

Home In Tacoma Project

Tacoma Permit Advisory Taskforce

March 11, 2021







What's the Home In Tacoma Project?

AHAS Objectives:

- 1. More Homes for More People
- 2. Keep Housing Affordable and In Good Repair
- 3. Help People Stay in Their Homes and Communities
- 4. Reduce Barriers for People Who Often Encounter Them

Home In Tacoma Project goal:

Support housing supply, choice and affordability







Schedule

Sept to April 2021:

- Community + stakeholder engagement
- Public review draft (Comp Plan changes)
- Planning Commission recommendations

May to June 2021:

City Council review and action

July to Dec 2021:

Develop zoning and standards

Learn about the project:

- Storymap and infill video
- Café series
- Meetings

Get involved:

- Project updates
- Provide comments

cityoftacoma.org/homeintacoma











- How can we improve the proposals?
- What challenges or barriers can we anticipate?
- What Missing Middle Housing options are most feasible?
- Are 45-foot (3-4 story) buildings feasible?
- Is Floor Area Ratio the right tool for controlling overall scale?

Planning Commission Schedule:

03/18/21 – Info Session 04/07/21 – Public Hearing 04/09/21 – comments due

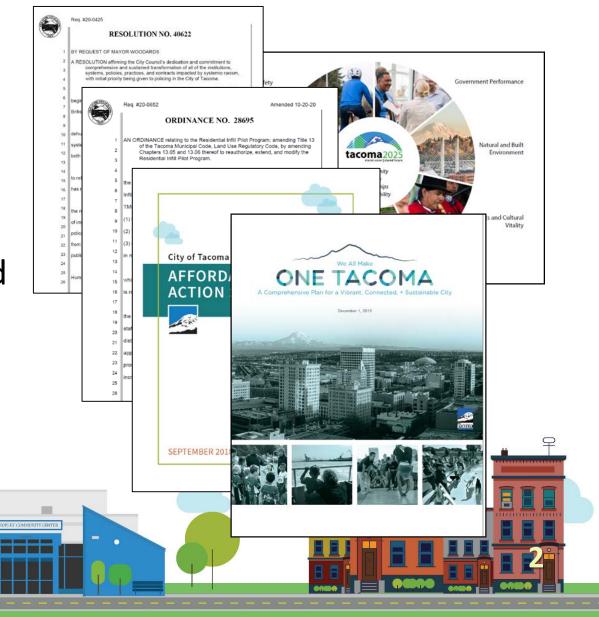






Housing actions to meet multiple goals

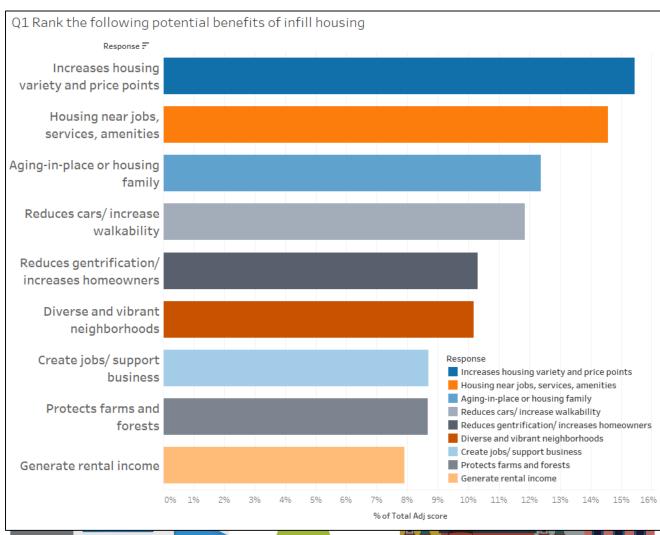
- Create an inclusive, livable, sustainable and prosperous city
- Plan and prepare for growth
- Prioritize equity, empowerment and antiracism
- Cost-effective and accountable government



Community voices: Tacoma needs housing choices

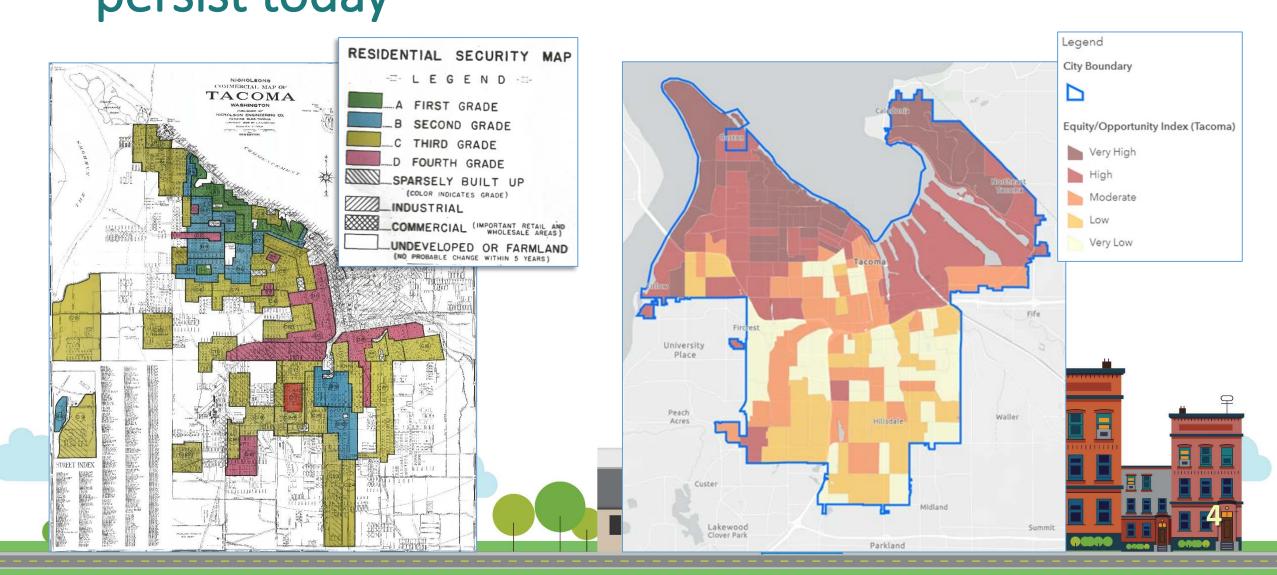
- Housing Choices Survey
 - 870 responses
- 3 Virtual Housing Cafes
 - 60 to 80 live participants in each
- Discussions
 - 3 City Council
 - AHAS TAG (monthly)
 - 5 HET
 - 11 Planning Commission
 - 20+ stakeholder and community
 - Ongoing internal engagement







Patterns reinforced by past systemic racism persist today



What's in the package?

Housing Action Plan

- Housing needs
- Growth capacity & trends
- Recommendations

Comp Plan policy changes

- Urban Form
- Housing
- Design + Development

Near-term code changes

- ADUs
- Platting
- Parking
- Religious institutions affordable housing

SEPA determination

Staff report







Recommendations

Housing policy

- Update Tacoma's housing growth vision
- **Design guidance** for infill housing
- Balance **parking** & housing goals
- Strengthen **affordable housing** policies
- Anti-displacement strategy
- **Reuse** of existing structures
- Achieve anti-racism goals in housing
- Improve physical accessibility
- Green, sustainable and resilient housing

Enabling Missing Middle Housing

- Low-scale and Mid-scale Residential designations
- Scenario 1 Evolve Housing Choices
- Scenario 2 Transform Housing Choices

Expanding affordability tools

- Market strong enough to support
- Mid-scale Residential are a key opportunity
- Options to structure affordability programs

Administrative/support actions

- Development barriers review
- Technical support and education
- Building Code & technology innovation



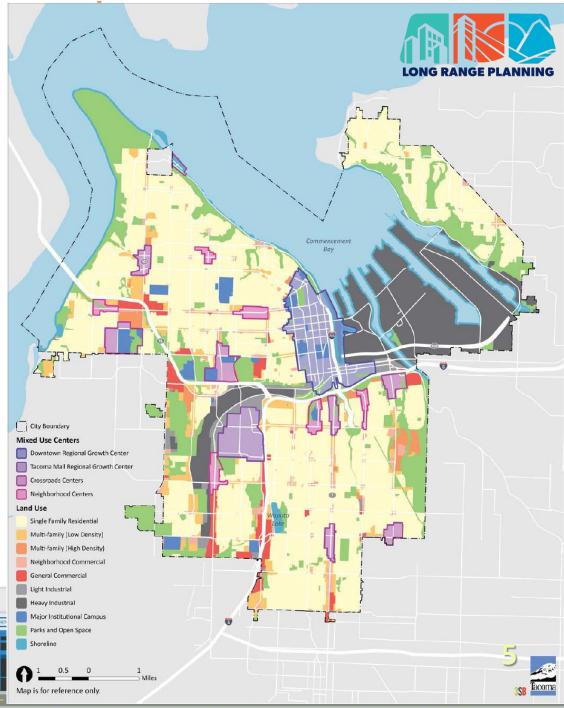




Tacoma's Land Use Framework

Tacoma plans for growth, with space for business, industry, parks and open space, institutions and housing

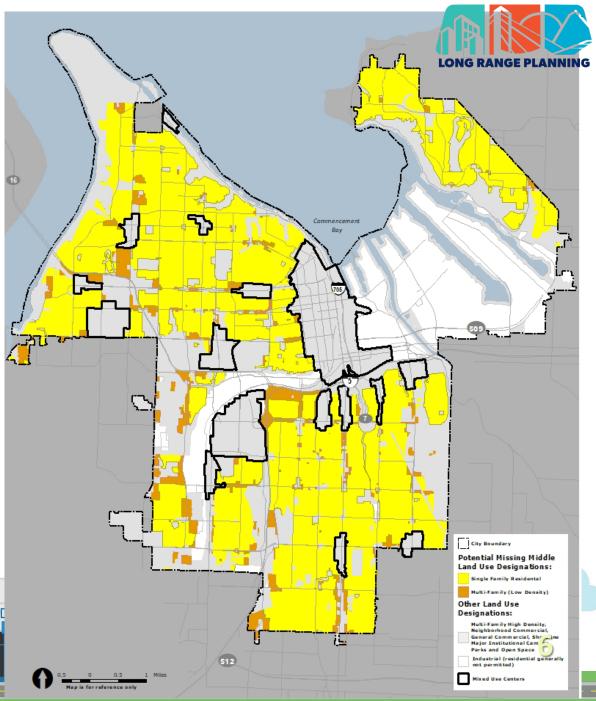




More diverse housing types in Tacoma neighborhoods

- About ¾ of Tacoma's housing land supply is set aside for single-family houses
- This limits housing supply, choice and affordability
- The proposals change Single-family Land Use to 2 new Missing Middle Housing Land Use designations







What is Missing Middle Housing?

- A range of mid-sized buildings with multi-unit or clustered housing types
- Though common in older neighborhoods, these housing options were prohibited in much of the City in the 1950s
- Today there is renewed interest as people seek diverse, affordable housing options in walkable neighborhoods



What can Missing Middle Housing look like?



House & ADU



Duplex, triplex



Cottage housing



Fourplex



Small lot house



Tiny/mobile house



Townhouses



Small multifamily







Low-scale Residential: Compatible scale & design, Pedestrian priority

- Building bulk (height, width, depth, setbacks) compatible with houses
- Functional yards/street trees
- Building oriented to street, cars to rear/alleys, off-street parking moderate
- Design standards for specific housing types
- Encourage reduced physical barriers



Mid-scale Residential: Urban, walkable housing

- Serves as transitions from higher-intensity areas to low-scale areas
- Buildings are taller (3 to 4 stories), deeper and/or wider than lowscale residential

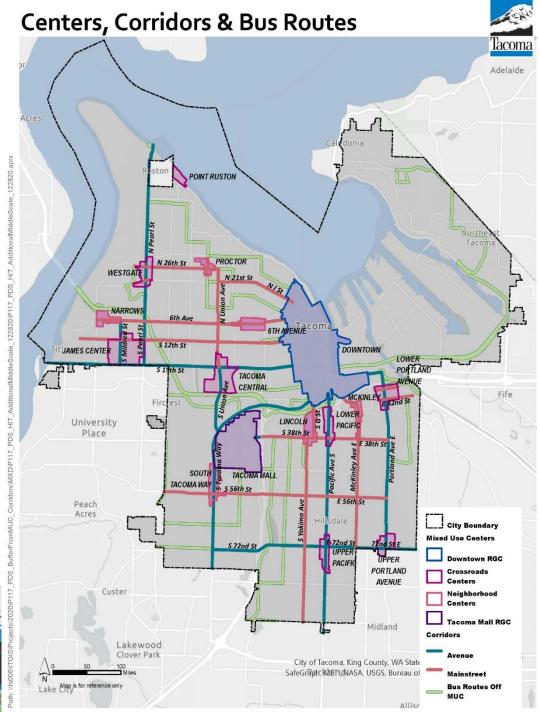


Mid-scale Residential

Objective: More housing in walkable, transit-served, complete neighborhoods

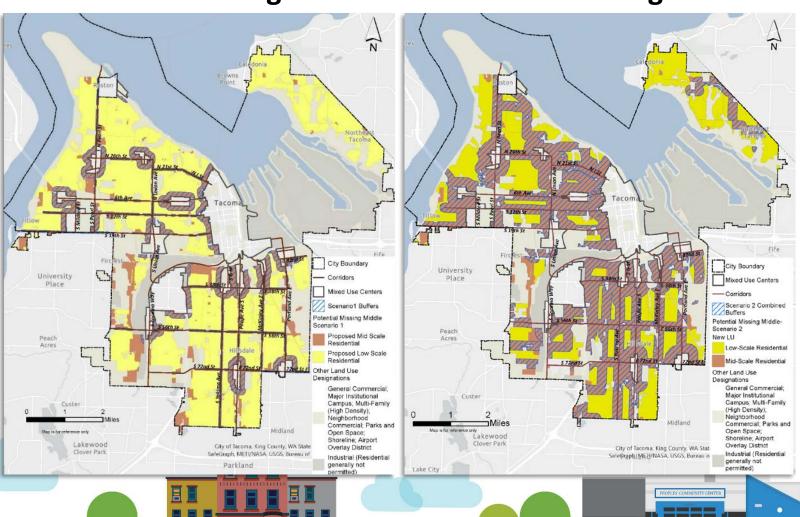
- Corridors
- Transit routes
- Areas walkable to Centers, Corridors and transit





Seeking input on 2 Housing Growth Scenarios

Evolve Housing Choices Transform Housing Choices



In both scenarios...

- Infill design standards updated
- Single-family becomes Low-scale Residential
- Multifamily-Low becomes
 Mid-scale Residential

Scenarios show more/less
Low & Mid-Scale Residential



How would proposals affect housing growth?

Likely to spur growth, unlikely to exceed adopted targets

Growth estimates (2020 to 2044)

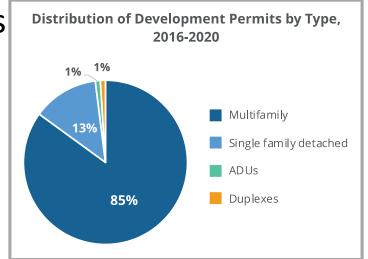
High: 53,724 units (2,239 per year)

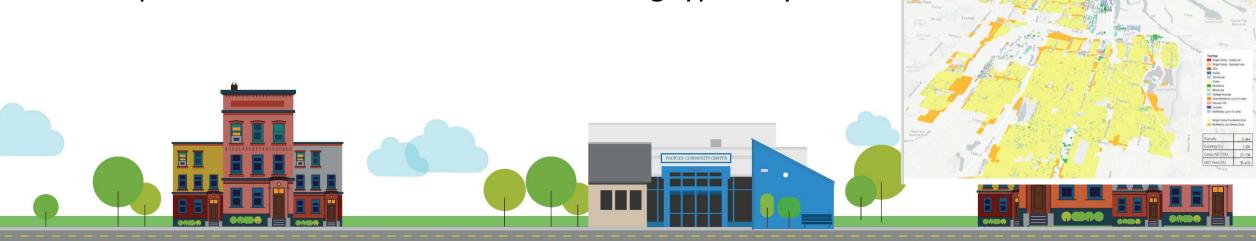
Moderate: 46,322 units (1,930 per year) (2016 – 19 was 1,755/year)

Low: 24,000 units (1,000 per year) (20 year average x2)

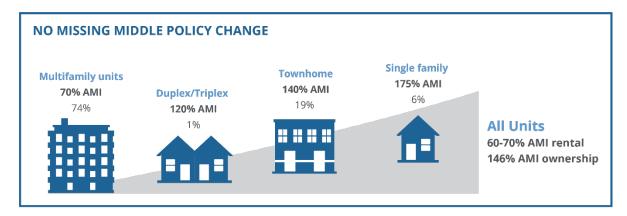


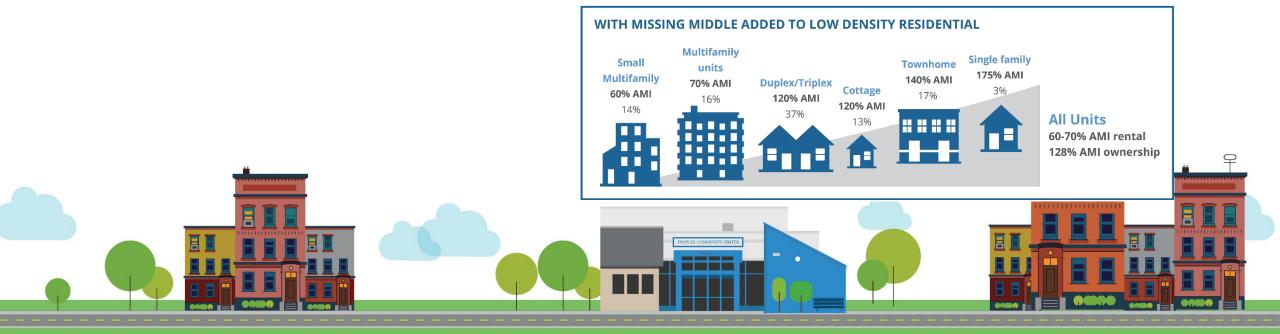
- Recent growth 85% multifamily, 63% Centers/Corridors
- Proposals could mean more diverse housing types citywide





Affordable housing incentives and requirements: What MM policy changes can achieve





Affordable housing incentives and requirements: Policy options

- Missing Middle actions will help, but not a silver bullet
- Market strong enough to expand affordability tools
- Centers, Corridors and proposed Mid-scale Residential areas are key opportunities
- Options to structure programs
 - Onsite production vs. fee in-lieu
 - Linkage fee vs. inclusionary requirements
 - Mandatory when market is ready
 - Geographic application in strong market areas
 - Incentives for all vs. incentives for increased community benefit











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