



**To:** Planning Commission  
**From:** Elliott Barnett, Planning Services Division  
**Subject:** **Public Hearing – Home In Tacoma Project Phase 2 Scope of Work**  
**Memo Date:** April 14, 2022  
**Meeting Date:** April 20, 2022

**Action Requested:**

Conduct a public hearing to receive oral testimony and continue to accept written comments through Saturday, April 30, 2022.

**Discussion**

The Planning Commission will conduct a public hearing on April 20, 2022 starting at approximately 5:30 p.m. on the draft scope of work for **Home In Tacoma Project – Phase 2**. Phase 2 will develop zoning, standards and other actions to implement the new housing growth vision and policies established through Phase 1 that was adopted by the City Council in December of 2021. The Zoom link for the virtual meeting is as follows:

Link: <https://zoom.us/j/81358095104>  
Dial: +1 253 215 8782  
Webinar ID: 813 5809 5104

Written comments are also welcome as part of the public hearing process through April 30, 2022. Comments can be emailed to [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org), or mailed to the Planning Commission, 747 Market Street, Room 345, Tacoma WA 98402.

The Commission is currently requesting community feedback on how to make the upcoming public engagement and policy development efforts successful. Since early 2022, staff and the Commission have engaged in early discussions with community and internal stakeholders around two primary questions:

- What topics need to be studied or better understood?
- How should the City structure the engagement process?

The draft *Home In Tacoma Scoping and Assessment Report*, released on March 16, 2022, is a thorough summary of the proposed project approach. It describes the proposed area of applicability, policy goals, tasks and schedule, outreach strategies, and approach to evaluating growth impacts. Since January 2022, staff have met with neighborhood groups, housing professional groups, and various City commissions and committees to gather input on the project approach. The draft report is posted at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

The public hearing process provides the Commission with the opportunity to hear from people directly about how to structure the project for success. The Commission will use the public input received to finalize the project approach. To clarify, this hearing will focus on how to structure the project analysis and engagement efforts, rather than on the substance of the policy development work to come. Later in the project, once preliminary work has been completed, the City will



conduct a citywide notice to invite public input on the proposed zoning, standards and other actions which will be developed through this effort.

## Background

Tacoma residents face increasing challenges in accessing housing they can afford that meets their needs. For many years, Tacoma’s housing rules for most neighborhoods have primarily allowed just one housing type—detached houses. On December 7, 2021 the City Council adopted Amended Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package, including the following:

- **Comprehensive Plan policy updates** – changing Tacoma’s housing growth strategy and calling for new zoning and standards supporting infill housing
- **Near-term Code Changes** – adding flexibility to Tacoma’s current housing rules to promote affordability and infill
- **Tacoma’s Housing Action Plan** – guiding long-term implementation of housing goals

The Council’s action establishes a new housing growth vision for Tacoma supporting Missing Middle Housing options; designates Low-scale and Mid-scale Residential areas; and strengthens policies on infill design, affordability, anti-displacement and other goals. The action also initiated Home In Tacoma – Phase 2. Phase 2 will be a high-profile public process to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals.

The complete package is available at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

## Tentative Phase 2 Timeline

Jan – April 2022	Project initiation
May – June 2022	Begin stakeholder engagement and analysis
July – Dec 2022	Develop and vet proposals
Jan – March 2023	Planning Commission Public Hearing
April – June 2023	City Council review process

## Notification

Beginning in January 2022, staff have taken the following steps to invite community participation in shaping this project, along with focused notification for this public hearing process. Notification steps have included the following:

1. **Public notice:** Staff emailed the attached public notice to a contact list of approximately 2000 individuals including the Planning Commission contacts list, the City Council, Neighborhood Council contacts, and individuals who participated in Home In Tacoma – Phase 1.
2. **Social Media:** Notice has been posted on the project webpage, the City’s main web banner and City and Tacoma Planning social media accounts.
3. **Public meetings:** Since January 2022, staff have participated in about 30 public meetings to inform people about the project and invite input as part of this public hearing process.

Meetings to date have included City Council, City Commissions and Taskforces, Neighborhood Councils, and housing professional organizations (see below).

4. **Coordinated engagement:** Other City departments, City Commissions and partner organizations are helping to get the word out on the opportunity to comment.
5. **News Media:** The City issued a press release in late March to inform the media about this early comment opportunity.

#### **Prior Council, Commission and Taskforce actions**

- City Council review and action (Ordinance 28793 adopted on Dec. 7, 2021)
- Planning Commission Phase 1 recommendations (Jan. 2020 to May 2021)
- Housing Equity Taskforce process (2021)
- City Council acceptance of the AHAS (September 2018)

#### **Public meetings during the project initiation stage**

- City Council Study Session (02/22/22)
- City Council Infrastructure, Planning and Sustainability Committee (04/13/22)
- City Commissions/Taskforces
  - Planning Commission (02/02/22, 03/16/22, 04/20/22 Public Hearing)
  - Housing Equity Taskforce (02/10/22, 03/10/22, 04/14/22)
  - Landmarks Preservation Commission (04/27/22)
  - Sustainable Tacoma Commission (04/21/22)
  - Transportation Commission (03/16/22)
  - Youth Commission (04/20/22)
- Neighborhood Councils
  - Community Council of Tacoma (02/24/22, 03/24/22)
  - Central Tacoma Neighborhood Council (04/13/22)
  - North End Neighborhood Council (03/07/22)
  - Northeast Tacoma Neighborhood Council (04/21/22)
  - South Tacoma Neighborhood Council (05/18/22)
  - West End Neighborhood Council (04/20/22)
- Housing/development focus
  - AHAS Technical Advisory Group (01/26/22, 02/23/22, 04/27/22)
  - Master Builders Association Executive Board (04/18/22)
  - South Sound Housing Action Partnership (03/04/22)
  - Tacoma Homeless Action Coalition (04/15/22)
  - Tacoma Permit Advisory Taskforce (02/10/22)
  - Tacoma Pierce County Association of Realtors (04/13/22)
  - Tacoma Pierce County Affordable Housing Consortium (04/27/22)
- Others
  - East Tacoma Collaborative (03/09/22)
  - North Slope Historic District Board (04/18/22)
  - Tacoma Sustainability Expo (04/16/22)

To request a meeting, contact staff at [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org).

### **Project updates**

- Request For Proposals for consultant services issued 03/22/22, submittals due 04/19/22
- Housing Action Plan Implementation (HAPI) grant application will be finalized soon
- Internal work groups are currently being organized

### **Next steps**

- City Council IPS Committee briefing (05/25/22)
- Planning Commission Public Hearing Debrief/finalize project scope (06/01/22)
- Housing Equity Taskforce – monthly meetings
- AHAS Technical Advisory Group – monthly meetings
- Begin public engagement and policy analysis (May-June 2022)

### **Project Information**

- Staff Contact: Elliott Barnett, Senior Planner, (253) 312-4909, [ebarnett@cityoftacoma.org](mailto:ebarnett@cityoftacoma.org)
- Webpage: [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma) - *sign up for email updates!*
- Project email: [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org)

### **Attachments**

1. Public Hearing Notice
2. Project Scoping and Assessment Report (posted at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma))

c. Peter Huffman, Director



### Planning Commission Public Hearing

Tacoma's Planning Commission is inviting community input on the proposed process, timeline and engagement strategies for Home In Tacoma – Phase 2. The effort will implement the City's new housing growth strategy through zoning, standards, affordability actions, and actions to support housing growth.

Everyone has a stake in housing and neighborhoods, and there is high interest in participating in Home In Tacoma – Phase 2. In recognition of the significance of the effort, the Planning Commission is requesting your ideas about how to make the project successful.

Review the draft Home In Tacoma – Phase 2 Scoping and Assessment Report at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma). The report summarizes the project background, schedule, outcomes and engagement strategies.

To provide your input, write to [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org) through April 30, 2022.

You can also provide oral comments to the Commission at the Public Hearing on April 20, 2022. Visit the [Planning Commission](#) webpage to learn how to join the meeting.

After gathering this early input, the Planning Commission will finalize the project scope of work and we will get to work on community engagement and analysis.

### Home In Tacoma – Phase 1

On December 7, 2021 the City Council adopted Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package.

The Council's action establishes a **new housing growth vision** for Tacoma supporting Missing Middle Housing options, designates Low-scale and Mid-scale Residential areas, and strengthens policies on infill design, affordability, anti-displacement and other goals.

The complete package is available at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

### Home In Tacoma – Phase 2 Project Overview

Home In Tacoma – Phase 2 will be a high-profile public process to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals.

Because housing and neighborhoods are important to all of us, there is strong interest in participating as Tacoma crafts new housing rules. The City is now working on engagement strategies to support broad community participation.

The Phase 2 scope of work will include

1. Zoning changes for Low-scale and Mid-scale Residential designations
2. Strengthened design standards
3. Development of an anti-displacement strategy
4. Enhancement and expansion of regulatory affordability tools
5. Actions to ensure that infrastructure and services are adequate to support growth
6. Actions to address the potential demolition of older structures
7. Actions to create green, sustainable and climate-resilient housing
8. Actions to promote physical accessibility
9. Review of City of Tacoma permitting and processes
10. Education and technical support for developers and the public

Tentative 2022 to 2023 Process

- **Project Initiation (February to April 2022)**
- Information gathering and engagement
- Preliminary alternatives
- Planning Commission public hearing
- City Council review process

## How to learn more

The Home In Tacoma webpage will continue to be the place to learn more – visit and share [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma). You can also send an email to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org), or call (253) 591-5030 (Option 4).

The City of Tacoma launched the **Home In Tacoma Project** to gain community and industry insight in updating Tacoma's housing growth policies and zoning. You are receiving this notice because you have been identified as a potentially interested party. Please help to spread the word! We hope you will continue to participate.



<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 591-5030 Option 4