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Meeting objectives

- Review City Council's Phase 1 direction
- Input on Phase 2
 - What topics need to be included or better understood?
 - How should we structure engagement strategies?
 - City Council and Committee roles in the effort?
- Next steps (Project Initiation through April/May 2022)
 - Initial stakeholders consultations being scheduled
 - Solicit consultant services
 - Planning Commission Public Hearing on the project scope
 - Council Committee and Study Sessions (TBD)
 - ***Begin engagement and analysis***

The slide features a colorful illustration of a city street scene at the bottom. It includes various buildings, trees, and a clear sky with light blue clouds. The text is centered on the slide.

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City Council adopted Home In Tacoma Phase 1 package

- Final reading of Ordinance No. 28793 was on December 7, 2021
- What’s in the package
 - Comprehensive Plan policy changes
 - Near-term Code Changes
 - Housing Action Plan
- Initiates Phase 2 – early 2022

VISIT www.cityoftacoma.org/homeintacoma



What is the need?

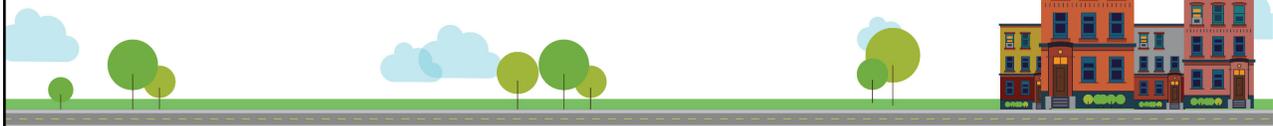
- Housing affordability
 - Housing is a fundamental need
 - 40% of Tacoma households “cost burdened”
 - Housing costs rising faster than incomes
 - Supply is not keeping pace
- Housing meets multiple goals
 - Vibrant, walkable and livable neighborhoods
 - Workforce housing
 - Aging in place
 - Access to opportunity
 - Path to financial stability
 - Cities are the right place for growth

RENTAL HOUSING SUPPLY & DEMAND

Tacoma has...



COST-BURDENED HOUSEHOLDS



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This proposal does not stand alone

Affordable Housing Action Strategy – 27 Actions

Objective 1: More Homes for More People

- Passed Ordinance No. 28747 authorizing 1/10 of 1% sales tax for capital and supportive services
- Passed Ordinance No. 28798 expanding the Multifamily Tax Exemption Program

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 No. 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 886 households with rental assistance totaling over \$2.6M



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Phase 1 - Planning and engagement process

- AHAS planning, 2019 Comp Plan updates
- Planning Commission (2020 to May 2021)
 - Scoping, engagement, housing study, preliminary proposals
 - Early 2021 – Public hearing, recommendations
- City Council
 - July 13, 2021 – Public Hearing
 - September to October – IPS Committee
 - Council action – December 7, 2021
- Phase 2 – begins early 2022



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Home In Tacoma (Phase 1)

Vision and Policy for changes to housing rules

Housing rules are limiting supply, affordability, and choice

- Shift from exclusively single-family zoning to Missing Middle housing 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



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Home In Tacoma policy highlights

- **Housing must meet multiple goals:** Supply, affordability and choice; smart growth; complete neighborhoods; sustainability; equity and anti-racism, and more
- **Infill design:** Emphasize residential patterns; yards and green features; pedestrian-oriented; promote reuse; compatible with historic character
- **Scale and height:** Reasonably compatible with existing heights; 4-stories only on Corridors; reflect neighborhood differences
- **Affordability:** Use all available tools; anti-displacement; expand MFTE
- **Infrastructure:** Study impacts; update standards; funding needs to ensure concurrency
- **Near-term Code:** Promotes Accessory Dwelling Units; streamlines platting code; creates 2 optional affordability bonuses; provides flexibility for nonconforming uses



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Low-scale Residential:
Diverse housing types reflecting the scale and design of houses



Mid-scale Residential:
Diverse housing types up to 3 or 4-story multifamily



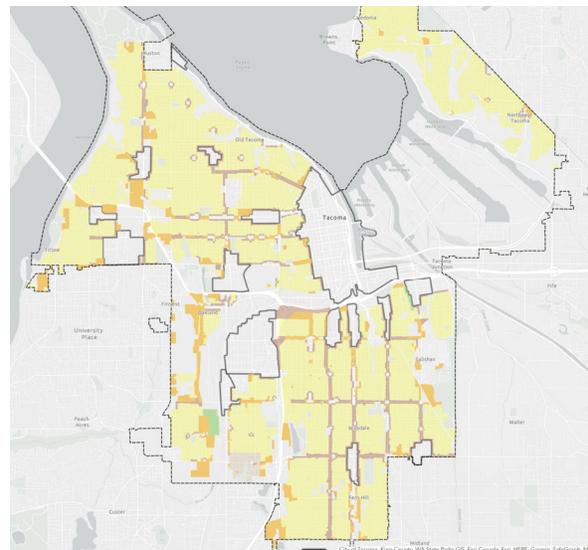
CREDIT TO Opticos (www.missingmiddlehousing.com)

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Adopted Low-scale and Mid-scale Residential Map

- Changed Single-family and Multifamily Low-density designated areas to...
- Mid-scale Residential
 - High-capacity transit corridors
 - Designated Comp Plan Corridors
 - Transition around Centers
 - Transition around Commercial nodes on transit
 - Mid-scale is about 17% (from 10%)
- Other areas Low-scale
- *Also extended MFTE to multifamily zones and Neighborhood Commercial Nodes*



Comp Plan FLUM map is being updated

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Neighborhood design and scale compatibility



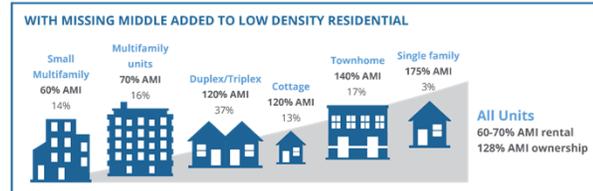
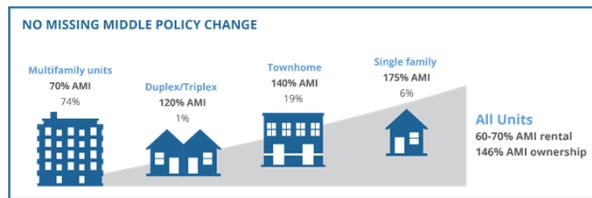
TACOMA'S SIX RESIDENTIAL PATTERN AREAS

- 1 POST-WAR SLOPES
- 2 MIXED-ERA TRANSITION
- 3 PRE-WAR COMPACT
- 4 PRE-WAR EXPANSION
- 5 MID-CENTURY EXPANSION
- 6 SUBURBAN FRINGE



Missing Middle housing will help, as part of a package of actions

- More actions needed to serve people with lower incomes
 - Expand and target **affordability incentives** (bonuses, MFTE)
 - **Inclusionary Zoning** (in strong markets)
 - **Anti-displacement strategy**
 - The **full range of AHAS actions**



State legislative action

- Adopted bills to be implemented
 - Remove limits on unrelated individuals (e.g., “family”)
 - House Bill 1220 (2021) – Anti-displacement, affordability targets
- Several housing-related bills under consideration
 - Missing Middle housing mandates
 - Restrictions on local standards (e.g., parking)
 - Technical support and funding



Home In Tacoma (Phase 2)

Phase 2 implements Tacoma’s new housing growth vision and policies through

- Zoning (*geography, districts, permitting*)
- Expand affordability & anti-displacement tools
- Actions to support housing growth
 - Design standards, (and height, size, views)
 - Infrastructure and services
 - Parking and transportation choices
 - Reduce potential demolitions
 - Green, sustainable, and resilient housing
 - Promote physical accessibility
 - City permitting/process; education + support
 - Study view impacts in areas without protections

Project Stages (tentative)

Timeframe	Project Stage
Jan – April	Project initiation
May – June	Begin engagement and analysis
July – Dec	Develop and vet proposals
Jan – March 2023	Planning Commission public hearing process
April – June	City Council decision process

Engagement objectives

- Continuous – information, education, dialogue
- Collaborative – dialogue across perspectives, opportunity to be heard
- Informed – graphics, visualizations, technical information
- Hybrid – online and in person (modified as needed)
- Equitable – both broad and targeted
 - People seeking housing, homeowners, renters
 - Diverse ages, abilities, races, languages, neighborhoods
 - Housing development community
 - Infrastructure and service providers
 - Advocacy groups, experts



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Discussion

- What topics need to be included or better understood?
- What engagement strategies are needed for a broad, equitable and collaborative public process?
- Lessons from Phase 1 – what worked, what else is needed?
- What examples can we learn from?
- ***City Council and Committee roles? Frequency of check-ins?***



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