



RESOLUTION NO. 40258

1 BY REQUEST OF COUNCIL MEMBER BEALE

2 A RESOLUTION relating to affordable housing; directing the City Manager to
3 explore, initiate, and report back to the City Council on potential tools and
4 strategies to promote affordability and remove barriers to construction of
diverse housing types, including Accessory Dwelling Units.

5 WHEREAS, on December 12, 2017, the City Council adopted Resolution
6 No. 39886, requesting the Planning Commission consider amendments to the
7 Tacoma Municipal Code ("TMC") to allow for an increase in the number of
8 allowed Detached Accessory Dwelling Units ("ADU"), and
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10 WHEREAS the Planning Commission conducted deliberations and
11 community outreach throughout 2018, and finalized its recommendations to the
12 City Council on October 17, 2018, and

13 WHEREAS, on January 23, 2019, the Infrastructure, Planning, and
14 Sustainability Committee forwarded recommended modifications to the Planning
15 Commission's proposal to the City Council, and
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17 WHEREAS, on February 19, 2019, the Council conducted a public hearing
18 on the proposed modifications, and

19 WHEREAS one significant theme of public input throughout the ADU
20 process was interest in further exploration of potential tools and programs to
21 incentivize the creation of more diverse and affordable housing throughout the
22 community, and
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24 WHEREAS the City Council discussed incorporating affordability measures
25 focused on low-, very low-, and extremely low-income housing to incentivize
26 incorporation of affordability bonuses/incentives into the ADU regulations changes,



1 and recognized that the idea merits further study and analysis in coordination with
2 the broader Affordable Housing Action Strategy (“AHAS”) effort, and

3 WHEREAS, on September 25, 2018, the City Council adopted Resolution
4 No. 40112, receiving the AHAS and initiating a multi-year effort to address housing
5 challenges in the City, and

6 WHEREAS ADUs fit within AHAS Action 1.8, “Encourage more diverse
7 types of housing development through relaxed land use standards, technical
8 assistance and financial incentives,” and

9 WHEREAS, on February 27, 2019, the Tacoma Public Utility (“TPU”) Board
10 directed TPU staff to explore and report back on options to reduce fees associated
11 with the utility connections for the construction of ADUs to be rented at an
12 affordable rate, which fits within the scope of AHAS Action 1.8, and

13 WHEREAS, while ADUs are an important step in promoting affordability and
14 housing choice, additional steps are needed to promote ADU affordability as well
15 as to meet broader housing needs; Now, Therefore,

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18 **BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:**

19 That the City Manager is hereby directed to collaborate with the appropriate
20 City departments, Director of Tacoma Public Utilities, the Planning Commission,
21 other public commissions, Affordable Housing Action Strategy (“AHAS”) working
22 groups, and the community to initiate coordinated implementation of the AHAS,
23 and in particular AHAS Action 1.8, to include the following actions intended to
24 promote housing construction and affordability:
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(a) Convene an internal, inter-departmental working group with pertinent purview and expertise, and an external working group of professionals in the nonprofit, faith-based, for-profit, and financing communities, to inform and support the City's efforts in implementing the AHAS.

(b) Study potential permit and utility fee reductions or waivers, permit streamlining, public outreach, technical support materials, and financial lending assistance to promote development of more diverse housing types, including Accessory Dwelling Units ("ADU").

(c) Initiate policy development of affordability incentives and bonuses for a diverse range of housing types, with priority given to meeting the needs of low-, very low-, and extremely low-income households, including such measures as allowing a second ADU.

(d) Develop a proposed work program to guide the implementation of AHAS Action 1.8, in association with the broader AHAS implementation effort.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney