

# Housing Element

---

## Index:

### Section I – Introduction

### Section II – Housing Needs

Trends in Population  
Housing Stock  
Land Capacity

### Section III – Goal and Policies

#### Goal

To maintain and support vibrant and stable residential neighborhoods while promoting a variety of housing opportunities to meet the needs of all members of the community.

#### Policies

#### Neighborhood Quality (NQ)

H-NQ-1 Neighborhood Investment  
H-NQ-2 Neighborhood Infill Housing  
H-NQ-2A Vacant/Underutilized Sites  
H-NQ-2B Accessory Dwelling Units  
H-NQ-2C Small Lot Development  
H-NQ-2D Mixed-Use Centers  
H-NQ-3 Historic/Cultural Amenities  
H-NQ-4 Residential Zoning Protection  
H-NQ-5 Neighborhood Design Concepts

#### Housing Preservation (HP)

H-HP-1 Existing Housing Stock  
H-HP-2 Substandard Housing  
H-HP-3 Housing Conditions Survey  
H-HP-4 Housing Improvement Legislation  
H-HP-5 Energy Conservation Assistance

#### Housing Choice (HC)

H-HC-1 Innovative Development Techniques  
H-HC-2 Jobs-Housing Balance  
H-HC-3 Manufactured Housing  
H-HC-4 Adaptive Reuse for Housing  
H-HC-5 Low Impact Development  
H-HC-6 “Green” Housing Construction  
H-HC-7 Land Use Incentives  
H-HC-8 Other Construction Factors

#### Housing Affordability (HA)

H-HA-1 Affordable Housing Supply  
H-HA-2 Home Ownership  
H-HA-3 Public-Private Partnership  
H-HA-4 Special Needs Housing and Support Services

#### Housing Fairness (HF)

H-HF -1 Housing Discrimination  
H-HF -2 Areawide Fair Share and Housing Dispersal  
H-HF-2A Sex Offenders  
H-HF-2B Housing and Service Facilities for High Risk Populations  
H-HF-3 Relocation Assistance and Replacement  
H-HF-4 Housing Accessibility

### Section IV – Recommended Actions to Implement Housing Policies

Legislative/Regulatory  
Financial  
Administrative  
Planning

### Section V – Glossary of Terms

(This page is left blank intentionally.)

## Section I – Introduction

The City of Tacoma provides a variety of housing opportunities to meet the needs of its residents while supporting a safe, healthy and livable community. As defined in the City's Strategic Plan 2005-2010, such a place is:

*“A community in which our citizens feel safe, our neighborhoods’ infrastructure reflects our civic pride, our environment and natural resources are protected and Tacomans have access to affordable housing.”*

As part of this overall goal, housing provides community identity along with neighborhood pride. The housing element of the Comprehensive Plan consists of the overall housing goal and supporting policies as well as specific measures to implement the policies. The housing element is a comprehensive policy network intended to guide the City's decision-making process on housing issues, in coordination with the land use element and other applicable plans and regulations. The housing element also provides direction for supporting documents such as the federal Department of Housing and Urban Development's (HUD) Consolidated Plan for Housing and Community Development that programs use of funds for housing and community development activities.

The City's Housing Element is a mandated element of the 1990 State Growth Management Act (GMA) that requires the community to prepare a housing element that makes adequate provisions for both current and projected housing needs. Specifically, the State GMA housing goal is to:

*Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

The City will make every effort to accomplish this GMA goal along with housing objectives included in Vision 2020 for the Central Puget Sound region and the Countywide Planning Policies for Pierce County. These efforts will

include (1) protecting the livability of existing residential neighborhoods; (2) increasing the supply of housing for all segments of the community; and (3) directing future population growth to designated areas such as mixed-use centers and along major transportation corridors.

Furthermore, the City is committed to addressing the numerous factors that affect housing affordability including the removal of barriers and the provision of incentives. The overall goal is to increase the supply and choice of housing opportunities for both renters and home buyers, regardless of income.

## Section II – Housing Needs

The City of Tacoma, pursuant to requirements of GMA, must include in its housing element provisions for the current and projected housing needs of all economic segments of the community while ensuring the vitality and character of established residential neighborhoods.

This mandate includes:

- An inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- A statement of goals, policies, objectives and mandatory provisions for the preservation, improvement and development of housing;
- An analysis identifying sufficient land for housing including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes and foster care facilities;
- An analysis making adequate provisions for existing and projected needs of all economic segments of the community.

Local housing needs and affordability may often come down to how fast the population is growing relative to the existing and future supply of residential units. This supply will be based on both residential density and usable land. The following provides a brief demographic and housing profile that discusses trends in population, housing stock (e.g. number, type, age) and land capacity to assist in assessing the capability of Tacoma to accommodate future growth and development.

### Trends in Population

#### Population Growth

Tacoma’s population grew very slowly between 1950 and 1980. Between 1970 and 1980, for example, the population grew by just 3%. This was followed by more intense growth between 1980 and 1990 (11%) and the addition of another 10% between 1990 and 2000 resulting

in a total population of close to 200,000. Future population growth rate for Tacoma is likely to remain slower than Pierce County’s rate because of limited available land.

Much of Tacoma’s population growth over the past 20 years has occurred in areas located near the city limits, including Northeast Tacoma, the West End, and South Tacoma. Slow growth or even population losses occurred in older, inner-city neighborhoods. Future population growth, in part, will also depend on the impact of planned redevelopment activities.

**Population 1980 to 2000**

	1980	1990	2000	20 Year Change
Tacoma	158,501	176,664	193,556	22%
Pierce County	485,667	586,203	700,820	44%
Wash. State	4,132,353	4,866,692	5,894,121	43%

#### Race/Ethnicity

The population in Tacoma is very diverse – substantially more so than either Pierce County or the State of Washington. In 2000, African Americans comprised 11%, Asian/Pacific Islanders 9%, and Hispanics 7% of the city.

**Population by Race and Ethnicity, 2000**

Race	Tacoma	Pierce County	Wash. State
White alone	69%	78%	82%
Black or African American alone	11%	7%	3%
American Indian or Alaska Native alone	2%	1%	2%
Asian/Pacific Islander alone	9%	6%	6%
Other race alone	3%	2%	4%
Two or more races	6%	5%	4%
Ethnicity			
Hispanic (any race)	7%	6%	8%

(Note: It should also be stated that the U.S. Census has changed the way questions about race and ethnicity are asked, giving respondents more selection options. Over time this will provide a more reasonable measure of diversity. However, in the short run it makes comparisons between census years difficult.)

## Household Composition

As Tacoma’s population has increased over the past two decades, so has the total number of households by around 10% between 1980 and 1990 and another 9% between 1990 and 2000. However, Tacoma’s average household size, 2.45, remains considerably smaller than either the Pierce County or the State.

**Households by Type for 2000**

Household Type	Tacoma	Pierce County	Wash. State
Family	60%	69%	66%
Small (2-4 people)	51%	59%	56%
Large (5+ people)	10%	10%	10%
Single	32%	24%	26%
Elderly single	10%	8%	8%
Other non-family	8%	7%	8%
Small (2-4 people)	8%	6%	8%
Large (5+ people)	<1%	<1%	<1%
<b>Avg. Household Size</b>	2.45	2.60	2.53

As one might suspect, the smaller household size generally translates to fewer families and more single person households. In Tacoma, there was a decline in the percentage of family households from 62% in 1990 to 60% in 2000. That decline was matched by an increase in the percentage of single person households and other non-family households.

The smaller average household size and increase in single person households may infer a demand for smaller housing units, perhaps units affordable on a single income and, for elderly singles, units with services and amenities nearby.

Types of families with children in Tacoma have changed over the years. In 1970, 82% of families with children were parented by married couples. This declined in each successive census to 62% in 2000. Single parent families with children increased correspondingly from 18% in 1970 to 38% in 2000. Since the poverty rate for female parents (alone) with children is substantially higher than the general population, this translates into an increased demand for affordable housing and for access to support services, including recreation and child care.

## Household Income

In 1999, the median household income in Tacoma (\$37,879) was 16% below that of Pierce County (\$45,204) and 17% below the State of Washington (\$45,776). Since median *household* income includes both family and non-family (e.g. single persons) householders, it is usually lower than that of median *family* income. Median family income is higher because it is frequently augmented by more than one income.

Tacoma has a large number of lower income persons in the city as evidenced by the 18% of households with incomes below \$15,000 a year. This compares to only 12% and 13% in Pierce County and Washington State respectively. Likewise, Tacoma had only 16% of households earning over \$75,000 a year compared to 22% for the County and 24% statewide. In addition, data tabulated by the federal Department of Housing and Urban Development (HUD) shows that 48.1% of Tacoma’s 1999 population was considered to be of low and moderate income.

**Household Income Range 2000**

Income Range	Tacoma	Pierce County	Wash. State
Under \$15,000	18%	12%	13%
\$15,000 to \$24,999	13%	12%	12%
\$25,000 to \$34,999	14%	13%	13%
\$35,000 to \$49,999	18%	18%	17%
\$50,000 to \$74,999	19%	23%	21%
\$75,000 or more	16%	22%	24%

## Housing Stock

### Type of Housing Units

The total number of housing units in Tacoma grew by just 8% between 1990 and 2000, compared to a slightly higher total population change of 10%. Just about two-thirds of the housing in Tacoma in 2000 was single family, the majority of which were detached units. Another one-third was multifamily units. The proportion of single family and multifamily was similar in 1990 and 2000. While a small percentage of the total housing units, the number of mobile homes was reduced by over 50% between 1990 and 2000.

**Total Housing Units and Type**

Unit Type	1990		2000		1990 / 2000
	#	%	#	%	%
Single Family (Total)	48,946	65%	53,619	66%	10%
Detached S/F	47,353	63%	51,728	64%	9%
Attached S/F	1,593	2%	1,891	2%	19%
Multifamily (Total)	25,439	34%	27,044	33%	6%
2-4 units	6,250	8%	6,415	8%	3%
5-9 units	3,903	5%	4,205	5%	8%
10-19 units	5,626	7%	5,444	7%	-3%
20+ units	9,660	13%	10,980	14%	14%
Mobile Homes / Other	762	1%	374	<1%	-51%
<b>Total HU</b>	75,147		81,037		8%

Source: US Census.

As shown below, Tacoma is on a par with Pierce County and Washington State, each with about two-thirds of housing units being single family. Tacoma has a larger share of multifamily units (33%), while Pierce County and the State have near 10% in mobile homes and other housing.

**Housing Type by Location, 2000**

Type of Unit	Tacoma	Pierce County	Wash. State
Single family	66%	67%	65%
MF (2 to 9 units)	13%	12%	11%
MF (10 plus units)	20%	13%	14%
Mobile Homes/Other	<1%	8%	9%

**Age of Housing**

The age of the housing stock is an important factor in estimating the general condition of the residential structures and in identifying the potential for specific areas of concern (e.g. lead-based paint). Although the City of Tacoma was incorporated over 100 years ago (in the late 1880s), the majority of that earlier housing has been demolished. Nevertheless, in 1999, almost 30% of the existing housing in Tacoma was built before 1940. This compares to only 13% in both Pierce County and the State of Washington. A smaller percent of housing in Tacoma has been built since 1980 – just 23% compared to 39% in the County and 38% in the State.

**Age of Housing, 2000**

Year Built	Tacoma		Pierce County	Wash. State
	#	%	%	%
Before 1940	22,836	28%	13%	13%
1940 to 1959	18,725	23%	15%	17%
1960 to 1979	21,080	26%	33%	33%
1980 to 2000	18,396	23%	39%	38%
<b>Total units</b>	81,037			

Well-maintained, older houses and residential neighborhoods can be highly valued. Often centrally located, such neighborhoods can be the target for redevelopment and improvement as people buy and restore homes. At the same time, gentrification can significantly raise the value of properties in the neighborhood. On the other hand, older properties and neighborhoods that are not maintained, while sometimes offering more affordable housing, can pose health and safety issues for residents. In either case, preservation of existing housing stock, where possible, is one of the best strategies for ensuring affordable housing in a community.

**Housing Tenure Type**

While the majority (55%) of households in Tacoma owned the unit in which they lived in 2000, the percentage of owner-occupied units was lower than in the County (64%) and the State (65%). This was consistent with the 1990 census in which 53% of households in Tacoma owned their home as did 60% in the County and 63% in the State. There were small gains in owner-occupancy in all three jurisdictions.

**Occupied Housing Units, 2000**

Tenure	Tacoma		Pierce County	Wash. State
	#	%	%	%
Renter-occupied	34,476	45%	37%	35%
Owner-occupied	41,676	55%	64%	65%
<b>Total occupied units</b>	76,152			

As a rule, single family houses (detached or attached units) are more likely to be owner-occupied, and multifamily are more likely to be renter-occupied. However, it is not uncommon for an owner to occupy one of the units in multifamily housing, particularly smaller buildings such as duplexes or 4-plexes (9% were owner-occupied in 2000). There was a substantial single family rental market in Tacoma in 2000 – 22% of single family units were renter-occupied at that time. That was a little higher than in the County (18% of single family units were renter-occupied) and the State (17% were renter-occupied).

**Tacoma Housing Tenure, 1970 – 2000**

Year	Renter-Occupied		Owner-Occupied		Total Occupied
	#	%	#	%	
1970	18,964	35%	35,223	65%	54,187
1980	26,192	41%	37,213	59%	63,405
1990	33,080	47%	36,859	53%	69,939
2000	34,476	45%	41,676	55%	76,152

Source: US Census.

**Housing Costs**

Relative to Pierce County and the State of Washington, the 2000 census found housing price indicators lower in Tacoma. The median value of owner-occupied units was 27% lower in Tacoma than the State and 18% lower than Pierce County. Median monthly owner costs for those with a mortgage were also lower in Tacoma. However, for householders without a mortgage, there was little difference in median monthly costs between Tacoma, the County, and the State. The cost of utilities, insurance and taxes may be comparable between jurisdictions.

At the time of the census, the median gross rent was lower in Tacoma than in the County or the State, but the difference was not as great. The median gross rent in Tacoma was 7% lower than the County and 12% lower than in the State.

**Housing Values and Costs, 2000**

Type of Cost	Tacoma	Pierce County	Wash. State
Median Value Owner Occupied	\$123,300	\$149,600	\$168,300
Median Monthly Owner Costs			
Mortgage	\$1,107	\$1,244	\$1,268
No Mortgage	\$352	\$352	\$338
Median Gross Rent	\$581	\$624	\$663

While being one of the more affordable locations in Central Puget Sound, housing prices in Tacoma are expected to increase naturally due to limited availability of land within the City. Remaining parcels have added costs associated with slopes, drainage and other features not associated with the first and easier land picks.

As noted in the preceding table, monthly owner costs in 2000 for householders without a mortgage were comparable in Tacoma to the State and the County. Even though the median owner value was lower in Tacoma, monthly costs were about the same. That includes insurance, taxes and utilities. Owners, perhaps on fixed-incomes, who have paid off a mortgage still have the cost of ongoing maintenance to assume, which is billed at the current price of labor and materials. Recent high vacancy rates, lack of rent increases, and the necessity of offering incentives for renters pose a barrier to landlords considering renovations, especially those beyond cosmetic repairs.

**Housing Affordability**

Housing is considered affordable when the cost of housing plus utilities equals no more than 30% of household income. Escalating housing and utilities costs have forced many households to pay considerably more for housing than is affordable or even feasible. While housing costs are increasing, income is not increasing at the same rate. The following cost comparison was prepared by HUD using data from the 2000 census. All costs are adjusted to 1999 dollars.

**Median Measures for Income and Housing**

Year	Tacoma Median Income		Median Housing Measures	
	Household	Family	Gross Rent	Owner's Value
1970	\$33,107	\$43,293	\$434	\$64,407
1980	\$33,380	\$42,781	\$445	\$89,770
1990	\$34,036	\$41,923	\$526	\$83,746
2000	\$37,879	\$45,567	\$562	\$119,290
Change 1970-2000	14%	5%	29%	85%

Source: US Census; HUD.

Between 1970 and 2000, median household income rose by 14% in Tacoma (in 1999 dollars). During the same period, the median gross rent rose 29% and the median owner's value rose by 85%. Households, particularly those with incomes well below the area median, could buy less housing in 2000 than in 1970.

The following table shows the relationship between modest housing costs (countywide Fair Market Rents set by HUD, based on actual area housing costs) and the income required to afford that housing in the Tacoma/Pierce County area.

**Housing Costs/Income (Tacoma/Pierce County)**

	Number of Bedrooms				
	Zero	One	Two	Three	Four
FMR	\$463	\$553	\$736	\$1,023	\$1,156
Income Needed	\$18,520	\$22,120	\$29,440	\$40,920	\$46,240
Hourly Wage Needed	\$8.90	\$10.63	\$14.15	\$19.67	\$22.23
Hours Needed (\$7.19/hr)	51	61	81	112	127

Source: National Low Income Housing Coalition (2003)

The estimated average annual income of renter households in Tacoma/Pierce County in 2003 was \$33,019. At that level, a family of four could afford the FMR on a two-bedroom unit (\$736) and still have money left over (i.e. 30% of their monthly wage equals \$825). In other words, they could afford up to \$825 to rent this two-bedroom

apartment. However, almost half of the renters in Tacoma (44%) would not be able to afford this unit. A person earning minimum wage in Tacoma/Pierce County would have to work more than two 40-hour per week jobs to pay for this unit (a total of 81 hours needed at \$7.19/hour).

**Land Capacity**

As previously stated, the 1990 State Growth Management Act (GMA) requires the community to prepare a housing element that includes an analysis identifying sufficient land for housing including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes and foster care facilities.

To address this requirement the City of Tacoma participated in 2002 in the development of the Pierce County Buildable Lands Report. This report included a section called Residential and Commercial Capacity Analysis. The following table ("Table 10") depicts the projected housing unit capacity for the City of Tacoma. At the time of the analysis, approximately 40,000 new units could be developed within Tacoma in the future based upon the existing zoning and density limitations. At an average household size of 2.45 (2000 Census) close to 90,000 new residents could conceivably be accommodated by new development within Tacoma. However, it should be noted that the assessment was very general and limitations of specific parcels would need to be taken into consideration.

<b>Table 10 – City of Tacoma Housing Unit Capacity</b>						
<b>Zoning Districts</b>	<b>Zoning Density</b>	<b>Adjusted Net Acres</b>	<b>Assumed Density</b>	<b>Unit Capacity</b>	<b>Plus 1 Dwelling Unit per Vacant (net) Lot</b>	<b>Housing Capacity</b>
R1	R1	284.20	5.81	1,651	116	1,767
R2	R2	2,131.70	8.71	18,567	862	19,429
R3	R3	56.94	14.52	827	18	845
R4	R4	18.05	72.60	1,310	28	1,338
R4L, R4-PRD, R5-PRD	R4L	36.73	29.04	1,067	8	1,075
R5	R5	7.37	188.76	1,391	14	1,405
RCX-N	RCX-N	16.14	48.00	775	3	778
RCX-U	RCX-U	44.30	52.00	2,304	5	2,309
DR	DR	29.99	137.00	4,109	60	4,169
CCX, NCX-ST	CCX	11.45	31.00	355	0	355
DMU	DMU	1.82	104.00	189	12	201
NCX	NCX	10.67	27.00	288	11	299
UCX	UCX	47.29	34.00	1,608	1	1,609
DCC	DCC	4.86	154.00	748	14	762
S	S	10.29	29.04	299	1	300
R4-VSD	R4-VSD	0.46	43.56	20	0	20
WR	WR	18.01	157.00	2,828	18	2,846
					<b>Total Housing Capacity</b>	39,507

Source: *Pierce County Buildable Lands Report*, September 2002, p. 261

## Section III – Goal and Policies

The overall housing goal addresses residential growth, development, improvement and opportunity and is based on citizens' needs, community values and interests. In accordance with the community's desire for quality housing, it is the housing goal of the City to:

***To maintain and support vibrant and stable residential neighborhoods while promoting a variety of housing opportunities to meet the needs of all residents.***

The following policies provide guidance and direction to achieve the housing goal and to support continued development and improvement of facilities and services. The policies provide consistency in housing decisions while flexible and applicable to a variety of residential situations. Policies are categorized as: Neighborhood Quality (NQ), Housing Preservation (HP), Housing Choice (HC), Housing Affordability (HA) and Housing Fairness (HF).

### Neighborhood Quality (NQ)

#### Intent

The policy intent is to protect, preserve and enhance both single-family and multiple-family neighborhoods by supporting the characteristics that make these residential areas safe, healthy and livable as stated in the City's Strategic Plan. In addition, the City's mixed-use centers should be protected, preserved and enhanced to promote the quality of life of their residents. It is also generally assumed that established neighborhoods, especially single-family detached housing areas, will continue to increase their demands for protection from incompatible land uses or nuisances. Over the years, Neighborhood Councils have worked to address a myriad of needs ranging from the funding of small projects using innovative grants to funding of larger capital projects using a combination of public and private resources.

#### Policies

**H-NQ-1 Neighborhood Investment**  
Provide neighborhood improvements and investment that considers the needs of individual neighborhoods including keeping areas crime free and aesthetically appealing for residents. Support the upgrading and maintenance of public infrastructure.

**H-NQ-2 Neighborhood Infill Housing**  
Encourage infill housing that is compatible with abutting housing styles and with the character of the existing residential neighborhood. Focus housing within areas identified for residential growth and promote privacy from nearby units and public areas.

**H-NQ-2A Vacant/Underutilized Sites**  
Encourage infill housing on vacant or underutilized parcels having adequate services.

**H-NQ-2B Accessory Dwelling Units**  
Allow detached or attached ADUs subordinate in size to the single-family home subject to development, design and owner occupancy provisions.

**H-NQ-2C Small Lot Development**  
Allow small detached single-family homes on small lots. Consider reduction in the minimum lot size to implement this policy.

**H-NQ-2D Mixed-Use Centers**  
Ensure that adequate buffer and building design standards minimize the impacts of more intensive mixed-use center development on adjacent residential neighborhoods.

**H-NQ-3 Historic/Cultural Amenities**  
Identify, protect and enhance cultural, architectural, historic and scenic resources within residential areas. Support the rehabilitation of architecturally or historically significant homes as well as other landmark residential and mixed-use buildings while maintaining public safety and historic character.

**H-NQ-4 Residential Zoning Code Protection**

Any changes in land use designation away from residential zoning must be consistent with the Generalized Land Use Element (GLUE), the Neighborhood Element and any other applicable policies. Also, support zoning code enforcement to protect residential areas from illegal land uses.

**H-NQ-5 Neighborhood Design Concepts**

Develop standards to buffer the edges of residential areas from impacts of nonresidential uses and mixed-use center developments such as noise and glare.

**H-HP-3 Housing Conditions Survey**

Periodically assess housing conditions to identify areas needing rehabilitation and to monitor previous rehabilitation efforts, contingent upon funding availability.

**H-HP-4 Housing Improvement Legislation**

Pursue legislative changes that provide financial incentives and new authority for the maintenance and rehabilitation of affordable housing.

**H-HP-5 Energy Conservation Assistance**

Provide housing improvement programs that conserve energy resources for the benefit of the entire community. Provide support to low income residents (e.g. elderly).

## Housing Preservation (HP)

### Intent

The policy intent is to preserve and enhance the value and character of neighborhoods by improving and extending the life of existing housing stock. This intent shall be met by: (1) preserving existing housing stock including using normal preventative maintenance; (2) promoting conservation and rehabilitation to help prevent urban deterioration and blight; and (3) undertaking demolition of unsound housing when rehabilitation is not feasible. As existing housing continues to age in older residential areas, it is generally assumed there will be an increased need to maintain or upgrade existing housing.

### Policies

**H-HP-1 Existing Housing Stock**

Promote the maintenance and improvement of the existing housing stock as the primary tool to meet the housing needs of the city. Continue to support the maintenance, repair and rehabilitation of existing housing stock using public and private funding sources.

**H-HP-2 Substandard Housing**

Support a strong housing code enforcement program to reduce substandard housing through repair and rehabilitation. Eliminate substandard housing that cannot be improved.

## Housing Choice (HC)

### Intent

The policy intent is to promote a range of housing types that meet the diverse needs of all households in the city. While the general housing preference continues to be single-family detached homes, future residential development must take into consideration less available land as well as the demands of a population that includes students, aging “baby boomers”, low income and persons with special needs. Specifically, the City will encourage a mixture of housing types ranging from higher density apartments and condominiums located in or near major employment centers such as downtown and within other mixed-use centers, to single family homes in neighborhoods.

One consequence of this changing population has been a gradual reduction in the average household size with more people living alone. Many “baby boomers” that are approaching retirement are starting to reduce the size of their housing increasing the demand for smaller housing units that are located near transit, parks, shopping and many other conveniences. It is important the City begins to address this changing demographic and provide a variety of housing options for the community.

The City supports the provision of innovative housing types that help reduce housing costs

while increasing the supply of housing. This innovation can take many forms including: “infill” housing, cottage housing, townhouses, zero lot line lots, “zipper” lots, accessory dwelling units (ADUs), conversion of nonresidential structures, Planned Residential Development (PRDs) as well as numerous variations in site, design and lot standards. It is also important that additional residential structures be compatible with overall density, intensity and character of established residential neighborhoods. The City’s designated mixed-use centers are a priority location for higher intensity, innovative housing types.

In particular, the use of ADUs is expected to become a significant option in the housing tool box. This type of housing is useful since it can address a number of needs such as (1) extra income for homeowners who wish to stay in their home; (2) housing for “mother-in-law” family situations; (3) added affordable housing and (4) a less visible accommodation of density.

The City also supports housing development that considers environmental factors such as critical areas (e.g. steep slopes, wetlands, gulches), minimizes the negative impacts on air, soil and water quality and considers factors as limited energy resources, “green” construction and sustainability in the design of new housing.

## **Policies**

### **H-HC-1 Innovative Development Techniques**

Promote innovative development techniques to better utilize land, promote design flexibility, preserve open space and natural features and conserve energy resources. Ensure new housing is compatible with the overall density, intensity and character of the area.

### **H-HC-2 Jobs-Housing Balance**

Promote construction of housing units in the downtown, Tacoma Mall and other mixed-use centers to enable people to live near employment, shopping and other services.

### **H-HC-3 Manufactured Housing**

Allow new manufactured homes on individual lots in all residential zones if the housing meets the building code and other residential development standards.

### **H-HC-4 Adaptive Reuse for Housing**

Support the conversion of nonresidential buildings (e.g. schools, hotels, storage buildings) to residential uses.

### **H-HC-5 Low Impact Development**

Promote housing development that considers environmental factors (e.g. steep slopes, wetlands, gulches) to minimize erosion and reduce negative impacts on air, soil and water quality.

### **H-HC-6 “Green” Housing Construction**

Promote “green” housing construction methods that support more sustainable, affordable and healthier home design and landscaping through use of low toxic materials and better ventilation, especially in mixed-use centers.

### **H-HC-7 Land Use Incentives**

Consider land use incentives (e.g. density or development bonuses, transfer of development rights, height increases, and tax incentives) to facilitate the development of housing in designated areas, particularly within mixed-use centers.

### **H-HC-8 Other Construction Factors**

Promote new housing that maximizes nuisance abatement techniques, is designed to provide safety and security from natural and manmade hazards, and encourages privacy from nearby units and public areas.

## **Housing Affordability (HA)**

### **Intent**

The policy intent is to increase the amount of housing that is affordable, especially for lower income families and special needs households, while maintaining the character of existing residential areas. This challenge has become increasingly difficult with higher home prices and contract rents, which are often beyond the budget of many households. In the past Tacoma has been a reasonably priced community in comparison to Seattle and King County and has enjoyed a sufficient vacancy rate so that many households could find affordable units. The City, through its policies and programs, is desirous of maintaining an adequate supply of housing that is affordable to its citizens. The City recognizes

the ongoing need by government and nonprofit corporations to provide housing and community support services, especially for households who pay more than 30% of their income for housing.

As a general rule, the need for affordable housing extends along a housing continuum that extends from basic emergency shelter for the homeless to temporary transitional housing to permanent rental housing and for some households to home ownership. Each segment of this continuum requires ongoing financial support for both public agencies and individuals. In addition, there are individuals and families with special needs (e.g. disabled, frail elderly, large families, female heads-of-household) that often require additional assistance.

It is the intent of the City to: (1) recognize the housing needs of, and provide housing programs for, low income and special needs households and (2) promote housing opportunities and the reduction of isolation of these groups by improving housing and community services delivery.

## **Policies**

### **H-HA-1 Affordable Housing Supply**

Support both public and private sector development and preservation of affordable housing (e.g. Section 8, LIHTC) especially for lower income and special need households.

### **H-HA-2 Home Ownership**

Facilitate home ownership (both single-family homes and condominiums) for all segments of the community, including lower income households.

### **H-HA-3 Public-Private Partnership**

Work in partnership with for-profit and non-profit housing developers to facilitate the provision of new permanent affordable rental and owner housing.

### **H-HA-4 Special Needs Housing/ Support Services**

Encourage and support emergency and transitional housing as well as needed support services for persons with special needs (e.g. frailty, family size and disability).

## **Housing Fairness (HF)**

### **Intent**

The policy intent is to expand the number and location of housing opportunities, both market rate and assisted, for families and individuals throughout the city, the county and the region. Currently, many households are limited to only a few locations for housing due to the higher cost of housing in some neighborhoods as well as discrimination based upon a number of factors. It is important that the City be proactive in expanding housing opportunities and also ensure that affordable housing opportunities are not concentrated in a few neighborhoods, but rather dispersed throughout the city.

### **Policies**

#### **H-HF-1 Housing Discrimination**

Ensure the local housing market provides adequate housing opportunities to renters or purchasers of housing regardless of race, religion, color, national origin or ancestry, sex, gender identity, sexual orientation, age, marital status, familial status or the presence of any sensory, mental or physical disability.

#### **H-HF-2 Area-wide Fair Share and Housing Dispersal**

Disperse affordable housing opportunities, especially for lower income households and persons with special needs, throughout the city, the county and region. Discourage the concentration of facilities for “high risk” populations in any one geographic area. (Note: For the purposes of this document, “high risk” populations shall include individuals released and/or under supervision of adult and juvenile correctional institutions, mental hospitals and drug rehabilitation programs, homeless persons and other special needs persons residing in group homes not subject to application of the federal Fair Housing Act).

**H-HF-2A Sex Offenders**

**Policy Intent Statement**

Work in partnership with state agencies and other jurisdictions, using tools such as a communitywide plan, to achieve a well coordinated, fair and equitable distribution of registered adult sex offenders throughout the city, county, region and the rest of the state of Washington. Encourage the placement of registered adult sex offenders under the supervision of the Department of Corrections in the community in which they resided when they committed their offenses. Explore methods to prevent the concentration of registered adult sex offenders residing in any one neighborhood within the city, particularly in areas already burdened with other high risk populations.

**H-HF-2B Housing and Service Facilities for High Risk Populations**

**Policy Intent Statement**

To promote safe and healthy neighborhoods in Tacoma, efforts should be made to equitably distribute and monitor the location of service facilities and housing for high risk populations. Many of these existing facilities are located in Tacoma and more specifically in the Upper Tacoma community. In addition, a coordinated and equitable distribution system is needed to better disperse housing opportunities for high risk populations throughout Tacoma, Pierce County and the region.

**Policy Statements**

1. Promote safe, healthy and livable residential neighborhoods by avoiding a concentration of service facilities and housing for high risk populations in any neighborhood;
2. Improve cooperation and communication between housing providers and affected neighborhoods through the use of tools such as Good Neighborhood Agreements (GNAs);
3. Give funding priority to housing providers that contribute to the deconcentration of service facilities and housing for high risk populations;

4. Support statewide fair share legislation which would require the placement of offenders, released under the supervision of the State Department of Corrections, in the community in which they resided prior to incarceration.
5. Investigate citizen complaints regarding facilities that violate City regulations pertaining to service facilities and housing for high risk populations such as emergency and transitional shelters;
6. Strongly encourage service facilities and housing shelter providers, which serve high risk populations, to develop sound management practices including the provision of professional on-site staff and restrictions on negative behaviors. Establish neighborhood advisory committees to monitor the impact of a facility on the neighborhood and to address community concerns.

**H-HF-3 Relocation Assistance and Replacement**

Discourage the displacement of persons through government actions such as eminent domain or code enforcement unless fair and equitable relocation assistance is provided to the occupants or replacement housing is available.

**H-HF-4 Housing Accessibility**

Support barrier-free access for all housing consistent with the Americans for Disabilities Act (ADA). Consider additional actions to increase access such as implementation of visitability and universal design features.

## Section IV – Recommended Actions to Implement Housing Policies

The overall housing goal and policies will be implemented by a combination of financial resources and local regulations which must be carefully coordinated with the Generalized Land Use Element to ensure that sufficient land is provided for all community uses. City staff along with the Planning Commission work closely to address the land use requirements. Likewise, three key organizations involved in providing affordable housing include the City of Tacoma, Tacoma Housing Authority (THA) and Tacoma Community Redevelopment Authority (TCRA). These three organizations work closely with the other groups to coordinate available public (e.g. federal Housing and Urban Development) and private financial resources.

The City’s housing goal and policies will be implemented through a combination of the following actions classified as legislative or regulatory, financial, administrative, and planning.

### Legislative/Regulatory

This set of actions involves support or initiating enactment of and/or changes to state and federal laws and regulations as well as local ordinances, codes and standards to accomplish desired housing objectives.

1. *ADU Amendments* – Revise existing ADU standards to: (1) allow such units in detached buildings, (2) increase the ADU size; (3) reduce parking in unique situations, and (4) establish design requirements.
2. *Minimum Lot Size* – Reduce minimum lot standards in single family residential districts to support new infill housing subject to consistency with the comprehensive plan including the Neighborhood Element. Allow further reduction of the requirements subject to design and development standards
3. *Section 8 Authorization* – Provide political support to continue funding the federal Section 8 rental subsidy program.
4. *Manufactured Housing* – Revise land use and building code regulations to permit new

manufactured housing in all residential zones so long as the housing is in compliance with all applicable codes.

5. *Residential Zoning Code Update* – Update the residential section of the Land Use Regulatory Code to reflect housing and residential needs and conditions.

### Financial

This set of actions involves support for housing and housing-related projects, programs and services and for capital improvements to neighborhoods and mixed-use centers to facilitate residential development and housing preservation.

1. *Housing Trust Fund* – Support raising a minimum of \$5 million to further capitalize the local Housing Trust Fund established in 1999 for affordable housing activities.
2. *Emergency Shelter Funding* – Support increasing the amount of state and federal funds needed to support local shelter programs.
3. *ADU Financial Incentives* – Facilitate the provision of ADUs by reducing utility costs (e.g. hook-up fees) and charging both units at the single-family rate.
4. *Affordable Housing Incentives* – Continue to exempt subsidized housing projects from building permit fees and support property tax exemptions by the Pierce County Assessor.
5. *Community Land Trusts (CLT)* – Establish a private non-profit corporation to acquire and hold land for community development and housing. A key goal will be to facilitate affordable home ownership.
6. *Mixed Use Development* – Work with lenders to increase financing for upper story housing units. Continue use of the 10 year multifamily tax exemption for new and rehabilitated market-rate and affordable housing in mixed-use centers.
7. *Condominium Liability Insurance* – Work to remove barriers to condominium construction and support condominiums as a viable form of home ownership.
8. *Downpayment Assistance* – Increase the amount of local and federal (e.g. CDBG) funding to support first time home buyers with down payment assistance.

## Administrative

This set of actions involves maintaining the City's ability to enforce local ordinances, provide technical assistance, staff committees, provide management and public relations services, collect fees and other actions.

1. *Affordable Housing Permit Process* – Continue efforts to streamline the permitting process to make it more predictable for both builders and lenders.
2. *Code Enforcement* – Support increased funding for local code enforcement, nuisance abatement and other activities to facilitate livable neighborhoods.
3. *Affordable Housing Technical Assistance* - Provide technical assistance service to facilitate the provision of affordable housing.
  - a. *Infill Housing* – Provide ongoing support that includes a land inventory to identify suitable sites, establishing criteria for infill and design assistance.
  - b. *Subsidized Housing* – Provide ongoing assistance to THA and nonprofit housing providers in their efforts to provide affordable housing including support letters, regulatory and financial information and other assistance.
  - c. *At-Risk Housing* – Provide assistance to owners and tenants of privately-owned subsidized housing (e.g. Section 8, LIHTC) at risk of converting to market rate housing.

establishing and updating an inventory of sites suitable for housing development.

3. *Monitoring Activities* – Support periodic monitoring and evaluation of housing and community development plans, policies and regulations.

## Planning

This set of actions involves continued policy, plan and program development, targeting of resources, coordination and advocacy, grant writing, market and demographic research, data systems, conferences and information sharing and establishing linkages (e.g. public-private partnerships).

1. *HUD Consolidated Plan* – Facilitate development, review and approval of a new five year plan for use of HUD monies (e.g. CDBG, HOME, ESG) for Tacoma and Lakewood every five years.
2. *Affordable Housing Inventory* – Support geographic expansion of opportunities by

## Section V – Glossary of Terms

TMC = Tacoma Municipal Code Chapter 13

DD = Development Definitions (Harvey Moskowitz, copyright 1993)

### **Accessory Building**

An accessory building, structure or portion thereof which is subordinate to and the use of which is incidental to that of the main building, structure or use, and which is not considered as a main building or building use for dwelling purposes. If an accessory building is attached to the main building or a building by a wall or roof or is within six feet of the main building, such accessory building shall be considered as a part of the main building. (TMC 13.06.700)

### **Accessory Use**

A use that occupies less than 50 percent of the building or site square footage, is incidental to the main building or principal use, and is located on the same lot as the principal use. In no case shall such accessory use dominate in area, extent or purpose the principal lawful use or building. (TMC 13.06.700)

### **Accessory Dwelling Unit (ADU)**

A second subordinate dwelling units added to or created within a single-family dwelling with a provision for independent cooking, living, sanitation and sleeping. (TMC 13.06.700)

### **Adaptive Reuse**

The development of a new use for an older building or for a building originally designed for a special or specific purpose. (DD)

### **Addition**

(1) A structure added to the original structure at some time after the completion of the original;  
(2) an increase in floor area or height of a building or structure. (DD)

### **Adult Family Home (AFH)**

Family abode, licensed by the City, state or county, of a person or persons who are providing assistance with Activities of Daily Living (ADL), room and board to more than one but not more than six adults, 18 years or older, with functional disabilities who are not related by blood or marriage to the person or persons providing the service. (TMC 13.06.700)

### **Aesthetic Zoning**

Regulation designed to preserve or improve building and site development so as to be more pleasing to the eye. The bulk of aesthetic regulations focus on sign control, fence regulations, landscaping and buffering requirements (including tree protection ordinances) and view protection. (DD)

### **Affordable**

A sale price or rent within the means of a low or moderate income household as defined by state or federal legislation. (DD)

### **Alter**

To make any change, addition, or modification in construction or occupancy of a building structure. (TMC 13.06.700)

### **Americans with Disabilities Act (ADA)**

A 1990 federal law designed to bring disabled Americans into the economic mainstream by providing them equal access to jobs, transportation, public facilities and services. (DD)

### **Annexation**

The incorporation of a land area into an existing community with a resulting change in the boundaries of that community. (DD)

### **Apartment House**

A building or portion thereof designated for and used as the residence of three or more families living independently of each other. (TMC 13.06.700)

### **Barrier Free**

An environment that will permit a disabled person to operate independently with comparative ease under normal circumstances and with little or no other assistance. (DD)

**Bedroom**

A private room planned and intended for sleeping, separated from other rooms by a door, and accessible to a bathroom without crossing another bedroom. (DD)

**Boarding/Lodging House**

A building with not more than nine guest rooms where lodging and meals are provided for three or more persons for compensation. (TMC 13.06.700)

**Buffer Zone**

A zoning district that permits uses compatible with uses permitted in two adjacent zones, that without the transition zone, could be considered incompatible to each other. (DD)

**Building**

Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind. (DD)

**Certificate of Occupancy (CO)**

A document issued by a governmental authority allowing the occupancy or use of a building and certifying that the structure or use has been constructed and will be used in compliance with all the applicable municipal codes and ordinances. (DD)

**Cluster**

A development design technique that concentrates buildings on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features. (DD)

**Cohabitation**

Households that contain two unrelated adults. (DD)

**Community Facility**

A building or structure owned and operated by a governmental agency to provide a governmental service to the public. (DD)

**Conditional Use**

A use permitted in a particular zoning district upon showing that such use meets all conditions set forth in local ordinances.

**Condominium**

A multiple-family dwelling and its accessory uses and grounds, in which each dwelling unit is individually owned, and all or any part of the dwelling structure, accessory uses, and grounds are owned cooperatively by the owners of said dwelling units, and maintenance functions are performed by required subscriptions from said owners. (TMC 13.06.700)

**Confidential Shelter**

Shelters for victims of domestic violence, as defined and regulated by RCW 70.123 and WAC 248-5554. Such facilities are characterized by a need for confidentiality. (TMC 13.06.700)

**Congregate Residences**

Apartments and dwellings with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services, and other support services appropriate for the residents. (DD)

**Cottage House**

A small, detached dwelling unit. (DD)

**Day Care Center**

Any facility which receives 13 or more children or adults for day care. (TMC 13.06.700)

**Deficient Unit**

A housing unit that is not decent, safe, or sanitary, as determined through census surrogates or on-site inspection and that does not comply with local codes or other housing standards. (DD)

**Density**

The number of families, individuals, dwelling units, households or housing structures per unit of land. (DD)

**Design Standards**

A set of guidelines defining parameters to be followed in site and/or building design and development. (DD)

**Duplex**

A building containing two single-family dwelling units totally separated from each other by an unpierced wall extending from ground to roof. (DD)

***Dwelling Unit***

Two or more rooms and kitchen designed for or used as the living quarters of one family. (TMC 13.06.700)

***Efficiency Unit***

A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities. (DD)

***Echo Housing***

A small, removable modular cottage on a concrete foundation or slab in the rear or side yard of a dwelling. (DD)

***Emergency and Transitional Housing***

Establishments offering food and housing to more than six persons who are in need of shelter. This classification does not include confidential shelters, group homes or facilities licensed for residential care by the state of Washington (TMC 13.06.700)

***Exclusionary Zoning***

Development regulations that result in the exclusion of low and moderate income and minority families from a community. (DD)

***Extended Care***

Establishments providing care on a 24 hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services. (TMC 13.06.700)

***Family***

One or more persons related either by blood, marriage, adoption, or guardianship, and including foster children and exchange students, or a group of not more than six unrelated persons, living together as a single nonprofit housekeeping unit; provided however, any limitation on the number of residents resulting from this definition shall not be applied if it prohibits the City from making reasonable accommodations to disabled persons in order to afford such persons equal opportunity to use and enjoy a dwelling as required by the Fair Housing Amendments Act of 1988. (TMC 13.06.700)

***Flag Lot***

A large lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway. (DD)

***Foster Home***

Any dwelling where care and/or supervision are provided for compensation for children or adults not related to the owner or occupant thereof by blood, marriage, or legal adoption. (TMC 13.06.700)

***Garden Apartment***

One or more two or three story, multifamily structures, generally built at a gross density of ten to fifteen dwelling units per acre, with each structure containing eight to twenty dwelling units and including related off-street parking, open space and recreation. (DD)

***Group Home***

A home or facility for adults that may or may not be licensed by the City, that is not licensed by the state, that provides room and board, as well as on-site manager/caregiver for a group of up to six unrelated adults; provided, however, any limitation on the number of residents resulting from this definition shall not be applied if it prohibits the City from making reasonable accommodations to disabled persons in order to afford such persons equal opportunity to use and enjoy a dwelling as required by the Fair Housing Amendments of 1988. This facility may provide services for the exclusive use of the tenants. This use does not include emergency and transitional housing or housing of sex offender, as defined in RCW 9A.44.130 (9)(a). (TMC 13.06.700)

***Group Residential***

Shared living quarters without separate kitchen or bathroom facilities for each room or unit. This classification includes boardinghouses, dormitories, lodging houses, private residential clubs, residential hotels, and apartment-hotels. This definition shall not be construed to include housing of sex offenders, as defined in RCW 9A.44.130 (9)(a). (TMC 13.06.700)

**Hardship Variance**

A departure from the provisions of a zoning ordinance relating to setbacks, side yards, frontage requirements, and lot size that, if applied to a specific lot, would significantly interfere with the use of the property. (DD)

**Historic Preservation**

The protection, rehabilitation, and restoration of districts, sites, buildings, structures, and artifacts significant in history, architecture, archaeology or culture. (DD)

**Historic Site**

A structure or place of outstanding historical and cultural significance and designated as such as state or federal government. (DD)

**Home Occupation**

Any activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in the resident’s dwelling unit. (DD)

**Homeowners Association**

A community association, other than a condominium association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities. (DD)

**Incentive Zoning**

The granting by the approving authority of additional development capacity in exchange for the developer’s provision of a public benefit or amenity. (DD)

**Inclusive Zoning**

Regulations that increase housing choice by establishing requirements and providing incentives to construct housing to meet the needs of low and moderate income households. (DD)

**Infill Development**

The development of new housing or other buildings on scattered vacant sites in a built-up area. (DD)

**Local Housing Authority**

Any public body authorized to engage in the development or administration of subsidized or public housing. (DD)

**Lot**

A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise created by legal action. (TMC 13.06.700)

**Low Income Housing**

Housing that is economically feasible for families whose income level is categorized as low within the standards promulgated by the U.S. Department of Housing and Urban Development (HUD) or the appropriate state housing agency. (DD)

**Low Impact Development**

Housing development that considers environmental factors (e.g. steep slopes, wetlands, and gulches) to minimize erosion and reduce negative impacts on air, soil and water quality.

**Low-Rise Apartments**

An apartment design in which the units may be stacked one above another with access by stairs and the total structure height being three stories.

**Manufactured Housing**

Factory-built, single-family structures that meet the National Manufactured Home Construction and Safety Standards Act, commonly known as the HUD code. (DD)

**Mobile Home / Trailer Court**

A movable dwelling unit designed for year-round occupancy and including a flush toilet and bath or shower, except that an automobile house trailer located on the same lot with a building providing a private flush toilet and bath or shower shall constitute a mobile home for purposes of this chapter. This shall include all portable contrivances capable of being moved by their own power, towed, or transported by another vehicle. (TMC 13.06.700)

**“Mother-In-Law” Apartment**

See Accessory Dwelling Unit (ADU) definition.

**Neighborhood**

An area of a community with characteristics that distinguish it from other areas and that may include distinct ethnic or economic characteristics, housing types, schools, or boundaries defined by physical barriers, such as major highways and railroads or natural features such as rivers. (DD)

**Parcel**

A single platted or unplatted lot, or contiguous lots, or tract of land having the same Pierce County Assessor's tax identification number. A parcel is usually considered a unit for the purposes of development. (TMC 13.06.700)

**Planned Residential Development (PRD)**

An area of minimum contiguous size, as specified by ordinance, to be planned, developed, operated, and maintained as a single entity and containing one or more residential clusters; appropriate commercial, public, or quasi-public uses may be included if such uses are primarily for the benefit of the residential development. (DD)

**Residential Density**

The number of dwelling units per acre of residential land. (DD)

**Retirement Community**

Any age-restricted development, which may be in any housing form, including detached and attached dwelling units, apartments, and residences, offering private and semiprivate rooms. (DD)

**Residential Care Facility for Adults**

A facility, licensed by the City, state or country, that cares for at least seven, but not more than 15 people, 18 years or older, with functional disabilities, that provides assistance with Activities of Daily Living (ADL), as defined in WAC 388-78A-010, that has not been licensed by the state as an adult family home. (TMC 13.06.700)

**Residential Care Facility for Youth**

A facility, licensed by the City, state or country, that cares for at least seven, but not more than 15 persons, 18 years or younger, with or without functional disabilities, that has not been licensed by the state as a staffed residential home. This definition shall not be construed to allow for juveniles who have committed a sex offense as defined in RCW 13.40.020 and who, upon release, have been classified as a risk level II or risk level III as defined in RCW 13.40.217. (TMC 13.06.700)

**Single-Room Occupancy (SRO)**

A housing type consisting of one room, often with cooking facilities and with private or shared bathroom facilities. (DD)

**Structure**

That which is built or constructed and located on the ground (TMC 13.06.700)

**Studio Apartment**

See Efficiency Apartment definition. (DD)

**Subsidized Housing**

Housing priced below market cost as a result of the use of subsidies and limited to occupancy by households in specific income ranges. (DD)

**Temporary Housing**

A structure, usually an automobile house trailer or mobile home, of a temporary nature not involving permanent installations. (TMC 13.06.700)

**Townhouse**

A dwelling containing two or more dwelling units which share one or more common walls with other dwelling units, and with each dwelling unit occupying an individually owned parcel of land. (TMC 13.06.0700)

**Triplex**

A building containing three dwelling units, each of which has direct access to the outside or to a common wall. (DD)

**Zero Lot Line**

The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line. (DD)

**Zoning Envelope**

The three dimensional space within which a structure is permitted to be built on a lot that is defined by maximum height regulations, minimum yard setbacks, and sky exposure plane regulations when applicable. (DD)

