Affordable Housing

*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
Our ask: Your voice in this process

• 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 low-scale 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)

• Could change housing types and locations
  • 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

**NO MISSING MIDDLE POLICY CHANGE**
- Multifamily units: 70% AMI, 74%
- Duplex/Triplex: 120% AMI, 19%
- Townhome: 140% AMI, 6%

*All Units:* 60-70% AMI rental, 146% AMI ownership

**WITH MISSING MIDDLE ADDED TO LOW DENSITY RESIDENTIAL**
- Small Multifamily: 60% AMI, 14%
- Multifamily units: 70% AMI, 16%
- Duplex/Triplex: 120% AMI, 37%
- Cottage: 120% AMI, 13%
- Townhome: 140% AMI, 17%
- Single family: 175% AMI, 3%

*All Units:* 60-70% AMI rental, 128% AMI ownership
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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