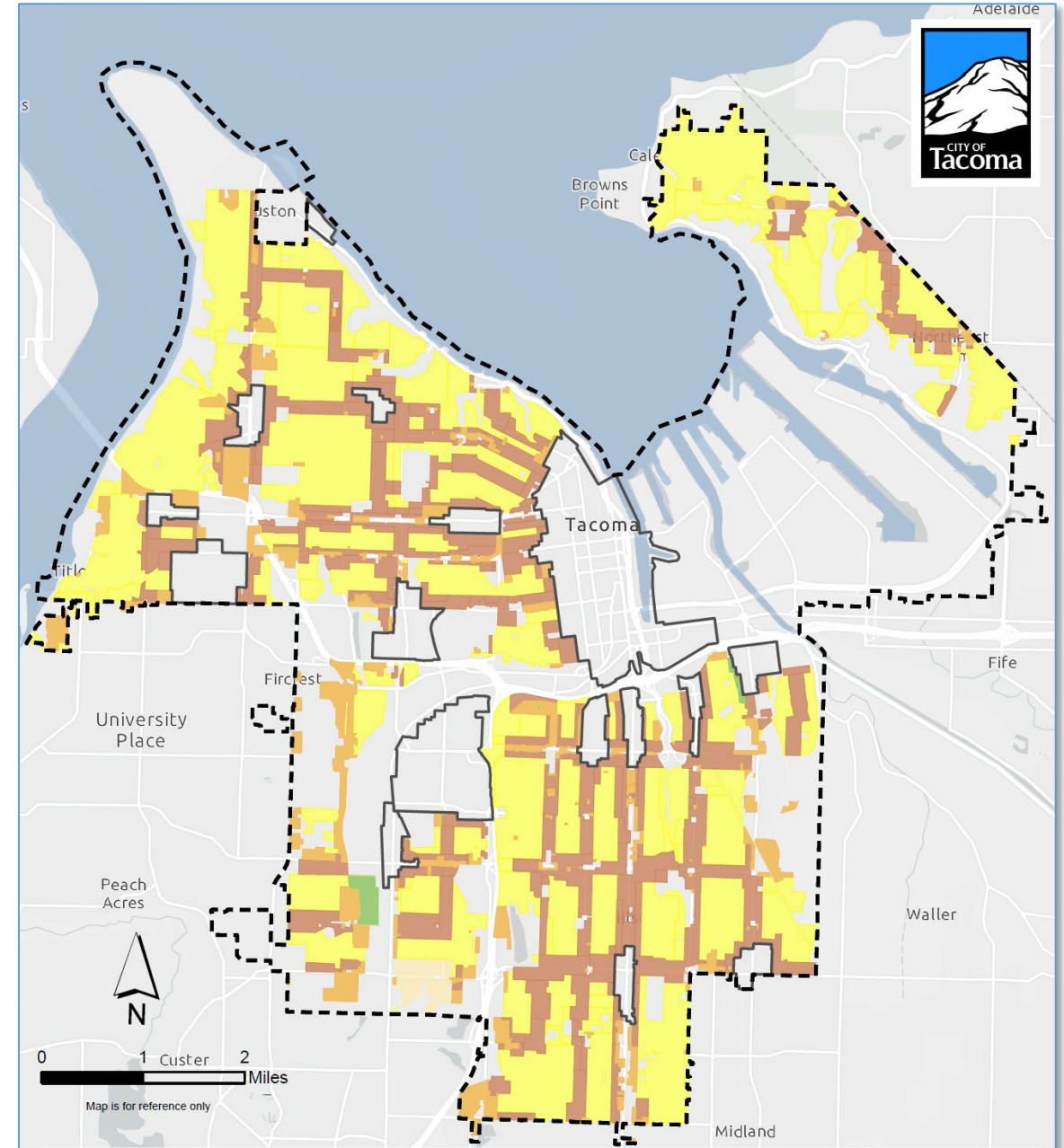
- 2019-July 2021: Served over 886 households with rental assistance totaling over \$2.6M



# Mid-Scale Map

## Planning Commission Recommendation

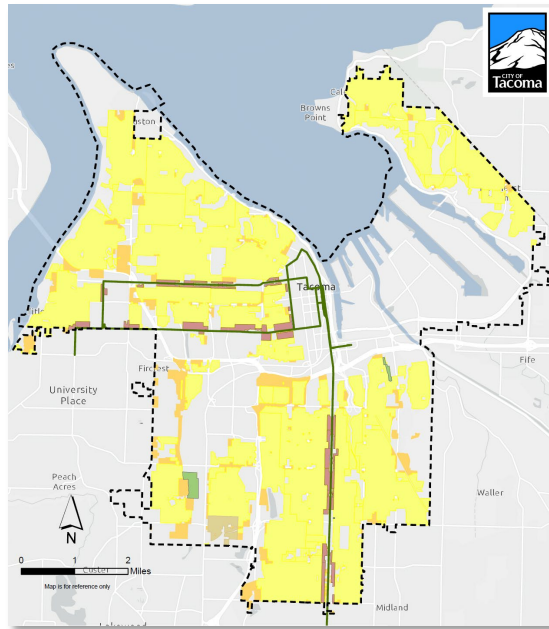
- High Frequency Transit
- Center Transition
- Designated Corridors
- Other Transit Routes
- 38% Mid-scale
- Other areas Low-scale



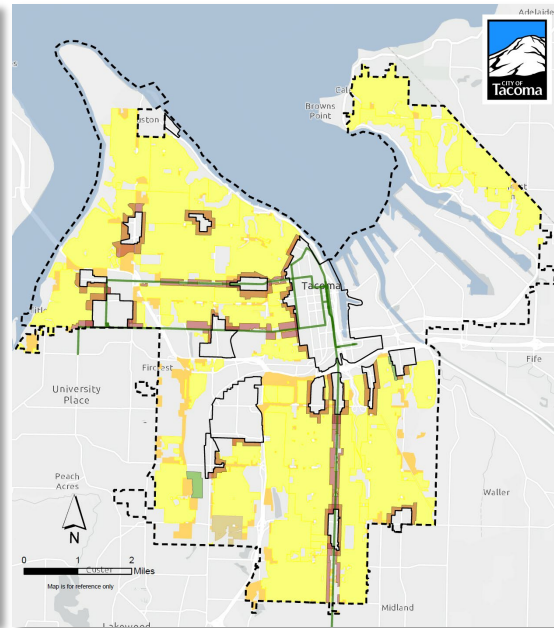


# Mid-Scale Options considered

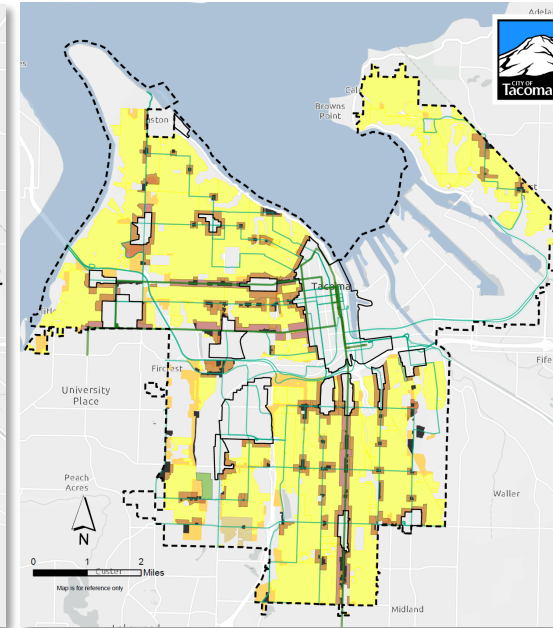
High-frequency transit



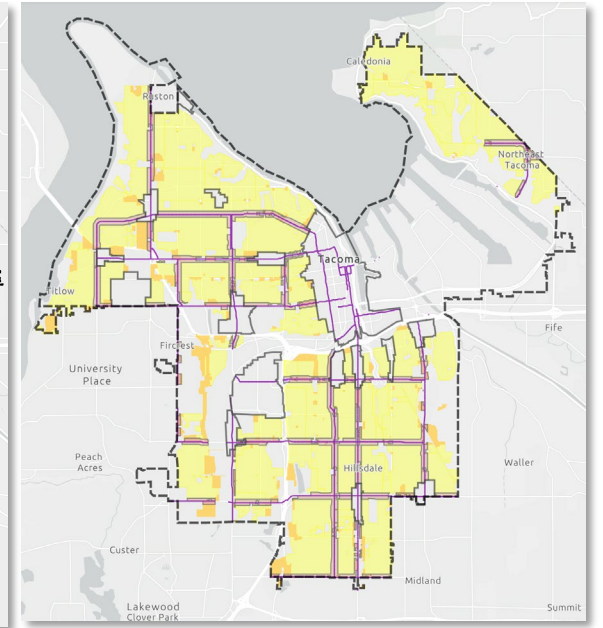
Adds Centers transitions



Adds Centers transitions & commercial nodes on transit

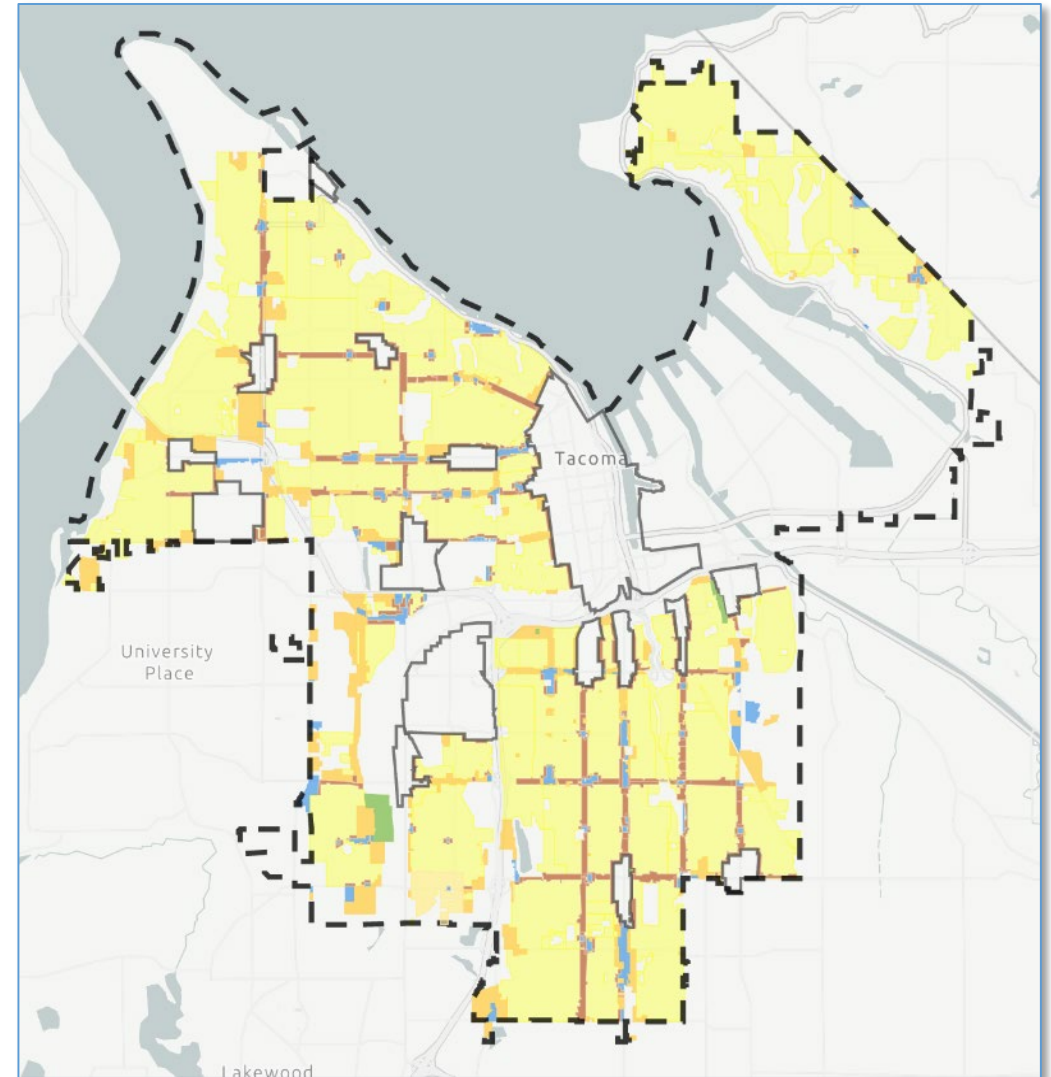


Principal arterials

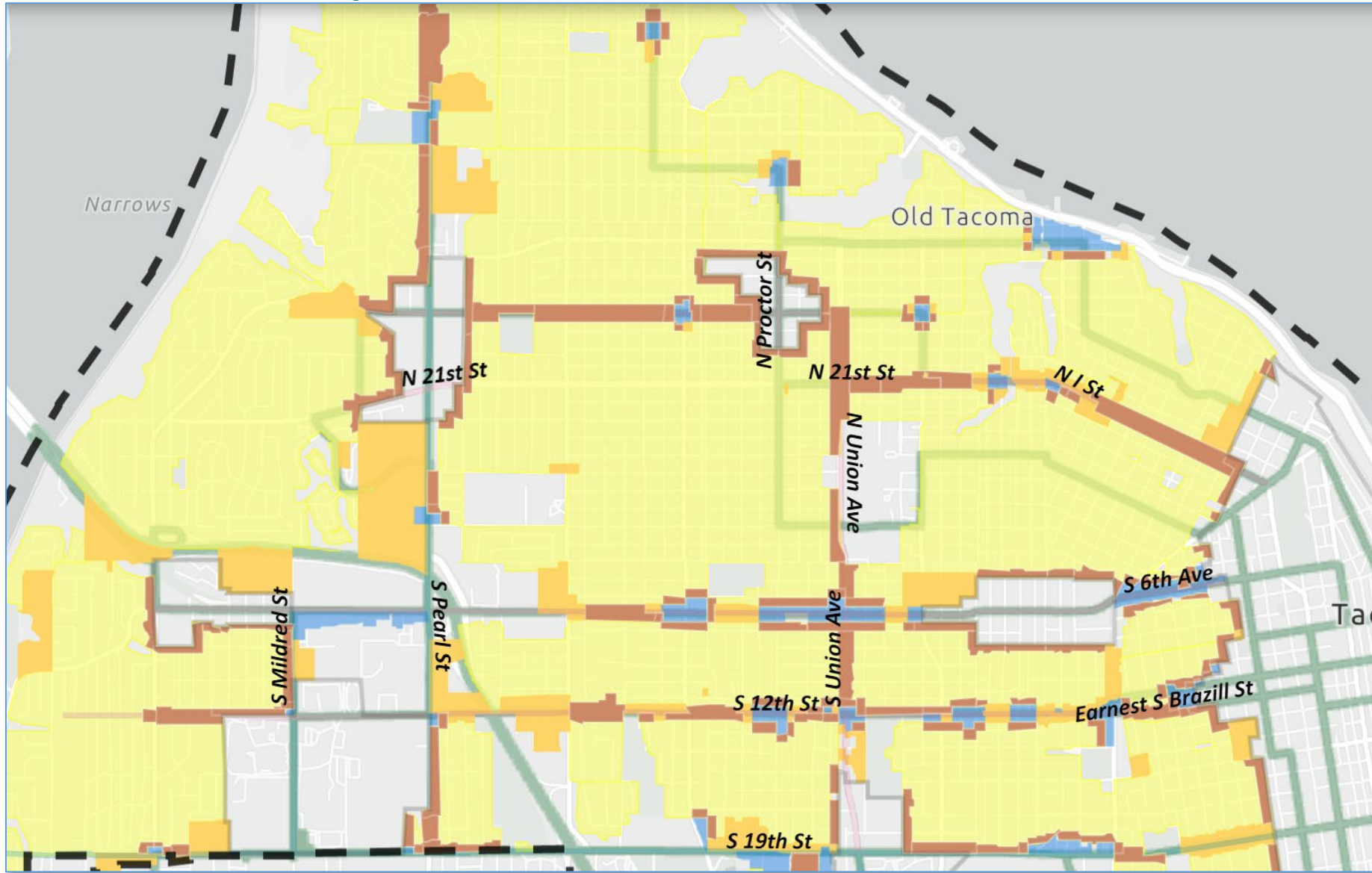


# Recommended Mid-scale Map

- High-capacity transit corridors
- Designated Comp Plan Corridors
- Transitions around Centers
- Transitions around Commercial nodes on transit
- About 17.5% Mid-scale
- Other areas Low-scale
- *Also extends MFTE to Neighborhood Commercial Nodes*

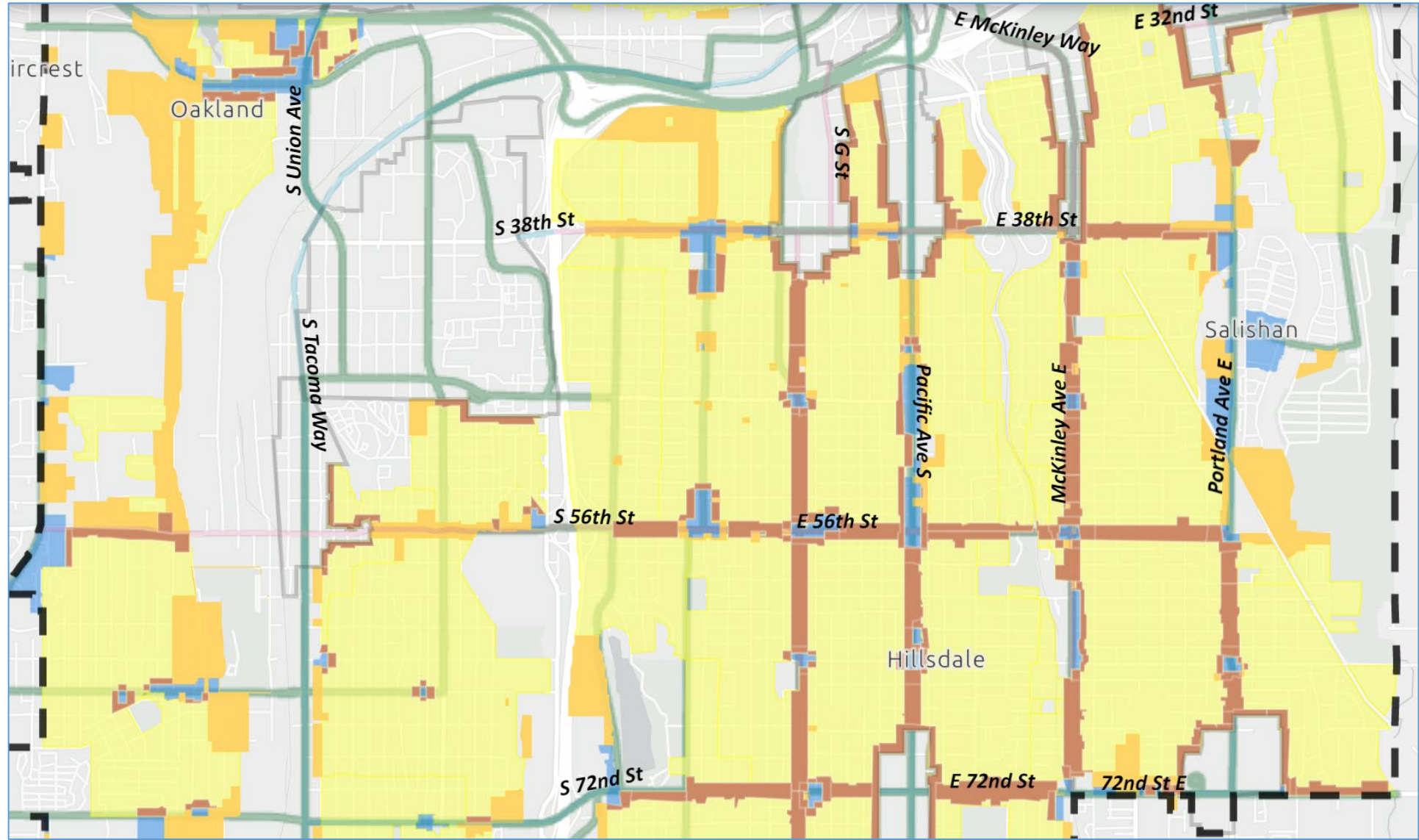


# Mid-scale Map (north of S. 19<sup>th</sup> Street)





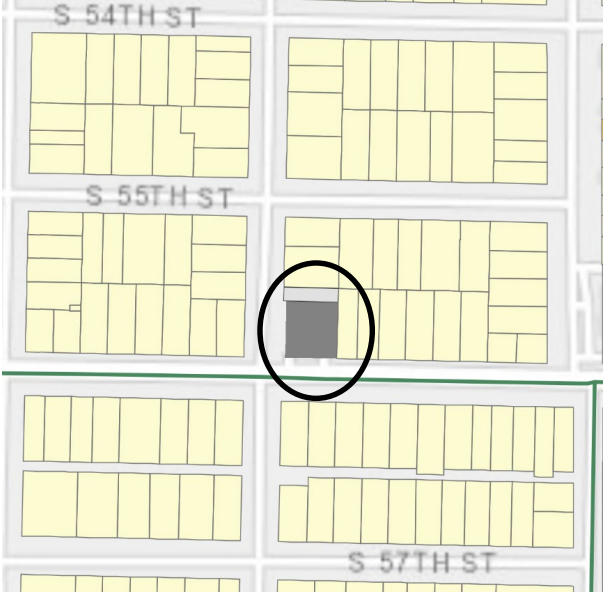
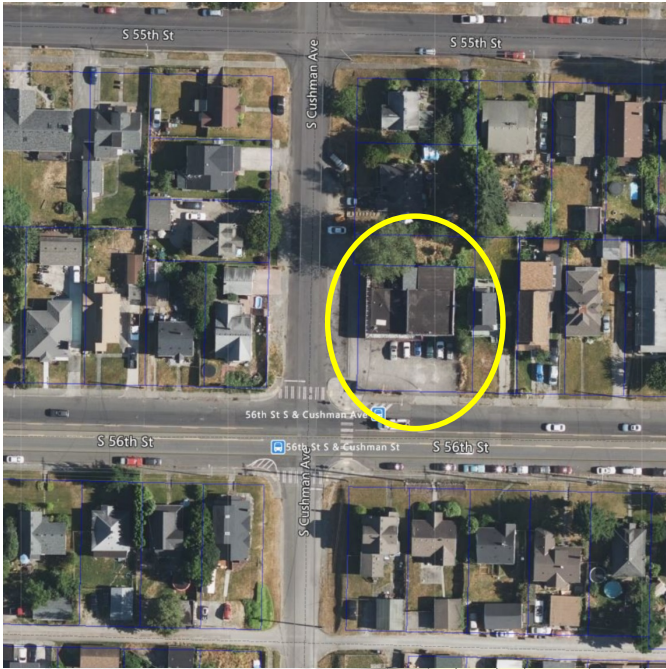
# Mid-scale Map (I-5 to S 72<sup>nd</sup> St)





# Nonconforming Sites

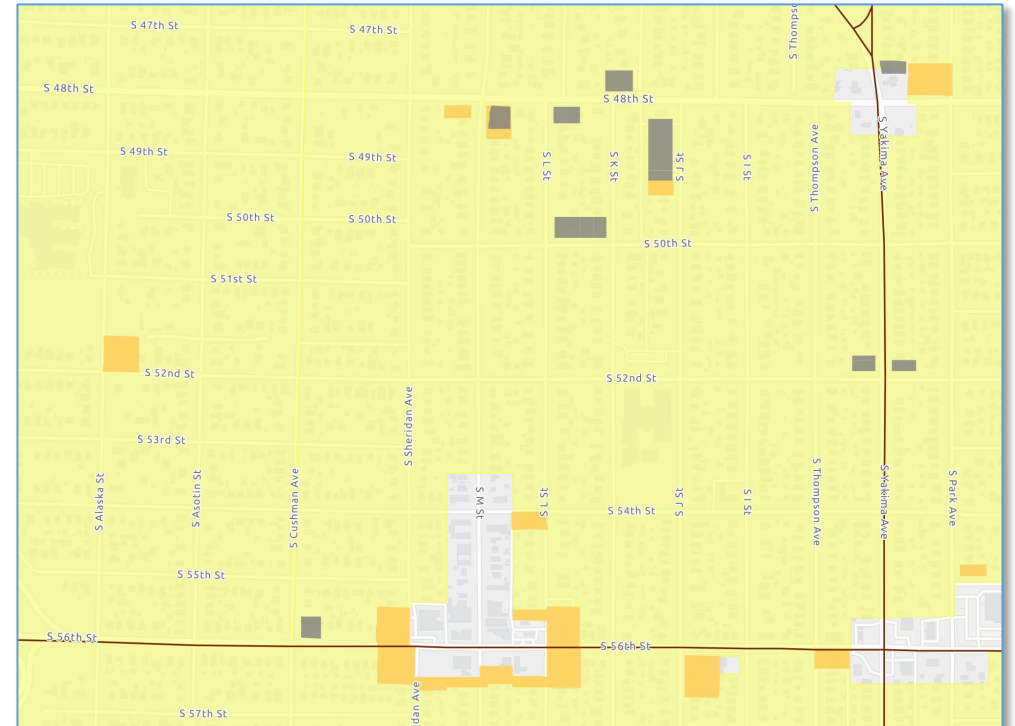
Example – South 56<sup>th</sup> & Cushman



# Nonconforming Conditional Use Permit

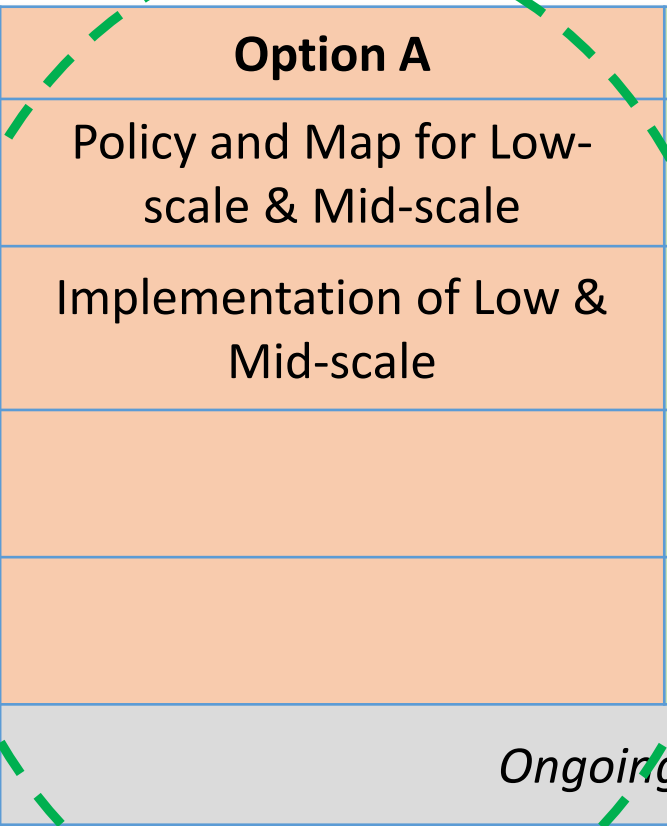
## Addition to Near-Term Actions

- Addition to already proposed CUP options for religious institutions and non-profits
- Establish site-specific flexibility through a Conditional Use Permit
- Allow nonconforming non-residential buildings in residential areas flexibility to add housing and/or neighborhood-serving commercial uses
- Site specific review helps to ensure neighborhood engagement, project design, and compatibility



*EXAMPLE: Nonresidential sites (in gray) located in residentially zoned area*

# Phasing of Implementation



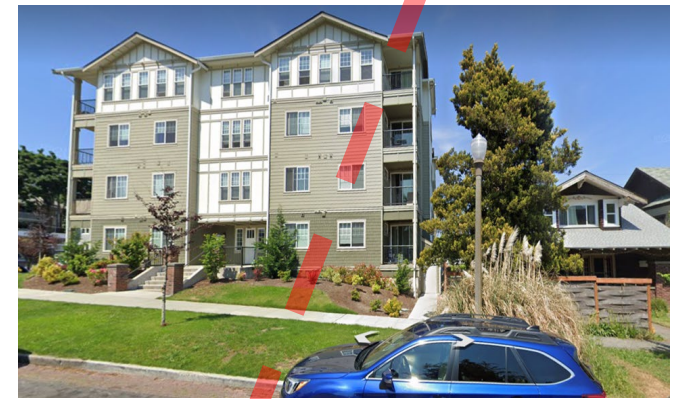
	Option A	Option B	Option C
<b>Phase 1</b>	Policy and Map for Low-scale & Mid-scale	Policy and Map for Low-scale and Mid-scale	Policy and Map for Low-scale & limited Mid-scale
<b>Phase 2</b>	Implementation of Low & Mid-scale	Implementation of Low-scale	Implementation of Low-scale
<b>Phase 3</b>		Implementation of Mid-scale	Implementation of limited Mid-scale
<b>Phase 4</b>			Possible Mid-scale expansion, after testing
<b>All</b>	<i>Ongoing evaluation of outcomes and refinements</i>		



# Infill Design Policies

**Strengthen emphasis on context-sensitive character and scale:**

- Limit 4-stories to properties adjacent to Designated Corridors (not in transition areas)
- Add graphics clarifying compatibility vs. incompatibility
- Strengthen policy direction to include relative size standards (so new development is not dramatically out of scale)
- Heightened design controls for larger projects and those in transition areas

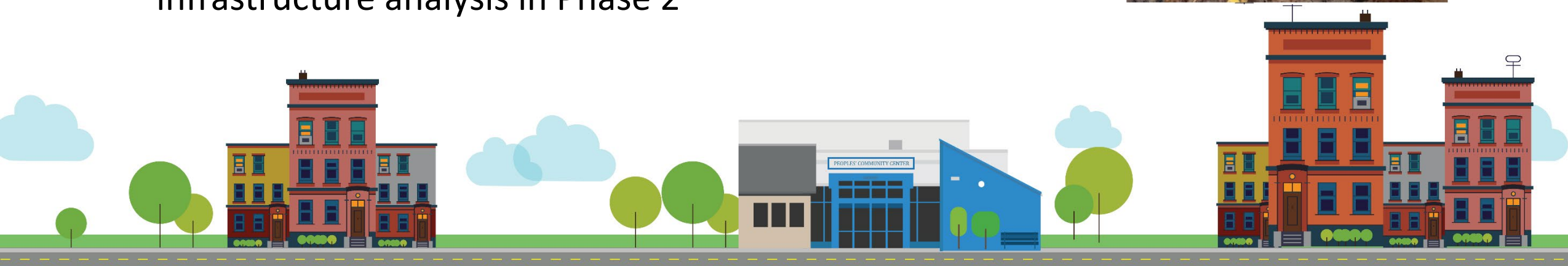




# Infrastructure Policies

## Strengthen explicit policy commitment to providing infrastructure with infill

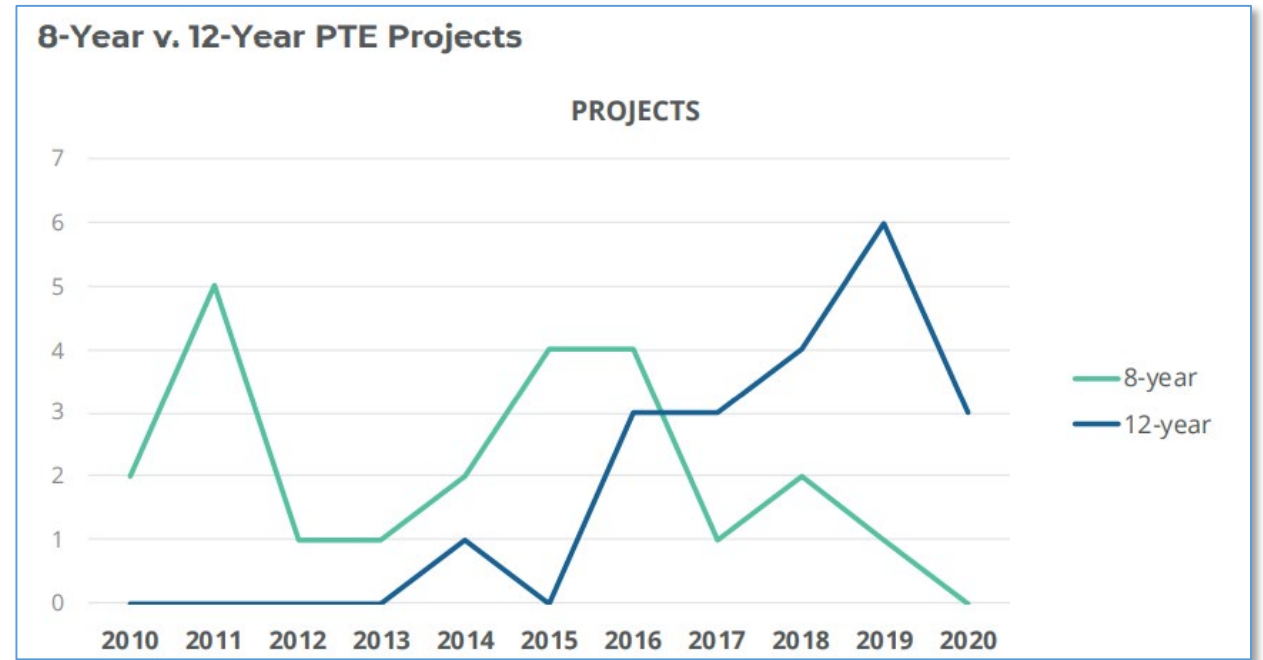
- Strengthen policy direction regarding commitment to comprehensive concurrency analysis as part of Phase 2
- Direct staff to develop infrastructure funding options for infill (tie to ongoing Impact Fees study)
- Builds upon Planning Commission recommendation and environmental determination directing detailed infrastructure analysis in Phase 2



# Affordability Code

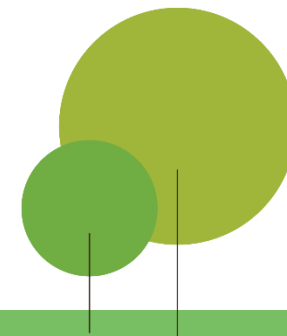
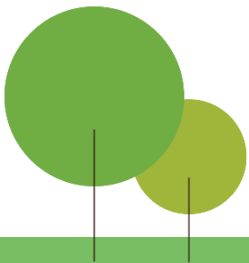
## Addition to Near-Term Actions

- Multifamily Tax Exemption (MFTE) – *defer to GPFC for details*
- Recommend expansion of 12-year MFTE to Mid-scale areas along Corridors, and Commercial nodes along transit
- Builds upon Planning Commission recommended Development Regulation Agreement option for larger commercial sites (*which offers flexibility/bonus/MFTE in exchange for affordable units*)



# Home In Tacoma – Phase 2 Approach

- Phase 1 is our foundation
- Broad, targeted and continuous stakeholder engagement & collaboration
- Schedule (*likely 1.5 years*)
  - Project launch and scoping
  - Options, impact and infrastructure analysis
  - Preliminary zoning, design approach, and affordability tools
  - City Council and Planning Commission legislative process
  - Implementation, monitoring and improvement (post adoption)
- Get involved!
  - Learn, participate, collaborate at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma)



# City Council action

- First reading of Ordinance – Nov. 16, 2021
- Final reading of Ordinance – Nov. 30, 2021
- What's in the package
  - Comprehensive Plan policy changes
  - Near-term Code Changes
  - Housing Action Plan
- Initiate Phase 2 – early 2022





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