



**CITY OF TACOMA, WASHINGTON
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST (CCR)**

TO: Mayor & City Council
FROM: Council Member Beale and Council Assistant Lynda Foster
COPIES TO: Elizabeth Pauli, City Manager; Tadd Wille, Assistant City Manager; Bill Fosbre, City Attorney; Executive Leadership Team; File
SUBJECT: **Infill Housing Program direction**
DATE: May 21, 2018

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

I ask for your support for the inclusion of the following item on the agenda at the earliest available meeting of the Study Session:

I respectfully ask for City Council concurrence to direct the City Manager to review past actions related to the Infill Housing Pilot Program with the goal of giving specific direction regarding policy, code and public outreach and engagement to develop permanent allowances for various infill housing on an expedited timeline in order to be responsive to the affordable housing crises and alternative housing needs.

BRIEF BACKGROUND:

Background on our affordable housing crises

- Forty percent of households in Tacoma pay more than one-third of their income on housing each month
- Rents have increased 39% and home values have nearly doubled since 1990, while household income only increased by 20 percent.
- Changing market conditions could price out long-term residents or make it difficult to access homeownership opportunities
- Between 2000 and 2017, the City of Tacoma lost more than \$2 million in federal funding for local community development and housing investments
- Known gaps in housing units:
 - 2,793 units for all low-income (80% of AMI) and below residents
 - 7,263 units for all very low-income (50% of AMI) and below residents
 - 6,399 units for all extremely low-income (30% of AMI) residents

Given the state of the housing market in Tacoma and the lack of housing units to meet the present and growing crisis of affordability in our community, permanent allowances for certain types of infill residential development is needed sooner rather than later. There is a real and pressing need for reform in our residential land use strategy to promote new various types of infill housing to address the growing crisis and unmet need of housing affordability in Tacoma as a permanent strategy.

Infill Housing Program Pilot Background

The Residential Infill Pilot Program purpose is:

- Improve housing choice in Tacoma
- Create smaller footprint options and greater affordability
- Increase innovation

- Provide real projects to evaluate viability of housing types and allowed zoning districts
- Allow us to have continued dialogue with home owners, developers, and neighborhoods
- Create an environment where quality, well-considered projects are expected and can become the norm

December 1, 2015, pursuant to Ordinance No. 28336, the City Council established the Residential Infill Pilot Program (“Program”), as codified in Tacoma Municipal Code (“TMC”) 13.05.115. The Program launched at the end of 2016, and by the application deadline of March 31, 2017, a total of 16 applications were received, consisting of 12 DADU applications, three Cottage Housing applications, and one Two-family application. Following the review process and with the assistance of a special advisory review committee, the Planning Director issued an official determination selecting three DADU projects and one Cottage Housing project to move forward. As of Dec. 1027, only one of the four selected projects had proceeded.

December, 12, 2017, the City Council passed Resolution Number 39886: A resolution relating to zoning; requesting the Planning Commission to consider modifications to Tacoma Municipal Code 13.05.115, the Residential Infill Pilot Program, for the purpose of increasing the number of allowed Detached Accessory Dwelling Units and modifying the design standards and review process pertaining to Two-family, Multi-family, and Cottage Housing developments.

May 15, 2018, Planning and Development Services staff presented to the Planning Commission to receive feedback on three options for changes to the Residential Infill Pilot Program:

- Minor: Option 1 – current pilot program + minor code changes
- Moderate: Option 2 – expanded pilot program (ADUs) + code changes
- Major: Option 3 – ADUs allowed outright + design standards + Pilot Program code changes

Planning and Development Services staff will provide a briefing titled “Infill Housing Development” to the Infrastructure, Planning and Sustainability Committee in the coming weeks that is an update on infill housing projects including DADU pilot program and minimum lot sizes. They will report back on the Planning Commission feedback, and seek greater feedback on what changes to the program would be recommended.

Additional research is in progress, including two Livable City Year projects that will be completed in June 2018:

- Innovative housing options
- Infill housing program development

STRATEGIC POLICY PRIORITY:

State and briefly explain which strategic policy priority is best aligned to this action. Please remove the statements below you are not directly addressing.

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Assure outstanding stewardship of the natural and built environment.

POLICY DEVELOPMENT PATH:

☒ Request for Resolution

In you have a question related to the Council Consideration Request, please contact Lynda Foster at (253) 591.5166 or Lynda.Foster@CityofTacoma.com.

SUBMITTED FOR COUNCIL CONSIDERATION BY: _____

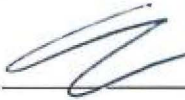

Council Member

SUPPORTING COUNCILMEMBERS SIGNATURES (2 SIGNATURES ONLY)

(Signatures demonstrate support to initiate discussion and consideration of the subject matter by City Council for potential policy development and staff guidance/direction.)

1.  _____

POS # _____ 2 _____

2.  _____

POS# _____ 1 _____