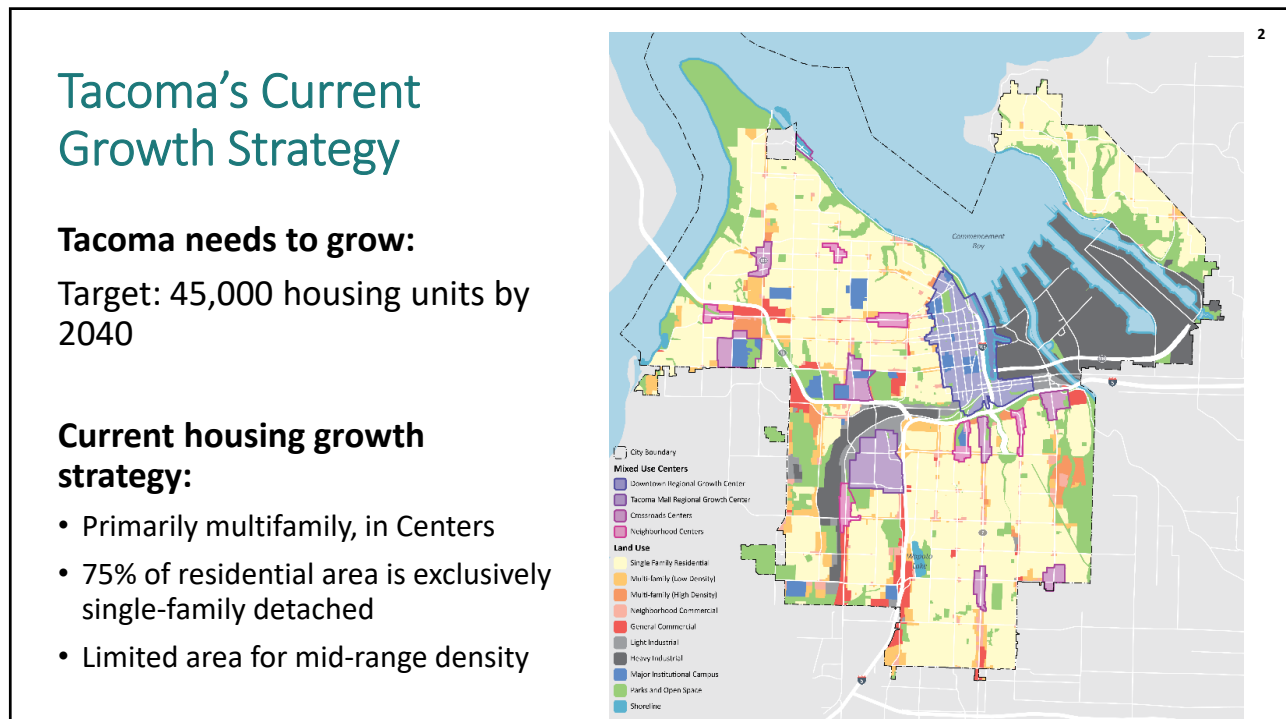


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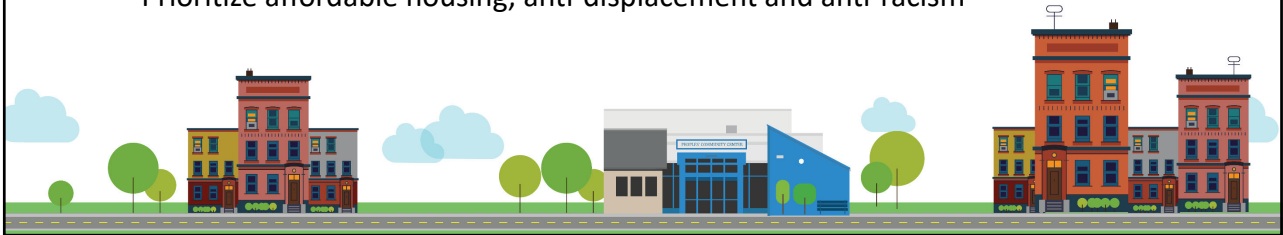
3

Home In Tacoma (Phase 1)

VISION and POLICY for changes to housing rules:

Current housing rules limit supply, affordability, and choice

- Shift from exclusive single-family zoning (to scale and design) citywide
- Support mid-scale housing near shopping and transit
- Commit to design and standards prior to zoning changes
- Strengthen regulatory tools to promote affordable housing
- Prioritize affordable housing, anti-displacement and anti-racism



3

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Home In Tacoma (Phase 2)

IMPLEMENT vision and policies through:

- Zoning changes (*geography, districts, process, phasing*)
- Design standards (*scale and residential patterns complement neighborhoods*)
- Actions to support housing growth
 - Infrastructure and services
 - Parking and transportation choices
 - Reduce potential demolition of viable structures
 - Green, sustainable, and resilient housing
 - Promote physical accessibility
 - City permitting and processes
 - Education and technical support



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Missing Middle Housing Types

Low-scale Housing



House & ADU(s)



Duplex, triplex



Small lot house



Cottage housing

Low-scale Housing (in some circumstances)



Fourplex



Small multifamily

Mid-scale Housing



Townhouses



Medium multifamily

Recommended Scenario

Current (low and mid residential area):

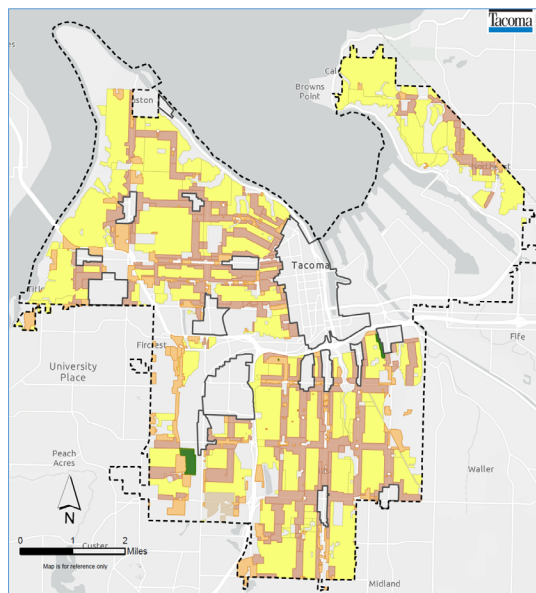
- Single-family: 90%
- Multifamily Low: 10%

Proposed:

- Low-scale: about 62%
- Mid-scale: about 38%

Related changes:

- Parks and Open Space
- Airport Compatibility Residential



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



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
- Affordable housing bonuses

SEPA determination

Commission findings report



Project Schedule

- May 19, 2021 – Planning Commission recommendations
- June to July – notification and engagement
- **July 13 – Council PUBLIC HEARING**
- July 20 – Council Committee of the Whole (COW)
- July to Sept – IPS Committee and COW
- Fall 2021 – Council action
- Home In Tacoma Phase 2 – timeline TBD

To learn more: www.cityoftacoma.org/homeintacoma



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Affordable Housing

Home In Tacoma Project

City Council Public Hearing

July 13, 2021



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