



City of Tacoma

City Council Action Memorandum

TO: Elizabeth A. Pauli, City Manager
FROM: Alyssa Torrez, Senior Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution - Set Public Hearing Date for the Home In Tacoma Phase 2 Planning Commission Recommendations Package - July 30, 2024
DATE: July 15, 2024

SUMMARY AND PURPOSE:

A resolution setting Tuesday, August 27, 2024, as the date for a public hearing before the City Council on the Home In Tacoma zoning and standards package, as recommended by the Planning Commission.

BACKGROUND:

The Planning Commission's recommendation is based on Amended Ordinance No. 28793 approving the Home In Tacoma (HIT) Project - Phase 1 package on December 7, 2021. This 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 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.

Phase 2 began in 2022, with planning and public engagement starting in January 2023. Following extensive community engagement and adjustments to the initial HIT package to accommodate for State legislation, the City of Tacoma Planning Commission has worked for the last six months on making detailed decisions regarding recommended zoning, standards, bonuses, and other components of the HIT package.

On Wednesday, June 5, 2024, the Commission made its final recommendation on the HIT package, moving it forward to the full City Council for the final review, public hearing and adoption. The formal letter of recommendation, findings and recommendations report, and other supporting documentation for the Planning Commission's decision were recently completed and are now available online at www.cityoftacoma.org/homeintacoma.

The Planning Commission recommendations include significant proposed changes in three major areas:

- Changes to zoning, including three new urban residential zones for low and mid-scale density.
- Changes to parking regulations and requirements, including the designation of reduced parking areas.
- Landscaping, including tree retention and minimum planting requirements.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

This action impacts Tacoma residents, as well as the development and affordable housing communities. Staff developed a broad and equitable communication and engagement strategy consistent with the City's engagement policies in the One Tacoma Comprehensive Plan and Equity Framework. This included two rounds of extensive engagement over the past two years, including a Planning Commission public hearing process to hear from community members during the development and review of the zoning and standards framework. Through these broad efforts over the last two years the City has received thousands of comments from community members through multiple surveys and in person and virtual events.



2025 STRATEGIC PRIORITIES:

Equity and Accessibility: HIT is a significant shift in Tacoma’s zoning which allows middle housing citywide, updates standards to expand housing access and enhance housing equity across Tacoma, and addresses a history of racially inequitable housing actions.

Livability: Equity Index Score: Very High Opportunity

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

Explain how your legislation will affect the selected indicator(s).

The HIT recommendations are intended to increase housing supply, affordability, and choice for current and future residents of the City of Tacoma.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
Schedule the public hearing at a later date.	This could provide additional time for review.	This tentative schedule has already been communicated to some community members and provides for nearly one-month before the hearing, during which staff has scheduled multiple community informational meetings.

EVALUATION AND FOLLOW UP:

Staff will facilitate the City Council’s debriefing of the public hearing input at a study session scheduled for September 10, 2024. Staff will also facilitate additional study session meetings to work through questions and potential changes to the recommended package.

STAFF/SPONSOR RECOMMENDATION:

Staff recommends the City Council conduct the public hearing on August 27, 2024, to move HIT to the full City Council for adoption by the end of 2024.

FISCAL IMPACT:

There is no significant fiscal impact related to setting the public hearing date. The City will be providing notification of the public hearing and due to the scale of this proposal that notice is very large, but that cost is still relatively small and already factored into the appropriated budget.