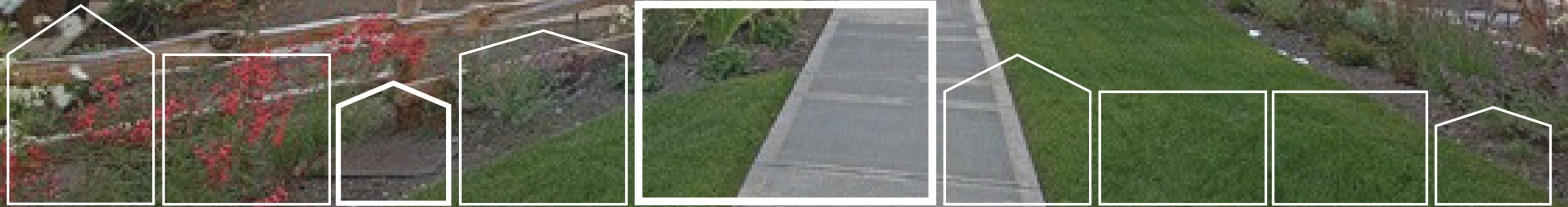




Program Update and Next Steps  
IPS Committee  
July 11, 2018



**RESIDENTIAL INFILL PILOT PROGRAM** CITY OF TACOMA

# BACKGROUND



**RESIDENTIAL INFILL PILOT PROGRAM** CITY OF TACOMA

# Types of Infill



## Detached Accessory Dwelling Units

15 Statements of Interest  
13 Applications  
3 Selected Projects

## Two-Family Housing

3 Statements of Interest  
2 Applications  
1 Selected Project

## Multi-Family Housing

0 Statements of Interest  
0 Applications  
0 Selected Projects

## Cottage Housing

6 Statements of Interest  
2 Applications  
1 Selected Projects



# ...in which Zoning Districts?

R-1, R-2, R-2SRD, and MHR-SRD for Detached Accessory Dwelling Units

R-2 for Two-Family/Townhouses

R-3 for Multifamily

Any Residential District for Cottage Housing

Are these the correct districts?



# Applications Phase 1A-1B

Where? Which Neighborhood Councils?

WEST END - 1

NORTH END - 9

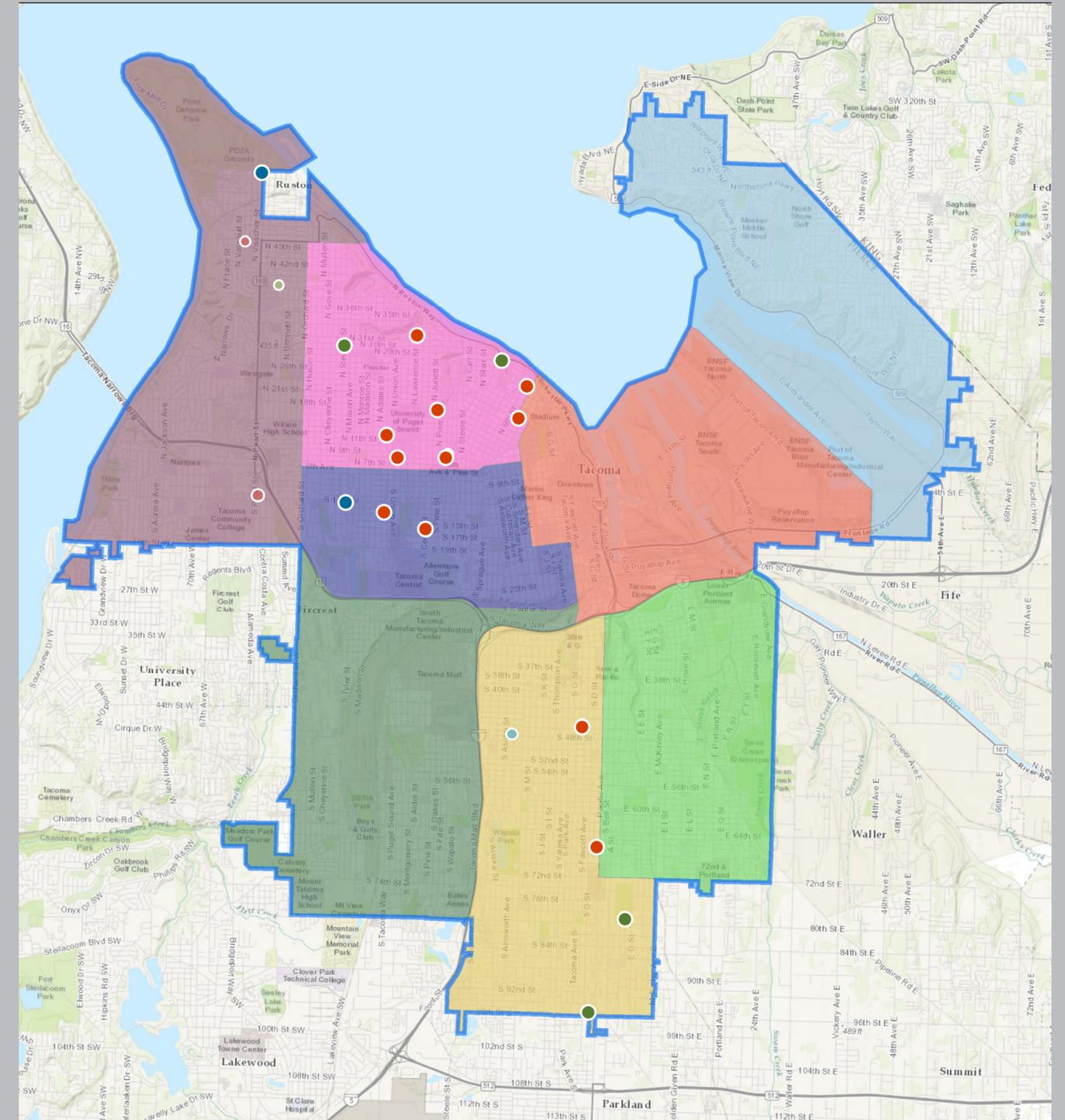
CENTRAL - 3

SOUTH END - 3

 Detached Accessory Dwelling Units

 2-Family Housing

 Cottage Housing



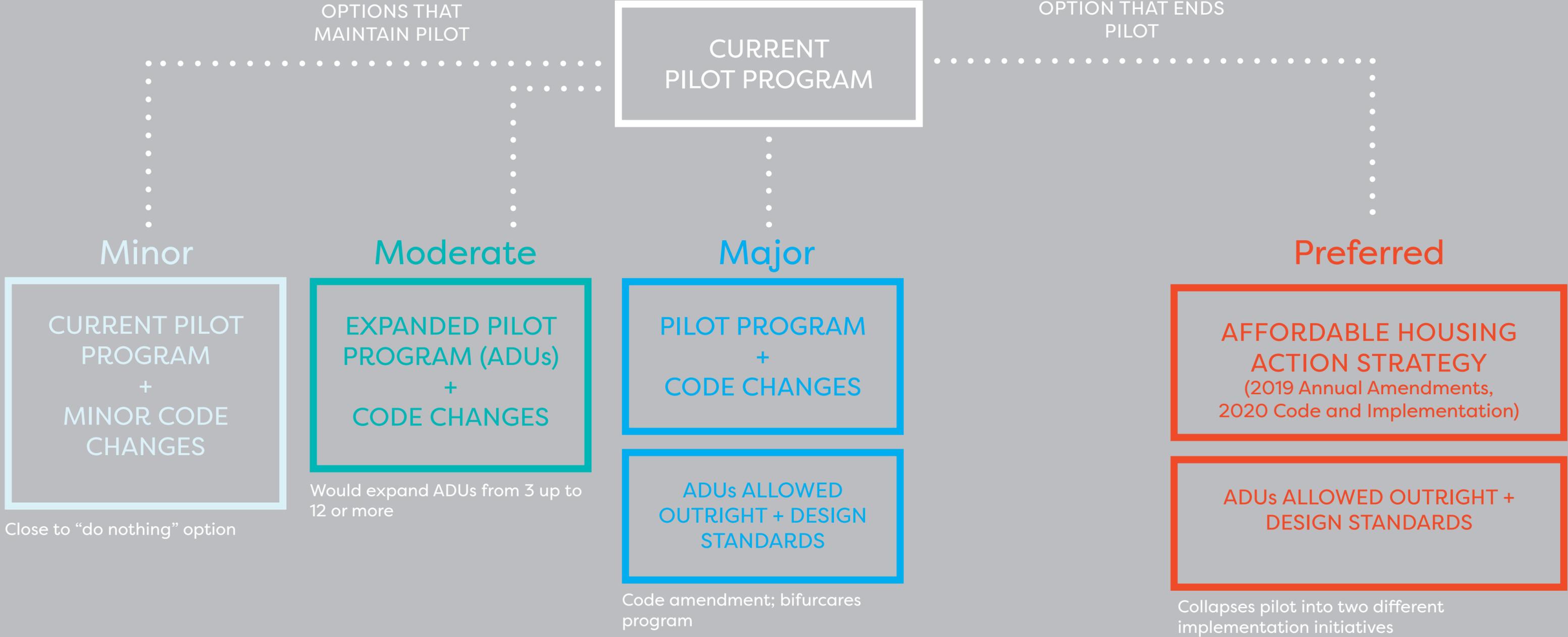
POTENTIAL

CHANGES



RESIDENTIAL INFILL PILOT PROGRAM CITY OF TACOMA

# Phase 2 Options



# Preferred Option

## 1. Allow DADUs outright through Code Amendment

- Develop design standards
- Public engagement and outreach
- Consider geography
- Special zones

**Schedule:** 4-6 months for design standards and code amendments



# Preferred Option

## 2. Develop initiatives and policy targeting affordability/housing choice aligned with AHAS

- Inclusionary Zoning
- Density/Height/FAR Bonus Programs
- Fee waivers and permit expediting
- Special zones with heightened land use options and incentives

**Schedule:** 12 months for comprehensive plan amendments and 6-9 months for code amendments and implementation



# Preferred Option

## Additional Topics

- **Tiny Homes**
- **Lot Size Standards**
- **Incentives** (cost reduction, city shares cost (affordable housing generation or anti-displacement focus) city-purchased for rent-restricted affordable)



# All Options

- ① Modify standards for smaller lot cottage housing development
- ② Consider smaller lots in specific areas/districts for center housing types
- ③ Create authority for design review and discretionary director review for some standard requirements
  - increase innovation
  - lower barriers



# All Options: Administrative Changes

- ① Create more defined review or design standards metrics
- ② Review and update informational materials
- ③ Increase outreach to explain housing types, benefits, challenges, and implementation
- ④ Develop applicant and neighbor (pre- and post-) surveys



# DADU Code Amendment Schedule

July 18th	Scope of Work, Schedule
September 5th	Present Draft Code
October 3rd	Planning Commission Public Hearing
November 7th	Recommendation to City Council
December 4th	City Council Study Session/Public Hearing
December 11th	City Council 1st Reading of Ordinance
December 18th	City Council Final Reading of Ordinance



THANK YOU.



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