TO: Hyun Kim, City Manager
FROM: Council Member John Hines and Christina Caan, Policy Analyst
COPY: Government Performance and Finance Committee; Andy Cherullo, Finance Director; Chantra Real, Office Manager
PRESENTER: Council Member John Hines
SUBJECT: Community Engagement Report: Barriers and Policy Considerations for Accelerating Housing Production
DATE: July 7, 2026

PRESENTATION TYPE:
Informational Briefing

SUMMARY:
Council Member John Hines is sharing the findings from his new "Community Engagement Report: Barriers and Policy Considerations for Accelerating Housing Production."

BACKGROUND:
This report identifies a range of barriers that are slowing housing production in Tacoma, as well as several policy considerations for how we could reduce those barriers. The insights and conclusions in this report are drawn from discussions that Council Member Hines held with dozens of local housing developers and financiers, many with decades of experience building in Tacoma. A second report outlining a model for a new Affordable Housing Accelerator Program based on the lessons highlighted by developers is forthcoming and aims to help ensure all our residents can find a home in Tacoma.

Council Member Hines would appreciate any feedback from GPFC on the points raised in the report, as well as any issues that GPFC would like him to include in the follow-on report outlining a model for a new Affordable Housing Accelerator Program.

ISSUE:
Tacoma is among the fastest growing cities in Washington. As our population has expanded, housing scarcity has nearly tripled home prices and doubled rents. While continued growth is vital for Tacoma's future, soaring housing costs have pushed too many of our residents to spend more of their income on housing or risk being displaced from their community. While Tacoma has taken innovative steps to address our housing crisis, we now need to focus to how we can better accelerate housing production and move projects from concept to permit, from permit to construction, and from construction to occupancy.

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.