



Transportation Impact Fees

City of Tacoma | Public Works

Infrastructure, Planning, and Sustainability

October 23, 2024

ITEM #1



1

OVERVIEW



- Background
- Previous work
- Community engagement
- Program considerations
- Scope and schedule



2

2

BACKGROUND



- One-time charges paid by new development
- Address growth and demand for services
- Authorized by RCW 82.02.050-110
- Regulated by WAC 365-196-850
- For Transportation, Fire, Parks, and School



3

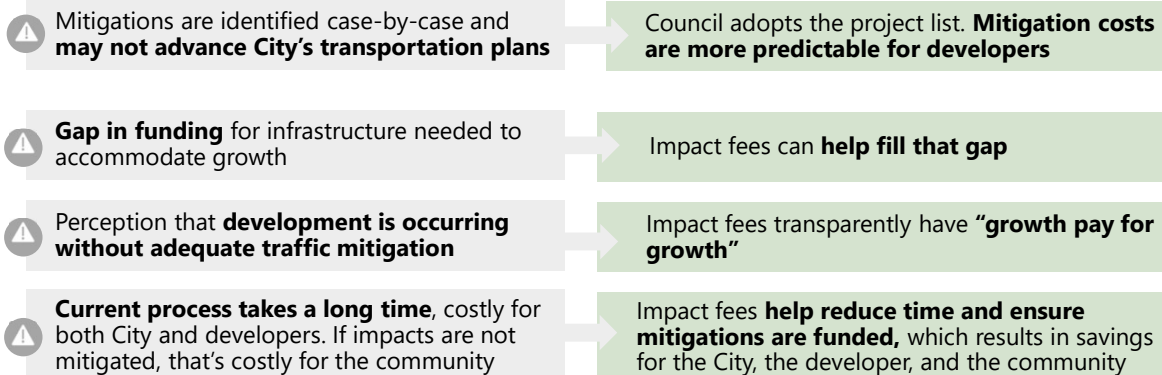
3

BACKGROUND



CHALLENGES

BENEFITS

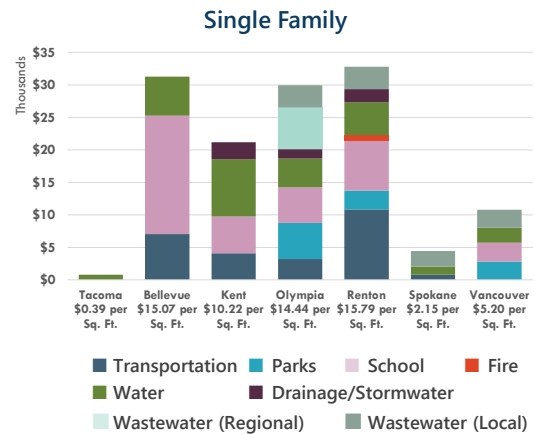


4

4

PREVIOUS WORK

- 2018 Impact Fee evaluation
 - Eligibility
 - Applicability
- 2021 Impact Fee Framework Study
 - Program readiness
 - Stakeholder engagement
- Comprehensive Plan, Subarea Plan



5

5

COMMUNITY ENGAGEMENT



- Stakeholder Committee
- Centro Latino (Mi Centro)
- Transportation Commission
- Commission on Immigrant & Refugee Affairs
- Human Rights Commission
- Tacoma Permit Advisory Task Force
- Planning Commission
- City Council, City Council Standing Committees

6

6

PREVIOUS WORK

- Growth projections, example projects
- Transportation needs and program considerations
- Discussion of community interests
- Concerns surrounding impact fees
- Review of peer communities
- Fee stacking, draft framework plan
- Affordability considerations, geographic structure of the program
- Community engagement
- Groups to engage



7

7


DESIRED OUTCOMES



8

8

PROGRAM CONSIDERATIONS





- Tacoma**
 - Adoption of **Home-in-Tacoma** created a framework for providing more middle housing options in the City.
- Washington State**
 - 2023 Legislative cycle resulted in **three new laws** that require more multimodal planning, impact fee programs to recognize the lesser impacts of smaller housing types, and expanded projects that can be funded by impact fees to include trails.
- Nationally**
 - Sheetz v. County of Eldorado** brought impact fees into the limelight. It emphasized the need to fully document a clear nexus between the rate charged and individual developments' impacts.

9


9

PROGRAM CONSIDERATIONS






Simpler methodology is easier to explain



Better data → fewer appeals



Thorough legal review, especially for new methodologies

10

10

NEXT STEPS



August - December 2024	Review Capital Facilities Element Identify eligible projects
January - March 2025	Stakeholder coordination Determine eligible projects Develop rate & rate study
April - May 2025	Stakeholder coordination (continued) Council Committee review
Summer 2025	City Council review & adoption

11

11



Transportation Impact Fees

City of Tacoma | Public Works

Infrastructure, Planning, and Sustainability

October 23, 2024

ITEM #1



12