



Middle Housing Pilot Program

Planning and Development Services
City Council Study Session
July 14, 2026
Item 1



Overview:

- What is the program?
- Why are we doing this?
- What have we seen?
- What are next steps?

What Is The Program?

- Support implementation of Home in Tacoma
- Multi-family developments with 7 to 20 units
- Unit Lot Subdivisions with 10-20 lots
- Sites generally 12,000 square feet or less
- Projects that complete pre-development review



Why Are We Doing This?

- Launched in January 2026
- Tacoma faces strong housing demand
- Housing costs continue to rise
- Middle housing expands housing choices
- Increase homeownership opportunities
- Faster permitting helps to reduce project risk

What is Different?

- Introducing new permitting enhancements
- Redesigned Accela record to track activity and permit time
- Dedicated review team with a single point of contact
- Consolidated permit authority
- Escalation process for unresolved issues
- Goal is to issue permits within 3 review cycles

The screenshot displays the Accela record interface. The top section, 'REVIEW CYCLE METRICS', shows a table with columns for Cycle 1 Start Date, Cycle 1 End Date, Cycle 2 Start Date, Cycle 2 End Date, Cycle 3 Start Date, Cycle 3 End Date, Cycle 4 Start Date, Cycle 4 End Date, Cycle 5 Start Date, Cycle 5 End Date, Cycle 6 Start Date, and Cycle 6 End Date. Below this is the 'Site Development Review' section, which includes a 'Completed Task' table with columns for Task Name, Status, and Due Date. The table lists various tasks such as 'Source Control', 'Build House', 'Storm and Sanitary', 'Storm (Public and Private)', 'Traffic Review', 'Signage/Right-of-Way Review', 'Road Tree', and 'Real Property'.

Current Projects

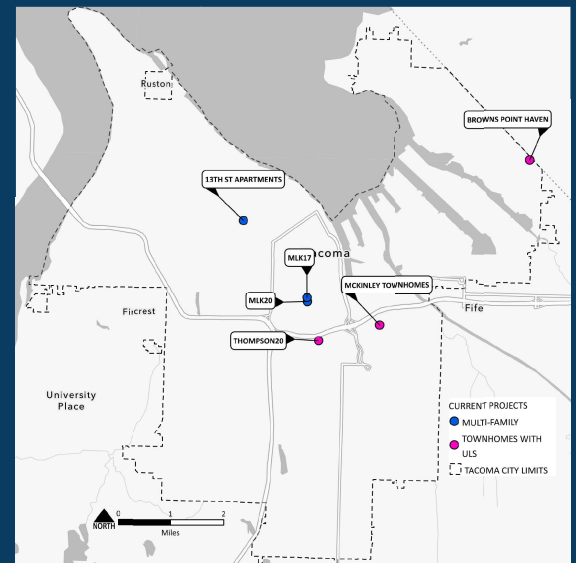
6 Projects | Total 109 Units | 21 Building Permits

Multi-Family

- 13th St Apartments (3021 N 13th ST) 18 Units
- MLK17 (2133 Martin Luther King Jr Way) 17 Units
- MLK20 (2139 Martin Luther King Jr Way) 20 Units

Townhomes with Unit Lot Subdivision

- Browns Point Haven (6410 26th ST NE) 18 Units
- McKinley Townhomes (911 E 32nd ST) 16 Units
- Thompson20 (3247 S Thompson Ave) 18 Units





13th ST Apartments



MLK20



Browns Point Haven



McKinley Townhomes

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Collaborative Partnerships

- Cross-department collaboration improves project outcomes.
- Early coordination identifies issues before construction.
- Resolving challenges early reduces costly redesigns.
- Leadership is committed to continuously improving permitting.
- Our goal is faster permitting by consolidating reviews/reducing review cycles.

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Looking Forward

- Certified Applicant Program – Q4 2026
- Pre-Approved Townhouse Plans – Q1 2027
- Performance Evaluation of Middle Housing Permits – Q1 2027



Tacoma Power's Improvements



Background

- Tacoma Power reviews Land Use and Building Permits
- Backlog of work (~45 permit reviews, over 200 New Service Applications)
- Challenges: *workload*, *staffing*, and inefficient (or unclear) *processes*

Improvements

- Permits: Right-Sizing Input from Tacoma Power
- New Service Work: Sprints & Productivity Goals
- General: Staffing Support



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Tacoma