



ORDINANCE NO. 28793

1 AN ORDINANCE approving the Home in Tacoma Project housing policy
2 actions, including amendments to the One Tacoma Comprehensive Plan
3 and various chapters in Title 13 relating to the Land Use Regulatory
4 Code, and recognizing a Housing Action Plan as an implementation
5 strategy of the Comprehensive Plan, as recommended by the
6 Infrastructure, Planning and Sustainability Committee.

7 WHEREAS as part of the implementation of the Affordable Housing
8 Action Strategy (“AHAS”), the Home in Tacoma Project (“Home Project”) is
9 putting forward recommendations to the City Council to modify the City’s
10 housing growth strategy, update housing policies, strengthen affordability and
11 anti-displacement tools, and take action to ensure that housing growth
12 complements neighborhoods, and

13 WHEREAS the City’s 2018 AHAS was developed as an urgent response
14 to a changing housing market, increasing displacement pressure, and a
15 widespread need for quality affordable housing opportunities for the City’s
16 residents, and

17 WHEREAS housing is a fundamental human need as well as an
18 essential building block of community, and connects people to essential
19 opportunities like jobs, education, transportation and recreation, and

20 WHEREAS multiple policies in the Comprehensive Plan, Tacoma 2025
21 Strategic Plan, and other City of Tacoma policy documents call for enabling
22 and supporting diverse infill housing to support multiple goals including
23 complete neighborhoods, access to opportunity, anti-racism, sustainability,
24
25
26



1 urban design, transportation choices and efficient use of infrastructure and land
2 supply, and

3 WHEREAS the City of Tacoma has committed to action to redress a
4 history of racially inequitable housing actions, including redlining that created
5 barriers to housing and wealth-building for people of color, immigrants and
6 other groups, and

7
8 WHEREAS housing is a state and regional challenge and policies at
9 every level, including the Growth Management Act, Puget Sound Regional
10 Council's Vision 2050, and Pierce County Countywide Planning Policies call for
11 infill and affordable housing actions to increase housing supply, choice and
12 affordability, and

13
14 WHEREAS displacement risk is growing for lower-income City
15 households as rising housing costs rapidly outpace incomes for many City
16 residents, and

17
18 WHEREAS reflecting the urgency of housing needs, the City Council
19 passed Ordinance No. 28695 in October 2020, setting a two-phase scope and
20 expedited project schedule for implementation of AHAS actions related to
21 planning and zoning, directing the Planning Commission ("Commission") to
22 provide Comprehensive Plan policy change recommendations by May 2021,
23 and on zoning and standards changes by December 2021, and

24
25
26



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

WHEREAS in accordance with the City Council schedule, on May 19, 2021, the Commission forwarded the Home Project policy recommendations (Phase 1) to the City Council, and

WHEREAS, on July 13, 2021, the City Council held a public hearing, and then forwarded the Home Project policy recommendation package to the Infrastructure, Planning, and Sustainability (“IPS”) Committee for further analysis, and

WHEREAS on October 27, 2021, following two months of review and deliberations, the IPS committee forwarded recommendations back to the full City Council to adopt the package, with significant changes to address public comments, and

WHEREAS, the package would adopt policies to:

1. Support continued growth and promote affordability in designated centers and along corridors
2. Allow diverse (missing middle) housing types, such as duplexes, triplexes, cottage housing and small multifamily, in designated low-scale areas including most currently single-family neighborhoods
3. Allow medium-scale multifamily in designated mid-scale areas near centers, corridors, and transit
4. Ensure new housing is well-designed and complements the scale of the neighborhood



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

- 5. Expand and strengthen the City’s affordability and anti-displacement policies and programs
- 6. Guide housing growth to support multiple community goals and avoid unintended consequences, and

WHEREAS, action by the City Council would initiate a second Project phase in 2022 to implement the adopted policies through development of zoning, standards, infrastructure actions and other steps, informed by broad as well as targeted community engagement, in balance with the urgency of action to address housing needs, and

WHEREAS, City Council action would also enact a package of near-term code changes to Tacoma Municipal Code Chapters 13.04, 13.05, 13.06 and 13.17, intended to provide additional affordable housing incentives and to remove regulatory barriers in housing through updates to Accessory Dwelling Unit standards, establishment of an optional affordable housing bonus for religious institutions and nonprofits, reduction of required parking for senior housing, a streamlined approval process for platting, expansion of the City’s Development Regulatory Agreement to promote affordable housing, and establishment of a conditional use permit process offering greater flexibility for nonresidential sites located in residential zoning districts, and

WHEREAS the IPS Committee and Commission call for a robust code development process to implement the Home Project policies, and recommend



1 that the City Council extend the Phase 2 schedule to begin in early 2022, and
2 to include development of the following:

- 3 1. Zoning changes for Low-scale and Mid-scale Residential designations
- 4 2. Strengthened design standards
- 5 3. Development of an anti-displacement strategy
- 6 4. Enhancement and expansion of regulatory affordability tools
- 7 5. Actions to ensure that urban infrastructure and services are adequate to
- 8 support growth
- 9 6. Actions to address the potential demolition of viable structures
- 10 7. Actions to create green, sustainable and resilient housing
- 11 8. Actions to promote physical accessibility
- 12 9. Review of City of Tacoma permitting and processes
- 13 10. Education and technical support for developers and the public, and

14 WHEREAS, City Council action would recognize the Home In Tacoma
15 Housing Action Plan – a study of housing needs and a framework for ongoing
16 implementation, as a Housing Action Plan as called for by the state Growth
17 Management Act, as well as a Comprehensive Plan implementation strategy,
18 and

19 WHEREAS, City staff conducted extensive community engagement and
20 consultation with a broad range of stakeholders in scoping and developing
21 these proposals, and
22

23
24
25
26



1 WHEREAS, City staff distributed notice citywide to advise residents of
2 the public hearing held on July 13, 2021, and additionally, conducted two online
3 information sessions, published materials online including draft proposals, an
4 interactive map, and a regularly updated Frequently Asked Questions (“FAQ”)
5 page, and also presented at numerous meetings, and
6

7 WHEREAS from early 2020 to May 2021, the Commission engaged the
8 community in a discussion about housing needs, development trends, zoning,
9 and neighborhood change, and
10

11 WHEREAS from September 2020 to February 2021, the Commission
12 and City staff conducted broad engagement to inform development of the policy
13 proposals, including participation in about 50 meetings with City commissions,
14 the Housing Equity Taskforce, neighborhood and community groups, housing
15 development professionals, equity and social justice stakeholders, City
16 departments and partner agencies, and
17

18 WHEREAS engagement approaches included a project webpage with
19 multiple resources, regular project email updates to about 2,000 people,
20 bilingual engagement tools, a three-part virtual housing café discussion series,
21 an interactive online story map, and a housing choice survey which received
22 870 responses, and
23

24 WHEREAS the City Environmental Official reviewed potential
25 environmental impacts and consulted with public agencies and the community,
26 then issued a Mitigated Determination of Environmental Nonsignificance on



1 March 10, 2021, revised on June 15, 2021, and again on November 12, 2021,
2 to reflect changes made to the proposals, committing the City to study and
3 address a range of potential environmental impacts as appropriate through
4 mitigation actions, and

5
6 WHEREAS on February 17, 2021, the Commission released preliminary
7 recommendations for public review, and conducted a public hearing on April 7,
8 2021, with postcard notifications being sent to over 80,000 addresses, a project
9 email notice to about 1,500 interested parties, web and social media postings,
10 an online information session attended by about 120 people, a FAQ document,
11 a press release, notification through Tacoma Report, and notification to State
12 Environmental Policy Act ("SEPA") and planning stakeholders; the Commission
13 received about 900 public comments, which were used to refine their
14 recommendations, and

15
16 WHEREAS implementation of the Home Project will help to reduce racial
17 and other inequities, disparities, or discrimination to under-represented
18 communities;

19
20 WHEREAS the City Council hereby recognizes and adopts as findings
21 the Commission's findings as stated in their May 19, 2021, Findings of Fact and
22 Recommendations Report; Now, Therefore,

23
24
25
26



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby approves the Home in Tacoma Project housing policy actions, including amendments to the One Tacoma Comprehensive Plan, as provided in Exhibit “A,” and Land Use Regulatory Code, as provided in Exhibit “B,” and recognizes the Home In Tacoma Housing Action Plan as an implementation strategy of the Comprehensive Plan, as provided in Exhibit “C,” as recommended by the Infrastructure, Planning and Sustainability Committee.

Section 2. The effective date of this ordinance is January 3, 2022.

Section 3. That the City Council hereby directs the City Manager and appropriate staff to initiate the Home in Tacoma Project – Phase 2 beginning in early 2022 to implement the adopted policies through development of zoning, standards, infrastructure actions and other steps, informed by broad community engagement as well as the urgency of action to address housing needs.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

Section 4. That the City Clerk, in consultation with the City Attorney, is authorized to make necessary corrections to this ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney