PRESENTATIONS

Meeting on May 6, 2020

Agenda Items

1. Residential Infill Pilot Program 2.0
   (PowerPoint Slides, for Discussion Item D-1)  Page 3 – 12

2. Home In Tacoma – AHAS Planning Actions 2020-2021
   (PowerPoint Slides, for Discussion Item D-2)  Page 13 – 24
MEETING OBJECTIVES

1. Finalize recommendations and Release for Council review

2. Follow up to questions after Public Comment
   - Impact of reducing Two-family Housing lot size - 6,000SF to 5,00SF
   - Review of design guidance for Two-family
Modify Existing Project Types

1. 20,000+ more lots eligible for Two-family Housing by allowing projects mid-block

2. 15,000+ more lots to be eligible for cottage housing by reducing the lot size requirement from 10,000 to 7,000

3. Remove parking requirement to allow greater flexibility and encourage smart growth
LESSONS LEARNED - PILOT PROGRAM 2.0

Expand Program Capacity

1. Add Density-Based Housing Category

2. Increase the capacity of the program from 12 projects citywide to 60 projects citywide
Improve the processing of projects

1. Remove need for two Directors Decisions
2. Remove need for duplicate mailings
3. Allow applicants to proceed through Conditional Use Permit Application concurrently with Infill Pilot Program
COMMISSIONER QUESTIONS

- Impact of reducing Two-family Housing lot size - 6,000SF to 5,000SF
- Review of design guidance for Two-family
Infill Pilot 1.0 - 3 Projects, 6,000+ SF corner lots
• <10,000 Lots (estimate)

Infill Pilot 2.0 - 15 Projects, all 6,000+ SF lots
• 31,000+ Lots

Reduction of lot size from 6,000SF to 5,000SF

5,000SF - 5,999SF lots in R2
• 8,500 Lots

5,000SF - 5,999SF lots within 1/4 mile of corridor
• 5,000 Lots
Language as Currently Proposed:

Development must respond to context and neighboring structures through massing, bulk, materials, landscaping, and building placement.

Each unit must have the primary entrance directly accessed from adjacent street.

Minimum usable yard space shall be 10% of lot area with no dimension less than 15 feet.

Key points to illustrate in the handbook:
- Respond to context (primarily single-family)
- Examples of successful duplex facades
- Guidance for locating entrances
COMMISSION RECOMMENDATION

Two-Family Housing in the R-2 Zone
- 15 Projects Citywide
- 6,000 SF Lot
- Respond to context through massing, bulk, materials, landscaping, and building placement.
- 31,000 lots

Multi-Family Housing in the R2* + R-3 Zone
- 15 Projects Citywide
- 9,000 SF lot
- Up to 6 units
- 24,500 lots
- 279 Lots
- 9,000 lots for Existing Structures

Cottage Housing in all except HMR-SRD
- 15 Projects Citywide
- 7,000 SF lot
- 4-24 units
- 0.5 FAR
- 2X density
- 24,000 lots

Density-Based Housing in all Residential Zones
- 15 Projects Citywide
- 7,000 SF lot
- R3: 3,500 SF lot
- 12 units/acre
- 27,000 lots
RECOMMENDATION

- Final Changes
- Finalize Findings and Recommendations
- Forward Findings and Recommendations to Council
Meeting Objectives

Finalize scope of work

• Discuss public comments & COVID-19 impacts
• Give direction on recommended changes

Next Steps

• Public outreach & technical analysis
• Housing Equity Taskforce meeting
• AHAS TAG focus group

Staff contact

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What’s the Home In Tacoma Project?

Goal: Support housing supply, choice and affordability

• Short-term and longer-term planning actions
• Continue ongoing AHAS and related efforts
• Build community support
• Avoid unintended consequences
• Focus on equity and access to opportunity
• Respond to COVID-19 impacts
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
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
Scoping themes RE: housing growth

1. We need housing supply and choice, particularly for lower income people, but do it right

2. Missing Middle Housing, multifamily (on transit corridors), homeless/transitional housing, micro-units, others

3. Mixed views on whether to require or incentivize affordable units with development

4. Parking, design, green building, trees, open space, protect historic structures, public art, defensible space, accessibility

5. Transit, streetscape improvements, jobs, schools, utilities

6. Evaluate and address impacts, remove regulatory barriers, equitable engagement, target actions to income levels, consider tax structure
Scoping themes RE: Programs, funding, management

- Rent control
- Community land trusts
- Build subsidized affordable housing
- Confront homelessness
- Keep people in their homes
- Code enforcement; property management
- Tax structure changes
- Create jobs
- Prevent loss of affordable housing

AHAS Objectives:
1. Create More Homes for More People
2. Keep housing affordable and in Good Repair
3. Help People Stay in Their Homes and Communities
4. Reduce Barriers for People Who Often Encounter Them
COVID-19 Impacts

- Changing housing needs and urgency
- Public engagement challenges
- Market tools more challenging
- Project resources may be impacted
- Other projects postponed

A different conversation:

“Another housing crisis is coming” (U Michigan article)

“Coronavirus threatens push for denser housing” (NY Times headline)
Recommended changes to scope

• Modify engagement approach to reflect social distancing
  • *Online focus groups; in-person meetings only as feasible*

• Ensure market analysis reflects conditions and uncertainty
  • *Seek housing market resiliency; be ready to make adjustments*

• Increase emphasis on near-term actions
  • *Identify more actions consistent with current housing vision*
Policy options (with recommended changes)

Short-term (consistent with growth strategy):

- Infill Pilot Program 2.0 (lessons learned)
- Accessory Dwelling Unit code updates
- Development barriers review
- Affordable Housing Admin Code updates
- Inclusionary Zoning and housing incentives updates (broaden this action)
- Updates for consistency with state law
- Review Land Use Code for barriers
- Review height, setbacks and lot standards
- Review zoning designated corridors

Medium-term (study changes to growth strategy):

- Existing conditions (needs and capacity analysis; evaluate current tools)
- Policy options (study growth strategies to understand benefits and impacts)
- Recommendations (present a housing growth vision and package of implementation steps to the City Council)
Engagement strategies

- General and targeted engagement
  - Online engagement efforts + focus groups
  - Public meetings and workshops (as feasible)
- City Council, Commissions, Committees
- Neighborhood and Community groups
- AHAS Technical Advisory Group + working groups
- Housing Equity Taskforce

COORDINATION

- AHAS actions
- PSRC Regional Housing Strategy
- State guidance
- Learning from others
Meeting Objectives

Finalize scope of work
• Discuss public comments & COVID-19 impacts
• Give direction on recommended changes

Next Steps
• Public outreach & technical analysis
• Housing Equity Taskforce meeting
• AHAS TAG (housing industry perspective)

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