## PRESENTATIONS and HANDOUTS

**Meeting on October 3, 2018**

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<tr>
<td>1. Affordable Housing Action Strategy (PowerPoint Slides, for Discussion Item D-1)</td>
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<tr>
<td>2. Public Hearing – Accessory Dwelling Unit Regulations (PowerPoint Slides, for Discussion Item D-2)</td>
<td>19 – 38</td>
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<td>3. Commercial Zoning Update (Presentation Link: <a href="https://spark.adobe.com/page/zuTPsytYALk6w/">https://spark.adobe.com/page/zuTPsytYALk6w/</a>)</td>
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<tr>
<td>4. Public Comments (Written; 3) Received on the Agenda Item of Affordable Housing Action Strategy</td>
<td>39 – 43</td>
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Affordable Housing Action Strategy

City of Tacoma | Community and Economic Development Department

Planning Commission Meeting
October 3, 2018
• AHAS Overview
• Consider scope for 2019 Work Program, such as...
  • Comp Plan Housing Element updates
  • Recognize the AHAS as an implementation strategy
  • Develop a phased planning & development work program
• Next steps
  • Develop scope options for incorporation in the 2019 Amendments (for 12/05 meeting)
The City of Tacoma developed its Affordable Housing Action Strategy (AHAS) as an urgent response to its changing housing market, increasing risk of displacement among residents, and widespread need for high-quality, affordable housing opportunities for all.
AHAS project timeline

Task 1. Defining Tacoma’s key housing challenges
March

Task 2. Identifying and aligning actions
March-April

Task 3. Evaluating actions using evaluation tool
April-May

Task 4. Refining & prioritizing actions
May-July

Task 5. Delivering the Affordable Housing Action Strategy
August-Sept

Supported by stakeholder engagement, including with the Technical Advisory Group and informed by community engagement
The AHAS used a data-driven approach:

• Housing needs assessment

• Analysis of short-term and long-term market trends

• Development and application of Housing Market Policy Dashboard
Key assumptions:

- Development will only occur where financially feasible.
- Developers will build to maximum capacity.
- Models multifamily development only.

Relationship to AHAS:

- Informed proposed updates to inclusionary housing and the Multifamily Property Tax Exemption Program.
- Enables ongoing monitoring and evaluation of market-based tools.

The AHAS was developed through a range of outreach and engagement activities.

- In-person community meetings: 7
- Online survey responses: 256
- Focus groups and interviews: 4
- Stakeholder interviews: 7
- Staff interviews: 7
- Technical Advisory Group meetings: 8
The AHAS includes:

• A summary of unmet needs among Tacoma residents

• Four strategic objectives and 24 supporting actions focused on:
  • Production of new homes (Strategic objective 1)
  • Preservation of existing homes (Strategic objective 2)
  • Anti-displacement and stabilization (Strategic objective 3)
  • Removal of barriers to housing (Strategic objective 4)

• Implementation Plan

• Metrics to monitor and report implementation over time:
  • Number of units produced
  • Number of units preserved
  • Number of households served
# OVERVIEW OF THE AHAS

## Summary of strategic objectives and selected actions

<table>
<thead>
<tr>
<th>Strategic objective 1</th>
<th>Create more homes for more people.</th>
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<tr>
<td></td>
<td>• Modify inclusionary housing provisions.</td>
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<td></td>
<td>• Encourage more diverse housing.</td>
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<td>• Explore innovative, low-cost housing solutions</td>
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<tr>
<th>Strategic objective 2</th>
<th>Keep housing affordable and in good repair.</th>
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<td></td>
<td>• Adopt a preservation ordinance.</td>
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<td>• Facilitate creation of community land trust</td>
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<td>• Explore a rental inspection program.</td>
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<tr>
<th>Strategic objective 3</th>
<th>Help people stay in their homes and communities.</th>
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<td>• Expand tenants’ protections.</td>
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<td>• Create resources for housing crises.</td>
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<td>• Create a source of local tax relief.</td>
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<th>Strategic objective 4</th>
<th>Reduce barriers for people who often encounter them.</th>
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<td>• Streamline rental assistance processes.</td>
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<td>• Create stronger alignment across CoC.</td>
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<td>• Earmark funds for services.</td>
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<tr>
<td>Strategic objective 1</td>
<td>6,200 units</td>
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<tr>
<td>Produce more homes for more people.</td>
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<tr>
<td>Strategic objective 2</td>
<td>2,300 units</td>
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<tr>
<td>Keep homes affordable and in good repair.</td>
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<tr>
<td>Strategic objective 3</td>
<td>1,200 households</td>
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<tr>
<td>Help people stay in their homes or communities.</td>
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<tr>
<td>Strategic objective 4</td>
<td>1,000 households</td>
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<tr>
<td>Reduce barriers for people who often encounter them.</td>
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Guided by the Affordable Housing Action Strategy, the City of Tacoma will dramatically increase its investments in new rental and homeownership opportunities and establish broader anti-displacement measures.

Together, this approach has the potential to reach 10,500 households living in the City of Tacoma.
The AHAS will be implemented through:

• Implementation Plan

• Ongoing education and outreach

• Existing, expanded, or new resources (funding, staff, expertise, etc.)

• Partnerships with local, regional, state, and federal entities

• Monitoring, evaluation, and reporting:
  • Integration of metrics into Results 253
  • Quarterly reports to City Council
  • Biannual scorecard
AHAS NEXT STEPS

• The Housing Division will:
  • Develop an Implementation Workplan
  • Convene a group of internal stakeholders to map out approach to implementation
  • Begin work on immediate and short-term actions and, where appropriate, convene stakeholder groups to assist with action development

• Planning and Development Services actions:
  • Participate in larger AHAS implementation efforts
  • Initiate discussion of planning and development recommendations
PRIMARY OR SECONDARY ROLE FOR PDS:

• 1.2 Modify inclusionary housing provisions
• 1.5 Consistent fee waiver approach
• 1.6 Coordinate public investments with housing
• 1.8 Encourage diverse housing types
• 1.10 Value capture to generate and reinvest in neighborhoods
• 1.12 Increase staff support during development review
MEETING OBJECTIVES

• AHAS Overview

• Consider scope for 2019 Work Program, such as...
  • Comp Plan Housing Element updates
  • Recognize the AHAS as an implementation strategy
  • Develop a phased planning & development work program

• Next steps
  • Develop scope options for incorporation in the 2019 Amendments (for 12/05 meeting)
ADU REGULATIONS

Planning Commission Public Hearing
October 3, 2018
Scope of Work

13.06.100.C Land use requirements (for R Districts)
Updated use table for accessory dwelling to remove restriction on single family zones and remove mention of Pilot Program

13.06.100.F Accessory Building Standards
Change in total accessory building square footage based on lot size, removal of ADU size

13.06.150 Accessory Dwelling Units
Changes to Intent, Requirements, Development Standards, and Design Standards

13.05.115 Residential Infill Pilot Program
Remove DADUs from Pilot Program Code
Scope of Work

Accessory Building Standards
1. Size of Accessory Structures
2. Size of Accessory Dwelling Units
3. Accessory Building Location

Accessory Dwelling Units
1. Procedures
   • Restricted Districts
2. Requirements
   • Occupancy
   • Ownership
   • Legalization
   • Parking
Scope of Work

Accessory Dwelling Units

3. Development Standards
   • Lot Size
   • Building Size
   • Height
   • Setbacks
   • Open Space
   • Walkways

4. Design Standards
Definitions

Accessory Dwelling Units
A second smaller dwelling right on the same grounds or attached to a typical single-family house

Detached Accessory Dwelling Units
A second smaller dwelling right on the same grounds that is detached from a single-family house
ADU REGULATIONS
Accessory Building Standards
Size of Accessory Structures
Proposed Code:
• 10,000 SF lots and up, proportional increase in all accessory structure footprints
• Additional 500 SF for DADU

Size of ADUs
Proposed Code:
• Refer to 13.06.150
Accessory Buildings
(For lots under 10,000 square feet)

All Accessory Buildings
Relative to Lot Size
NOT TO EXCEED 1000 SF

All Accessory Buildings
Relative to Main Building Footprint

All Accessory Buildings inclusive of DADU
Relative to Lot Size
NOT TO EXCEED 1500 SF
(not applicable to lots over 10000 SF)
Accessory Building Location

Proposed Code:

• Accessory buildings to be in functional rear yard, except where patterns dictate*

*ADUs must be in rear yard
ADU REGULATIONS
Accessory Dwelling Units
Restricted Districts

Proposed Code:
• Removes Pilot Program and associated restricted allowance of DADUs in R-1, R-2, R2-SRD, and HMR-SRD Zoning Designations

Occupancy

Proposed Code:
• Defined by Minimum Building and Structures Code in Title 2
Ownership

Proposed Code:
• Removes provisions concerning rent

Legalization of Nonconforming

Proposed Code:
• Updates time period, to end December 2020
• Requires compliance with Min. Housing Code, Subsections C and D.4
Parking
Proposed Code:
• Unchanged: no parking required for ADU

Lot Size
Proposed Code:
• Non-standard lot sizes or widths eligible for DADU through CUP application
Building Size

Proposed Code:

• Not to exceed:
  1200 SF - Minimum standard lot
  800 SF - Less than minimum standard lot
  1500 SF - Lot larger than 10,000 SF
Building and Lot Size Relationship

Size of Accessory Dwelling Unit

85%

OR

+ 500 SF

15%

DADU FOOTPRINT SF

OTHER ACCESSORY BUILDING FOOTPRINTS SF

= TOTAL ALLOWABLE ACCESSORY BUILDING FOOTPRINT SF

NOT TO EXCEED
1200 SF - MINIMUM STANDARD LOT
800 SF - LESS THAN MINIMUM STANDARD LOT
1500 SF - LARGER THAN 10,000 SQUARE FEET
Height

Proposed Code:

• Typical height at 18 feet based on Building Code methodology
• 15 feet in View Sensitive District
Setbacks

Proposed Code:

- Standards same as primary structure
- Conversions not meeting setbacks comply with existing codes
Open Space

Proposed Code:
• Must meet Minimum Usable Yard Space requirements

Walkways

Proposed Code:
• No specific width requirement
Design Standards

Proposed Code:

• Refer to Landmarks and Historic Special Review Districts for proposals in historic districts
• Performance based standard focused on quality
ADU Code Amendment Schedule

October 5th  Close of public comment period (5 p.m.)
October 17th  Recommendation to City Council

City Council Process

November 6th  – City Council Study Session
November 20th  – City Council Public Hearing
End of November - December  – City Council 1st and 2nd Reading of Ordinance
September 25, 2018

Dear Mayor Woodards, City Councilmembers, and City of Tacoma staff,

Futurewise is a statewide nonprofit that advocates for equitable and sustainable land use policies. Since May, we’ve had a part-time staff person in Tacoma--supporting tenant organizing for tenant protections to promote housing stability and prevent displacement; and supporting community engagement in the Tacoma mall neighborhood. Futurewise is pleased to see the City addressing the housing crisis with the Affordable Housing Action Strategy and look forward to advocating for meaningful action as soon as possible.

In general, we support this plan and commend the emphasis on creating more homes, preserving affordable homes, preventing displacement, and reducing barriers to accessing housing. We want to highlight key actions we support and also include some suggested changes.

Objective 1: Create more homes

This objective is critically important. While it is worthwhile that inclusionary housing would be applied to high opportunity neighborhoods in Tacoma, we also think it should happen citywide, to preserve affordability in all neighborhoods. The in-lieu fees should be high enough to guarantee onsite performance or generate enough funds to build affordable housing elsewhere. We appreciate how IZ could be used in conjunction with the 12-year multi-family tax exemption, but again the 12-year option should be the only one available throughout the City. Otherwise, public subsidies are going to housing that residents in Tacoma cannot afford. Even with the required affordable units, it is still important to make sure these developments do not displace residents from the neighborhoods they call home. In general, the development should be driven by the members of a community, not outside forces.

The Housing Trust Fund is a crucial piece of this plan which we fully support. More public funding ensures that the City, Housing Authority, and other partners can build housing that meets the needs of the community. It will also allow the City to provide matching dollars for grants from the WA state housing trust fund and other sources. Futurewise is especially invested in advocating for the Real Estate Excise tax for affordable housing and is already working on that at the state level. Leveraging publicly owned land would also go a long way in gaining more community control and creating more affordable homes.

Encouraging more diverse housing through zoning changes is crucial to addressing the housing crisis. This housing should include zero lot line building, accessory dwelling units, cluster homes, duplexes, triplexes, fourplexes, etc. Tacoma cannot provide the housing that is needed without zoning to allow for a greater diversity of housing options.

We would like to see more focus on providing immediate housing for those with the greatest need, namely those experiencing homelessness or at risk of becoming homeless. One of the actions is to “explore innovative low cost housing solutions to serve people experiencing homelessness.” The City needs to prioritize providing permanent supportive housing, not just “explore” the option.
We also want to see more attention to the connection between housing, public transit, and other equitable transportation options. The residents who need these options the most must be able to afford to live near them.

**Objective 2: Keep housing affordable**

All of these actions are valuable steps, and we want to especially acknowledge the importance of right of first refusal (so that the City and Housing Authority can purchase to maintain affordability), and prioritizing preserving affordability for people with disabilities and those living near existing or planned transit. The proactive rental inspections are crucial for addressing substandard housing in Tacoma. And as the report states, there must be a plan for the residents if a property is deemed uninhabitable. Community land trusts provide community control through collective ownership, and we would also like to see the City support limited equity cooperatives.

**Objective 3: Help people stay in their homes and communities**

Passing the tenant protections is a fundamental step for this objective. The City report includes Just Cause as a recommendation, along with a right to return, and we hope the City council can take these two issues up alongside the other tenant protections you are currently considering. Tenant organizing is vital to ensure the voices of the people who have been most marginalized, today and throughout history, are acknowledged. These are the voices that should drive our housing policies and development in Tacoma. We would benefit from a renters’ commission, a formal body with adequate representation that reflects the tenants throughout the city. Finally, any tax relief for homeowners should prioritize the most low-income homeowners.

**Objective 4: Reduce barriers for people who encounter them**

These steps are crucial but could also go further to acknowledge the historical circumstances communities in Tacoma must confront. The plan should more explicitly address the historical inequities of redlining and restrictive covenants to ensure that communities of color and other residents who have been excluded are directly benefiting from these policies. The plan should demonstrate more clearly how it will benefit these residents. This plan and its implementation needs to be driven by and accountable to the public, where community members are centered every step of the way.

Thank you for the opportunity to weigh in on this topic, and we look forward to working with residents, organizations, public agencies, and the City to ensure Tacoma has housing for all.

Sincerely,

Molly Nichols  
Tacoma Outreach Coordinator  
Futurewise  
molly@futurewise.org  
412-216-9659
Elliott,

I hadn’t realized you were the contact for this effort when I sent you a brief text the other day on it.

Unfortunately I have a school event on Wednesday so won’t be able to join the hearing. However I would like to provide my two cents.

1. The City of Tacoma will never have sufficient resources to make a material impact on its own. There are simply too many competing priorities and adding housing is simply too expensive (particularly for the government). I would also argue that State and Federal funds will become increasingly difficult to obtain as the our existing and expanding entitlement programs along with a rapidly growing debt service burden will overwhelm these funding sources.

2. The private sector is where Tacoma must look if it wants to expand its housing stock. What the City can do is ensure that its permitting and approval process is streamlined, efficient and maintains a sense of urgency. For developers, time really is money. The City’s ability to provide clear guidance in a timely manner is critical to encouraging developers to commit resources to this region. I can tell you that nothing is more frustrating than waiting, and waiting, for feedback on a permit which, when it finally comes, is minimal and could have been resolved with a simple phone call.

3. I would also recommend that the City spend as much time simplifying existing code as it does in creating new code.

4. I would like to highlight my strong opinion that it doesn’t matter where in the housing “stack” that new units fall. If a developer builds 500 high end units this additional supply will create ripples impacting affordability as existing owners have to adjust rent to maintain occupancy.

5. Finally, please think through the second and third order impacts of rules. Rental housing takes a beating and frequently needs to be rehabbed and upgraded. This kind of work can’t be done with tenants so rules which make it difficult to vacate a property in order to rehab could well have the perverse effect of reducing investment in housing stock and allowing conditions to degrade and degrade. Of course the challenge is that once a landlord has invested a bunch of money in a property she needs to repay the bank and get a return on that investment so rents for that property will need to go up. However it’s a cycle and needs to happen every 15 or 20 years.

Good luck on Wednesday!

Cheers, Bill
Affordable Housing Action Strategy: Recommend the idealistic plan be viewed as a priority to come after quality schools and their funding, pollution prevention to Puget Sound, reduction of non-recyclable waste, affordable fire and police enforcement, and meeting energy reduction goals. Funding provided for ‘affordable housing’ should be consistent with projected energy codes with facilities built for a 50 year life span.

Accessory Dwelling Unit Regulations: Detailed and rational. Implementation should be slow with constant review of impacts.

Commercial Zoning: No comments.

Thanks for providing the agenda.

dnb

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