



HANDOUTS and PRESENTATIONS

Meeting of October 1, 2014

- 1. Affordable Housing Planning Work Program (Phase 3)**
(PowerPoint Slides; for Discussion Item D-1)
- 2. Capital Facilities Program for 2015-2020**
(PowerPoint Slides; for Discussion Item D-2)
- 3. Draft Letter of Recommendation on 2015-2020 Capital Facilities Program**
(Handout; for Discussion Item D-2)
- 4. Permanent Regulations on Marijuana-Related Uses – Tentative Schedule**
(Handout; for Communication Item E-(a)-(2))



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:

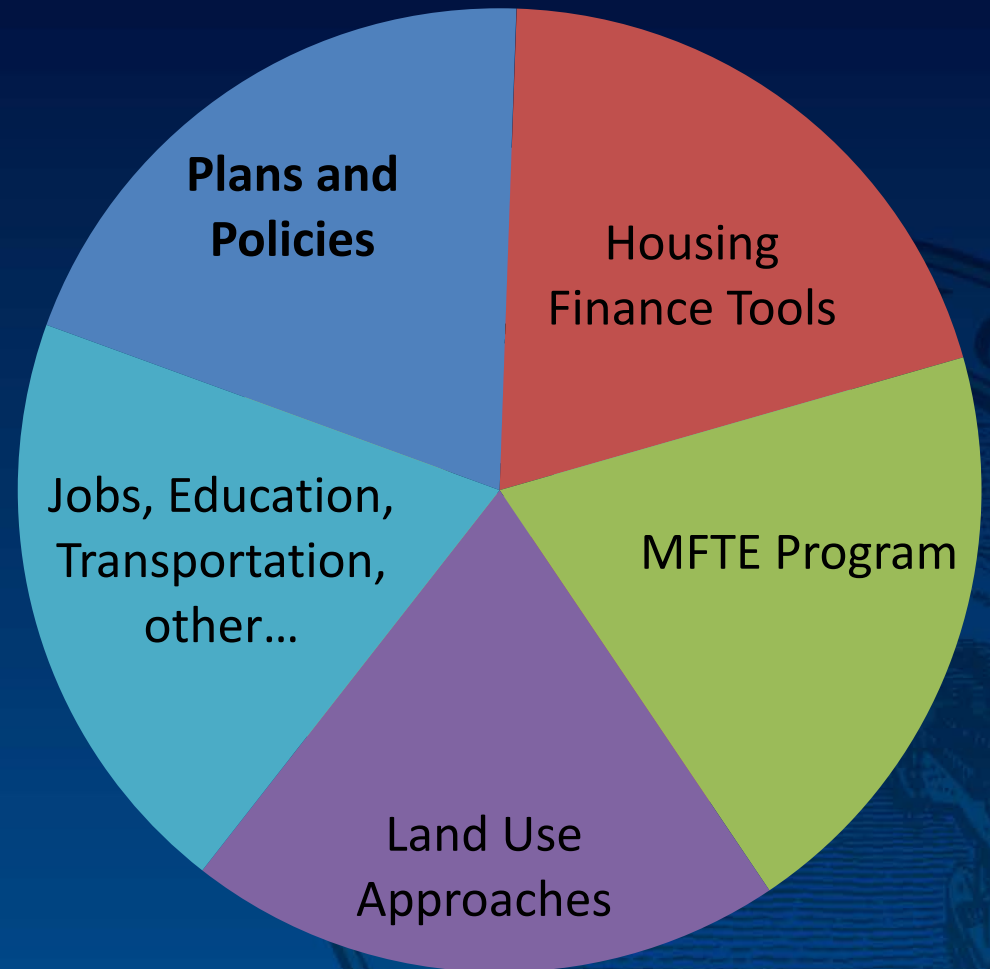
- Help people occupy quality housing affordable to them
- Promote housing choice and mix in all neighborhoods

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.



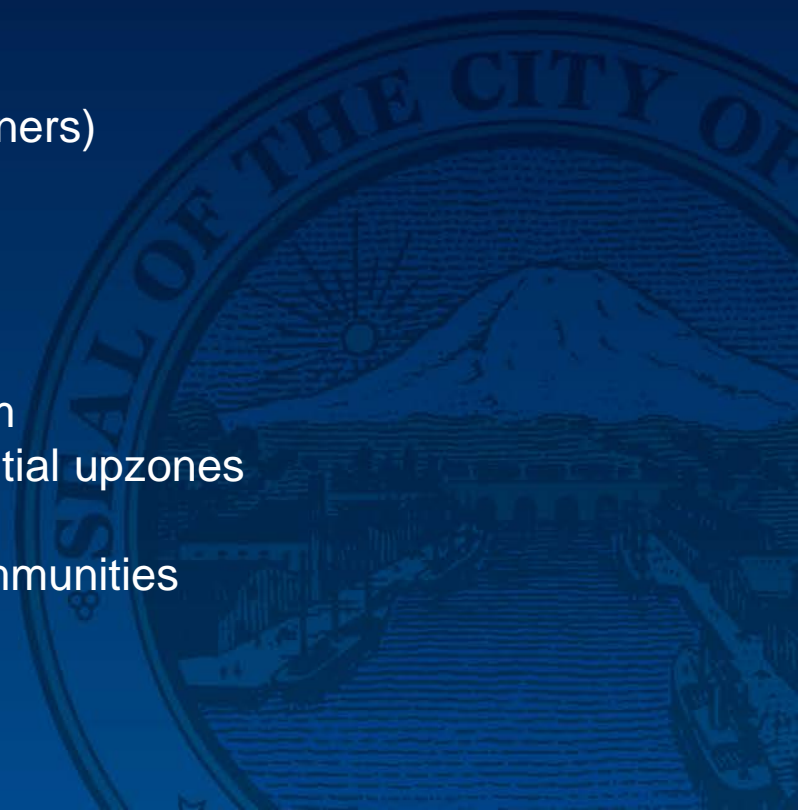
AHPAG Planning Recommendations

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

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?



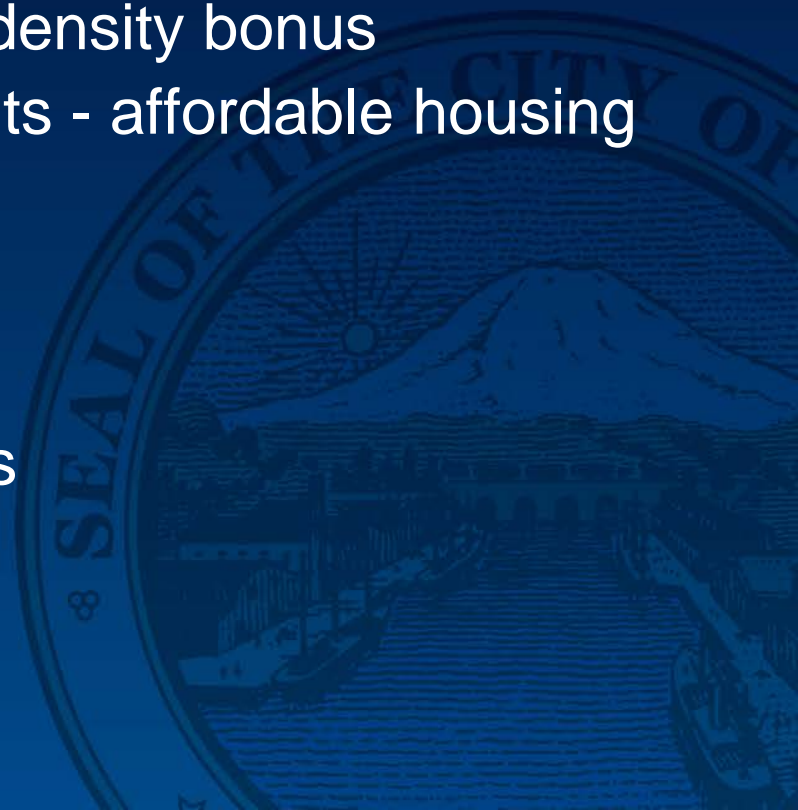
PRD's and cottage housing

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



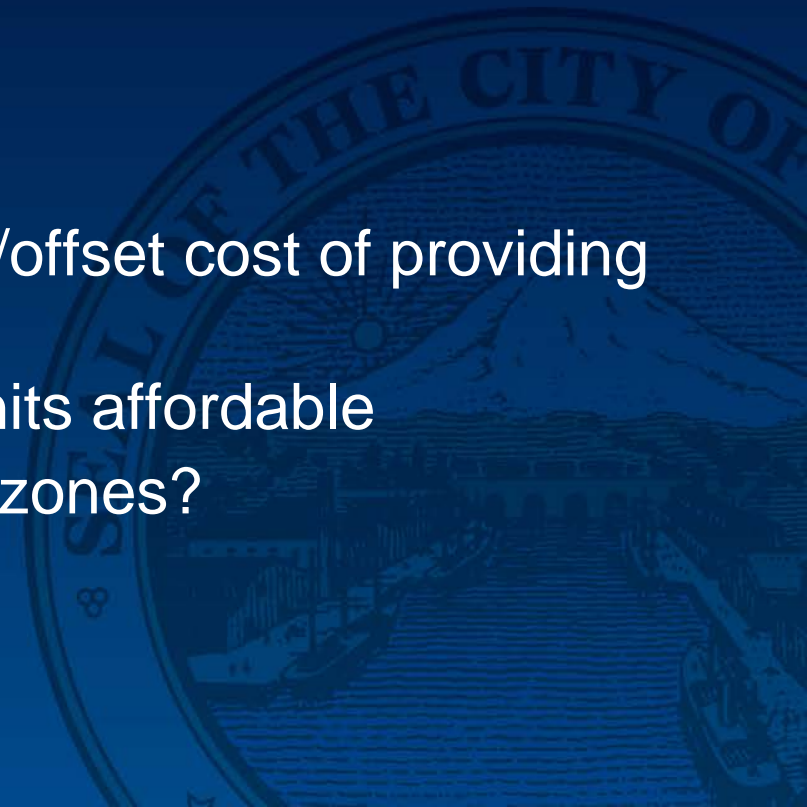
Affordable Housing Incentives & Bonuses (proposed)

- 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



2015 – 2020 Capital Facilities Program (CFP)

Planning Commission
Public Hearing

October 1, 2014

- Summary of Proposed Amendments
- CFP relationship to City's Capital Budget
- CFP Contents
- City Council Budget Schedule
- Planning Commission Public Hearing

Summary of Proposed Amendments

- Projects maintained in CFP until
 - Completed
 - Consolidated
 - Put on hold
- 2015-2020 CFP project changes and additions include:
 - 75 projects added (revised to include new adds)
 - 97 projects removed

Projects Added by Category

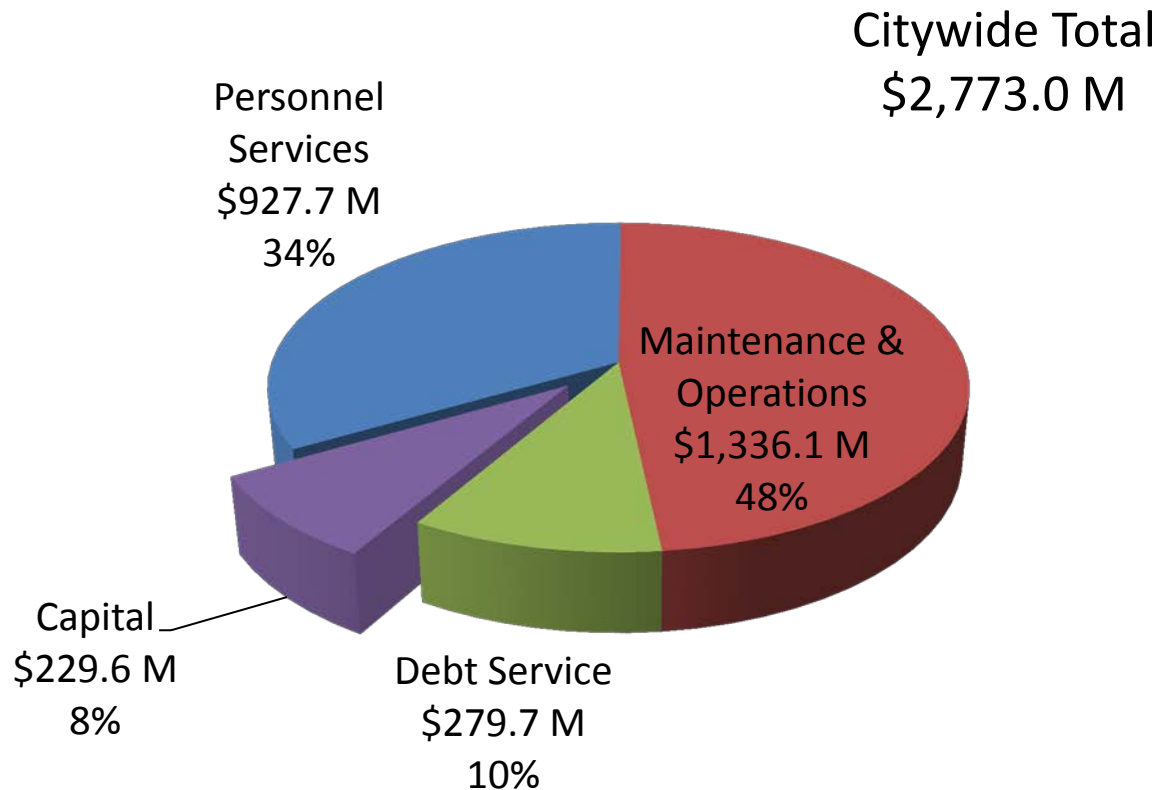
Category	Projects Added	Total Planned Amount
Municipal Facilities	6	\$ 2,058,000
Paths/Trails, Bicycle & Pedestrian Access	8	\$ 10,278,000
Public Safety Facilities	5	\$ 6,290,000
Street Projects	23	\$ 43,867,000
Public Assembly Facilities	16	\$ 37,840,000
Tacoma Rail	11	\$ 15,786,000
Thea Foss Waterway	6	\$ 1,215,000
Total Projects Added	75	\$ 117,334,000

CFP link to City's Capital Budget

- Need identified
- Comprehensive Plan tie-in
- Affordability
- Impact to Operating Budget
- Outreach & Prioritization

CFP link to Budget Process

City of Tacoma 2013-2014 Adopted Budget (in millions)



CFP Contents

Chapter	Contents
1 – Introduction	Overview Highlights Facilities service levels Structure of Document and Process
2 - Project Information	Project information arranged by category
<i>(Section being edited with this amendment)</i>	Community Development Municipal Facilities Parks, Recreation, and Cultural Facilities Transportation Facilities Utilities and Services
3 - Spending Plan	Six-Year spending plan for each project
4 - Inventory	Report of city-owned facilities
Appendix	Summary tables of document contents

City Council Budget Schedule

2014 Dates	Actions
October 7	2015-2016 Proposed Budget presented to City Council (2 p.m. Council Chambers)
October – November	Departmental Budget Work Sessions
October 13	Community Meeting The Evergreen State College 1210 6th Avenue 6-8 p.m.
October 22	Community Meeting Wheelock Library 3722 North 26th Street 6-8 p.m.
October 30	Community Meeting Lincoln High School 701 South 37th Street 6-8 p.m.

City Council Budget Schedule

2014 Dates	Actions
November 4	<ul style="list-style-type: none">• 1st Public Hearing on Proposed Biennial Budget• 1st Public Hearing on Transportation Benefit District (TBD) Budget• Ad Valorem Property Tax Public Hearing
November 18	<ul style="list-style-type: none">• 1st Reading of Property Tax Ordinance• Capital Facilities Plan (CFP) Public Hearing
November 25	<ul style="list-style-type: none">• 2nd Reading of Property Tax Ordinance• 2nd Public Hearing on 2015-2016 Biennial Budget• 2nd Public Hearing on TBD 2015-2016 Budget
December 2	<p>1st Reading of Ordinances</p> <ul style="list-style-type: none">• 2015-2016 Biennial Budget• Capital Facilities Plan• Transportation Benefit District Budget• 2013-2014 Biennium Financial Close-out
December 9	2 nd Reading of Ordinances

Planning Commission Public Hearing

- Notification
 - Standard hearing notification
 - Library
 - Newspapers
- Written comments due October 3, 2014
- Planning Commission considers recommendation after hearing



City of Tacoma
Planning Commission

*Draft for
Planning Commission's Review
October 1, 2014*

Sean Gaffney, Chair
Scott Winship, Vice-Chair
Chris Beale
Donald Erickson
Benjamin Fields
Tina Lee
Alexandria Teague
Erle Thompson
Stephen Wamback

October 6, 2014

Honorable Mayor and Members of the City Council,

On behalf of the Planning Commission, I am forwarding the *Draft 2015-2020 Capital Facilities Program (CFP)* for your consideration, with some reservations.

The 2015-2020 CFP would update the current 2013-2018 CFP by removing 97 capital projects, adding 75 new projects, and making relatively minor text amendments. The Planning Commission received an overview of the projects proposed for removal and addition on September 17, 2014, conducted a public hearing concerning the proposed amendments to the CFP on October 1, 2014, and left the public hearing record open through October 3, 2014 to accept written comments. No comments were received during the public hearing process. [or Public comments received were primarily concerning]

While the Planning Commission has fulfilled the procedural requirements for reviewing the proposed amendments to the CFP as set forth in Chapter 13.02 of the Tacoma Municipal Code (TMC), we are concerned about the effectiveness and usefulness of our review. According to the Tacoma Municipal Code, Section 13.02.040.F, the Planning Commission is required to "review the capital facilities program to ensure that the capital budgets and expenditures for public facilities and services are in conformity with the Comprehensive Plan." However, there has been limited time for review and a lack of in-depth analysis on how the new projects proposed for inclusion in the CFP are consistent with and advance relevant goals of the Comprehensive Plan. We feel that our review of the CFP may not be adding significant value to the City Council's process for selecting, prioritizing, and funding of projects.

Despite these shortcomings, we do understand that (a) as a planning tool the CFP is but one piece of the puzzle in the City's budgetary deliberation; (b) the Planning Commission is expected to deliver its recommendation on the CFP in a timely manner in order for the City Council to meet the statutory requirements, and the associated tight schedule, for adopting the biennial budget; and (c) the changes to the CFP primarily pertain to the removal and addition of capital projects, and no amendments to capital facilities related policies in the Comprehensive Plan are being proposed.

It is with this understanding that the Planning Commission recommends the *Draft 2015-2020 CFP* as carried forward by the Finance Department for your consideration for adoption. We earnestly hope that these new and existing capital projects will help achieve the City's strategic goals for a safe, clean and attractive community and a diverse, productive and sustainable economy.

Meanwhile, to address our reservations, we have requested staff from both the Finance and the Planning and Development Services departments to provide us an opportunity in the near future to further discuss how the City's capital facilities planning process may be improved and how the Planning Commission can contribute to the process in a more substantive and productive manner. At a minimum, we feel we can help the City Council develop and implement criteria for the selection and prioritization of projects, based primarily on the growth strategy and development concept as set forth in the Comprehensive Plan. We look forward to those discussions and any feedback and direction in this matter.

Sincerely,

SEAN GAFFNEY, Chair
Tacoma Planning Commission



Permanent Regulations on Marijuana-Related Uses

TENTATIVE SCHEDULE (As of October 1, 2014)

Color Key	
	Planning Commission
	City Council

Date	Event
September 30, 2014	City Council Final Reading of Ordinance – Extends the Interim Regulations until May 16, 2015.
October 1, 2014	Planning Commission – Brief discussion of schedule
October 15, 2014	Planning Commission – Initial review of key issues and potential regulatory options
November 5, 2014	Planning Commission – Initial review of draft permanent regulations
November 19, 2014	Planning Commission – Final review of draft regulations and set public hearing date
December 3, 2014	Planning Commission – Public Hearing
December 15, 2014	Planning Commission – Review public comments, consider modifications, and make final recommendation
January 6, 2015	City Council – Study Session – Review Planning Commission’s recommendation
January 6, 2015	City Council – Public Hearing
January 13, 2015	City Council – Study Session – Reviews public comments and discusses potential modifications
January 13, 2015	City Council – First Reading
January 20, 2015	City Council – Final Reading
February 1, 2015	Effective date of the permanent regulations and the expiration date of the interim regulations.

