

**MOTION FOR COUNCIL CONSIDERATION
ORDINANCE NO. 29041**

June 24, 2025

I move to amend Ordinance No. 29041 by substituting an amended Priority Actions Table in Chapter 5: Housing, Section 5.3 Priority Actions, at Page 5-339 as set forth in the Exhibit to this Motion, and on file with the City Clerk.

The amended table emphasizes the priority on affordable housing development and calls for study of collaborative social housing programs, land banking and other means of expanding availability of affordable housing, including affordable home ownership.

Exhibit to Motion

CHAPTER 5 - HOUSING

5.3 Priority Actions.

- Evaluate the City's bonus programs, prioritize incentives, ~~implement expansion of~~ **consider inclusionary zoning when feasible in submarkets,** and ~~set goals focus objectives~~ for new housing development. Draft plan for achieving goals in alignment with current staff workload and provide annual progress update to City Council.
- Review and continue to update ~~Finalize and publish~~ set of pre-approved ADU and other planning designs and house subdivision guidance. As part of this program, review success after a two or three-year horizon and add more models, if feasible.
- Create guidance for affirmative marketing.
- Update the Downtown Subarea Plans to incorporate a minimum 10% affordable housing set aside and consider projected demand for transitioning commercial space to housing. Ensure all future TOD related subarea plans incorporate inclusionary zoning mechanisms when feasible. Consider state and federal funding and zoning support for transitioning commercial space to housing.
- Consider expansion of Reduced Parking Areas to reduce housing costs, especially in coordination with future subarea plans and in conjunction with the expansion of high frequency transit.
- Update commercial zoning districts to improve the feasibility of multidwelling and mixed-use development. Implement middle housing standards and housing types within the city's high density zoning districts.
- Explore the benefits and impacts of dedicating revenue from expiring affordable housing incentives to support the long-term sustainability of the Housing Trust Fund.
- Provide updates in alignment with data availability to City Council on how many new housing units have been built and how many permits for new housing units are under review. Coordinate housing data and reporting between permitting, economic development, and strategic planning staff. ~~PDS, CEDD and the Office of Strategy.~~
- Pursue additional ~~a~~ local sources of revenue to preserve and develop affordable housing units.
- Build staff capacity and determine an appropriate funding source to create a feasibility study on the establishment of a social housing program, and other innovative housing programs that may arise, in collaboration with regional stakeholders, particularly at the County level.

The feasibility study will inform next steps, provide best practices for implementation and give a robust understanding of the program costs.

- Provide City Council with options for funding to expand land banking opportunities. As part of future Subarea planning, identify potential opportunities for land banking.
- Provide educational opportunities and incentives for Tacoma residents and developers to encourage home ownership and middle housing and expand community awareness of these opportunities.
- Create a streamlined ~~annual~~ recurring process for evaluating City-owned ~~surplus~~ land for surplus for affordable housing opportunities and transferring it to tribal, nonprofit, and private ownership.
- ~~Reduce costs for new affordable housing projects by investing proactively and working with state partners to fund and construct regional stormwater facilities and other infrastructure projects.~~ Work with housing development community and state partners to explore creative opportunities to reduce costs or fund storm water facilities and other infrastructure projects to assist in housing affordability.
- ~~To support more affordable homeownership opportunities, advocate at the state level for continued reforms to condominium construction and liability laws to provide greater certainty to builders and reduce costs.~~ Continue to advocate for reforms to condominium construction and liability laws as a tool to increase home ownership and affordability.
- Continue to implement the actions identified in the Affordable Housing Action Strategy, Homelessness Strategy, and Anti-Displacement Strategy and seek funding and resources to expand and accelerate implementation.

5.3 Priority Actions

ACTION	LEAD
Evaluate the City's bonus programs, prioritize incentives, and focus objectives for new housing development.	PDS
Finalize and publish set of pre-approved ADU designs and house subdivision guidance. As part of this program, review success after a two or three-year horizon and add more models, if feasible.	PDS
Create guidance for affirmative marketing.	CED
Update the Downtown Subarea Plans to incorporate a minimum 10% affordable housing set aside. Ensure all future TOD related subarea plans incorporate inclusionary zoning mechanisms.	PDS
Consider expansion of Reduced Parking Areas to reduce housing costs, especially in coordination with future subarea plans and in conjunction with the expansion of high frequency transit.	PDS
Update commercial zoning districts to improve the feasibility of multidwelling and mixed-use development. Implement middle housing standards and housing types within the city's high density zoning districts.	PDS
Explore the benefits and impacts of dedicating revenue from expiring affordable housing incentives to support the long-term sustainability of the Housing Trust Fund.	PDS