



## PRESENTATIONS

Meeting on April 21, 2021

<u>Agenda Items</u>	<u>Page</u>
1. <b>Home In Tacoma Project</b> (PowerPoint Slides, for Discussion Item E-1)	<b>3 – 36</b>





# Affordable Housing

## *Home In Tacoma Project*

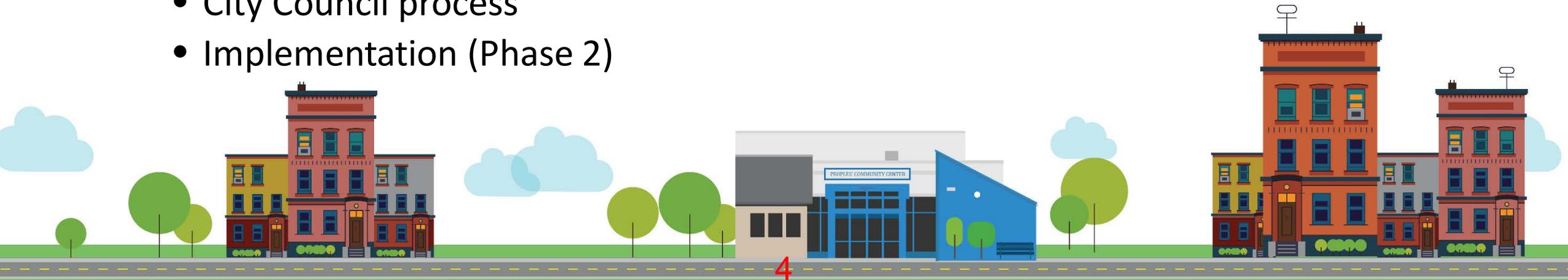
Planning Commission Debrief

April 21, 2021



# Meeting objectives

- Debrief public comments
- Agree on key decisions
- Provide direction for revisions
- Next steps
  - Planning Commission recommendations
  - Additional public engagement
  - City Council process
  - Implementation (Phase 2)



# Home In Tacoma (this phase)

- **Enable *Missing Middle* Housing**
  - Set a new housing growth vision without exclusive single-family zoning
  - Establish Low-scale Residential Land Use Designation
  - Establish Mid-scale Residential Land Use Designation
  - Designate where each will apply
- **Adopt design principles** for infill housing; revisit parking standards
- Strengthen policies to **make housing more affordable**
- Strengthen **anti-racism and anti-displacement** policies

***Commit to addressing community concerns***



# What's in the package?

## Housing Action Plan

- Housing needs
- Growth capacity & trends
- Recommendations

## Comp Plan policy changes

- Urban Form
- Housing
- Design + Development

## Near-term code changes

- ADUs
- Platting
- Parking
- Religious institutions affordable housing

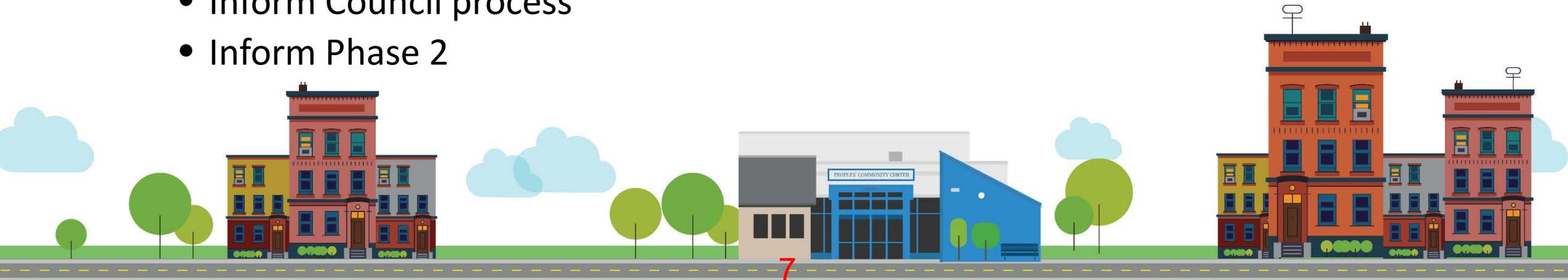
## SEPA determination

## Staff report



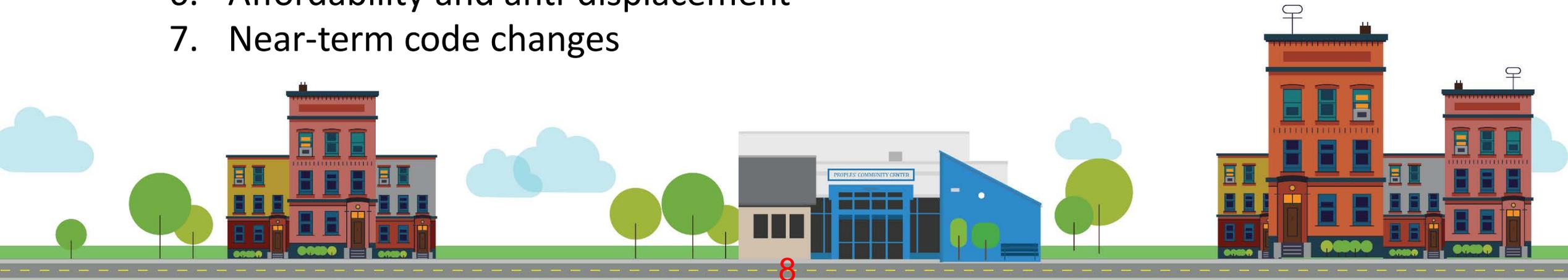
# Unpacking the public comments

- Lots of interest
  - 75 people testified at the hearing
  - About 300 map comments
  - About 500 written comments
- How input will be addressed
  - Inform Commission recommendations
  - Inform SEPA decision
  - FAQs and updates list
  - Inform Council process
  - Inform Phase 2

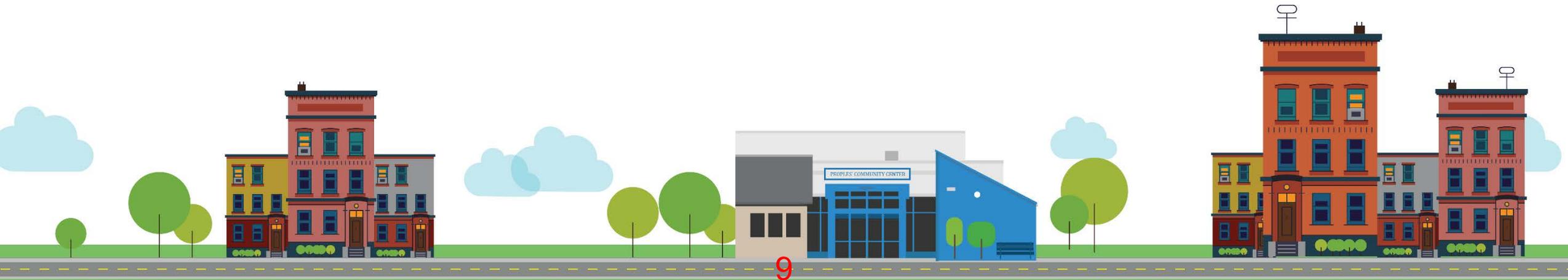


# Comment themes

- Level of community support
  - *About 180 support/mostly support; about 50 support part/potentially support; about 170 oppose/mostly oppose (out of 500 written comments)*
- Key issues
  1. Vision
  2. Timing and engagement
  3. Proposed Low-scale and Mid-scale designations
  4. Geography of new designations (scenarios)
  5. Accommodating growth
  6. Affordability and anti-displacement
  7. Near-term code changes



# Discussion



# 1. Vision

## PROPOSAL

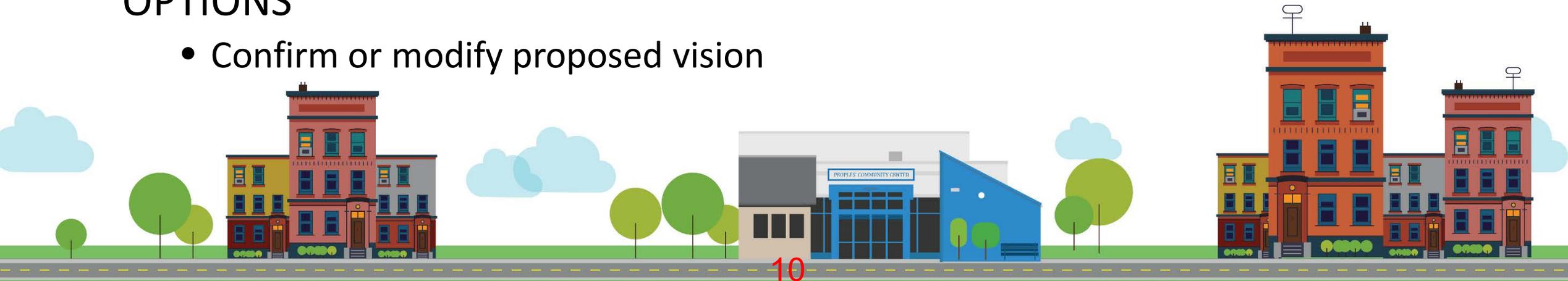
- Set a new housing growth vision enabling Missing Middle Housing & affordability actions
- Commitment to get growth right
- Meet multiple goals through housing actions

## WHAT WE HEARD

- Broad range of perspectives
- Questions about affordability benefits & displacement risk

## OPTIONS

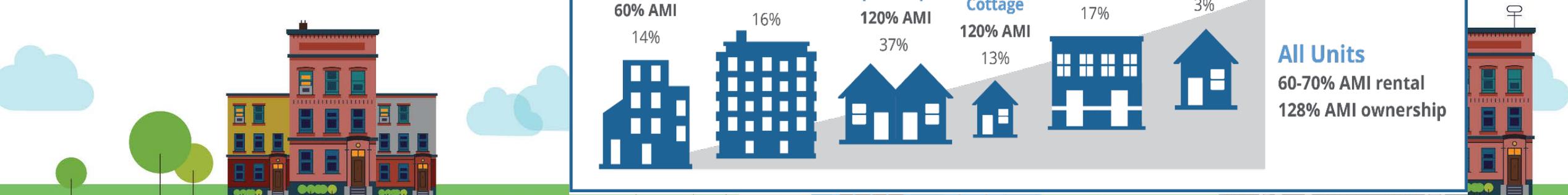
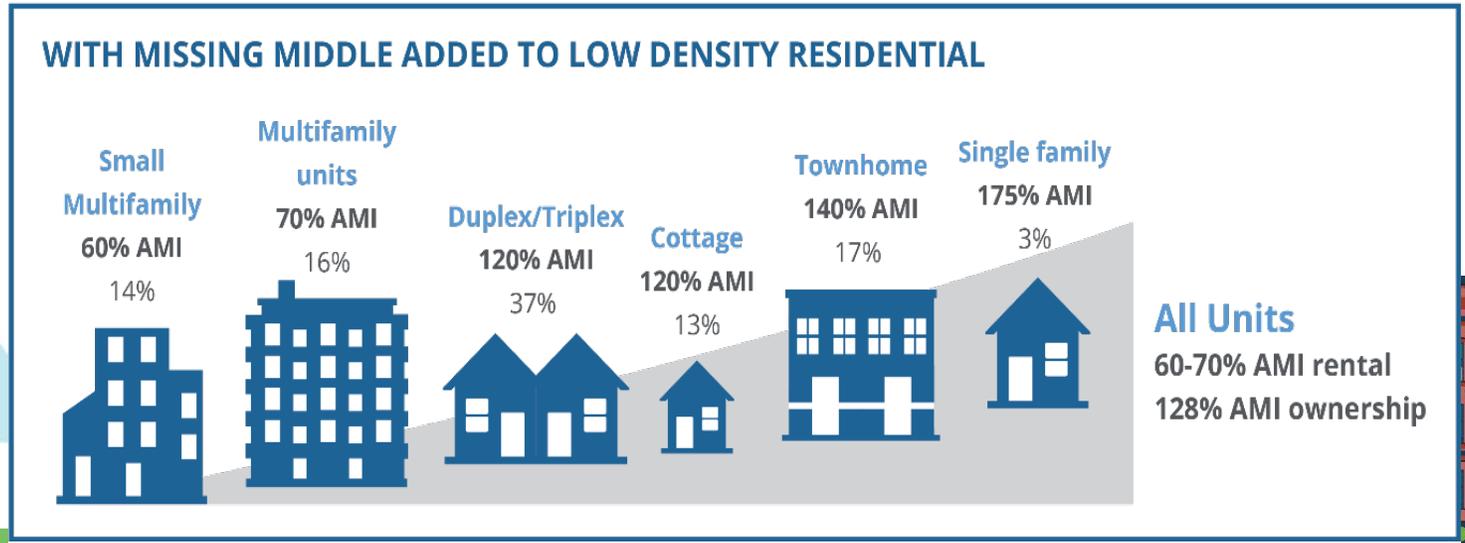
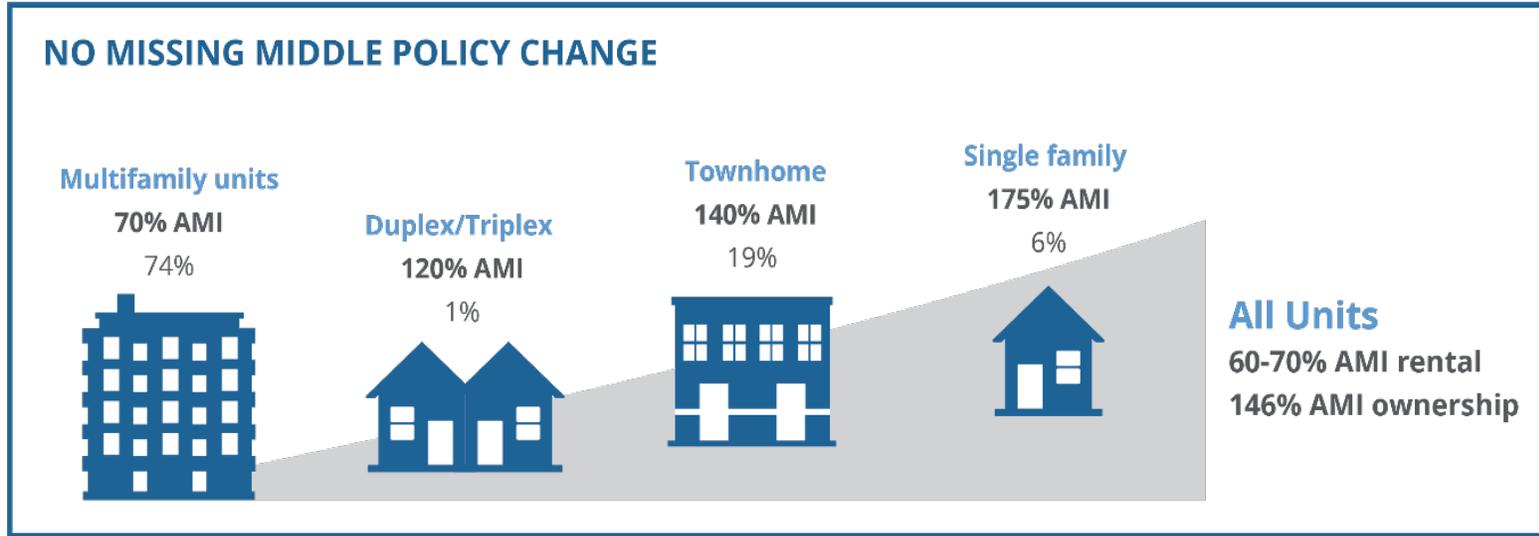
- Confirm or modify proposed vision



# Why Missing Middle Housing?

*Change won't happen overnight*

*Affordability interventions also needed*



# FAQ: How will proposals promote affordability?

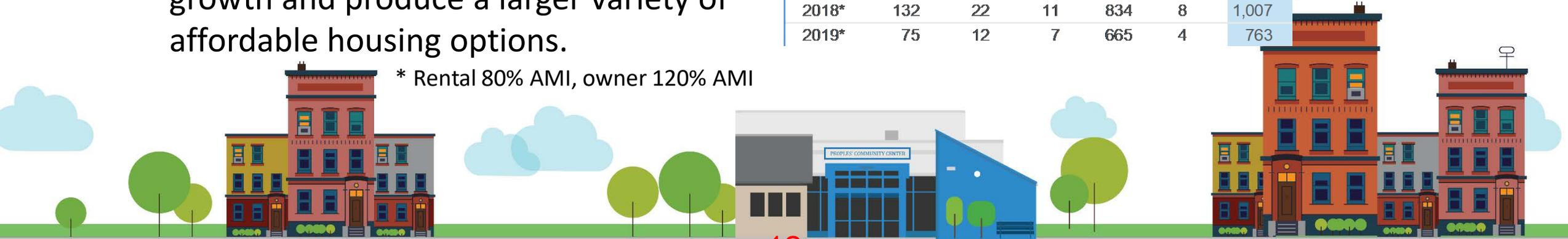
To accommodate regional growth targets, Tacoma will need to develop between 1,000 and 2,250 new residential units annually—with 60% of rental units and 40% of for sale units affordable to maintain economic diversity.\*

Permit trends average 920 per year—and reflect few missing middle housing types.

Increasing the availability of missing middle options should help accommodate growth and produce a larger variety of affordable housing options.

	Single family	Duplex	3-4 units	5+ units	Other	Total units
2010	110	48	52	336	0	546
2011	119	6	3	75	0	203
2012	161	64	0	530	0	755
2013	162	6	9	233	1	411
2014	216	4	0	31	0	251
2015	243	24	7	840	0	1,114
2016	204	14	6	293	1	518
2017	245	28	8	921	0	1,202
2018*	132	22	11	834	8	1,007
2019*	75	12	7	665	4	763

\* Rental 80% AMI, owner 120% AMI



# How will proposals promote affordability?

Without these changes:

- 1) Missing middle product types will continue to be limited
- 2) Affordable rentals in lower density settings (often ideal for families) and affordable ownership products are less likely to be built
- 3) Existing single family detached homes could still be scraped and redeveloped—into higher priced single family detached homes

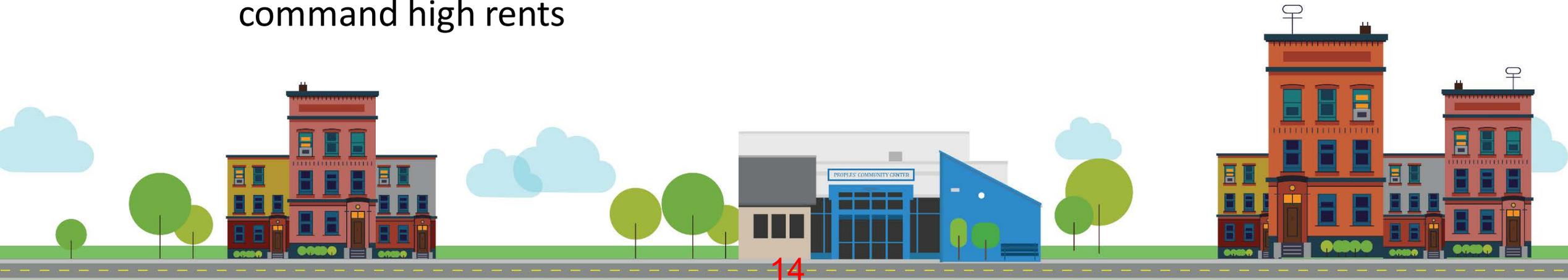


# How will proposals promote affordability?

Missing middle rental and sales prices will depend on a variety of factors.

Unit affordability can be reached if land use changes are paired with incentives and requirements, such as:

- 1) Multifamily Property Tax Exemption (PTE)
- 2) Downpayment assistance; Tenant based rental assistance
- 3) Developer incentives (fast track approval; flexibility) for duplexes and triplexes
- 4) Mandatory inclusionary zoning in developments/geographic areas that can command high rents



## 2. Project timing and engagement

### PROPOSAL

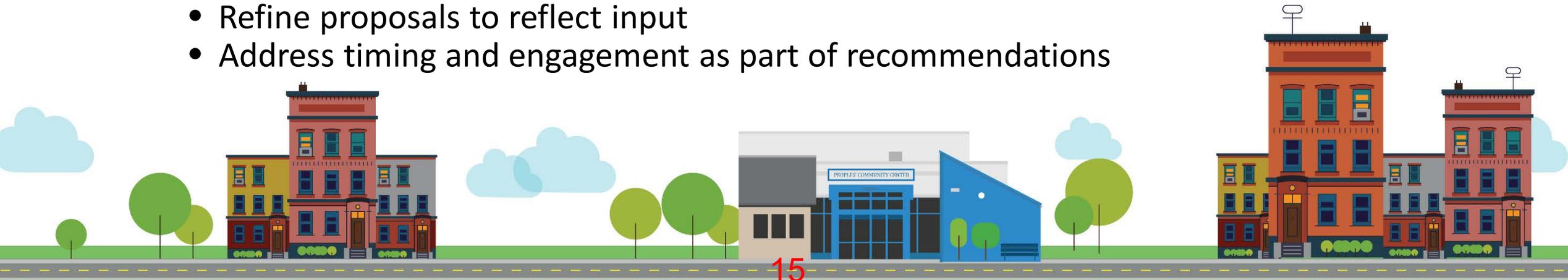
- Housing affordability and infill a long-standing priority
- AHAS (2018), City Council direction
- Home In Tacoma – phased approach (starting in 2020)

### WHAT WE HEARD

- Project pace reflects urgency of housing needs
- Slow down policy development/more engagement needed
- Stronger commitments should be built into Phase 1
- Pace of implementation steps should be slow/phased
- Build in checks on implementation progress

### OPTIONS

- Refine proposals to reflect input
- Address timing and engagement as part of recommendations



# 3. Proposed new residential designations

## PROPOSAL

- Low-scale & Mid-scale Residential to replace Single-family and Multifamily Low-Density

## WHAT WE HEARD

- Low-scale broadly supported
  - Some call for removing fourplexes/small multifamily
- Mid-scale has support, but with more concerns
  - Vision – to replace what is there?
  - Height/transitions/demolitions/impacts

## POLICY OPTIONS

- Any changes to Low-scale?
- Any changes to Mid-scale?



# Low-scale Residential: Compatible scale and design with houses

- Building bulk (height, width, depth, setbacks) compatible with houses
- Usable open space/yards
- Accessory structures in rear yard



# Mid-scale Residential: Urban, walkable housing

- Serves as transition from higher-scale areas to low-scale areas
- Moderate building height and scale
- Smaller/shared yards/open space



# Proposed new residential designations

Land Use Designations	Housing types supported	Standards
<p><b>Low-Scale Residential</b></p> <p><b>INTENT: Support diverse housing types in structures that are compatible in scale with houses.</b></p>	<p>Single-family Duplex Triplex Townhouses Cottage housing Shared housing <u>In some circumstances:</u> Fourplex Small multifamily Tiny/mobile homes</p>	<ul style="list-style-type: none"> <li>• Building height and scale similar to houses</li> <li>• Accessory structures in rear yard</li> <li>• Limit the size/bulk of structures</li> <li>• Usable open space/yards</li> <li>• Moderate onsite parking</li> </ul>
<p><b>Standards common to both</b></p>		<ul style="list-style-type: none"> <li>• Pedestrian orientation to the sidewalk &amp; street</li> <li>• Street trees</li> <li>• Reduced lot sizes and setbacks</li> <li>• Encourage alley access for cars</li> <li>• Design standards for specific housing types</li> </ul>
<p><b>Mid-scale Residential</b></p> <p><b>INTENT: Support mid-scale multifamily housing in areas close to shopping and transit.</b></p>	<p>Housing types listed above Mid-scale multifamily Live-work Limited retail/office</p>	<ul style="list-style-type: none"> <li>• Building height, width and depth mid-scale between houses and Centers</li> <li>• Transition standards to abutting low-scale areas</li> <li>• Smaller/shared yards and open space</li> <li>• Moderate to low onsite parking</li> </ul>

# 4. Geography of proposed residential designations

## PROPOSAL

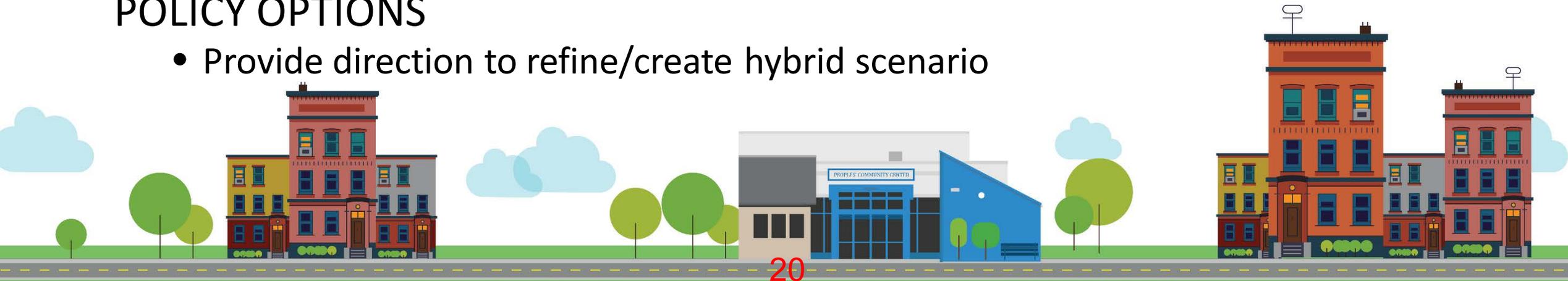
- 2 scenarios for public input (based on Centers, Corridors, bus routes)

## WHAT WE HEARD

- Interest in both scenarios (Scenario 1: Evolve has more support)
- Prioritize housing growth on vacant sites/nonresidential/Centers
- Limit the extent of Mid-scale/phase in Mid-scale
  - Evaluate factors including transit, infrastructure, traffic, opportunity, historic, pace of recent growth, critical areas
  - Transition at streets (rather than a set distance)

## POLICY OPTIONS

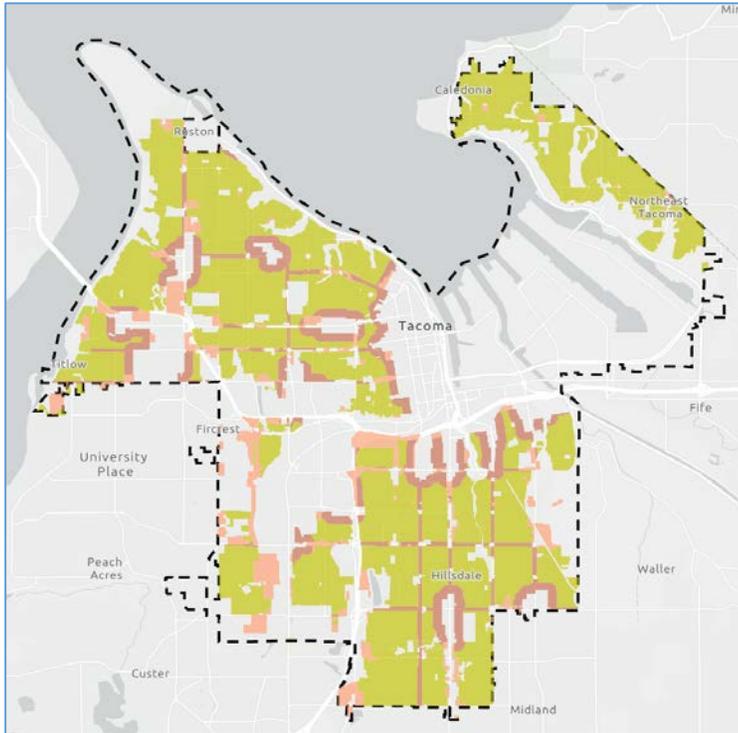
- Provide direction to refine/create hybrid scenario



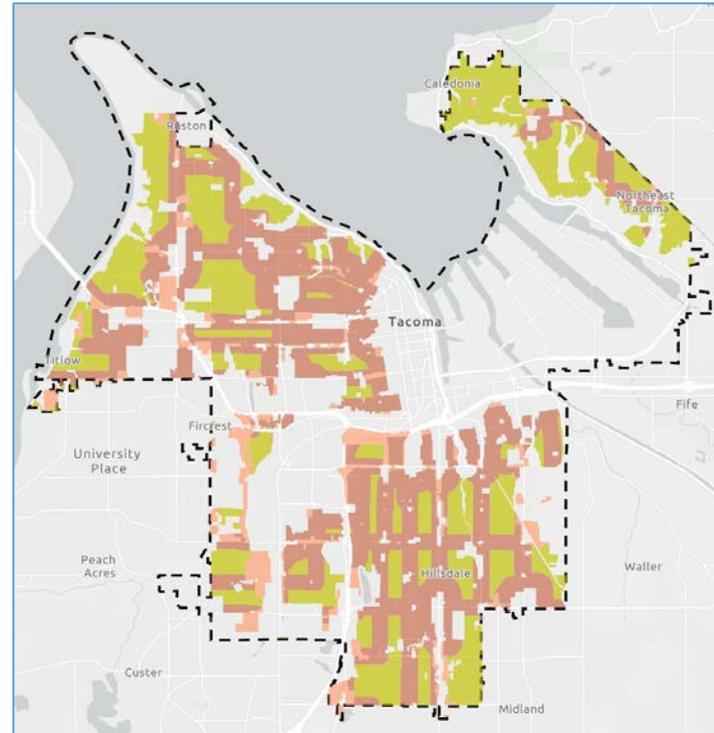


# Seeking input on 2 Housing Growth Scenarios

## Evolve Housing Choices



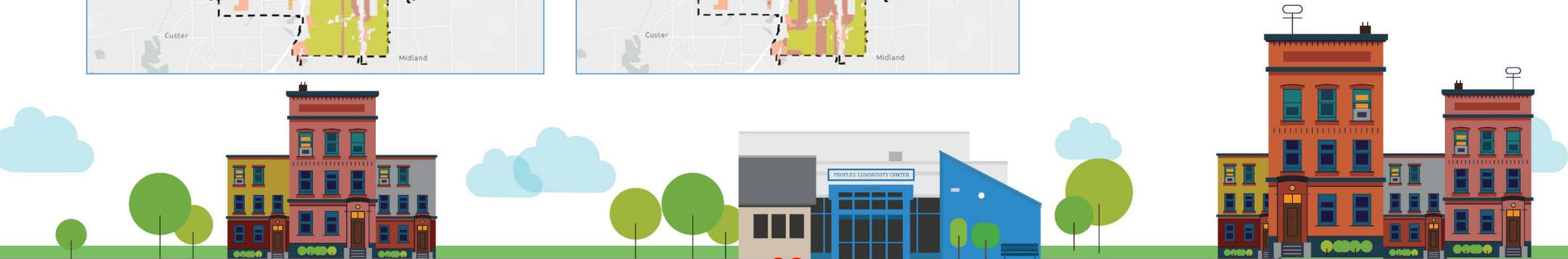
## Transform Housing Choices



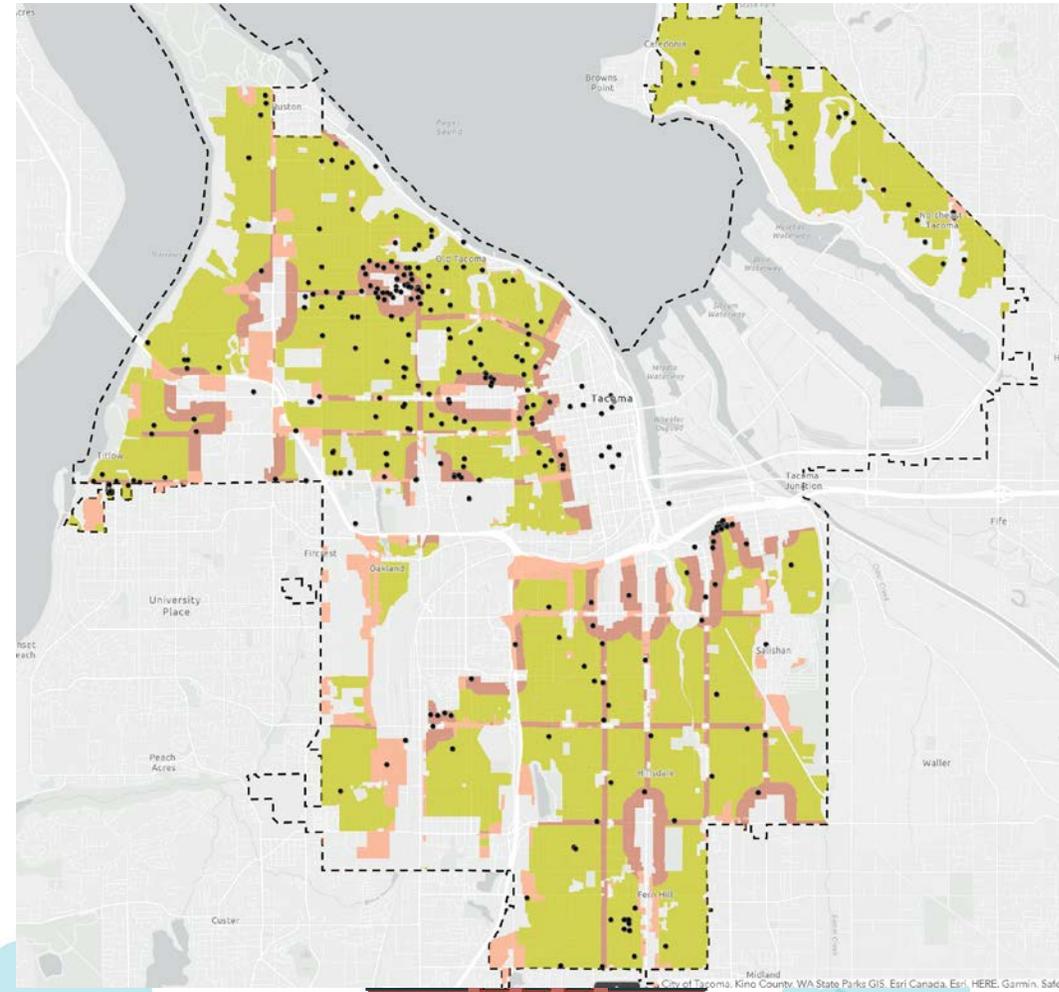
### In both scenarios...

- Design standards updated
- Single-family becomes Low-scale Residential
- Multifamily-Low becomes Mid-scale Residential

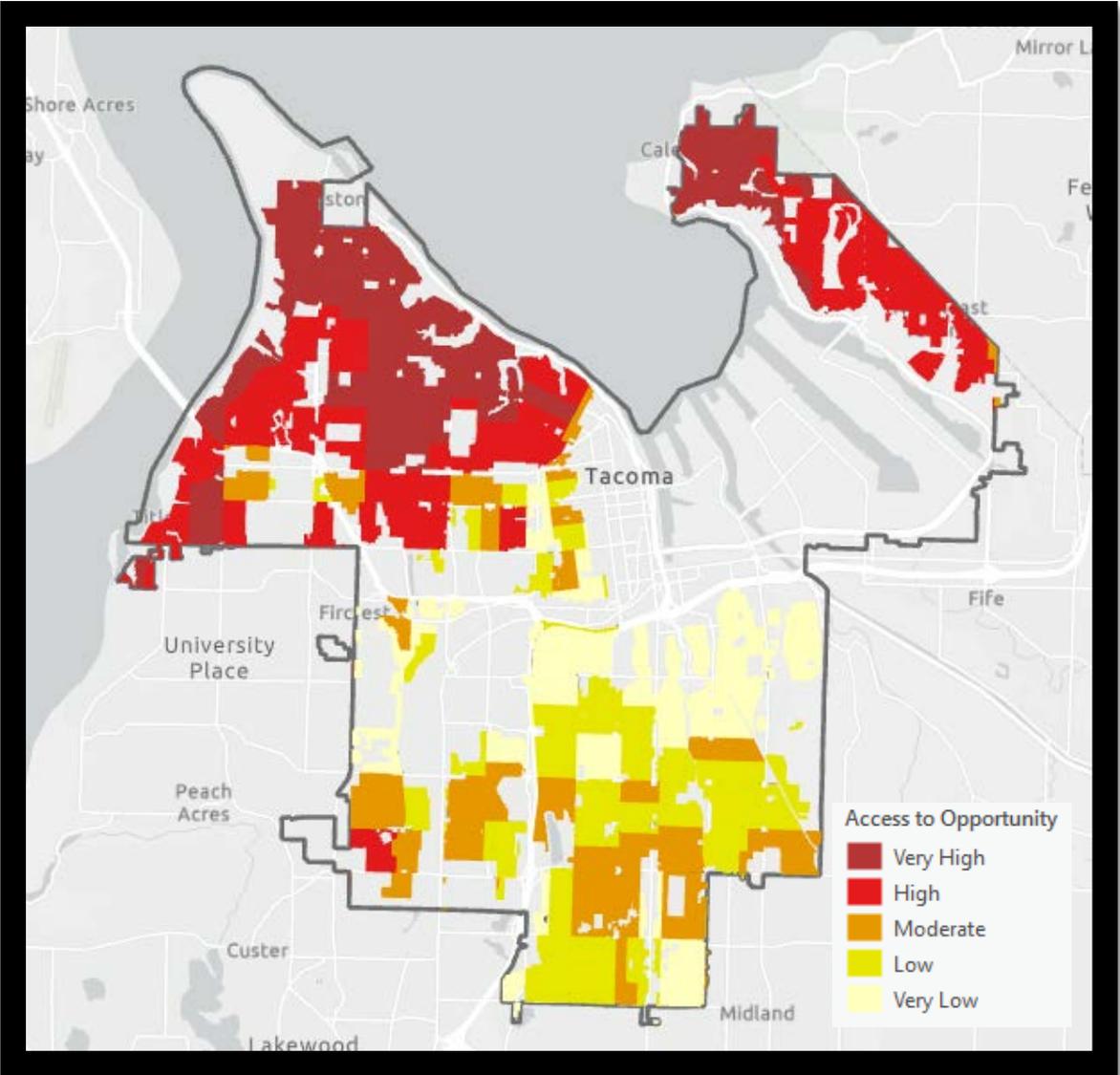
*Scenarios show more/less  
Low & Mid-Scale Residential*



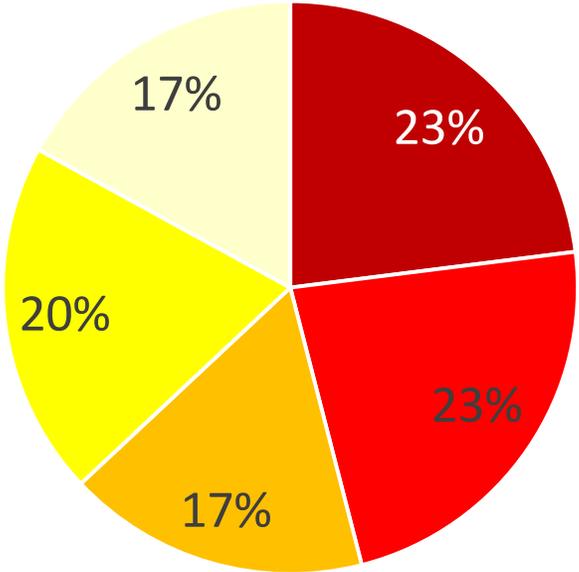
# Housing Growth Scenarios Map



# FAQ: Is there more Mid-scale proposed in high vs. in low opportunity areas?

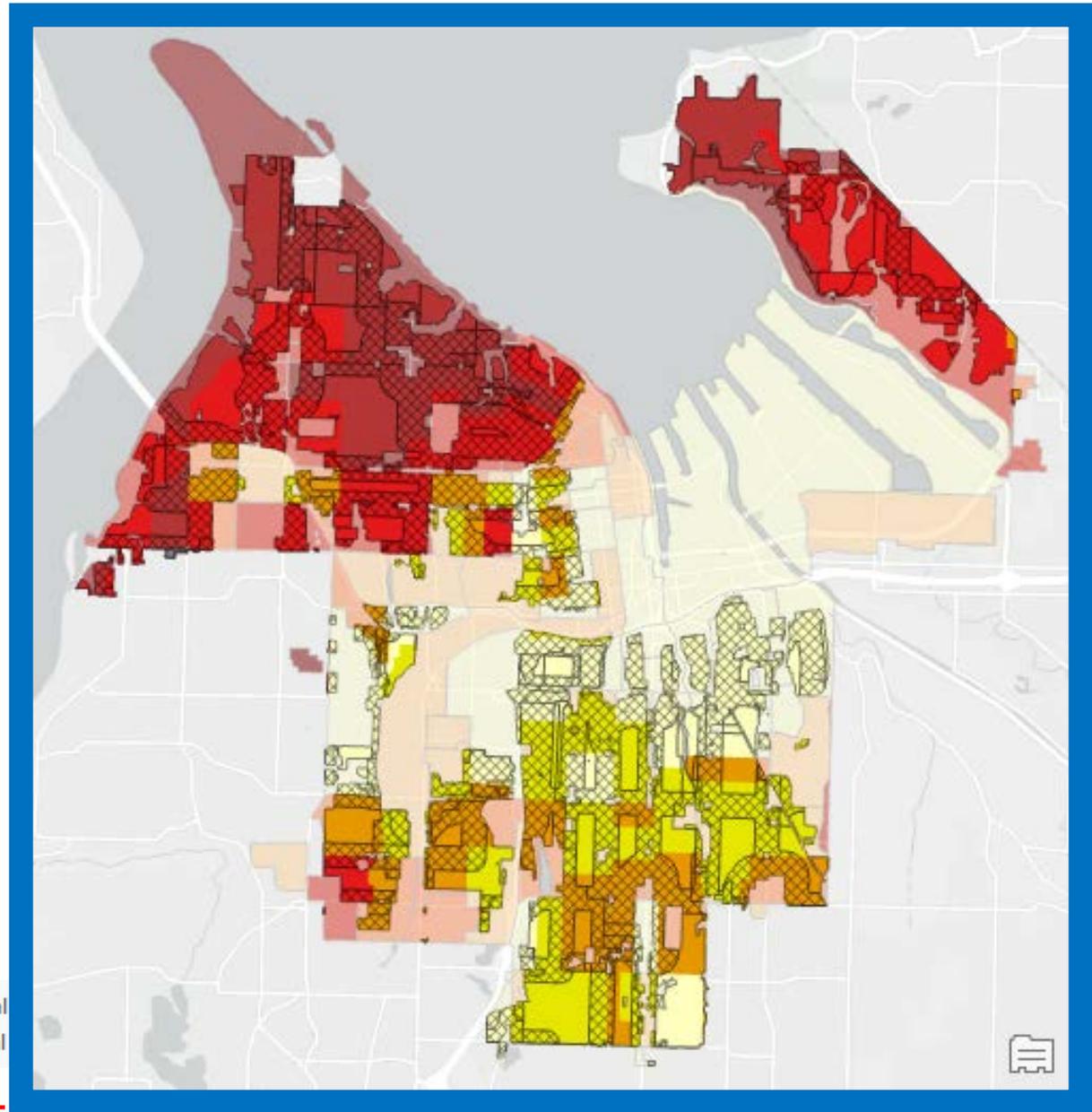
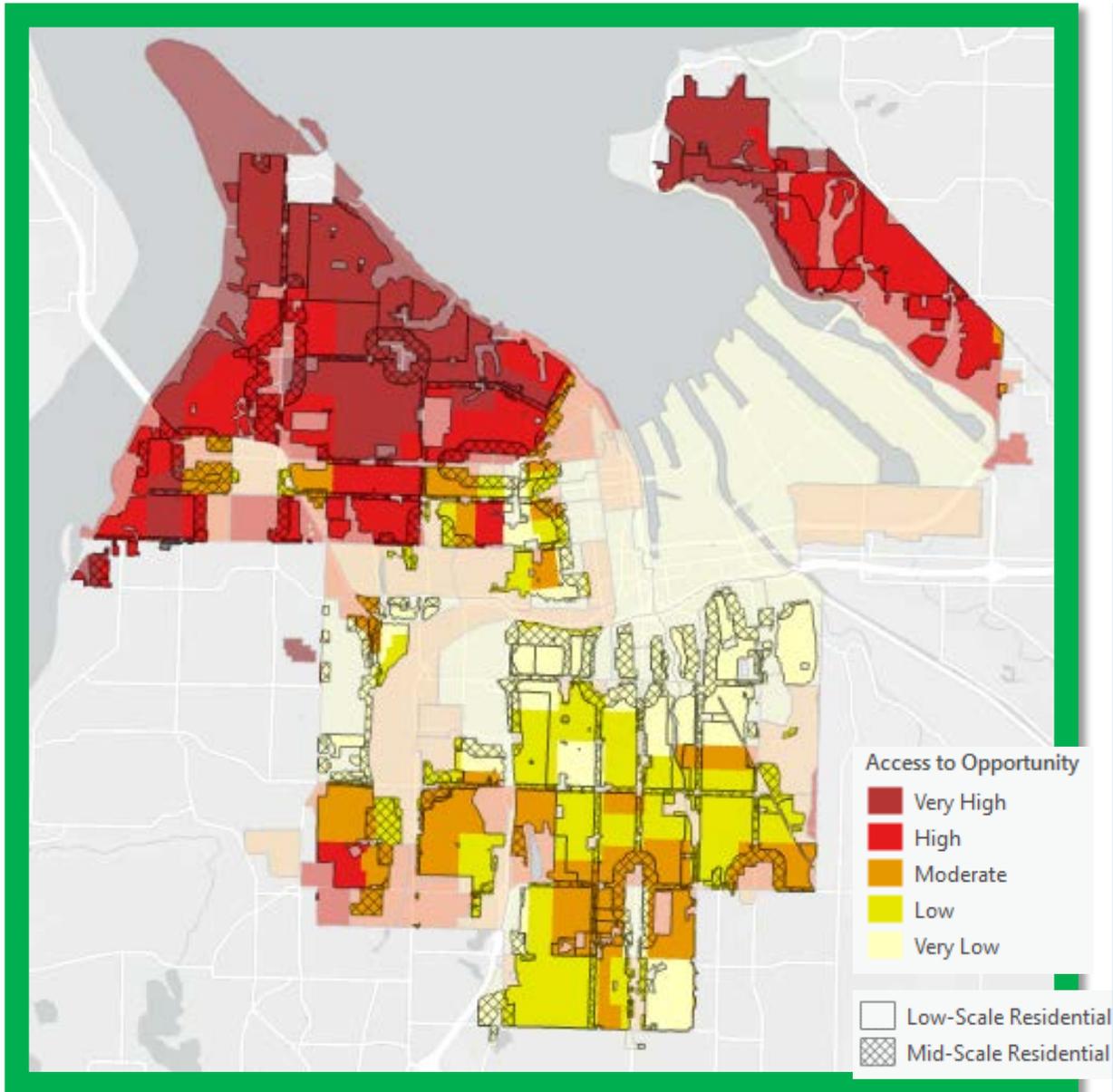


Equity in the Missing Middle

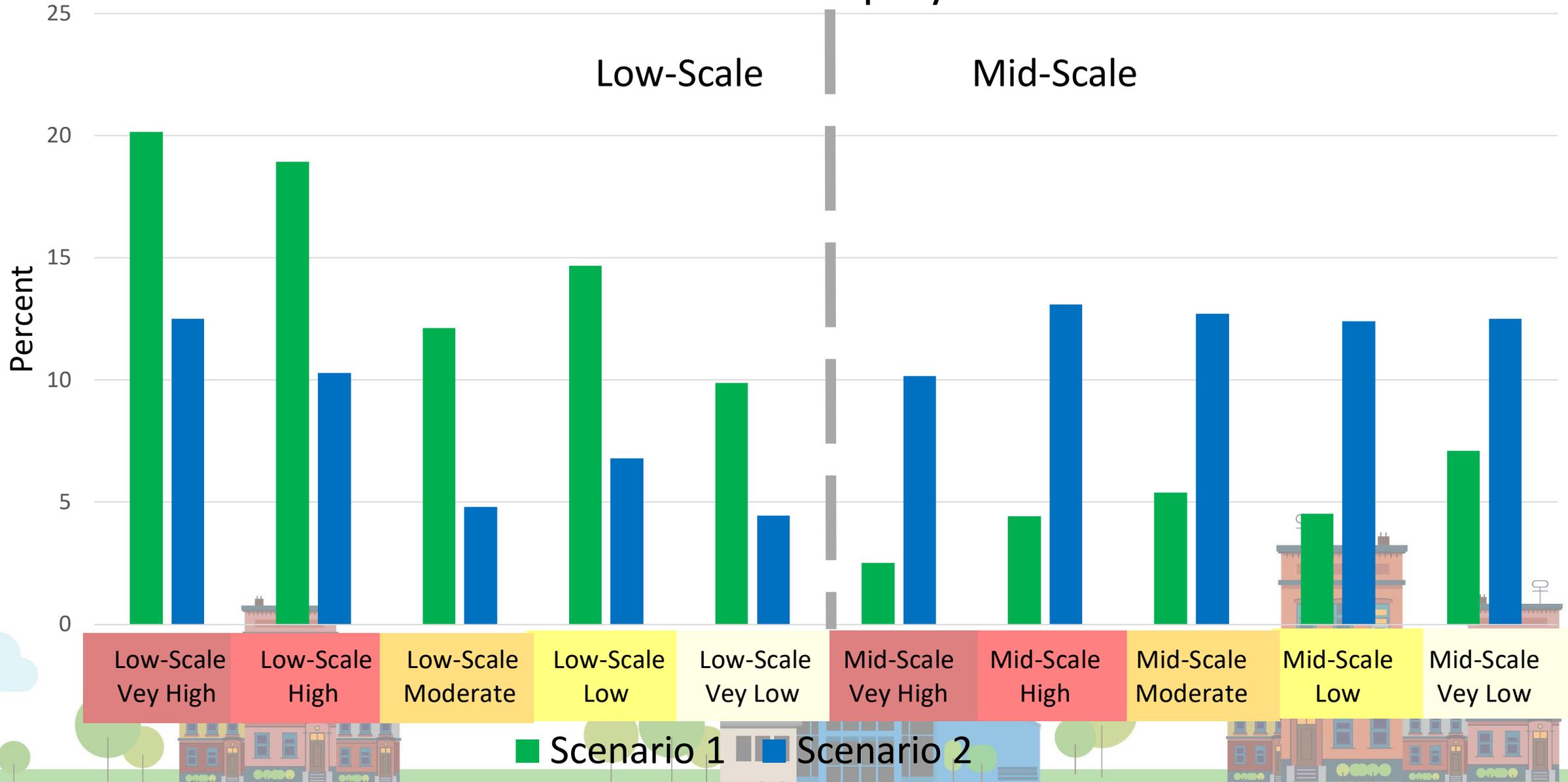


■ Very High ■ High ■ Moderate ■ Low ■ Very Low

# Scenarios with Equity Index



# Evolve vs Transform Equity Distribution



# 5. What is needed to accommodate housing growth?

## PROPOSAL

- Adopt vision with policy commitments (to be met in Phase 2)

## WHAT WE HEARD

- Impacts/needs to support growth
  - Impacts to environment (canopy, impervious surface)
  - Demolitions
  - Infrastructure, parking, traffic, services, recreation/open space
  - Aesthetics, views
  - Property values/taxes

## POLICY OPTIONS

- Modify proposals; add specificity; strengthen commitments
- Call for supportive actions



# Home In Tacoma (Phase 2)

- Potential phasing of implementation
- Zoning changes
- Design standards updates
- Infrastructure and services review
- Review parking and transportation choices
- Address the potential demolition of viable structures
- Actions to create green, sustainable and resilient housing
- Actions to promote physical accessibility
- Review of City permitting and processes
- Education and technical support for developers and the public



# Proposed Missing Middle design principles

- Located in a **walkable context** with a strong **pedestrian orientation**
- **Consistent massing and scale** of neighboring structures, **compatible design language**
- **Smooth transitions** from Low-scale to higher scale areas, **prevent abrupt scale changes**
- **Reduce appearance of density** through breaking up building footprint, setbacks, height limits
- Build a **strong sense of community** through **integration of shared spaces**
- **Minimize vehicular orientation** through moderate onsite parking, alley access
- Maintain a **sense of continuity** by **encouraging reuse** of existing structures
- **Develop design standards** for individual housing types

*These principles will guide design standards in Phase 2*



# 6. Affordability and anti-displacement strategies

## PROPOSAL

- Expand affordability tools and establish an anti-displacement strategy

## WHAT WE HEARD

- Support for affordability tools (including 12-year multifamily tax exemption, and Inclusionary Zoning)
- Strong call for anti-displacement measures
- Need to pursue funding for affordable housing

## POLICY OPTIONS

- Modify recommendations (more specific/stronger)



# Affordability and anti-displacement

## POLICY OPTIONS:

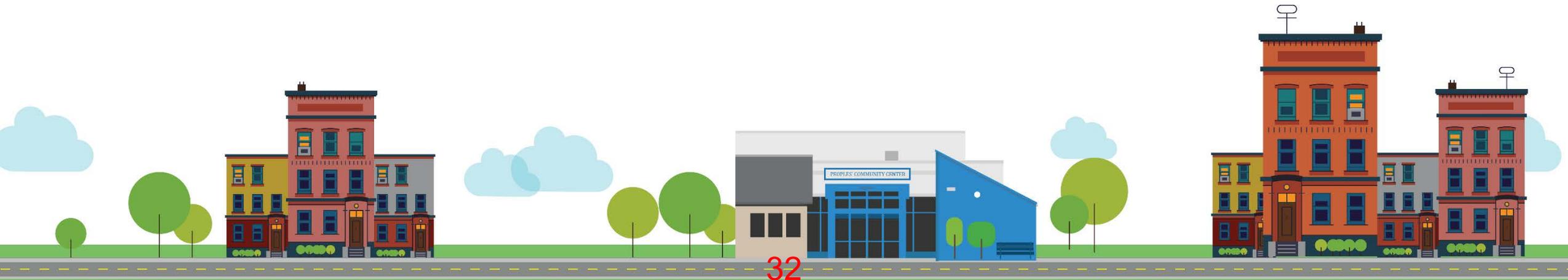
- **Let the market respond** and adjust programs as needed to achieve outcomes: smaller housing units at lower price points, diverse options for families, more affordability in high cost neighborhoods
- **Incentivize** affordable units through MPTE/fast track approval/site flexibility/fee waivers or other public support



# Affordability and anti-displacement

POLICY OPTIONS, continued:

- **Require use** of public downpayment/tenant assistance programs, affirmative marketing, community preferences
- **Require** some units to be affordable
- **Only allow** for predominantly (80-100% of all units) affordable developments



# 7. Near-term Code Changes

## PROPOSAL

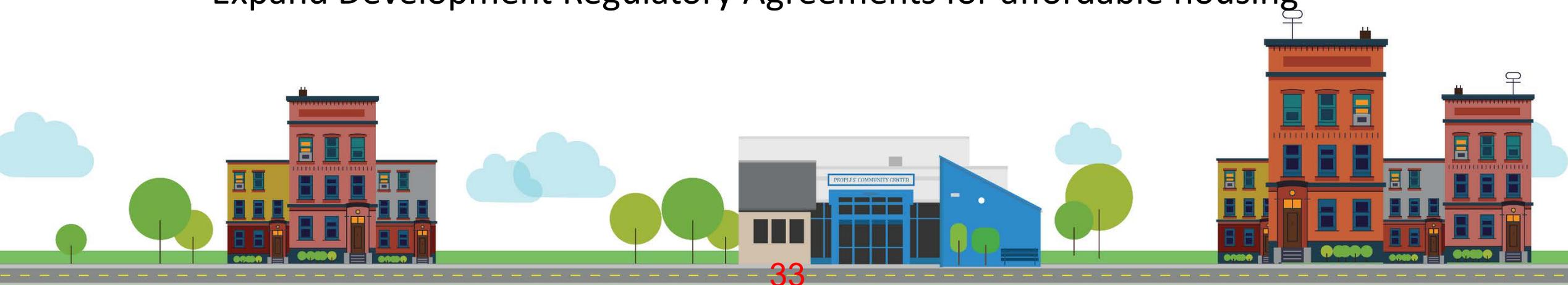
- ADU changes, platting process, religious institutions affordable housing bonus

## WHAT WE HEARD

- ADU should not be taller than main house
- Take steps to promote housing in vacant areas/outside of residential areas

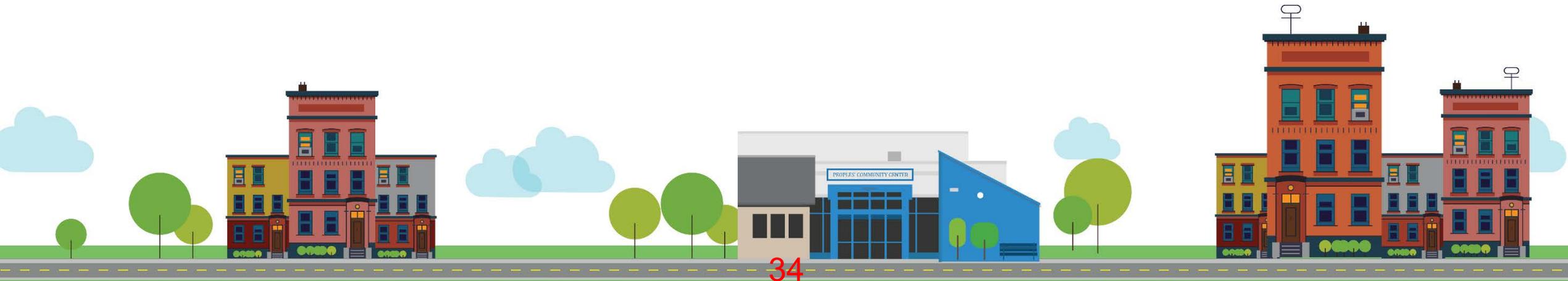
## POLICY OPTIONS

- Modify ADU proposals (retain height limitation)
- Expand Development Regulatory Agreements for affordable housing



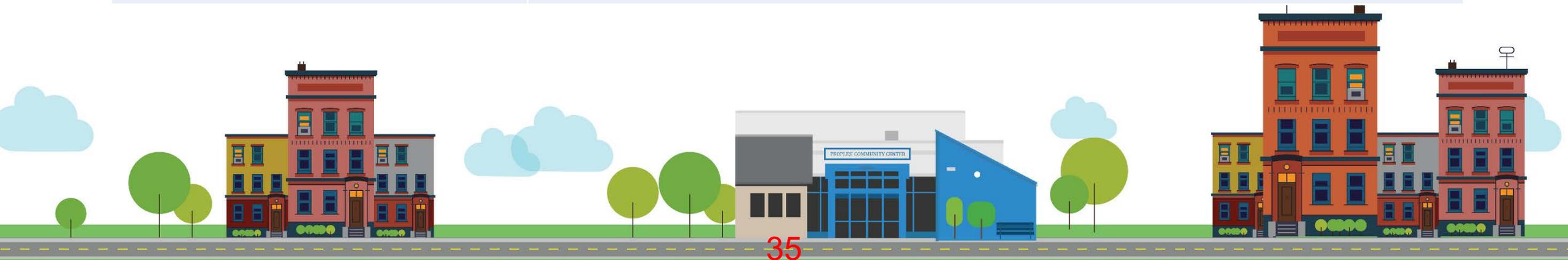
# Direction on revisions

Topic	Revisions
1. Vision	
2. Timing and engagement	
3. Low-scale and Mid-scale designation	



# Direction on revisions - Continued

Topic	Revisions
4. Geography of new residential designations	
5. Actions to accommodate growth	
6. Affordability and anti-displacement	
7. Near-term Code changes	



# Meeting objectives

- Debrief public comments
- Agree on key decisions
- Provide direction for revisions
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