



# Middle Housing Streamlined Permitting

City of Tacoma | Planning and Development Services

City Council Study Session  
October 21, 2025



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## Agenda

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

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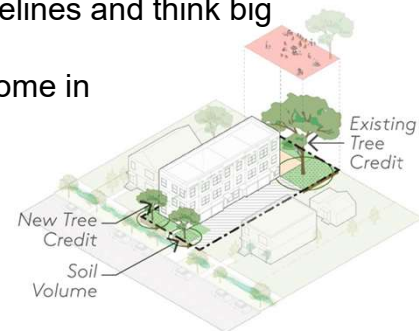
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## Middle Housing Program



### 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



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## 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.)

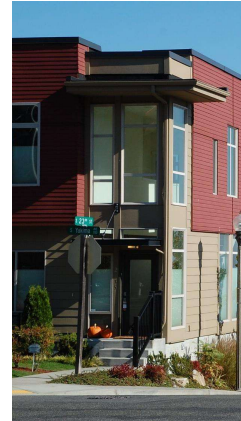


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## Middle Housing Program

- 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)



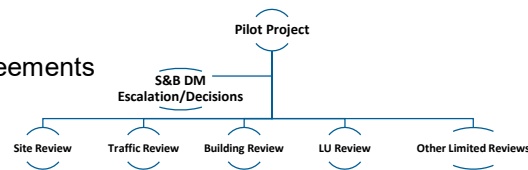
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## Pilot Permitting Process

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

DUPLEX - GABLE OPTION



DUPLEX - SHED OPTION



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## 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



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## Questions and Feedback

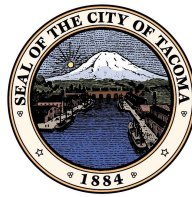


- Questions?
- Feedback, suggestions and thoughts?



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