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COPY: Infrastructure, Planning, and Sustainability Committee; Michael P. Slevin III, P.E.;
Cathy Sims
PRESENTER: Elliott Barnett, Senior Planner, Planning and Development Services
SUBJECT: Home In Tacoma Project – Phase 2 Scope of Work
DATE: May 25, 2022

PRESENTATION TYPE:
Informational Briefing

SUMMARY:

At this meeting, staff will continue the discussion of the project scope of work for Home In Tacoma – Phase 2. On April 13, 2022, the Infrastructure, Planning, and Sustainability Committee (Committee) provided initial input and began a discussion of how the City Council and Council Committees will be involved in policy development efforts. As directed by the Committee, staff are returning with recommendations for more detailed project milestones and schedule. In addition, staff will provide an overview of public input received so far, seek any further direction on the project scope, and seek guidance on how staff can support the City Council’s decision-making process.

At the City Council’s direction, the Planning Commission has started the public conversation about zoning, standards and other actions to implement the Home In Tacoma – Phase 1 policy direction. On March 17, 2022, the Planning Commission released a draft scope of work and set a public hearing for April 20, 2022, accepting written comments through April 31, 2022. In addition, since January 2022 staff have participated in about 30 public meetings and are in the process of standing up internal working groups. The overall intent of recent efforts was to invite input on how to structure the project. On June 1, 2022, the Planning Commission is scheduled to debrief on the public comments and finalize the project scope of work.

As directed, staff are currently working to refine the project schedule and sequencing of individual tasks. Key factors include the following:

Organizing the work: Home In Tacoma – Phase 1 policies include several different types of actions. One way to organize the upcoming work is to sort it by the intended work products. To that end, staff are setting up the following tracks around which to organize internal and public dialogue:

- Residential zoning and standards (Low-scale and Mid-scale zoning, infill standards, height, etc)
- Affordability tools and anti-displacement strategies (zoning incentives and requirements, etc)
- Infrastructure and services (actions to support development and population growth)
- Housing policy (any necessary/consistency updates to the Comprehensive Plan)
- Administrative and educational actions (other ways the City can reduce costs, streamline process)

Coordinating with related efforts: Public comments touch not only on topics clearly within the scope of work, but also on multiple related topics. Some housing-related topics (such as renter protections and actions to address homelessness) overlap significantly with other Affordable Housing Action Strategy (AHAS) efforts. Still others (such as transportation, sustainability, and historic preservation) are relevant



but are included in ongoing policy initiatives. Staff will provide recommendations on how to coordinate with these related efforts.

Data analysis needs: Data analysis needs are another important consideration in sequencing the policy development work. Some topics cannot be fully taken up without gathering additional data. For example, the environmental review process will begin in earnest after initial analysis of the housing growth that is likely to result from the Home In Tacoma actions.

At the meeting, staff will seek input from the Committee on how these and potentially other factors should shape the Home In Tacoma – Phase 2 effort moving forward.

BACKGROUND:

Tacoma residents face increasing challenges in accessing housing they can afford that meets their needs. For many years, Tacoma’s housing rules for most neighborhoods have primarily allowed just one housing type – detached houses. On December 7, 2021, the City Council passed Amended Ordinance No. 28793 approving the Home In Tacoma Project – Phase 1 package.

The City Council’s action establishes a new housing growth vision for Tacoma supporting Missing Middle Housing options, designates Low-scale and Mid-scale Residential areas, and strengthens policies on infill design, affordability, anti-displacement and other goals. The action also initiates Home In Tacoma – Phase 2. Phase 2 will be a high-profile public process to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals. The package is available at www.cityoftacoma.org/homeintacoma.

Tentative Phase 2 Timeline:

Timeframe	Project Stage
Jan – May 2022	Project initiation
June 2022	Begin stakeholder engagement and analysis
July – Dec 2022	Develop and vet proposals
Jan – March 2023	Planning Commission Public Hearing
April – June 2023	City Council review process

ISSUE:

At its February 22, 2022 study session, the City Council directed staff to engage with this Committee to establish a process for City Council input throughout the project.

ALTERNATIVES:

This is an information briefing only. There are no alternatives presented.

FISCAL IMPACT:

This is an information briefing only. There is no fiscal impact.

RECOMMENDATION:

This is an information briefing only. There is no recommendation.