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
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

TACOMA’S SIX RESIDENTIAL PATTERN AREAS

1. POST-WAR SLOPES
2. MIXED-ERA TRANSITION
3. PRE-WAR COMPACT
4. PRE-WAR EXPANSION
5. MID-CENTURY EXPANSION
6. SUBURBAN FRINGE
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?