



Home in Tacoma – Year One

Planning & Development Services

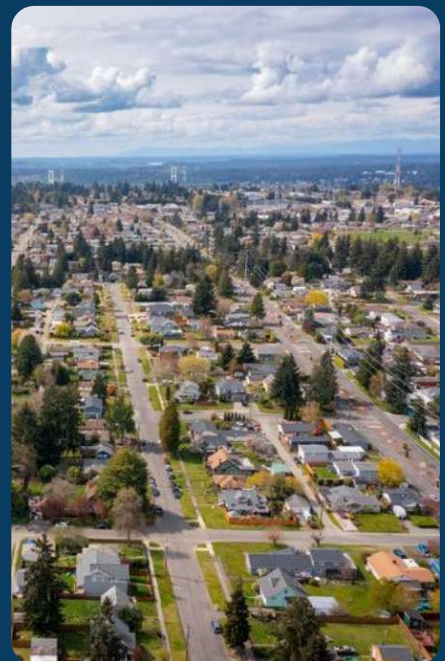
City Council Study Session

April 28, 2026

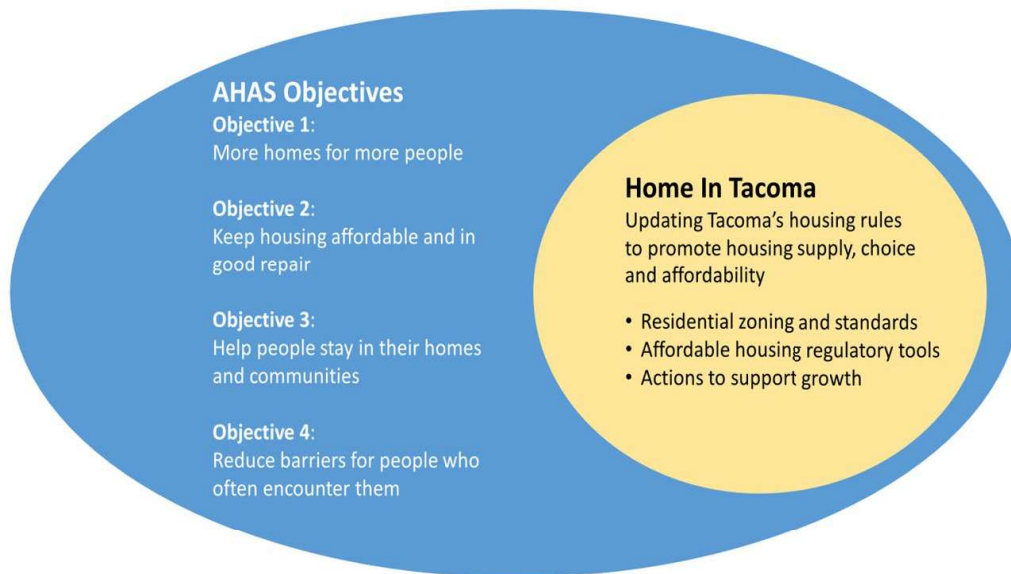
Item #2

Overview

- What is Home in Tacoma (HIT)?
- What have we seen in the first year?
- What have we heard?
- Potential next steps?



Affordable Housing Action Strategy (AHAS)

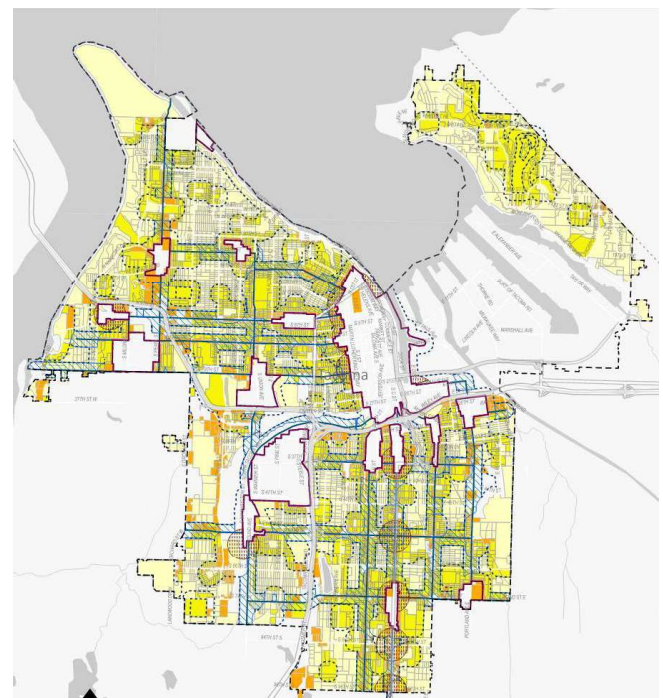


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What is Home in Tacoma?

Overhaul of residential zoning citywide

- Allow middle housing types in all zones
- Density increases and lot size reductions
- Three new residential zones:
 - **UR-1** 4 units per lot
 - **UR-2** 6 units per lot
 - **UR-3** 8 units per lot
- Bonus density for affordable units and preserving existing buildings



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What is Home in Tacoma?

Key Changes to Development Standards:

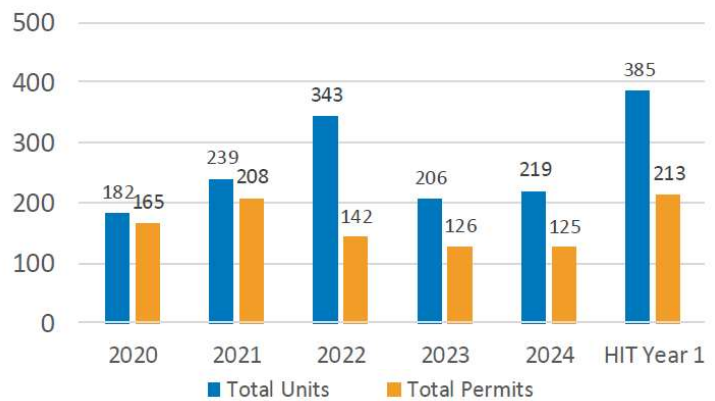
- Reduced setbacks
- Increased height limits
- New amenity space and tree requirements
- Reduced parking requirements
- Form-based design requirements
- Allowances for limited non-residential uses
- Unit lot subdivisions
- Incentives for homeownership units



What We've Seen

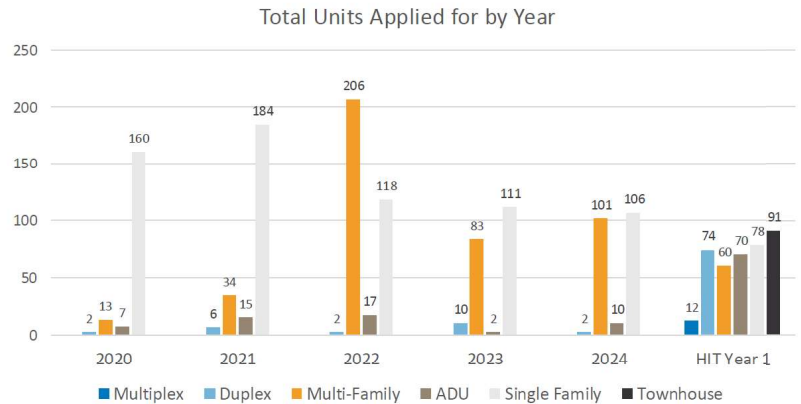
- Year One of Home in Tacoma marked a **six-year high** in both permit applications and total housing units

Total Units Applied for by Year



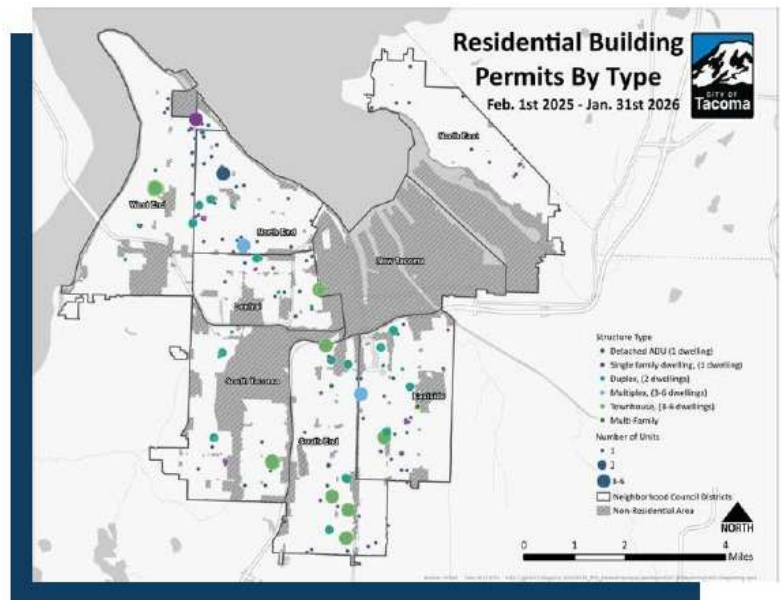
What We've Seen

- Housing development is diversifying across building types
- Single-family homes and accessory dwelling units (ADUs) continue to represent the highest share of applications
- Townhomes, duplexes and multi-family projects generate the majority of new units and contribute the most to increased housing density



What We've Seen

- Approximately 40% of permits are in the North End and Eastside
- Minimal activity in New Tacoma and Northeast
- As a whole, there is geographic distribution of permits



Key Findings

- Home in Tacoma allows more units per lot and enables middle housing citywide
- Diversity of housing types improved with higher-density housing types driving growth in permit applications and units
- Permitting data shows a relatively even geographic distribution across the city
- We expect more completed projects and better overall data and understanding next year

39% increase
in applications

62% increase
in units

16% increase in
units/application

Examples

Detached ADUs

Backyard Buildings



Examples

Duplexes

Rowhouses

Mixed projects (different types on one property)



Permit Review Timelines

Permit Status						
Total Applications	Incomplete	In Review	Awaiting Resubmittal	Ready to Issue	Issued	Finalized
275	12	29	84	25	101	24

Median number of days from application to approval: 64

What We've Heard

“I didn't know I could do that”

- Property owners are discovering new possibilities on their lots

Experienced developers are finding paths through

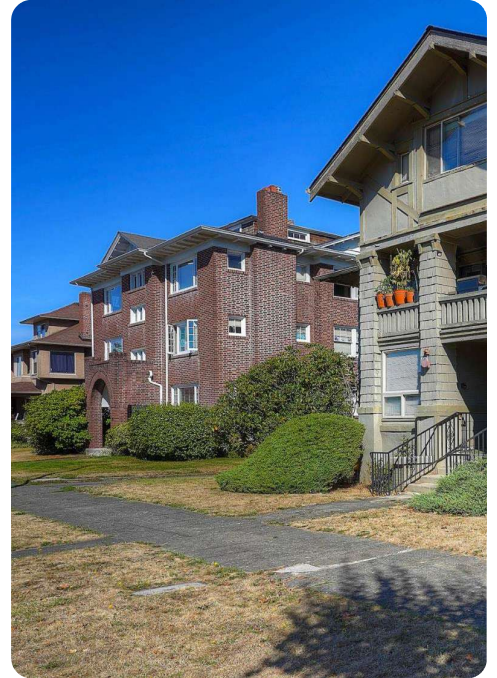
- The code is learnable – early movers are proving it

Staff flexibility is being noticed

- Praise for staff willingness to work through new regulations

Single-family-only zoning is gone – citywide

- The long-term structural achievement is significant, independent of year one permit counts



What We've Heard

From Developers: Code & Process

- Naming conventions – confusing in practice
- Vehicle access and front garage limitations
- Parking and internal walkway requirements
- Tree requirements on partially-developed sites
- Mixed results with Unit Lot Subdivisions

From Developers: Infrastructure

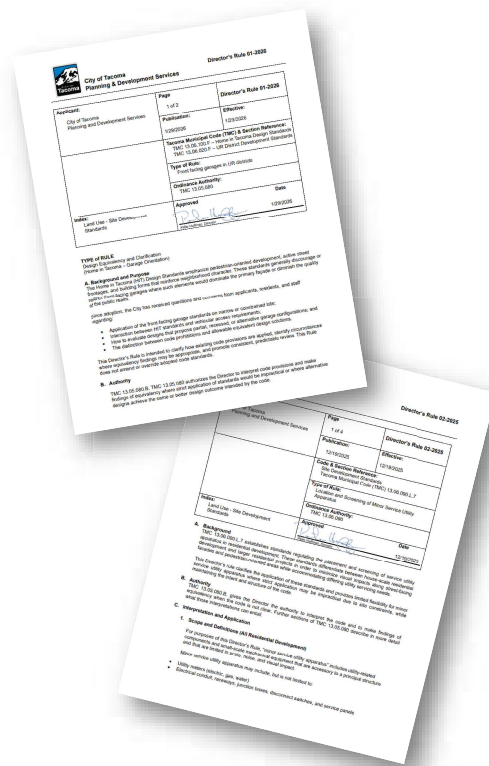
- High interest rates and market uncertainty
- Small utility apparatus capacity
- Power connection requirements
- Garbage enclosure requirements

From the Community

- Administrative approval – no public process for most projects
- Parking and traffic concerns

Director's Rules

- Small utility service apparatus
- Front-facing garages
- Group housing



Potential Future Code Update?

- Address high-density zones (R-4 and R-5)
- Modify affordability bonuses (House Bill 1859)
- Lot splits (House Bill 1096)
- Unit Lot Subdivision simplification (Senate Bill 5559)
- Simplify housing types?
- Review limits on front-facing garages?
- Other development standards?



Next Steps

Middle Housing Pilot Program

- Study Session in June

HIT Online Data Dashboard

- Coming in mid-2026
- Quarterly updates

Potential Future HIT Code Update

- Scope and timing?

