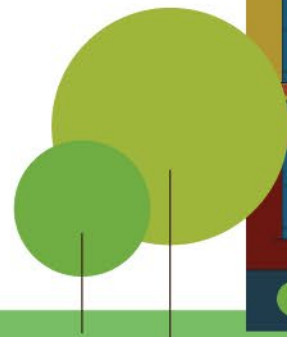
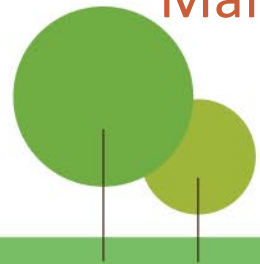


Affordable Housing

Home In Tacoma Project

City Council Study Session

March 23, 2021



What's the Home In Tacoma Project?

AHAS Objectives:

1. More Homes for More People
2. Keep Housing Affordable and In Good Repair
3. Help People Stay in Their Homes and Communities
4. Reduce Barriers for People Who Often Encounter Them

Home In Tacoma Project goal:

Support housing supply, choice and affordability



Meeting objectives

- Seek Council guidance on the Planning Commission's preliminary recommendations & housing growth scenarios
- A phased policy development approach
 - Current phase: A new housing growth vision & policy updates
 - Phase 2: Implementation through zoning, standards, infrastructure



Goal: Housing supply, affordability and choice

Housing actions to support multiple goals

- Create an inclusive, livable, sustainable and prosperous city
- Plan and prepare for growth
- Prioritize equity, empowerment and antiracism
- Safe, healthy, physically accessible, resource-efficient housing
- Walkability to jobs, transit and opportunities
- Attractive and distinctive neighborhoods



Home In Tacoma PROPOSALS

- **Enable *Missing Middle* Housing**
 - Allow more housing types throughout Tacoma's neighborhoods, such as duplex, triplex, and (in some cases) small multifamily
 - Allow mid-scale multifamily housing in areas close to shopping and transit
- **Update design standards** so new housing complements the neighborhood
- Strengthen policies and programs to **make housing more affordable**
- Strengthen **anti-racism and anti-displacement** policies and programs



Engagement overview

- AHAS and scoping comments
- Housing Choices Survey
- 3 Virtual Housing Cafes
- Discussions
 - City Council
 - AHAS TAG (monthly)
 - Housing Equity Taskforce
 - Planning Commission
 - 20+ stakeholder and community

THEMES:

- Tacoma needs more housing choices
- Design and scale are critical
- Support growth with infrastructure and services
- Avoid unintended consequences (such as loss of open space, demolitions, displacement)



Stakeholder consultation

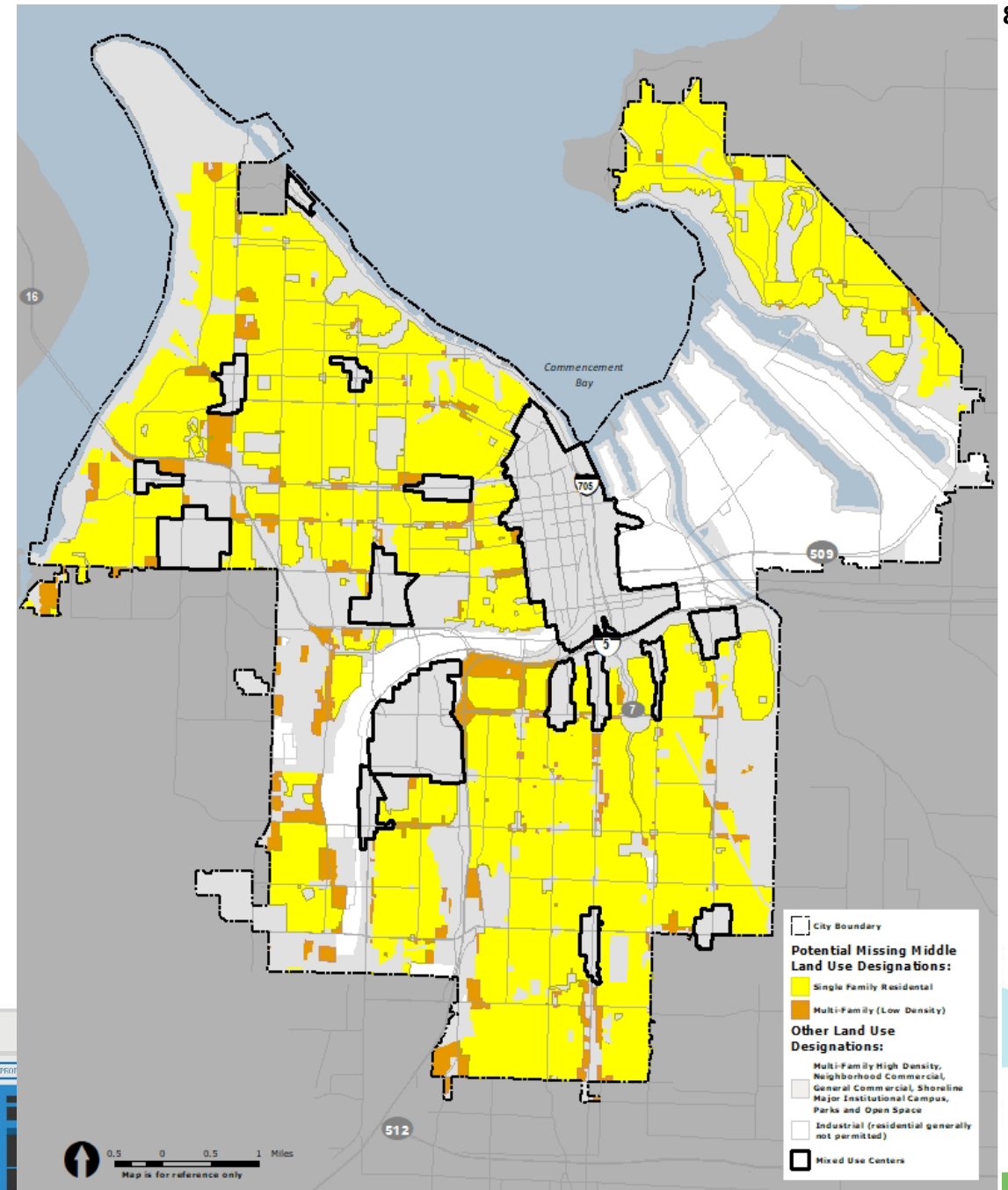
Guest speakers:

- Alyssa Torrez, Planning Commission & Housing Equity Taskforce
- Michealea Lemons, Human Rights Commission Chair & Housing Equity Taskforce
- Reggie Brown, Louis Rudolph Homes
- Julia Jones, Root Policy Research



More diverse housing types in Tacoma neighborhoods

- About $\frac{3}{4}$ of Tacoma's housing land supply is set aside for single-family houses
- This limits housing supply, choice and affordability
- The proposals change Single-family Land Use to 2 new Missing Middle Housing Land Use designations



What can Missing Middle Housing look like?

House & ADU



Duplex, triplex



Cottage housing



Fourplex



Small lot house



Townhouses



Small multifamily

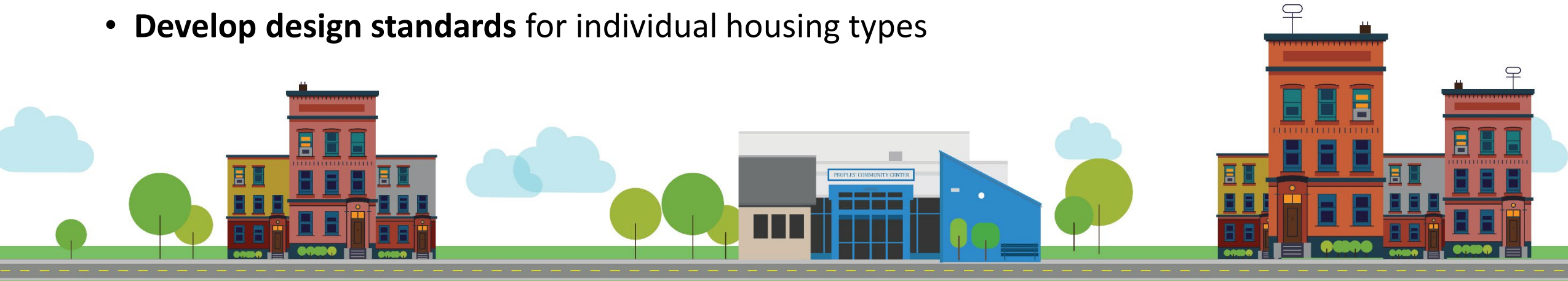


Medium multifamily



Proposed Missing Middle design principles

- Located in a **walkable context** with a strong **pedestrian orientation**
- **Consistent massing and scale** of neighboring structures, **compatible design language**
- **Smooth transitions** from Low-scale to higher scale areas, **prevent abrupt scale changes**
- **Reduce appearance of density** through breaking up building footprint, setbacks, height limits
- Build a **strong sense of community** through **integration of shared spaces**
- **Minimize vehicular orientation** through moderate onsite parking, alley access
- Maintain a **sense of continuity** by **encouraging reuse** of existing structures
- **Develop design standards** for individual housing types



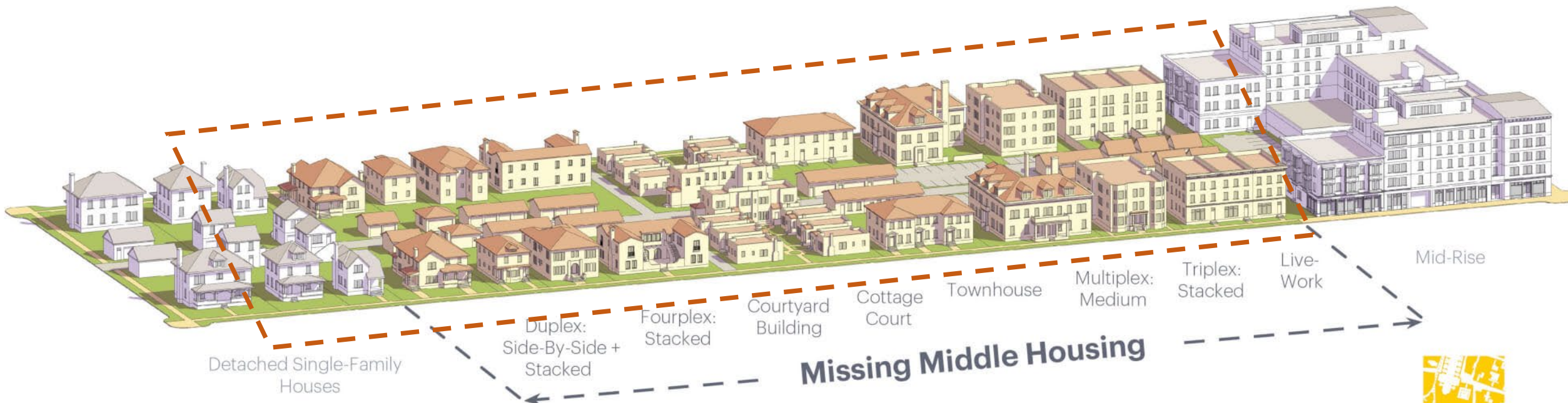
Low-scale Residential: Compatible scale and design with houses

- Building bulk (height, width, depth, setbacks) compatible with houses
- Usable open space/yards
- Accessory structures in rear yard



Mid-scale Residential: Urban, walkable housing

- Serves as transition from higher-scale areas to low-scale areas
- Moderate building height and scale
- Smaller/shared yards/open space



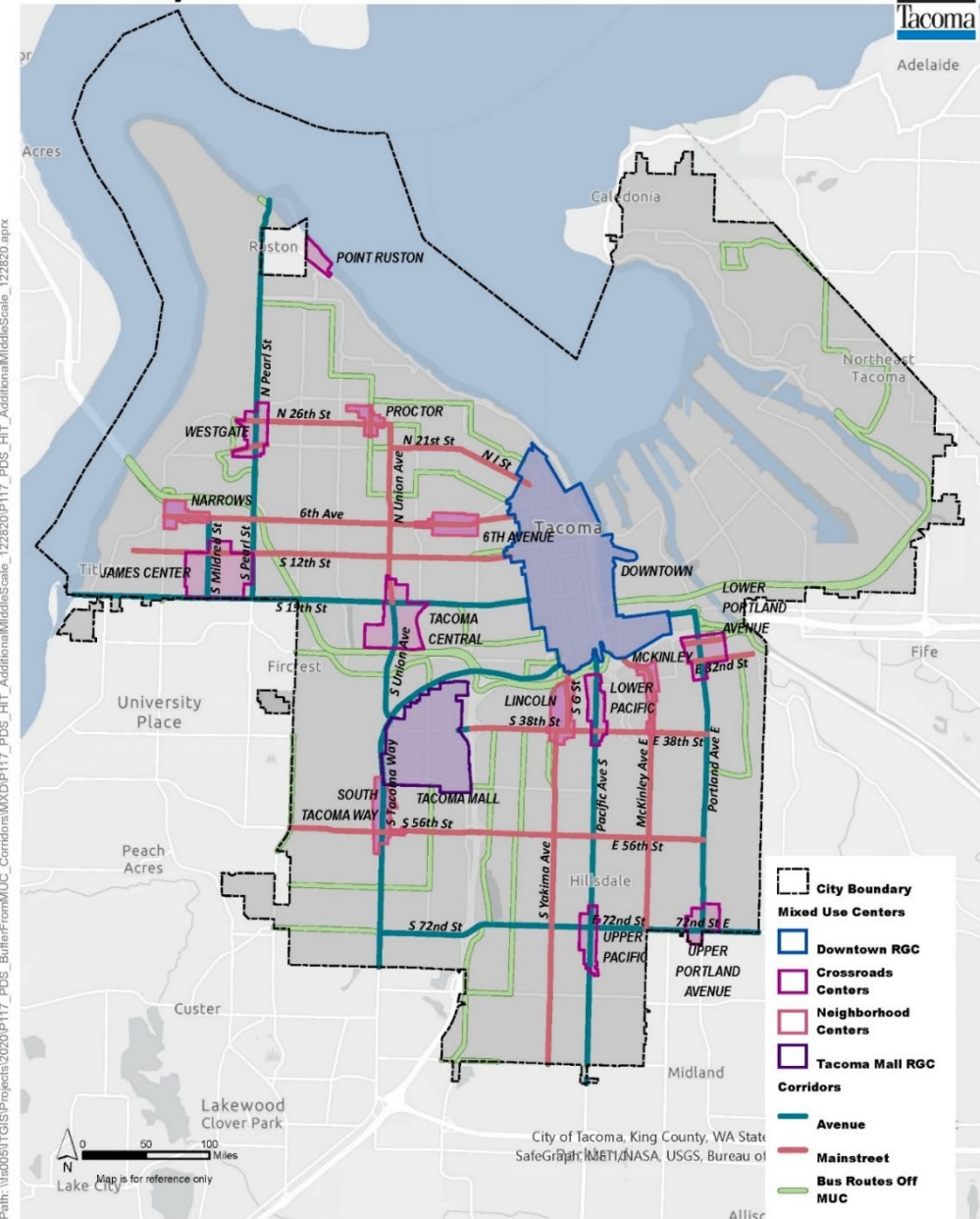
Mid-scale Residential

Objective: More housing in walkable, transit-served, complete neighborhoods

- Centers
- Corridors
- Transit routes

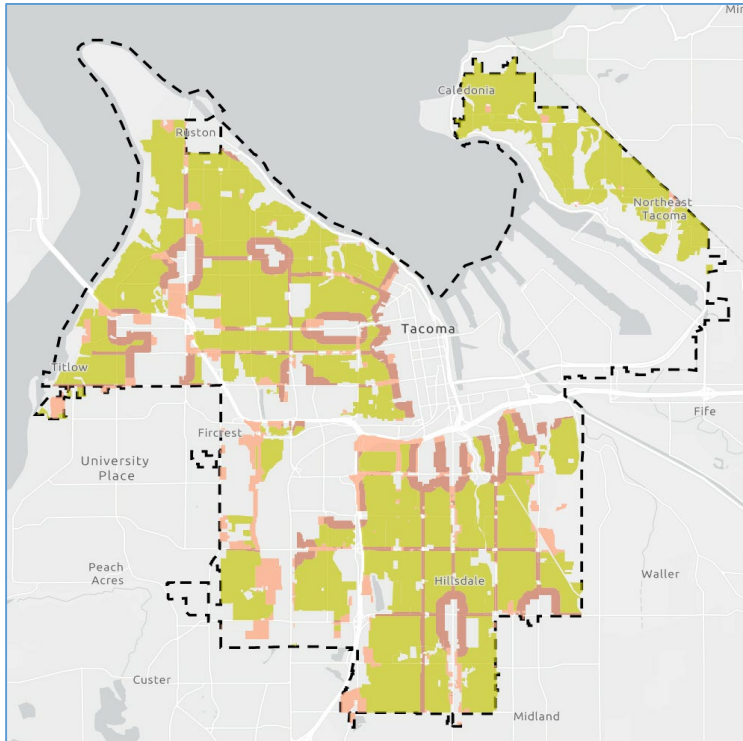


Centers, Corridors & Bus Routes

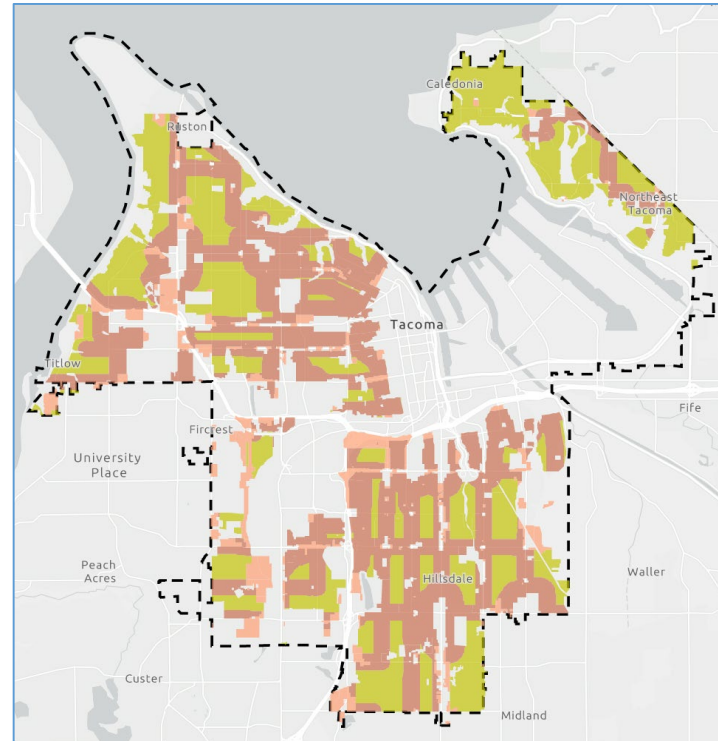


Seeking input on 2 Housing Growth Scenarios

Evolve Housing Choices



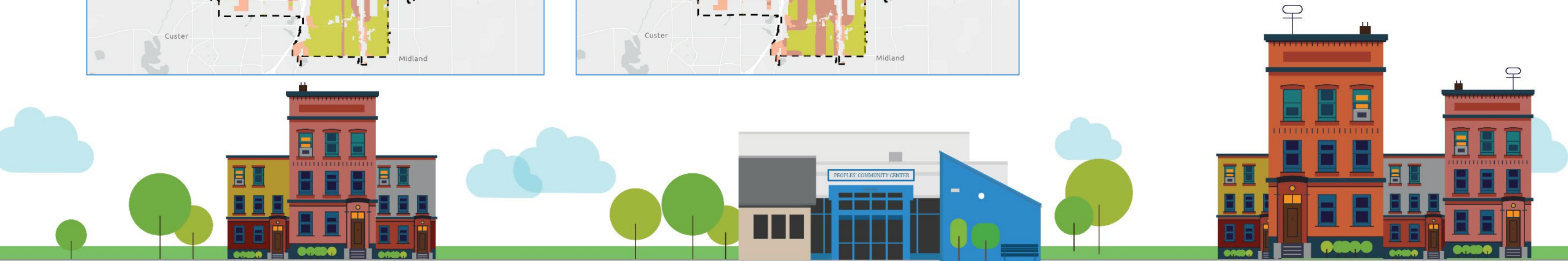
Transform Housing Choices



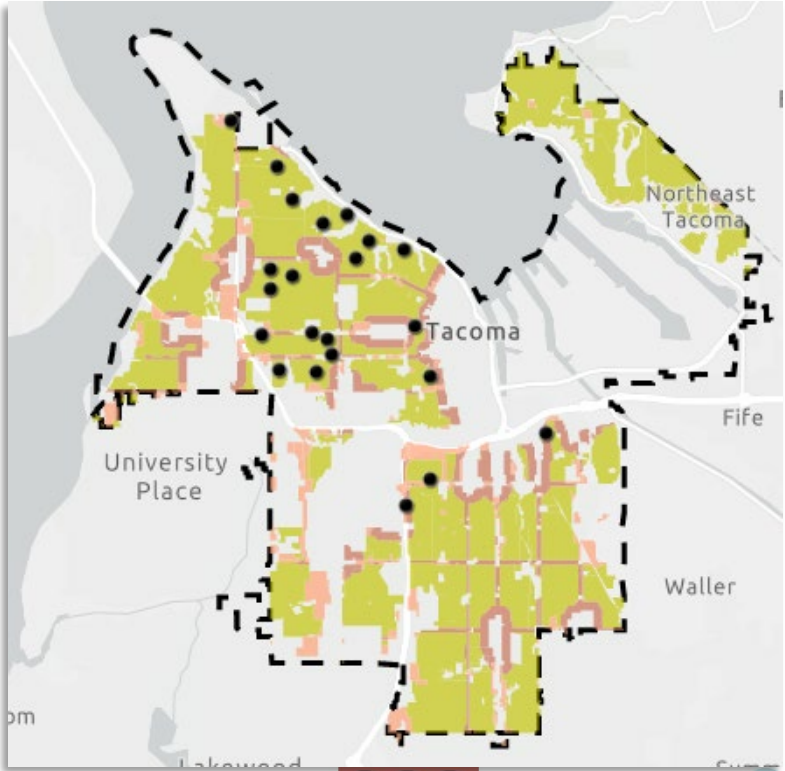
In both scenarios...

- Design standards updated
- Single-family becomes Low-scale Residential
- Multifamily-Low becomes Mid-scale Residential

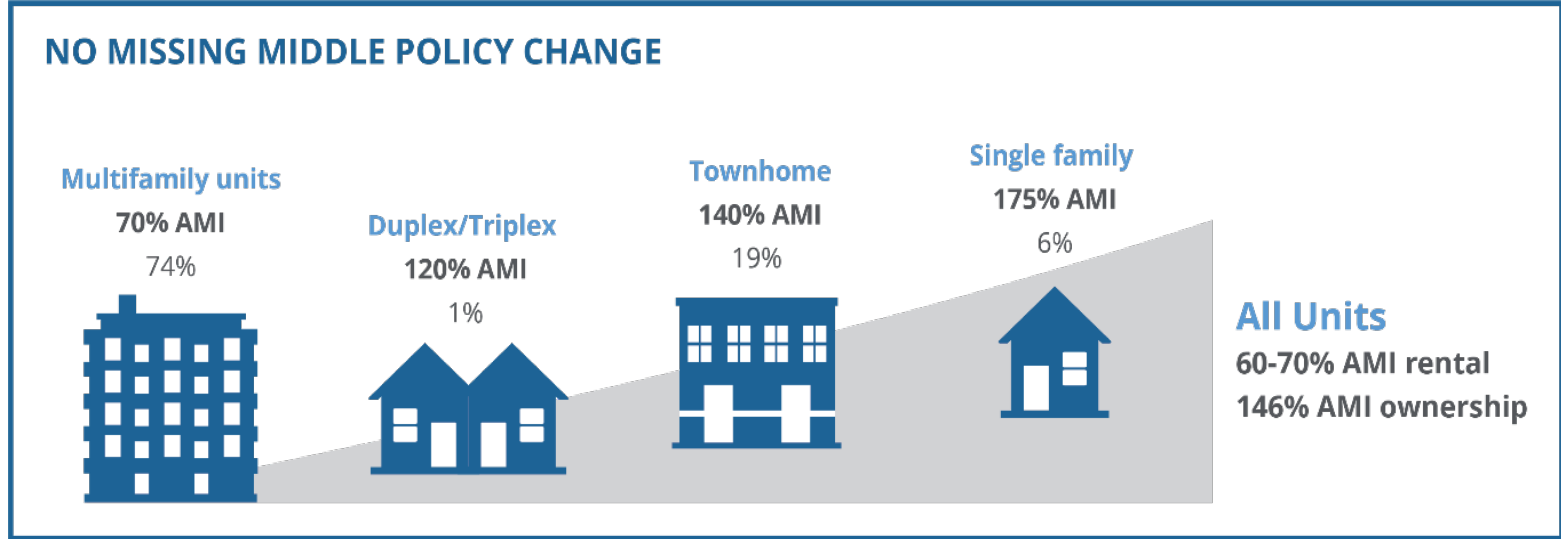
*Scenarios show more/less
Low & Mid-Scale Residential*



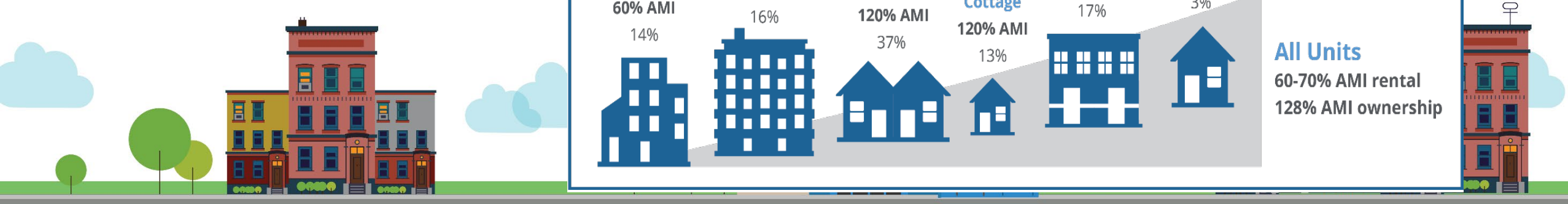
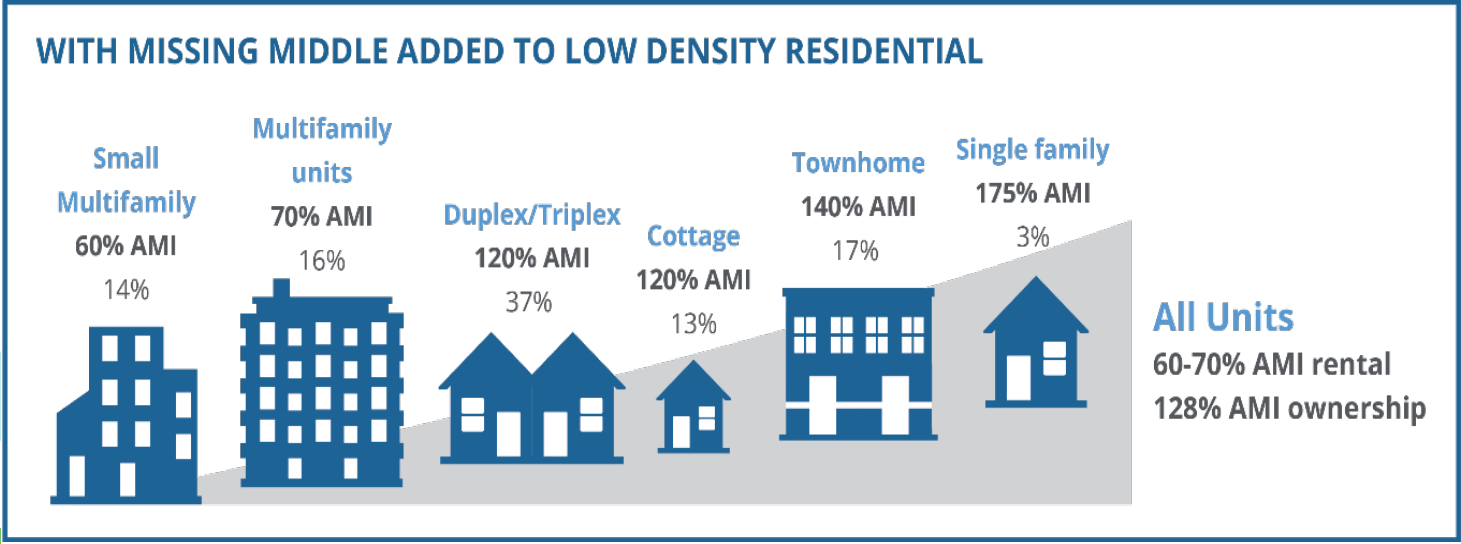
Housing Growth Scenarios Map



Why Missing Middle Housing?



Change won't happen overnight



Affordable housing steps still needed

- Missing Middle actions will help, but not a silver bullet...
- Strengthen affordable housing policies
- Establish anti-displacement strategies
- Expand and improve Tacoma's regulatory affordable housing tools
- Continue to implement AHAS actions



What's in the package?

Housing Action Plan

- Housing needs
- Growth capacity & trends
- Recommendations

Comp Plan policy changes

- Urban Form
- Housing
- Design + Development

Near-term code changes

- ADUs
- Platting
- Parking
- Religious institutions affordable housing

SEPA determination

Staff report



Seeking community input

Key dates:

04/07/21: PUBLIC HEARING

04/09/21: COMMENT DEADLINE

May-June 2021: Council action

July-Dec 2021: Implementation Phase

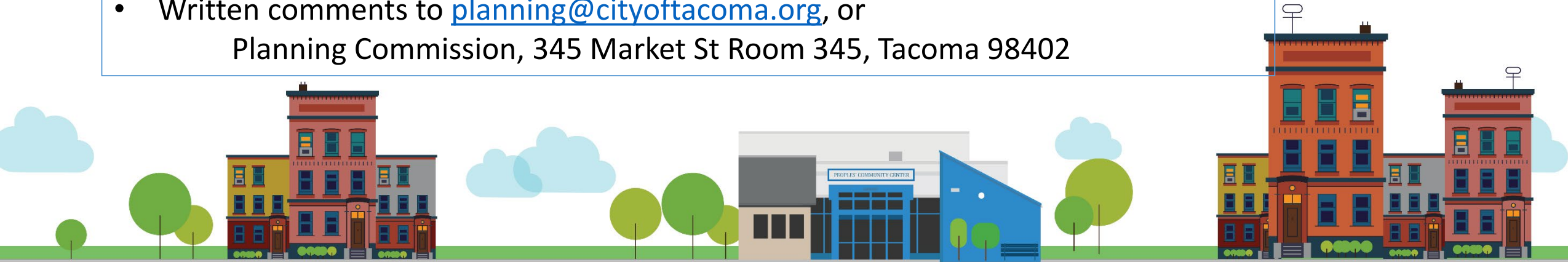
Get involved!

- Learn about the project
- Provide comments
- Project updates

cityoftacoma.org/homeintacoma

How to comment:

- Comment on the online housing growth scenarios map
- Spoken comments at the Public Hearing on ZOOM
- Written comments to planning@cityoftacoma.org, or
Planning Commission, 345 Market St Room 345, Tacoma 98402



Seeking Council direction

- How well do the proposals reflect City Council guidance and priorities to date?
- What guidance does the City Council have for the Planning Commission as they finalize recommendations?

