PRESENTATIONS

Meeting on January 15, 2020

Agenda Items

1. Consolidated Plan 2020-2024
   (PowerPoint Slides, for Discussion Item D-1) 3 – 12

2. @Home In Tacoma – AHAS Planning Actions 2020-2021
   (PowerPoint Slides, for Discussion Item D-2) 13 – 26

3. Residential Infill Pilot Program 2.0
   (PowerPoint Slides, for Discussion Item D-3) 27 – 40
Presentation to the Tacoma Planning Commission: Tacoma-Lakewood 2020-2025 Consolidated Plan

Presented by
Darian Lightfoot
Contract and Program Auditor
Community & Economic Development Department
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Consolidated Plan Summary

• 5-Year Plan, with Goals and Strategies to inform priorities for federal grants.
  ▫ Community Development Block Grant (CDBG)
  ▫ Emergency Solutions Grant
  ▫ HOME Investments Partnership Program (HOME)

• Grant funding generally intended to benefit lower-income persons and neighborhoods, and can be used for housing, services, neighborhood improvements, and job development.
Presentation Overview

• Describe the 2020-2025 Tacoma-Lakewood Con Plan scope, outputs/outcomes and schedule.
• Explain the relationship between the Consolidated Plan to the Affordable Housing Action Strategy (AHAS), and other City initiatives.
• Discuss the expectations for Planning Commission involvement.
Consolidated Plan Scope

Assess & Identify

Prioritize & Align

Decide

Act

Engage
Consolidated Plan Schedule

Dec-Jan: Assess & Identify
- Assess needs, analyze market, identify barriers and fair housing impediments

February: Prioritize & Align
- Prioritize needs and impediments to address
- Align with other plans

March-April: Decide
- Develop goals, strategies, and actions
- Draft Con Plan and gather feedback

May onward: Act
- Adopt Con Plan
- Implement Year 1 Action Plan

Informed by stakeholder and community engagement and prior planning processes
**Relationship to AHAS**

**AHAS**
- City-led, Independent of Fed Funds
- 10-year Affordable Housing Strategy
- Extensive community engagement of vulnerable populations and protected classes

**Con Plan**
- Federal Requirement
- 5-year Strategy to Spend Federal Grants
- Builds off findings from AHAS
- One tool our of a number of tools to implement the AHAS
Relationship to Comprehensive Plan

• Guides long-term planning, on a variety of elements including housing
• Programs (including federal grants) consistent with and are tools for implementing the Comprehensive Plan.
Expectations for Planning Commission Involvement

Today
Clear understanding of scope and process
High-level input

March 18
Present Draft Con Plan to Planning Commission for review and recommendations.
Questions?

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Affordable Housing
@Home In Tacoma
Project Scope and Assessment
Planning Commission
January 15, 2020
Meeting Objectives

Seeking direction
• Release proposed scope of work for public comments
  • Input on project objectives, key policy issues, approach
• Set Feb 19th Public Hearing

Next Steps
• Planning Commission Public Hearing
• PC + HRC Joint Housing Taskforce meeting

Staff contact
Elliott Barnett, Senior Planner, (253) 591-5389
www.cityoftacoma.org/planningforhousing
What is the need?

• 40% of Tacoma households “cost burdened”
• Housing costs rising faster than incomes
• Low and moderate incomes most affected
• Limits access to opportunities

RENTAL HOUSING SUPPLY & DEMAND
Tacoma has...

27 affordable & available units for every 100 EXTREMELY LOW-INCOME households
45 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

HOUSING COSTS (1990–2016)

+98% Change in MEDIAN HOME VALUE
+39% Change in MEDIAN RENT
+20% Change in MEDIAN HOUSEHOLD INCOME
Tacoma’s growth vision

*Informs multiple City actions*

Growth Target: 54,741 housing units by 2040

- Primarily multifamily, in Centers
- 75% of residential area is exclusively single-family detached
- Limited area for mid-range density
- Limits housing choices in some areas
Market-based development is part of the solution

Diverse Housing Types (1.8) **Encourage more diverse types of housing development through relaxed land use standards, technical assistance, and financial incentives.**  
- Increases housing development capacity  
- “Naturally occurring” affordability  
- Middle range of housing types

Inclusionary Zoning (1.2) **Modify inclusionary housing provisions to target unmet need and align with market realities.**  
- Increases housing development capacity  
- Dedicated affordability in exchange for incentives/bonuses  
- Higher density projects
What is Inclusionary Zoning?

Market-based tool for dedicated affordability

- Goal is to harness the “engine” of private development to support affordability
- Targets areas planned for higher density development
- Concept is that incentives offset the cost to subsidize below-market affordable units
- Generally requires little direct public subsidy
- Ongoing monitoring and administration
What are Diverse Housing Types?

A wider range of housing options supports housing affordability and choice

• Smaller homes typically cost less (“naturally occurring affordability”)
• Infill in existing neighborhoods
• Can increase access to opportunities
• Helps to accommodate growth at moderate scales
• More flexibility and options for property owners
• Neighborhood stability (e.g., age in place)
What are Diverse (Missing Middle) Housing Types?

- **SF Detached House**: 1-12 per acre
- **Duplex**: 8-22 per acre
- **Bungalow court**: 19-32 per acre
- **Fourplex**: 15-35 per acre
- **Multiplex**: 28-70 per acre
Project approach

Engagement
- Broad and targeted stakeholder outreach
- City Council and Commissions
- AHAS Technical Advisory Group
- Community events
- Neighborhood and business groups
- Online and social media

Technical analysis
- Housing needs
- Growth trends and capacity
- Market feasibility
- Urban design best practices
- Displacement risk
- Growth impacts
Specific provisions to be studied

Inclusionary Zoning
- Affordable Housing Incentive Admin Code
- Tacoma Mall Inclusionary Zoning Pilot
- Mixed-Use Centers Height Bonus
- Downtown Density Bonus

Diverse Housing Types
- Infill Pilot Program
- ADU Code Updates
- AHPAG infill strategies (2015)

Related efforts

- AHAS Implementation efforts
- Urban Design Studio
- Future Land Use Map updates
- Multifamily Tax Exemption Program updates
- Homeless Encampment Code updates
- Buildable Lands analysis and updates
- Tacoma’s Equity & Empowerment efforts
- State legislative actions
- Vision 2050 Plan and Housing Strategy
Scope of work

1. Broad equitable communication strategy

2. Understanding current circumstances
   • Evaluate effectiveness of existing policy tools
   • Capacity analysis and building trends
   • Characterizing housing needs

3. Developing proposals to meet City goals
   • Meet housing affordability and choice needs
   • Increase equity & access to opportunity (displacement risk)
   • Tailor proposals to market conditions
   • Urban design and neighborhood characteristics
   • Utilities, infrastructure, transportation, services
   • Potential near-term changes (e.g., legislative direction)

4. Implementation strategies and priorities
Meeting Objectives

**Seeking direction**
- Release proposed scope of work for public comments
  - Project objectives, key policy issues, approach
- Set Feb 19th Public Hearing

**Next Steps**
- Planning Commission Public Hearing
- PC + HRC Joint Housing Taskforce meeting

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## Equity Housing Taskforce Scope (proposed)

<table>
<thead>
<tr>
<th>OVERALL PROJECT SCOPE</th>
<th>Housing Equity Taskforce COLLABORATIVE TASKS</th>
<th>TIMELINE</th>
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</thead>
</table>
| **Project Scoping**   | 1. Develop recommendations for broad and inclusive community engagement  
                        2. Identify models and lessons from other communities | Jan to March 2020  
                      | 1 to 2 meetings |
| **Understanding current circumstances** | 3. Summarize equity and social justice policies applicable to housing  
                                     4. Oversee equity assessment of Tacoma’s current growth strategy  
                                     5. Identify key themes to improve equity in planning and zoning actions | March to May 2020  
                                     | 1 to 2 meetings |
| **Developing proposals** | 6. Oversee a displacement risk assessment of potential changes to Tacoma’s growth strategy  
                      7. Develop policy recommendations for changes to Tacoma’s growth strategy to promote equity and social justice  
                      8. Report out to both Commissions to inform their recommendations to the City Council | June to September 2020  
                      | 2 to 4 meetings |
| **Implementation strategies** | 9. Represent the proposals to the public, stakeholders and decision-makers | October 2020 to April 2021 TBD |
• PROGRAM OVERVIEW
• INFRASTRUCTURE, PLANNING, AND SUSTAINABILITY (IPS) COMMITTEE DEBRIEF
• UPDATES PRIOR TO FINAL REVIEW
Project Types

- Minor changes to existing project types
- Add a flexible option
  - Density-based housing

Number of projects

- 3 Projects per project type in each Council District in Tacoma

Project Administration

- Allow project to be processed more efficiently
  - Combine Conditional Use Processing and Infill Pilot Processing
  - Allow Two-family on corner lot projects to be approved through a administrative review
PROPOSED TYPES OF INFILL - PILOT PROGRAM 2.0

Two-Family Housing in the R-2 Zone

Multi-Family Housing in the R2* + R-3 Zone

Cottage Housing in all except HMR-SRD

Density-Based Housing in all Residential Zones
TWO-FAMILY HOUSING IN THE R-2 ZONE

Updated for 2.0:
- 3 spots per type/Council District – 15 spots/type citywide
- Administrative approval

Unchanged from 1.0:
Maximum Units: Two dwelling units
Minimum Lot Size: 6,000 SF
Location: Corner lot

Design Criteria:
All projects must have;
1. Each unit oriented onto a different street frontage, or
2. Each unit accessed through a shared entrance.
MULTI-FAMILY HOUSING IN R-2* + R-3 ZONES

Updated for 2.0:
- 3 spots per type/Council District – 15 spots/type citywide
- Remove congregate entrance requirements
- Applications to the Infill Pilot Program for renovations of existing structures, that do not increase building footprint, will be reviewed in the R2 district

Unchanged from 1.0:
Maximum Units: Six dwelling units
Minimum Lot Size: 9,000 SF

Design Criteria:
1. Minimize overall impression of density and bulk.
2. Fit with established neighborhood patterns.
COTTAGE HOUSING IN R1, R2, R2-SRD, R3

Updated for 2.0:
- 3 spots per type/Council District – 15 spots/type citywide
- Reduce minimum lot size to 7,000 SF (currently 10,000 SF)
- Allow in rear yard (DADU’s currently allowed)

Unchanged from 1.0:
Maximum Units: 4 to 24 units

Design Criteria:
1. Minimum 8 feet between structures containing dwelling units.
2. Buildings must orient entrances toward the public right-of-way where adjacent
DENSITY-BASED HOUSING IN R1, R2, RS-SRD, HMR-SRD, R3

Design Criteria:

Maximum Units: 12 Units/acre, Exception: R-3 = 36 units/acre

Unit Density:

Primary unit = 1
Attached unit = 0.75
Accessory unit (max 2) = 0.5

Minimum Lot Size:

3,500 SF in R-3 (Density = 3.0)
7,000 SF in other R zones (Density = 2.0)
Density-based Housing In R1, R2, RS-SRD, HMR-SRD

Density-based Housing projects will provide flexibility to applicants by focusing on the overall density of the project in place of the unit type (e.g., two-family, small multi-family, or cottage).

The density for a typical neighborhood with 1 dwelling per parcel is 6-8 units per acre. On a case by case basis, Density-based Housing projects will be reviewed through the Infill Pilot Program to move neighborhoods closer to the following target densities, as identified in the One Tacoma Comprehensive Plan:

<table>
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<tr>
<th>Zone</th>
<th>Maximum Density</th>
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<tbody>
<tr>
<td>R-1, R-2, R-2SRD, HMR-SRD</td>
<td>12 units per acre</td>
</tr>
<tr>
<td>R-3</td>
<td>36 units per acre</td>
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</table>

There is no specific unit type required for Density-based Housing.

**Design Criteria:**

- **Maximum Units:** 12 Units/acre, Exception: R-3 = 36 units/acre
- **Unit Density:**
  - Detached unit = 1 unit/acre
  - Attached unit = 0.75 unit/acre
  - Accessory unit (ADU, DADU) = 0.5 unit/acre
- **Minimum Lot Size:**
  - 3,500 SF in R-3
  - 7,000 SF in other R zones

**Example:**

- **Density by Lot:** Lot size (7,000SF) x number of units (12 units/acre) = 2 units
- **Lot size (example):** 7,000 SF
- **Allowable Density:** 2

**Options for using density on a 7,000SF lot**

**Option 1:**

- 1 DADU (0.5)
- + 1 Duplex (1.5)
- = 2 units

**Option 2:**

- 2 Detached units (2)
- = 2 units

**Option 3:**

- 1 DADU (0.5)
- 1 ADU (0.5)
- + 1 Detached unit (1)
- = 2 units
### NUMBER OF PROJECTS BY CATEGORY

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<thead>
<tr>
<th>Category</th>
<th>Review</th>
<th>CD1 west (end)</th>
<th>CD2 north (end)</th>
<th>CD3 south</th>
<th>CD4 eastside</th>
<th>CD5 south (end)</th>
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#### New Project Types

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#### Key Changes:
- Three Projects/District
Key Changes:
- CUP + Infill Pilot Process Run Concurrently
- One Directors Decision

Planning Commission Meeting 01/15/2020_11
NEXT STEPS

- RETURN FEBRUARY 5TH, 2020 WITH UPDATES
- RELEASE FOR PUBLIC REVIEW
- PUBLIC HEARING - TBD
- EFFECTIVE DATE - SUMMER 2020