



Middle Housing Streamlined Permitting

City of Tacoma | Planning and Development Services

City Council Study Session
October 21, 2025

1

••• Agenda

- Background/Overview
- Middle Housing Permitting Program
- Q&A



2

2

••• Middle Housing Program

What is the Middle Housing Streamlined Permitting Program?

- Request by City Manager to reduce review timelines and think big
- Intended to transform permitting process for Home in Tacoma projects
- Pilot: January 2026 – January 2027 to explore approaches to review permits faster and more efficiently



3

••• Middle Housing Program Pilot

What's included in the pilot?

- Single structure (20 units or less)
 - Density associated with Home in Tacoma
 - Feasibility previously tested during Home in Tacoma development
- Unit Lot Subdivision: 10-20 units (Townhomes)
 - Intended to promote homeownership
- 12,000 square feet or less property
 - Minimizes regulatory conflicts (stormwater, traffic, etc.)



4

••• Middle Housing Program

- Free Pre-application Meeting (Required: January 2026)
- Pre-submittal Checklist (Required: January 2026)
- Consistently Prepared Applicant (Launch Q3 2026)
- Preapproved Townhouse Plans (Launch Q3 2026)



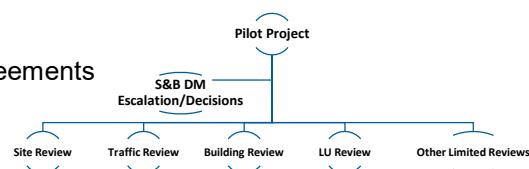
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••• Pilot Permitting Process

How is this going to work?

- Consolidated Authority
 - Single point of contact for project disagreements
 - All decisions within Planning and Development Services
- Combination Permit
 - Adopt residential building, mechanical, plumbing, site, sewer, storm, water, driveway into one permit
- Faster level of service with a goal of no more than two review cycles

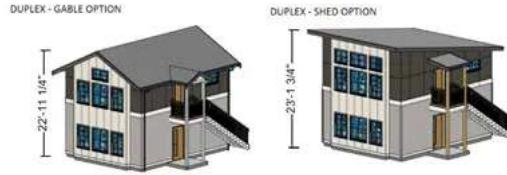


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••• Pilot Permitting Process Cont.

- Wholesale Change to Process
 - Added responsibilities to staff
 - Accela changes
- Dedicated Team
 - Establish communication/faster resolution
 - Primary/secondary reviewers
- More Assistance
 - Post review after first cycle
 - Escalation past two cycles to Division Manager with final decision authority



7

7

••• Next Steps

- Launch January 2026!
- Accela Modifications (ongoing)
- Hire consultant to develop preapproved plans
- Work with the MCO and CED to spread awareness
- Develop Consistently Prepare Applicant Program
- City Council Check-in June 2026 and program review January 2027



8

8

••• Questions and Feedback

- Questions?
- Feedback, suggestions and thoughts?



9

9



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10