

Affordable Housing

Home In Tacoma Project

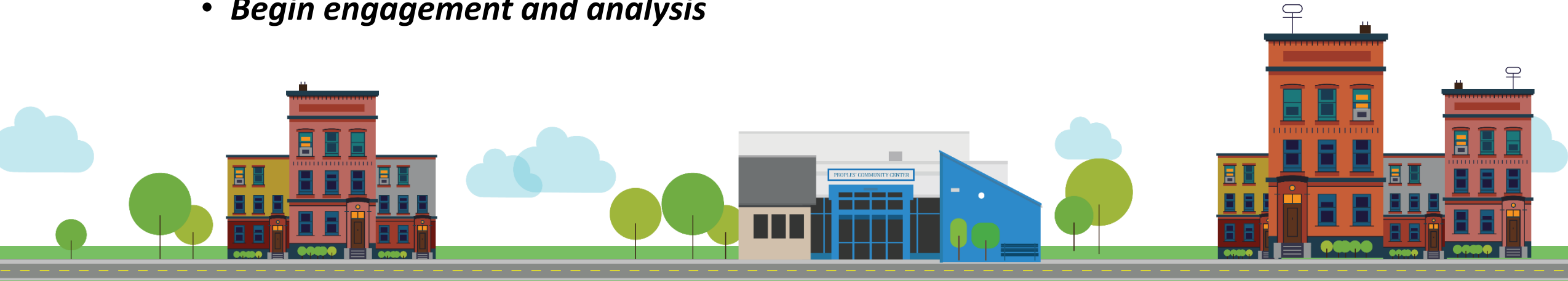
Tacoma Permit Advisory Taskforce

February 10, 2022



Meeting objectives

- Review City Council's Phase 1 direction
- Input on Phase 2
 - What topics need to be included or better understood?
 - How should we structure engagement strategies?
- Next steps (Project Initiation through April/May 2022)
 - City Council Study Session 02/22/22
 - Initial stakeholders consultations being scheduled
 - Solicit consultant services
 - Planning Commission Public Hearing on the project scope
 - ***Begin engagement and analysis***



City Council adopts Home In Tacoma Phase 1 package

- Final reading of Ordinance 28793 was on Dec. 7, 2021
- What's in the package
 - Comprehensive Plan policy changes
 - Near-term Code Changes
 - Housing Action Plan
- Initiates Phase 2 – early 2022

VISIT www.cityoftacoma.org/homeintacoma



What is the need?

- Housing affordability
 - Housing is a fundamental need
 - 40% of Tacoma households “cost burdened”
 - Housing costs rising faster than incomes
 - Supply is not keeping pace
- Housing meets multiple goals
 - Vibrant, walkable and livable neighborhoods
 - Workforce housing
 - Aging in place
 - Access to opportunity
 - Path to financial stability
 - Cities are the right place for growth

RENTAL HOUSING SUPPLY & DEMAND

Tacoma has...



87 affordable & available units for every 100 **LOW-INCOME** households



COST-BURDENED HOUSEHOLDS

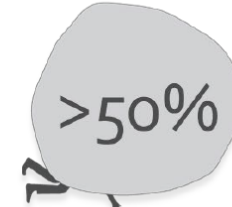
16% of households (13,386) pay gross **50% OR MORE** of their monthly income on housing costs



40% of households (32,842) pay gross **30% OR MORE** of their monthly income on housing costs



Households paying >30% for housing are “**cost burdened**”



Households paying >50% for housing are “**severely cost burdened**”



This proposal does not stand alone

Affordable Housing Action Strategy – 27 Actions

Objective 1: More Homes for More People

- Passed Ordinance 28747 authorizing 1/10 of 1% sales tax for capital and supportive services

Objective 2: Keep Housing Affordable and In Good Repair

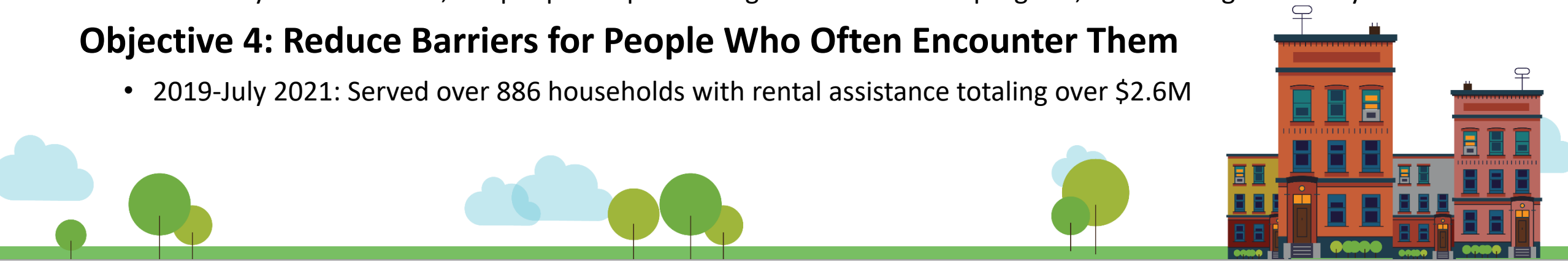
- 2019-June 2021: Preserved 141 units through Single Family Rehab and RBTSS home repair projects

Objective 3: Help People Stay in Their Homes and Communities

- Passed Ordinance 28780 adding Just Cause Eviction and enforcement provisions to TMC 1.95
- 2019-July 2021: Over 31,200 people helped through landlord tenant program, and housing and utility assistance

Objective 4: Reduce Barriers for People Who Often Encounter Them

- 2019-July 2021: Served over 886 households with rental assistance totaling over \$2.6M

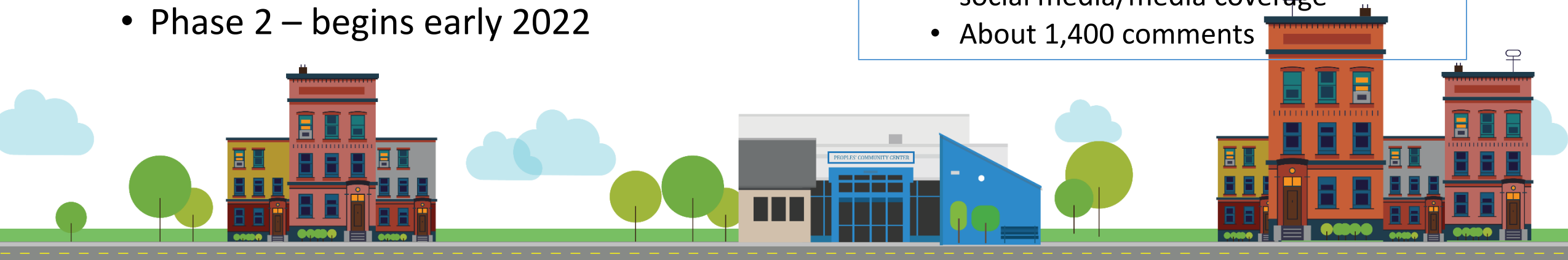


Phase 1 - Planning and engagement process

- AHAS planning, 2019 Comp Plan updates
- Planning Commission (2020 to May 2021)
 - Scoping, engagement, housing study, preliminary proposals
 - Early 2021 – Public hearing, recommendations
- City Council
 - July 13th – Public Hearing
 - Sept. to Oct. – IPS Committee
 - Council action – Dec. 7, 2021
- Phase 2 – begins early 2022

ENGAGEMENT:

- Builds on AHAS & prior efforts
- Home In Tacoma Project
 - Scoping notice
 - Online survey, videos, interactive maps, email updates (2,000+)
 - Community presentations (50+)
 - Stakeholder consultation
- 2 public hearings
 - Citywide notice (80,000), info sessions, social media/media coverage
 - About 1,400 comments

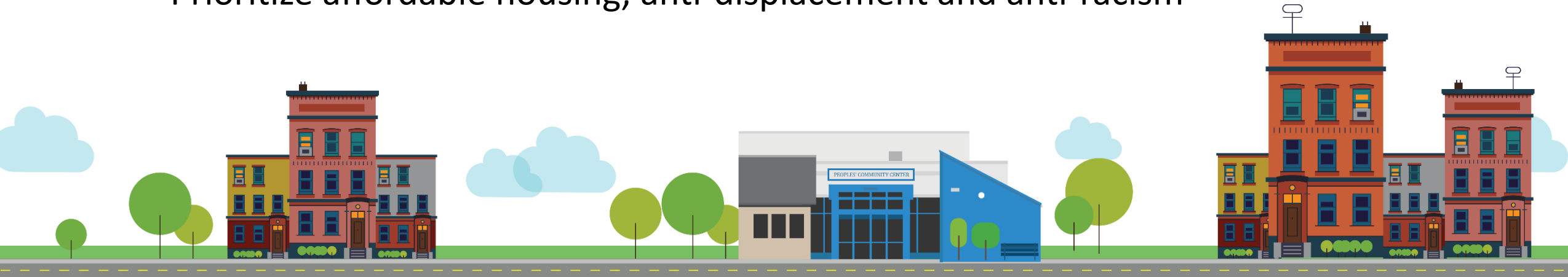


Home In Tacoma (Phase 1)

Vision and Policy for changes to housing rules

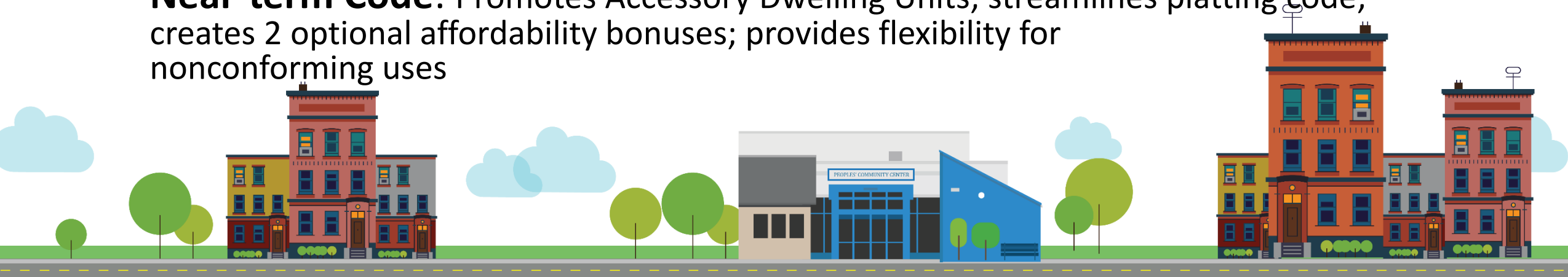
Housing rules are limiting supply, affordability, and choice

- Shift from exclusively single-family zoning to Missing Middle housing citywide
- Support mid-scale housing near shopping and transit
- Commit to design and other standards prior to zoning changes
- Strengthen regulatory tools to promote affordable housing
- Prioritize affordable housing, anti-displacement and anti-racism

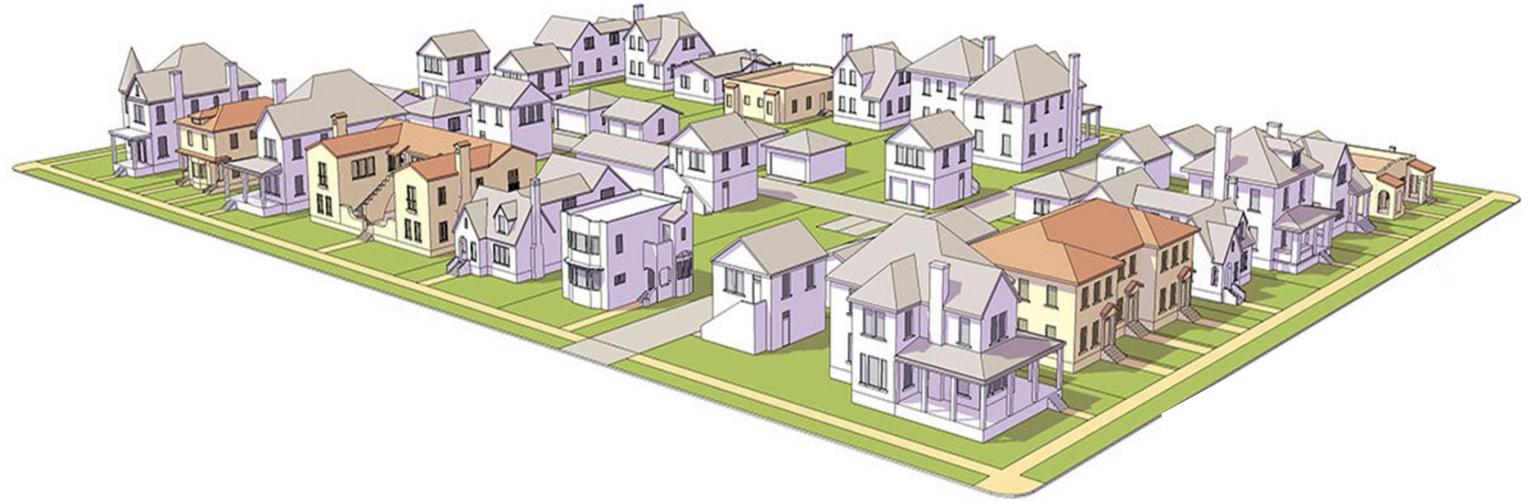


Home In Tacoma policy highlights

- **Housing must meet multiple goals:** Supply, affordability and choice; smart growth; complete neighborhoods; sustainability; equity and anti-racism, and more
- **Infill design:** Emphasize residential patterns; yards and green features; pedestrian-oriented; promote reuse; compatible with historic character
- **Scale and height:** Reasonably compatible with existing heights; 4-stories only on Corridors; reflect neighborhood differences
- **Affordability:** Use all available tools; anti-displacement; expand MFTE
- **Infrastructure:** Study impacts; update standards; funding needs to ensure concurrency
- **Near-term Code:** Promotes Accessory Dwelling Units; streamlines platting code; creates 2 optional affordability bonuses; provides flexibility for nonconforming uses



Low-scale Residential:
Diverse housing types
reflecting the scale
and design of houses



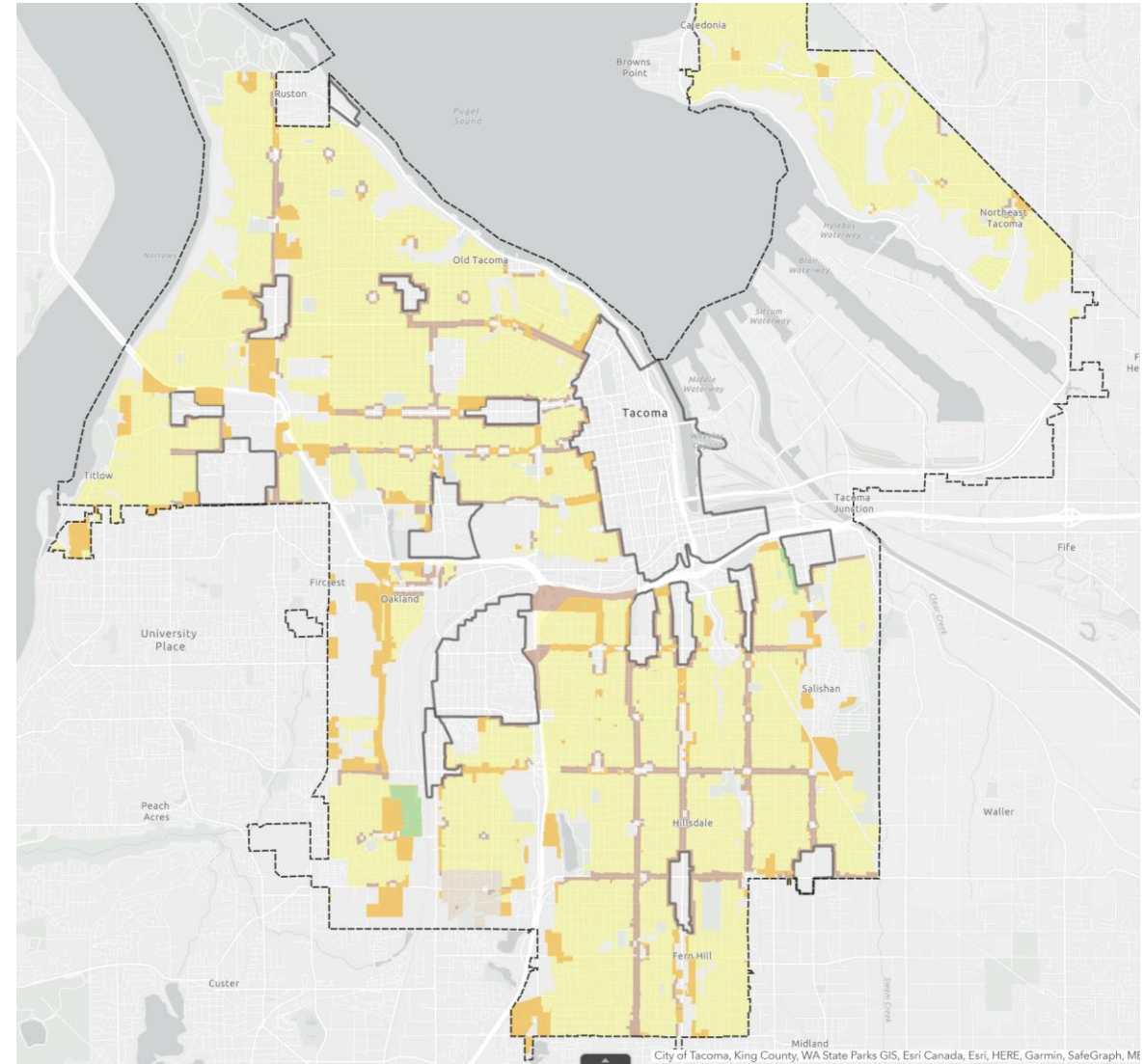
Mid-scale Residential:
Diverse housing types
up to 3 or 4-story
multifamily



CREDIT TO Opticos (www.missingmiddlehousing.com)

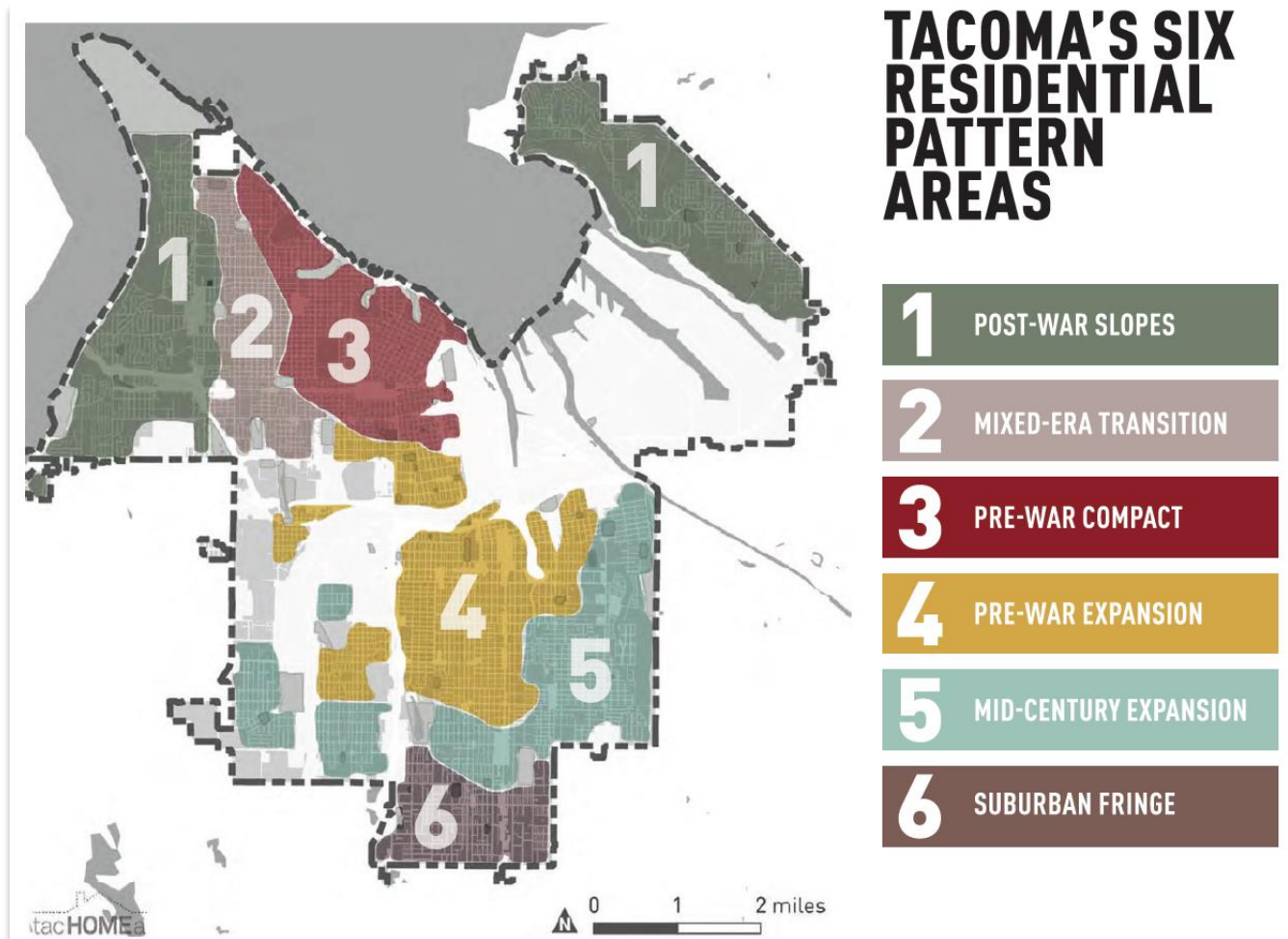
Adopted Low-scale and Mid-scale Residential Map

- Changed Single-family and Multifamily Low-density designated areas to...
- Mid-scale Residential
 - High-capacity transit corridors
 - Designated Comp Plan Corridors
 - Transition around Centers
 - Transition around Commercial nodes on transit
 - About 17% Mid-scale
- Other areas Low-scale
- *Also extended MFTE to multifamily zones and Neighborhood Commercial Nodes*



Comp Plan FLUM map is being updated

Neighborhood design and scale compatibility



Home In Tacoma (Phase 2)

- Phase 1 updated housing growth vision to support supply, affordability and choice
- Phase 2 implements that vision through
 - Zoning (*geography, districts, permitting*)
 - Expand affordability & anti-displacement tools
 - Actions to support housing growth
 - Design standards, (and height, size, views)
 - Infrastructure and services
 - Parking and transportation choices
 - Reduce potential demolition of viable structures
 - Green, sustainable, and resilient housing
 - Promote physical accessibility
 - City permitting/processes; education + support
 - Study view impacts in areas without current protections

Project stages (*tentative*)

2022:

- Q1: Project initiation
- Q2-Q3: Intensive engagement + analysis
- Q4: Preliminary proposals

2023:

- Q1: Planning Commission Public Hearing
- Q2: City Council decision process

Throughout:

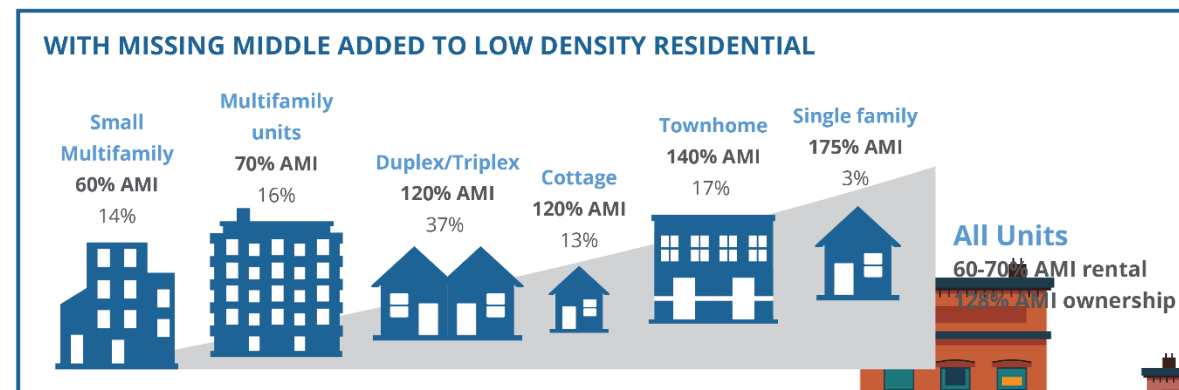
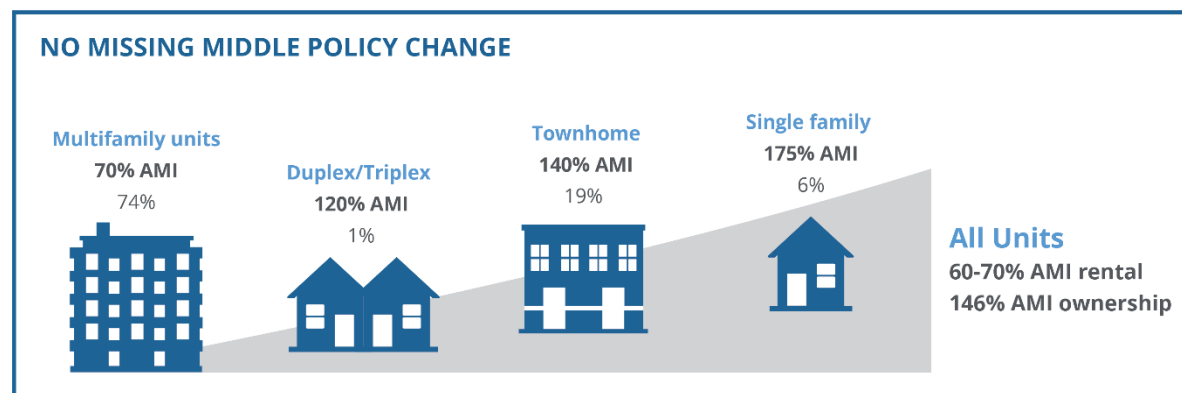
- Regular check-ins with Council
- Continuous public dialog and information

Webpage:

cityoftacoma.org/homeintacoma

Missing Middle housing will help, as part of a package of actions

- More actions needed to serve people with lower incomes
 - Expand and target **affordability incentives** (bonuses, MFTE)
 - **Inclusionary Zoning** (in strong markets)
 - **Anti-displacement** strategy
 - The **full range of AHAS actions**



State legislative action

- Adopted bills to be implemented
 - Remove limits on unrelated individuals (e.g., “family”)
 - House Bill 1220 (2021) – Anti-displacement, affordability targets
- Several housing-related bills under consideration
 - Missing Middle housing mandates
 - Restrictions on local standards (e.g., parking)
 - Technical support and funding



Discussion

- What topics need to be included or better understood?
- What engagement strategies are needed for a broad, equitable and collaborative public process?
- Lessons from Phase 1 – what worked, what else is needed?
- What examples can we learn from?
- Permit Advisory Taskforce's role in Phase 2?



**Affordable
Housing**

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