

Affordable Housing Planning Work Program (Phase 3)

Planning Commission
October 1, 2014



Broader Affordable Housing Discussion

- What is affordable housing in Tacoma?
- What are we doing to address it?
- Upcoming initiatives
 - Consolidated Plan (2015-2020)
 - Multifamily Tax Exemption Program review
 - AHPAG Planning recommendations
 - Housing Element update

What Does Affordable Housing Look Like in Tacoma...

Income Statistics:

- Median Household Income: \$50,439
- Households Earning Less Than \$35,000: 27,128 (34.6%)
- Households Earning Less Than \$25,000: 18,771 (23.9%)

(Source: American Community Survey 2008-12)

Is housing affordable?

- Households in Tacoma at median income
 - \$50,439 annually = \$1,402 per month for housing
- Ownership
 - Tacoma median home price = \$187,219
 - Monthly homeownership cost = \$1,363 (using FHA)
- Rental (inclusive of utility costs)
 - 2 bdrm unit @ FMR = \$236 net positive
 - 3 bdrm unit @ FMR = \$280 net negative

(Median home price source: Trulia)

Affordability In Summary

City Policy:

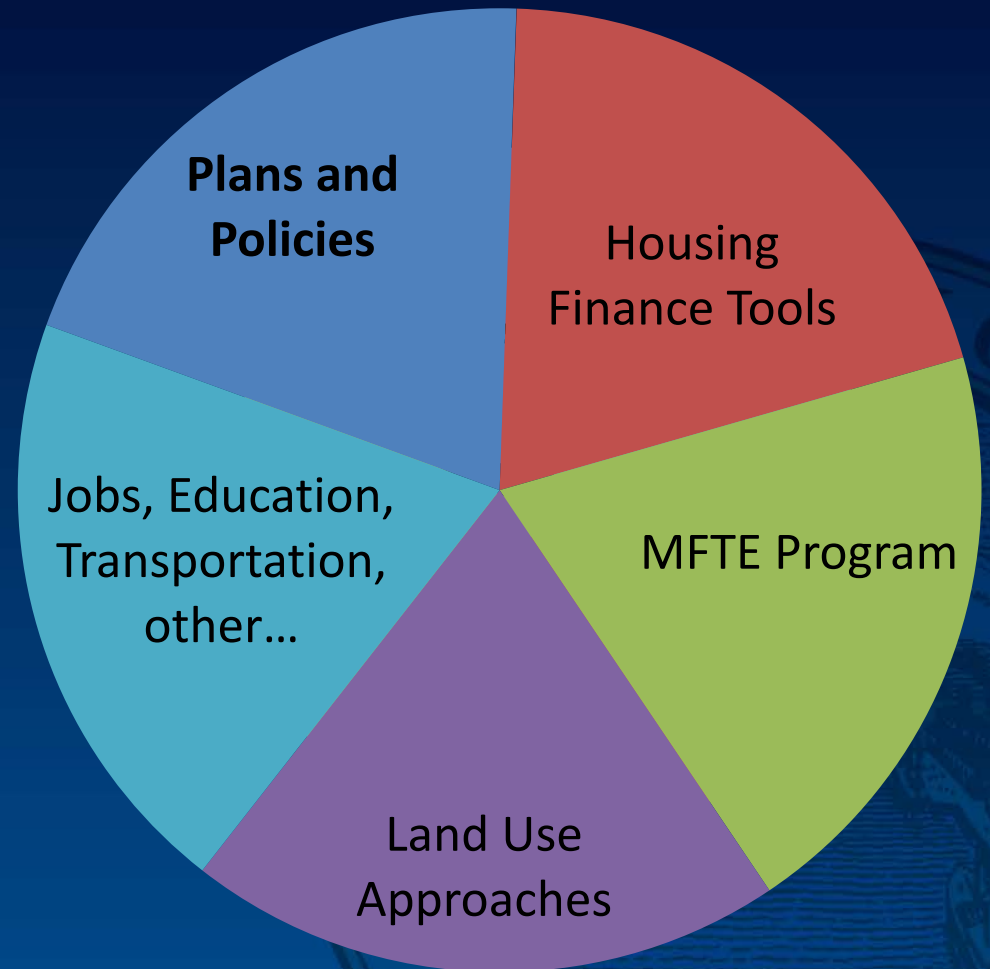
- Help people occupy quality housing affordable to them
- Promote housing choice and mix in all neighborhoods

Key Questions & Strategies:

- What are the trends in affordability?
- Can people afford to live here?
- How to deploy resources to meet need?

Affordable Housing Planning Work Program

The AHPAG's planning-related recommendations intended to promote housing affordability and mix throughout the City.



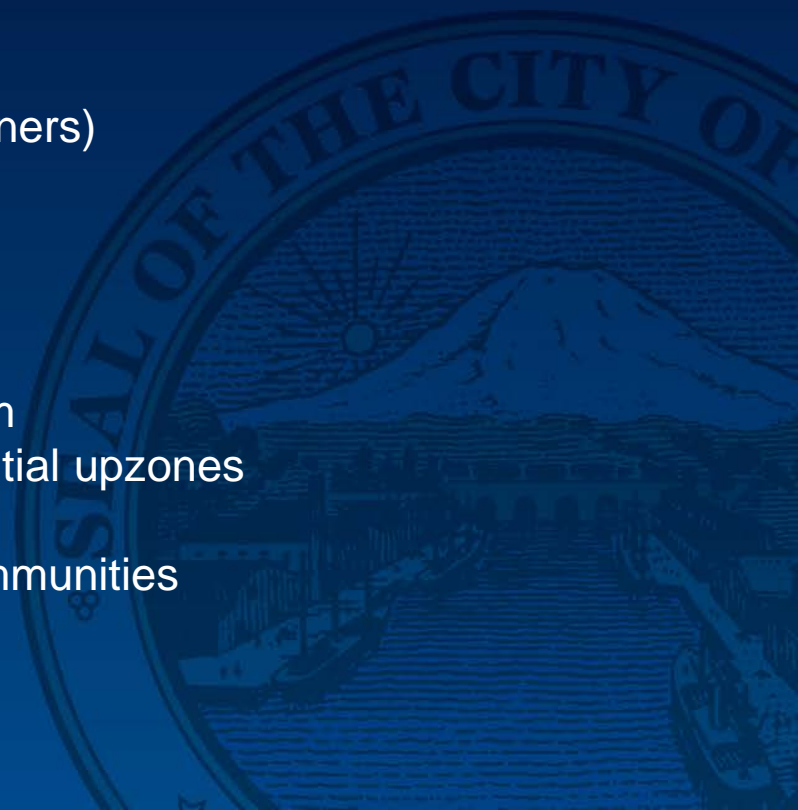
AHPAG Planning Recommendations

1. Infill/Affordable building design practices:

- 3.2.1 Expedited permitting
- 3.2.5 PRD's and PARD's
- 3.5.1 ADU's (detached)
- 3.5.2 Cottage housing
- 3.5.3 Permit Ready Housing Designs
- 3.5.4 Great houses (also, duplexes on corners)
- 3.5.5 Group housing
- 3.8.1 Small Lots

2. Affordable Housing Incentives:

- 3.2.1 Voluntary Housing Incentive Program
- 3.2.2 Inclusionary requirements w/ residential upzones
- 3.2.3 ... w/ City initiated upzones
- 3.2.4 ... w/ Voluntary Master Planned Communities
- 3.2.5 PRD's and PARD's
- 3.2.7 Transfer of Development Rights



A multi-year effort...

- 2012-2014: (Phases 1 and 2)
 - Affordable housing policies strengthened
 - Code updated to promote affordable options
 - Subarea planning, review thresholds increased

- 2015: (Phase 3)
 - Residential Infill approaches
 - Incentives and bonuses
 - Upzones – require affordable units
 - Process enhancements



Infill strategies



Size of the site

Accessory Dwelling Units	Small Lots	Denser housing in single-family zones	Cottage housing	Planned Residential Districts
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Accessory Dwelling Units

- Should Tacoma allow Detached ADU's in single-family areas?



Small lots

- Should Tacoma further reduce lot sizes or allow some other flexibilities?



Great houses/duplexes/triplexes

- Should Tacoma allow higher density housing in single-family neighborhoods?



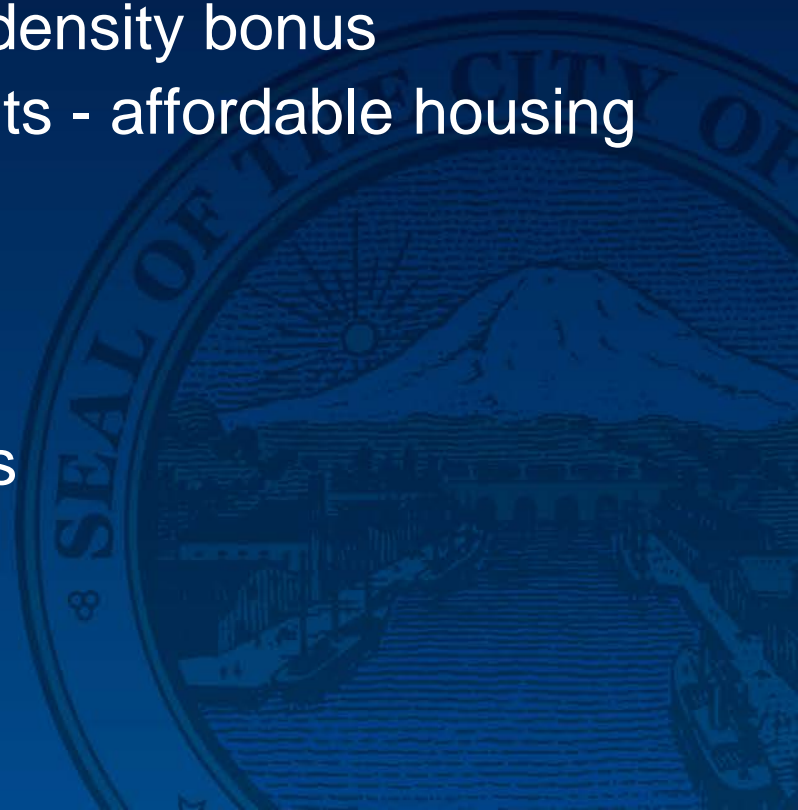
PRD's and cottage housing

- Should Tacoma allow cottage/clustered housing, with density bonuses?



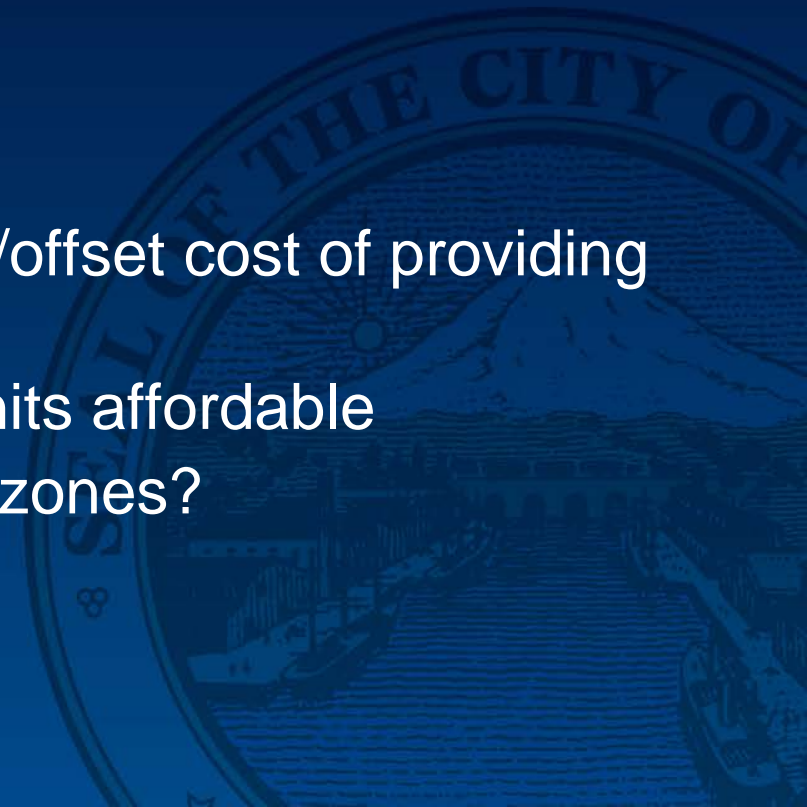
Affordable Housing Incentives & Bonuses (proposed)

- Proposals:
 - Downtown (Floor Area Ratio bonus)
 - Planned Residential Districts density bonus
 - Transfer of Development Rights - affordable housing option
- Key Issues:
 - Balancing community priorities
 - What's the right density?
 - Resource demands



Affordability requirement with residential upzones

- Should Tacoma require affordable housing for approval of upzone requests?
- Proposal:
 - Capture increased land value/offset cost of providing affordable units
 - Residential upzones - 10% units affordable
 - Private and/or City initiated rezones?



Permit process enhancements

- Should Tacoma implement housing development permitting enhancements?
- Proposals:
 - Permit-ready design library
 - Permit review streamlining
 - Fee reductions
- Issues:
 - Financial and staffing demands
 - Tied to affordable projects?



Why consider infill strategies?

- Housing affordability, mix and choice
 - Aging in place, workforce housing, property owner flexibility
- Additional policy objectives
 - Economic development
 - Smart growth
 - Transportation choices
 - Sustainability
 - Health and active living
 - Livability



Infill and residential character



(Source: Portland Infill Design Strategies)

What we may hear...



Oscar Ruiz, National Geographic

Project approach

- Fit infill options into zoning framework
 - Non-residential districts
 - R-1 to R-5
 - Design standards
 - Review process
 - Rezones
- Incentives, inclusionary, process tools
 - Balancing community priorities
 - What's the right density?
 - Resource demands

Planning Work Program

- Objectives
 - Identify infill approaches supported by community
 - Promote desired neighborhood character (zoning tools)
 - Integrate affordable housing into bonus systems
 - Identify resource demands
- Housing Element updates



