



**TO:** Elizabeth Pauli  
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**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Set Residential Infill Pilot Program 2.0 Public Hearing – October 6, 2020  
**DATE:** August 28, 2020

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**SUMMARY AND PURPOSE:**

A resolution setting Tuesday, October 6, 2020, as the date for a public hearing before the City Council for the potential reauthorization, extension, and modification of the Residential Infill Pilot Program (as Version 2.0), as codified in the Tacoma Municipal Code, Section 13.05.060.

**BACKGROUND:**

In December 2015 the City Council adopted code enacting the Infill Pilot Program for the following housing types:

- Detached Accessory Dwelling Units in single-family zoning districts
- Two-family development on corner lots in the R-2 Single-family District
- Small-scale multifamily development in the R-3 District
- Cottage Housing in most residential districts

Three of each infill housing type were accepted into the Pilot Program and, if approved, allowed to apply for development permits. The intent of the Pilot Program is to promote innovative residential infill while ensuring that such infill demonstrates high quality building and site design that is responsive to and harmonious with neighborhood patterns and character. The goal of the program is, on a case by case basis, to allow successful and well-regarded examples of infill housing types to be built. Based on the successful implementation of the first version of the Infill Pilot Program, the Detached Accessory Dwelling Unit (DADU) typology was implemented into the land use code as an allowed use throughout the city in 2018/2019.

**COMMUNITY ENGAGEMENT:**

The Residential Infill Pilot Program Regulations were adopted through a legislative process that included broad community input. This program update project has also been the subject of an extensive process, including broad community outreach and public meetings and a public hearing before the Planning Commission. The public notice and engagement is documented in the Planning Commission’s Findings and Recommendations Report, available online at [www.cityoftacoma.org/infill](http://www.cityoftacoma.org/infill).

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

The Infill Pilot Program is designed to help the City and community respond to what has been broadly identified as a primary issue needing immediate attention – equitable access to affordable housing. The Infill Pilot Program, including this proposed update, is one of many efforts to implement the City’s Affordable Housing Action Strategy (AHAS). The program has been set up to accommodate added density through a diverse range of housing types in areas of the city that have minimal capacity under current zoning. Each project is reviewed on a case-by-case basis to ensure that all impacts are addressed and mitigated to the extent possible. This legislation establishes updates



to the Infill Pilot Program that will expand the capacity of the program to accept applications and allow for added flexibility in the types of projects that can be reviewed through the program.

**Economy/Workforce:** *Equity Index Score:* Moderate Opportunity

Increase the number of diverse livable wage jobs.

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.

**Civic Engagement:** *Equity Index Score:* Moderate Opportunity

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Representation at public meetings will reflect the diversity of the Tacoma community

**Explain how your legislation will affect the selected indicator.**

The proposed changes to the Residential Infill Pilot Program are designed to address the evolving landscape of the growth and development of Tacoma's housing supply. These changes include adding a more flexible Density-Based Housing category, and making other minor adjustments to the project types currently allowed through the Infill Pilot Program – Two-family dwellings in the R2 District, Small-scale multifamily development in the R-3 District, and Cottage Housing in most residential districts. The proposed changes would provide three new spaces for each project type in each of the five Council Districts (for a total of 15 projects per type, or 60 total projects). In addition, the program addresses affordability through the development of additional, smaller units in more restrictively zoned areas of the city that will inherently create more housing choice and reduce per unit costs. The objectives for the current proposal include: allowing the Infill Pilot Program to continue by making new spots available; providing a more equitable distribution of diverse housing options across the Tacoma; providing flexibility to project applicants to address the challenges of their site; and streamlining the review process to improve the oversight for each project, reduce processing time, and increase predictability

**ALTERNATIVES:**

At the time of authorization, the City Council may consider amendments to the ordinance. However, there are no alternatives under consideration at this time.

**EVALUATION AND FOLLOW UP:**

The current resolution is necessitated by the existing Residential Infill Pilot Program having most of its project categories filled and being unable to process additional projects. By expanding the capacity of the program, additional projects can be accepted. Upon reaching capacity going forward, the program will be reevaluated and reworked as deemed appropriate.

**STAFF RECOMMENDATION:**

Staff recommends the City Council conduct the public hearing on October 6, 2020. First and final reading of the ordinance to amend the Residential Infill Pilot Program Regulations are tentatively scheduled for October 13 and 20, 2020.