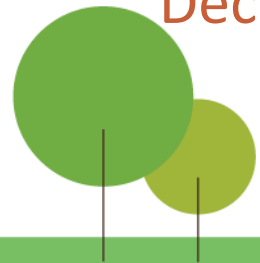


Affordable Housing

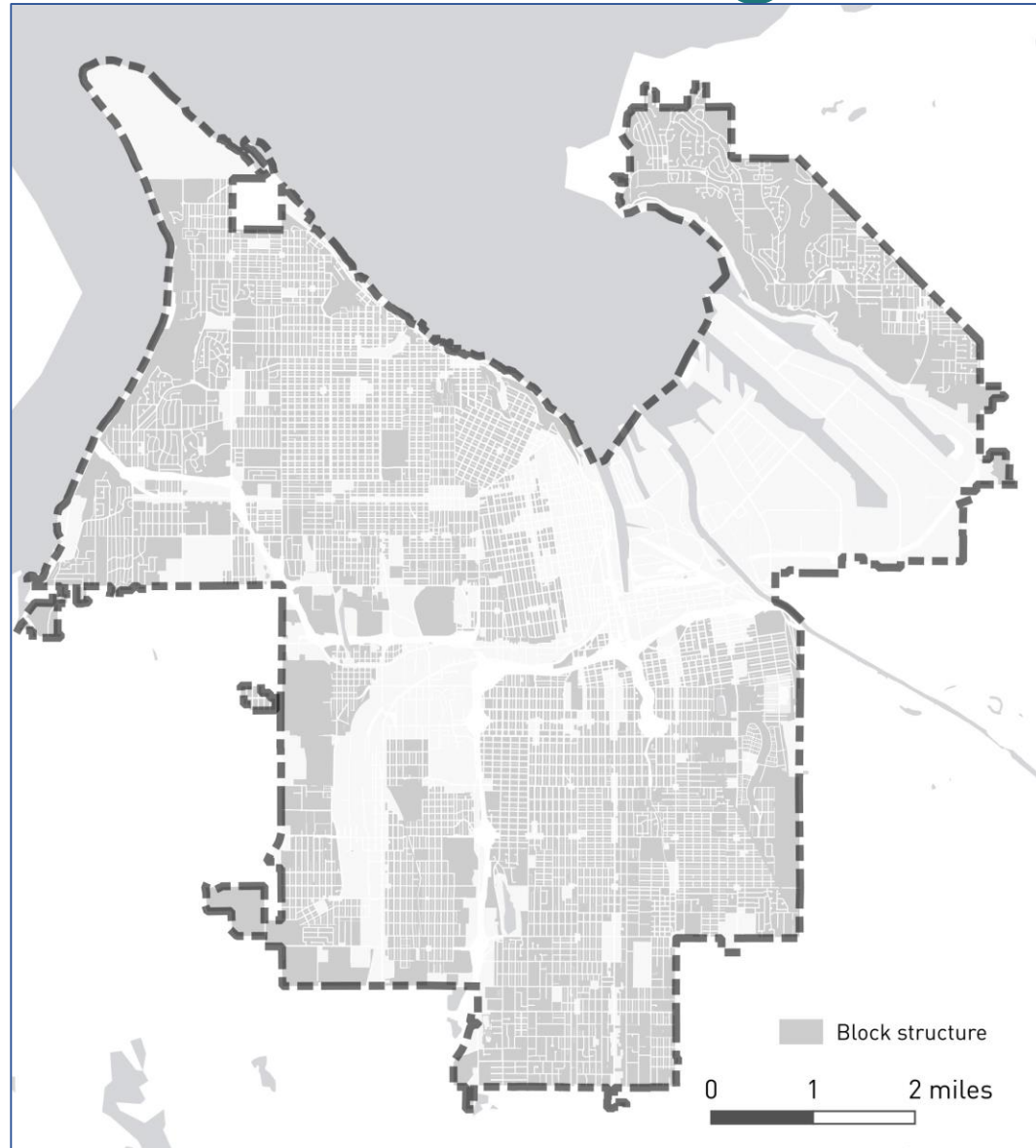
Home In Tacoma Project

Discover Commerce

December 7, 2022



Tacoma's housing rules are changing



About $\frac{3}{4}$ of our housing land supply is zoned single-family—that's about to change

SUMMARY OF ZONING REGULATIONS							
DISTRICT	USE	HEIGHT FEET (STORIES)	FRONT YARD	SIDE YARD	REAR YARD	LOT AREA PER FAMILY	
"R-1"	ONE-FAMILY DWELLINGS PARKS, PLAYGROUNDS, SCHOOLS, COMMUNITY CENTERS, LIBRARIES, CHURCHES, AGRICULTURE	35 2½	25 FT.	7½ FT.	25 FT.	7500 SQ. FT.	
"R-2"	ONE-FAMILY DWELLINGS USES PERMITTED IN "R-1" DISTRICTS. HOME OCCUPATIONS, COLLEGES, UNIVERSITIES.	35 2½	20 FT.	7½ FT.	25 FT.	5000 SQ. FT.	
"R-3"	TWO-FAMILY DWELLINGS USES PERMITTED IN "R-2" DISTRICTS	35 2½	20 FT.	7½ FT.	25 FT.	5000 SQ. FT. FOR ONE-FAMILY DWELLINGS; 3000 SQ. FT. EACH UNIT OF A TWO-FAMILY DWELLING.	
"M-1"	MULTIPLE-FAMILY DWELLINGS		15 FT.			3000 SQ. FT. - ONE-FAMILY	

Tacoma's 1953 Zoning Code

There's a housing crisis

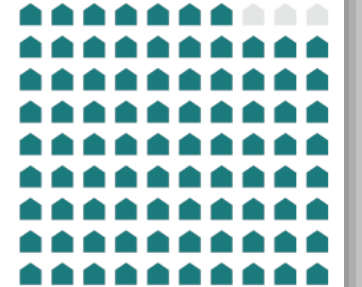
- Housing affordability
 - Housing is a fundamental need
 - 40% of Tacoma households “cost burdened”
 - Housing costs rising faster than incomes
 - Supply is not keeping pace
- Housing meets multiple goals
 - Complete neighborhoods
 - Workforce housing
 - Aging in place
 - Access to opportunity
 - Path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

RENTAL HOUSING SUPPLY & DEMAND

Tacoma has...

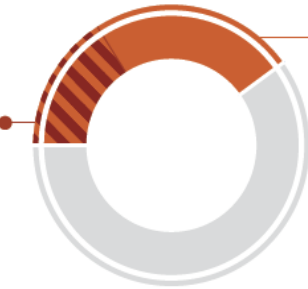


87 affordable & available units for every 100 **LOW-INCOME** households

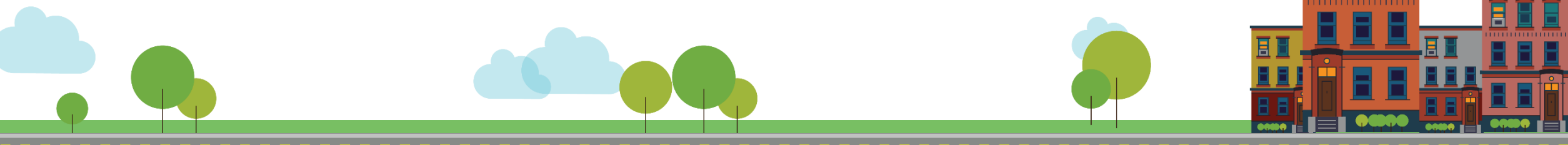
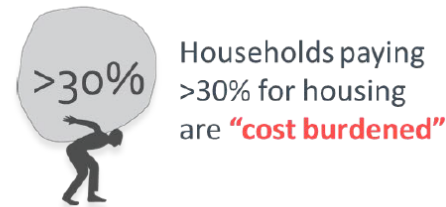


COST-BURDENED HOUSEHOLDS

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



Home in Tacoma as part of the Affordable Housing Action Strategy

AHAS Objectives

Objective 1:

More homes for more people

Objective 2:

Keep Housing Affordable and in Good Repair

Objective 3:

Help People Stay in Their Homes and Communities

Objective 4:

Reduce Barriers for People Who Often Encounter Them

Home In Tacoma

Updating Tacoma's housing rules to promote housing supply, choice and affordability

- Residential zoning and standards
- Affordable housing regulatory tools
- Actions to support growth

Home In Tacoma – Phase 1 Outcomes

- Established a Middle Housing Growth Strategy
 - Comprehensive Plan goals and policies
 - Low-scale and Mid-scale Land Use Designations
 - Updated range of housing types and densities to be allowed in areas formerly designated for “single family detached dwellings”
- Direction:
 - Expand tools to address affordability and anti-displacement
 - Evaluate public facility and service needs
 - Shift towards form-based codes

Examples of Low-scale and Mid-scale Housing Types

Low-scale Housing



House & ADU(s)



Duplex, triplex



Small lot house



Cottage housing

Low-scale Housing (in some circumstances)



Fourplex



Small multifamily

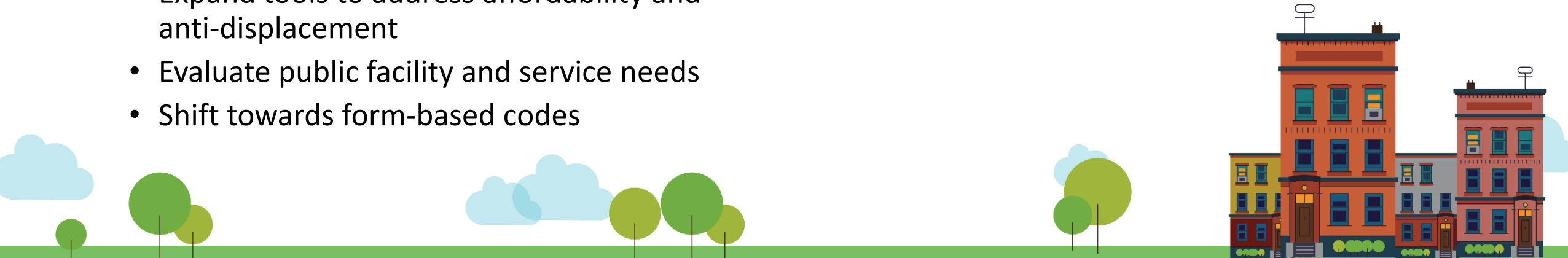
Mid-scale Housing



Rowhouses (5 or more)



Medium multifamily



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



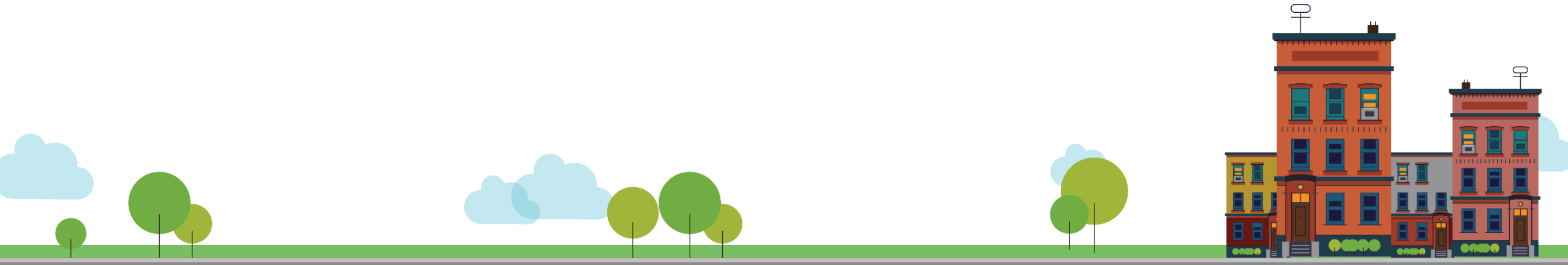
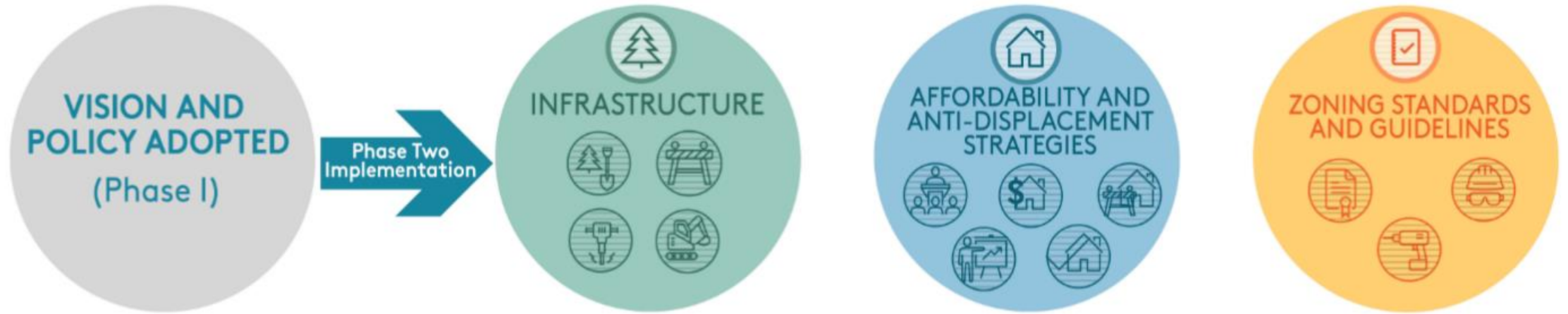
Mid-scale Residential:
Diverse housing types
up to 3 or 4-story
multifamily



CREDIT TO Opticos (www.missingmiddlehousing.com)

Home In Tacoma – Phase 2

Phase 2 implements Tacoma’s new housing growth vision:



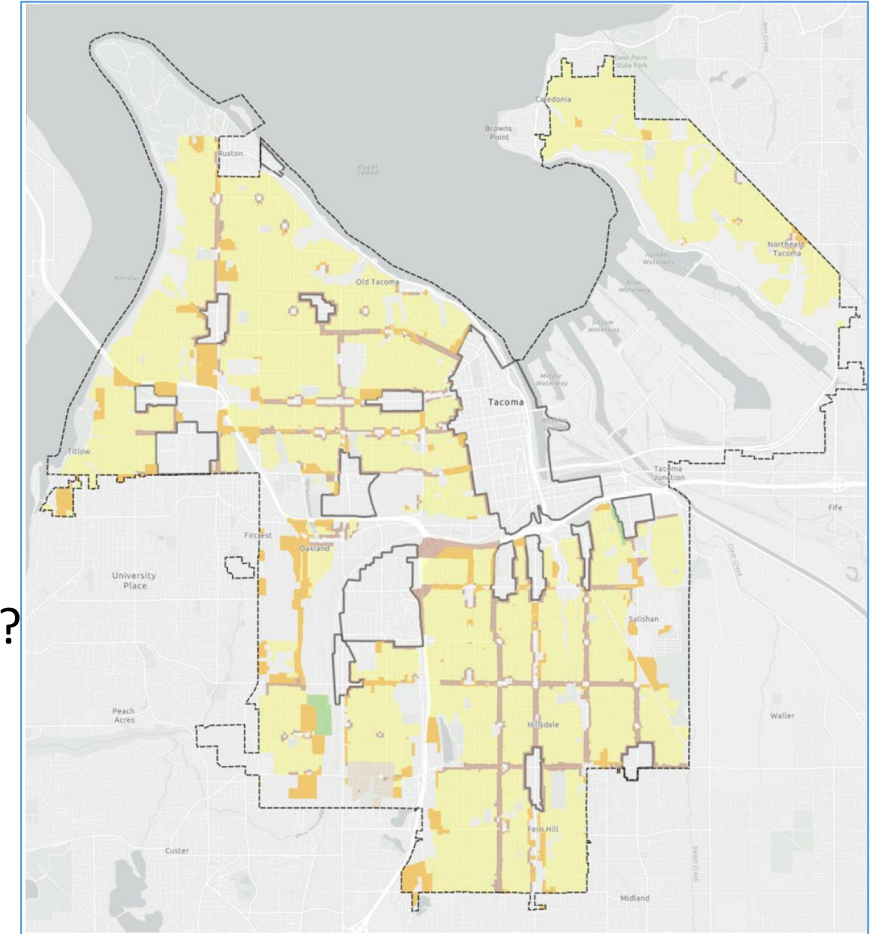
Zoning

Adopted policy direction

- Missing Middle Housing (citywide, systematic approach)
- Low-scale and Mid-scale areas
- Housing types, number of units

Key decisions

- **How many zoning districts** (what factors should inform this)?
- How should zoning **reflect neighborhood distinctions**?
- What should **lot standards** be (such as width, area)?
- What should **permit and notification processes** be?



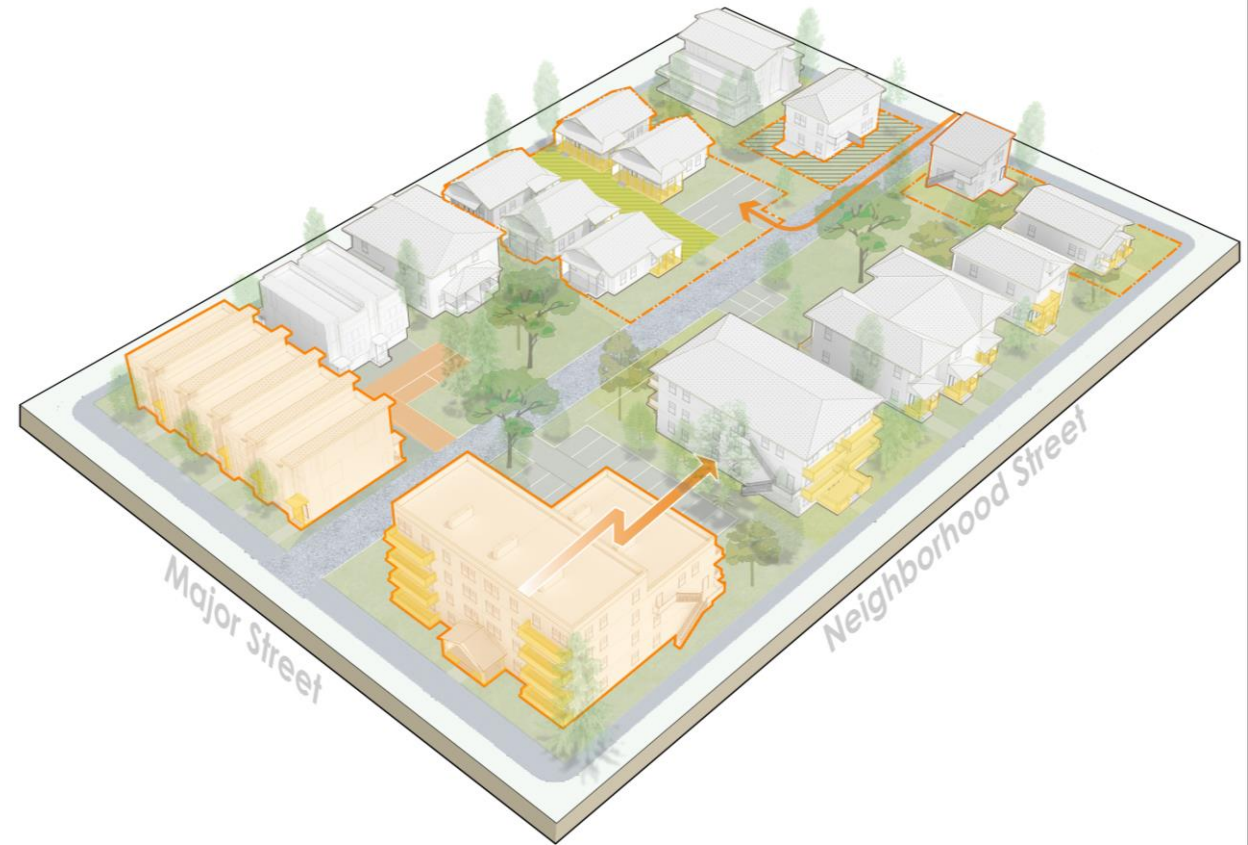
Standards

Adopted policy direction

- Support middle housing development
- Compatibility with residential patterns (such as building size, yards, access)
- Meet multiple goals – affordability, choice, ownership, sustainability, accessibility, reuse and more
- Infrastructure supports growth

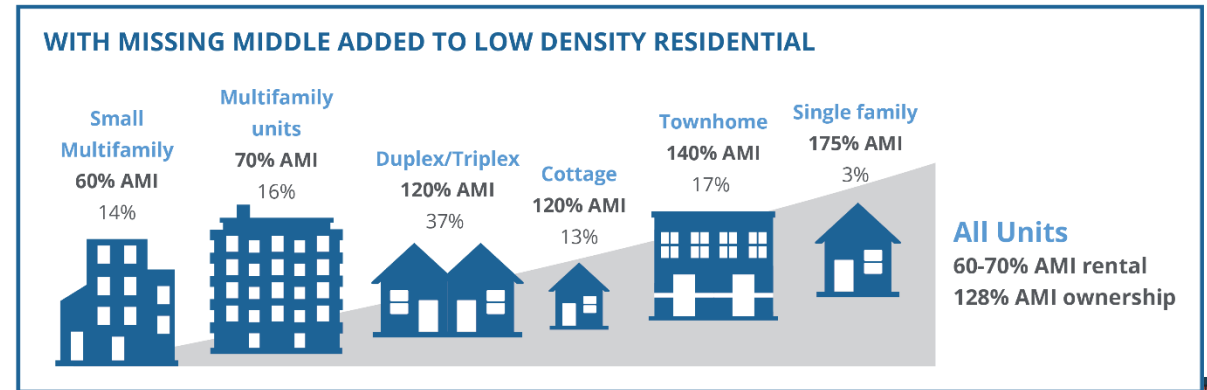
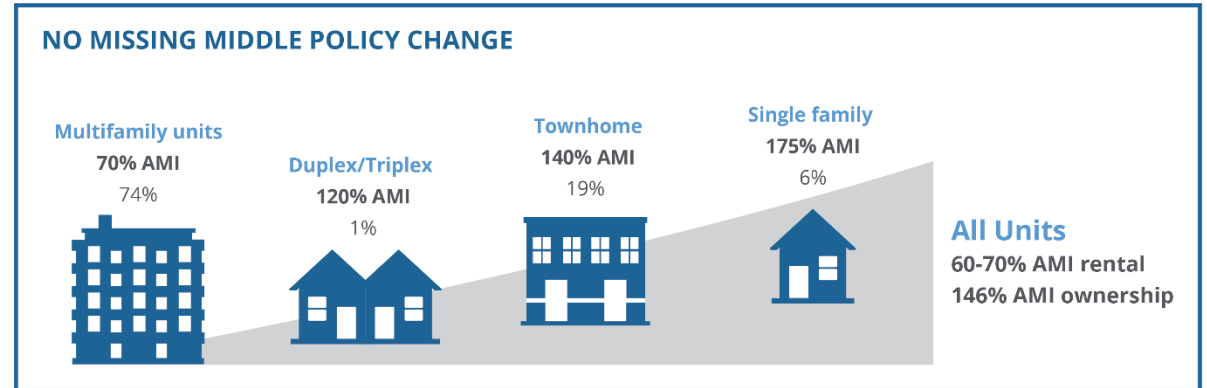
Key decisions

- How should we **balance housing production vs. other goals?**
- How can standards **promote desired features?**
- What **functional and feasibility considerations** must inform standards?
- How can **infrastructure** keep pace?



Middle housing will help on affordability, more actions needed...

- Expand and target **affordability incentives** (bonuses, MFTE)
- **Inclusionary Zoning** (in strong markets)
- **Anti-displacement** strategy
- The **full range of affordability actions**



Meeting multiple goals

- Urban Design Studio, Pacific Avenue Subarea, Neighborhood Planning
- Transportation Master Plan, Impact Fees, Vision Zero
- Utilities, watersheds, schools/parks/transit planning efforts
- Climate Action Plan, Urban Forestry Management Plan efforts
- Equity and anti-racism transformation
- 2024 Comprehensive Plan updates



Engagement Strategy

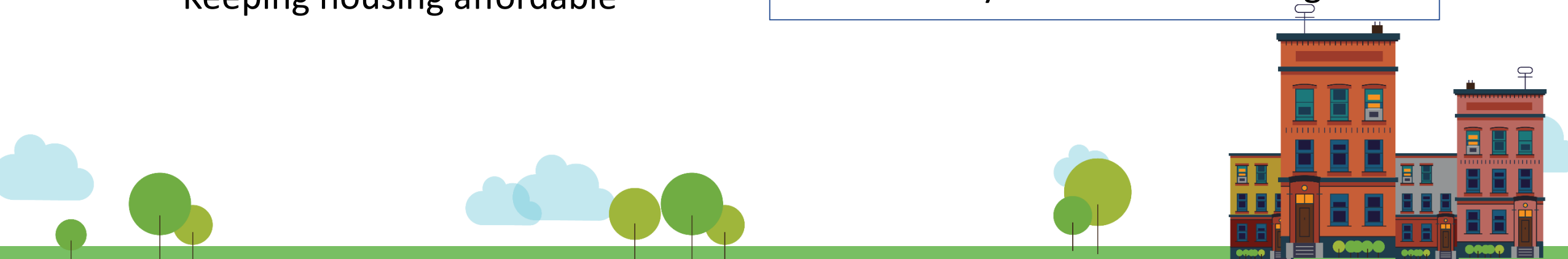
Not if but how to implement middle housing

Key topics are...

- Middle housing design
- Neighborhood infrastructure and amenities
- Keeping housing affordable

Mid-December through February

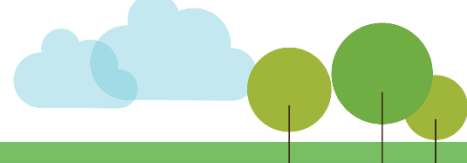
- ✓ Citywide mailer (first of several)
- ✓ Environmental Impact Statement
- ✓ Social Pinpoint – survey & ideas wall
- ✓ Developer engagement
- ✓ Housing equity champions training
- ✓ Community events and meetings



Thank you!

The Department of
Commerce is a great
partner!

See you soon in
Tacoma...



Affordable Housing

Home In Tacoma Project

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