



TO: Elizabeth A. Pauli, City Manager
FROM: Peter Huffman, Planning and Development Services *PA*
COPY: Infrastructure, Planning, and Sustainability Committee; Michael P. Slevin III, P.E.;
Cathy Sims
PRESENTER: Elliott Barnett, Senior Planner, Planning and Development Services
SUBJECT: Home In Tacoma Project – Phase 2
DATE: March 22, 2023

PRESENTATION TYPE:

Informational Briefing

SUMMARY:

From January to March 2023, staff has been working with the Infrastructure, Planning, and Sustainability (IPS) Committee and Planning Commission to vet options for developing the preliminary Home In Tacoma zoning districts, maps, and standards. This work will be informed by studies including a regional benchmarking report and an existing conditions analysis, as well as community input through the Round 1 engagement efforts. The outcomes of these efforts will be the substance of the City Council District public meetings tentatively scheduled for April to May 2023.

At the March 22, 2023, IPS Committee meeting staff will provide a progress report on the outcomes of the Round 1 engagement efforts (January and February 2023), and the outcomes of the Planning Commission's work to develop preliminary zoning districts, maps, and standards. Following these project updates, staff will seek guidance on key zoning and standards options that will be the focus of the upcoming Round 2 engagement efforts.

BACKGROUND:

Phase 1

Tacoma residents face increasing challenges in accessing housing they can afford that meets their needs. For many years, Tacoma's housing rules for most neighborhoods have primarily allowed just one housing type – detached houses. On December 7, 2021, the City Council passed Amended Ordinance No. 28793 approving the Home In Tacoma Project – Phase 1 package.

The City Council's action established a new housing growth vision for Tacoma supporting missing middle housing options, designated low-scale and mid-scale residential areas, and strengthened policies on infill design, affordability, anti-displacement and other goals. The action also initiated Home In Tacoma – Phase 2. Phase 2 is a high-profile public process to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals. The package is available at www.cityoftacoma.org/homeintacoma.

Phase 2

Where Home In Tacoma – Phase 1 established a new housing growth vision, strategy and policies, Phase 2 works within that framework to establish new zoning districts and development standards to implement the City Council's policy direction. To that end, the City is conducting broad outreach and rigorous studies to ensure that the effort is informed by an understanding of community perspectives and of technical issues. The efforts are broadly organized around three topics and associated questions:

- Middle housing design: How can middle housing complement existing neighborhoods?



- Infrastructure and amenities: What infrastructure and neighborhood amenities are needed to support middle housing growth?
- Keeping housing affordable: What actions will keep housing affordable and combat displacement?

Round 1 engagement is complete – thank you for participating and keep it coming!

Everyone has a stake in housing and neighborhoods. The City is inviting broad public input on topics including middle housing design, neighborhood amenities and infrastructure and keeping housing affordable. In January and February 2023 the City received the following input from the community:

- Twenty-four community members participated in a day-long [Housing Equity Champion](#) training on February 25, 2023
- About 1,100 people completed the [Home In Tacoma Survey](#)
- About 75 people and organizations commented on the [Environmental Impact Statement scope](#)
- People continue to share ideas and have dialogue on the [Home In Tacoma Ideas Wall](#)

The City continues to get the word out on engagement opportunities through citywide mailers, email, web and social media, and both in person and online meetings. The objective is to have meaningful engagement and input to inform preliminary proposals for the zoning framework, standards, affordability and anti-displacement actions; and other actions to ensure housing growth meets multiple goals.

ISSUE:

At its February 22, 2022 study session, the City Council directed staff to engage with the IPS Committee to establish a process for City Council input throughout the project.

ALTERNATIVES:

This is an information briefing only. There are no alternatives presented.

FISCAL IMPACT:

This is an information briefing only. There is no fiscal impact.

RECOMMENDATION:

This is an information briefing only. There is no recommendation.