

# Home in Tacoma

And you!

## Zoning and Standards Package Overview



# Agenda

- Home In Tacoma background
- Home In Tacoma Adopted Package Overview
  - Ownership Incentives
- Materials available
- Implementation and Tracking



# Tacoma's Housing 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



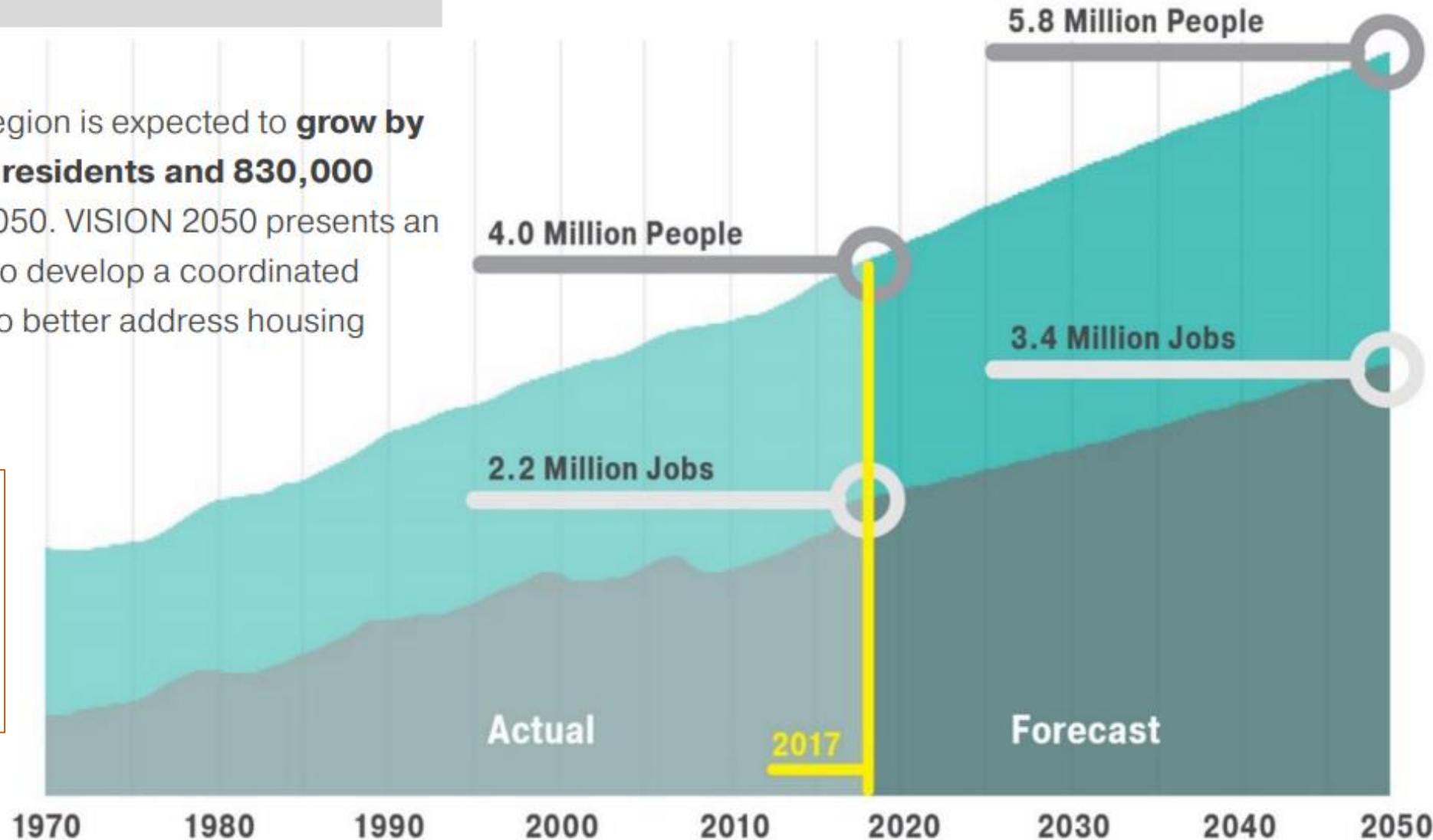


# Housing in VISION 2050

- The central Puget Sound region is expected to **grow by an additional 1.8 million residents and 830,000 households** by the year 2050. VISION 2050 presents an opportunity for the region to develop a coordinated regional housing strategy to better address housing needs.

What's Tacoma's share of regional growth?

***130,000 more residents  
(about 60,000 dwellings)***



# Phase 1



# Phase 2

- Completed in December 2021
- Enacted changes to housing growth strategy and code actions
- Adopt new Future Land Use Map with Low-Scale and Mid-Scale residential zones

- 2022-Project initiation and scoping
  - Consultant selection, benchmarking, initial stakeholder engagement
- 2023- Develop preliminary zoning and standards framework
  - Align with state legislation
  - Round 1 and 2 engagement
- 2024- Planning Commission Public Hearing, Round 3 engagement



# Urban Residential Zones

## Three new Residential Zones

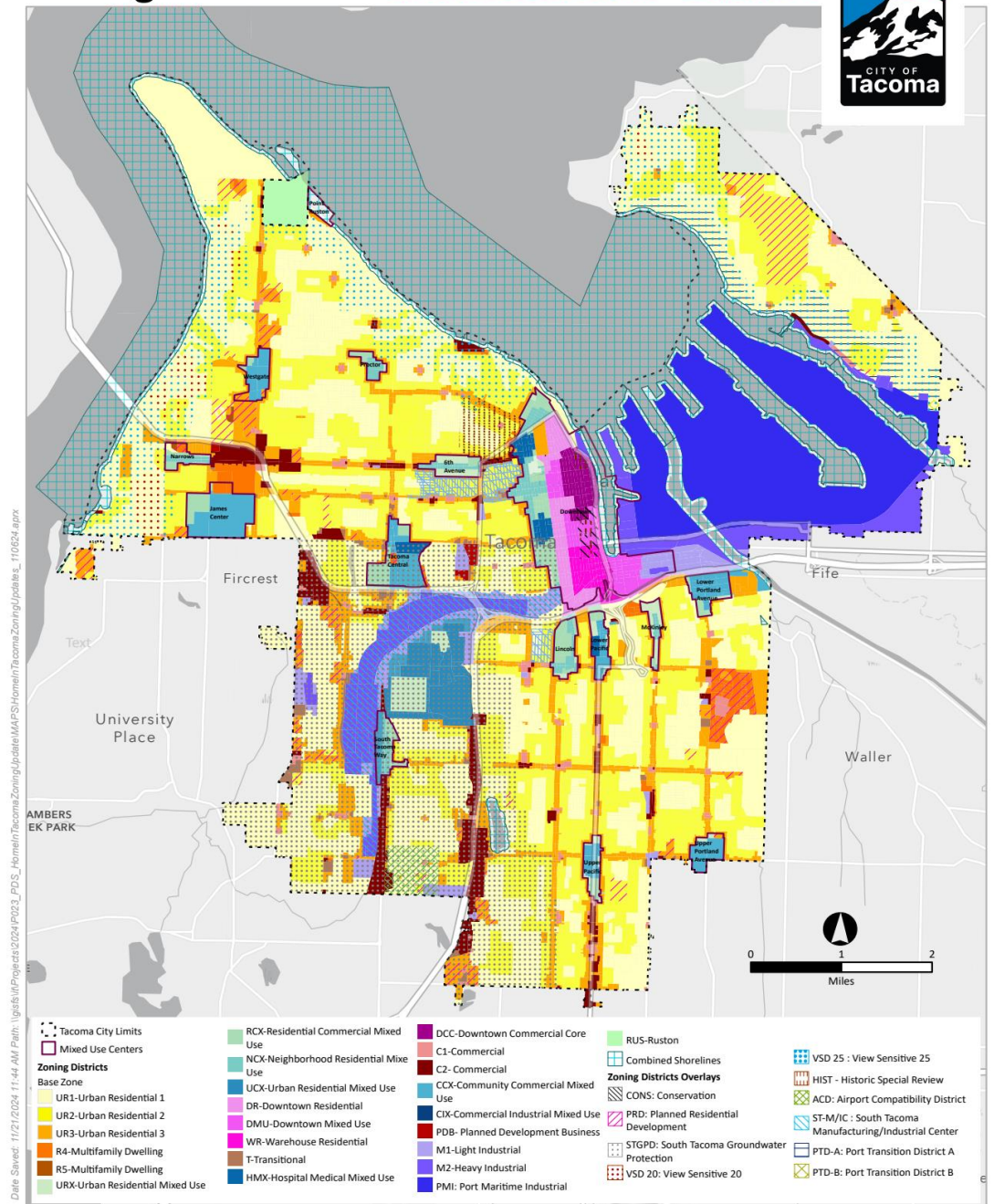
- Low-scale Residential
  - **UR-1** 4 units per lot
  - **UR-2** 6 units per lot
- Mid-scale Residential
  - **UR-3** 8 units per lot
- Bonus densities for affordable units
- Density assumes a typical 6000 sf lot; 4 units + 2 bonus allowed on pre-existing lots

## UR-2 and UR-3 in walkable areas

- Near “complete neighborhood features”
- Near major transit stations

**Form-based code defines allowed housing types, with design standards that dictate FAR, heights and setbacks**

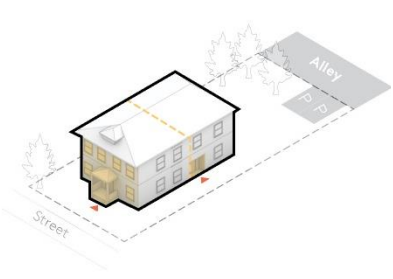
## Zoning Districts



[HIT: Zoning Districts Interactive Map \(arcgis.com\)](https://arcgis.com)



# Housing Types

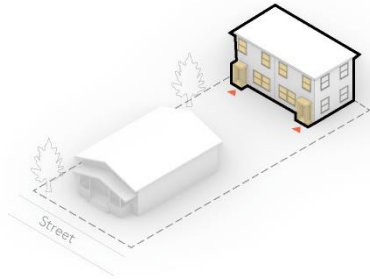


## Houseplex

A single building with up to 6 units which is generally the size of a single-unit house, includes an entry from the street and a backyard

Allowed in UR-1/2/3

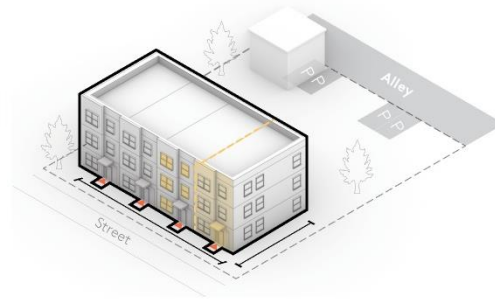
**\*Note: Single-unit houses are considered Houseplexes and are allowed in all zones**



## Backyard Building

A building located behind another structure at the rear of a lot, which may contain a garage

Allowed in UR-1/2/3



## Rowhouse

A multi-story building with access to the street from a front door; it is always attached to 2 to 5 other Rowhouses, which together create a "Rowhouse Cluster"

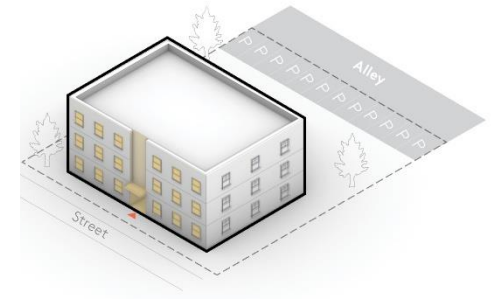
Allowed in UR-1/2/3



## Courtyard Housing

A group of detached or attached units arranged around a shared courtyard which is a shared social space taking the place of private back yards

Detached Courtyard Housing is allowed in UR-1/2/3. Attached is allowed in UR-2/3



## Multiplex

A medium building consisting of 7 or more stacked units with the appearance of a large house or a small apartment building

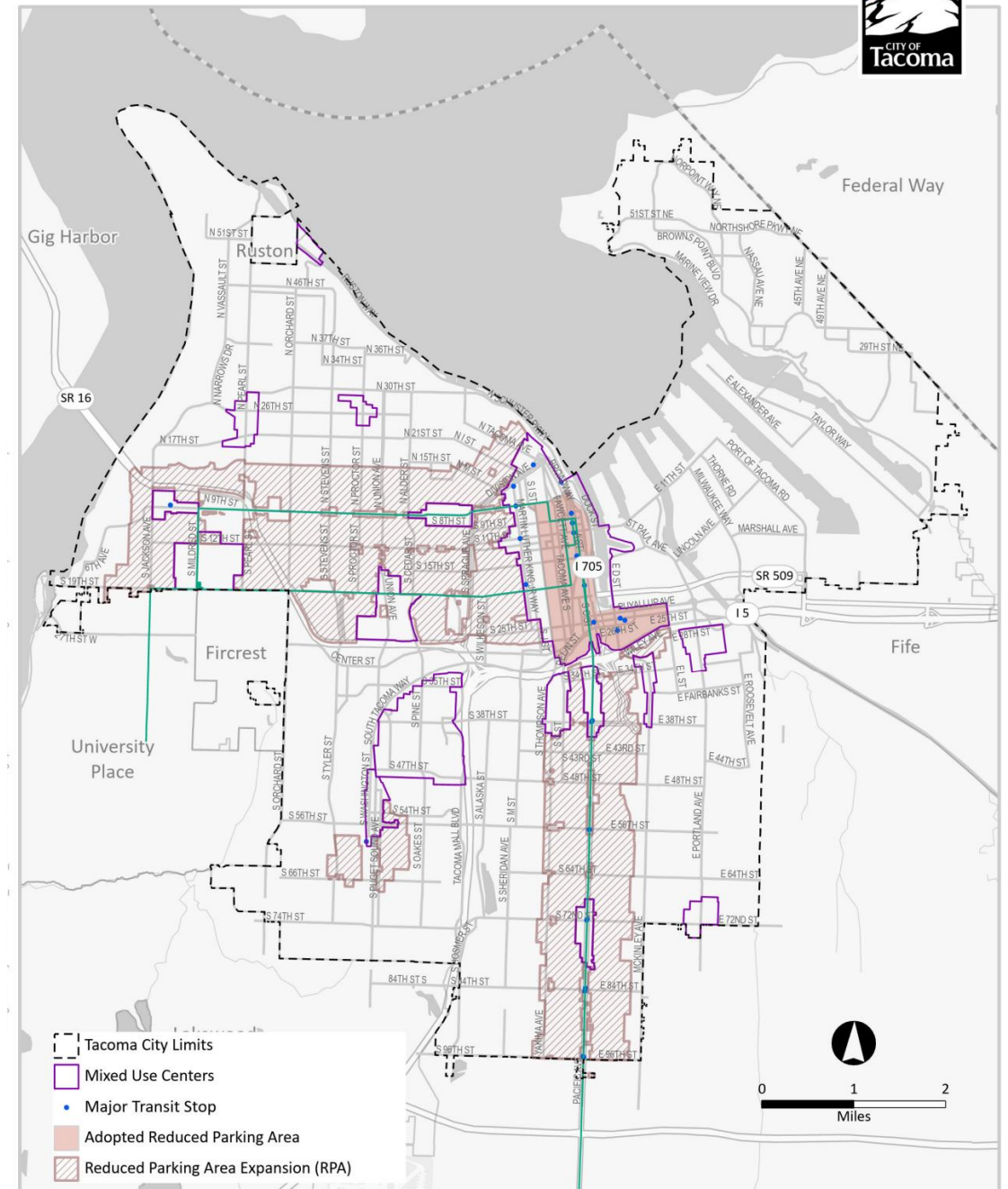
Allowed only in UR-3

# Parking

In all UR Districts

- Reduced stalls per unit
  - UR-1 **1**
  - UR-2 **0.75**
  - UR-3 **0.5**
- Additional reductions for bonus units and ADUs
- Reduced Parking Area
  - No parking required (except accessible)
  - Near major transit
  - Reevaluate in 3 years

## Reduced Parking Area





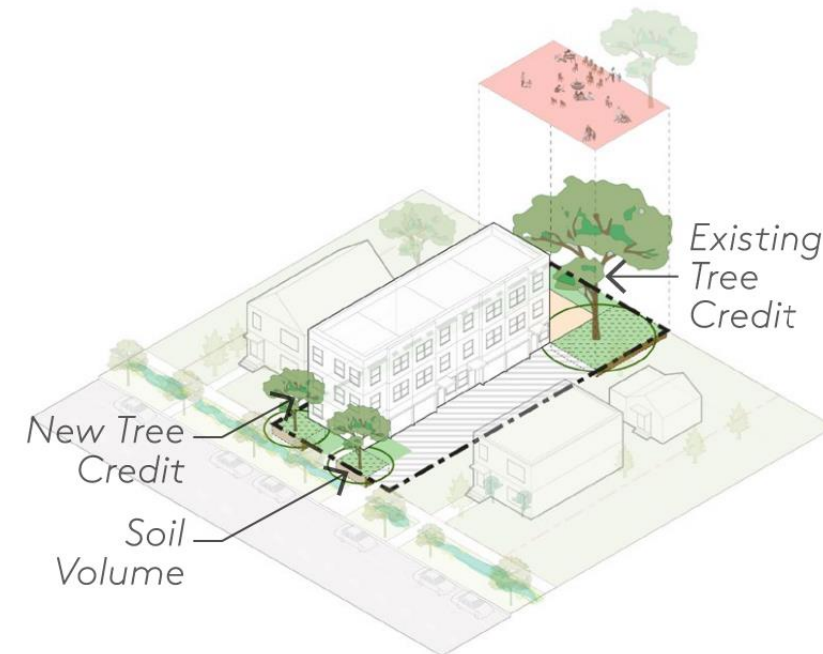
# Affordability

- Bonuses to support construction of both rental and ownership affordable housing
- Market analysis showed middle housing is financially feasible and will increase affordability and choice
- Affordability requirements based on economic study and maximizing the number of affordable units
- 3-year review of affordability program

	UR-1	UR-2	UR-3
Voluntary or Mandatory?	Voluntary		
Length of Affordability	50 years		
Fee in lieu (based on Consumer Price Index) (currently \$10,000 per bonus unit) (*Fee goes to the <b>Housing Trust Fund</b> )	\$62,000 per unit	\$62,000 per unit	\$72,000 per unit
	<b>Bonus 2:</b> (Deeper affordability) Fee not allowed		
Number of Units	2 bonus units (or 20%)	2 bonus units (or 20%)	20% of total units
Affordability requirement: Area Median Income (AMI)	80% AMI rental, 100% AMI ownership <b>Bonus 2:</b> 60% AMI rental, 80% AMI ownership	80% AMI rental, 100% AMI ownership <b>Bonus 2:</b> 60% AMI rental, 80% AMI ownership	70% AMI rental, 100% AMI ownership <b>Bonus 2:</b> 60% AMI rental, 80% AMI ownership

# Amenity Space and Trees

- Planting and retaining trees, or paying Tree Credit Fees, is required for all development
- Extra protections for very large trees (24" DBH) and Canopy Loss Fee for removing trees of a certain size
- Flexibility for City use of mitigation fees
- Flexibility for planting trees off-site
- Flexibility on certain standards (setbacks, height, parking) to support tree retention



	UR-1	UR-2	UR-3
<b>Amenity Space</b>	10% of lot area	7.5% of lot area	5% of lot area
<b>Tree credits (canopy equivalent)</b>	<ul style="list-style-type: none"> <li>• Baseline: 30%</li> <li>• Bonus 1: 25%</li> <li>• Bonus 2: 20%</li> <li>• Floor: 10%</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 25%</li> <li>• Bonus 1: 20%</li> <li>• Bonus 2: 15%</li> <li>• Floor: 10%</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 20%</li> <li>• Bonus 1: 15%</li> <li>• Bonus 2: 10%</li> <li>• Floor: 10%</li> </ul>

*Additional standards can be found in the Urban Forest Manual*

# Additional Features

- Non-residential uses (neighborhood retail and personal services)
- Regular monitoring and adjusting (especially for affordability incentives)
- Permitting support and training (especially for small developers, homeowners, and affordable housing and green building projects)
  - New streamlined permitting process for 6 units or less
  - Fee waivers for affordable and sustainable projects
  - *ADU preapproved designs*
- Urban Forest Manual
- Solid Waste Manual





# Ownership Incentives

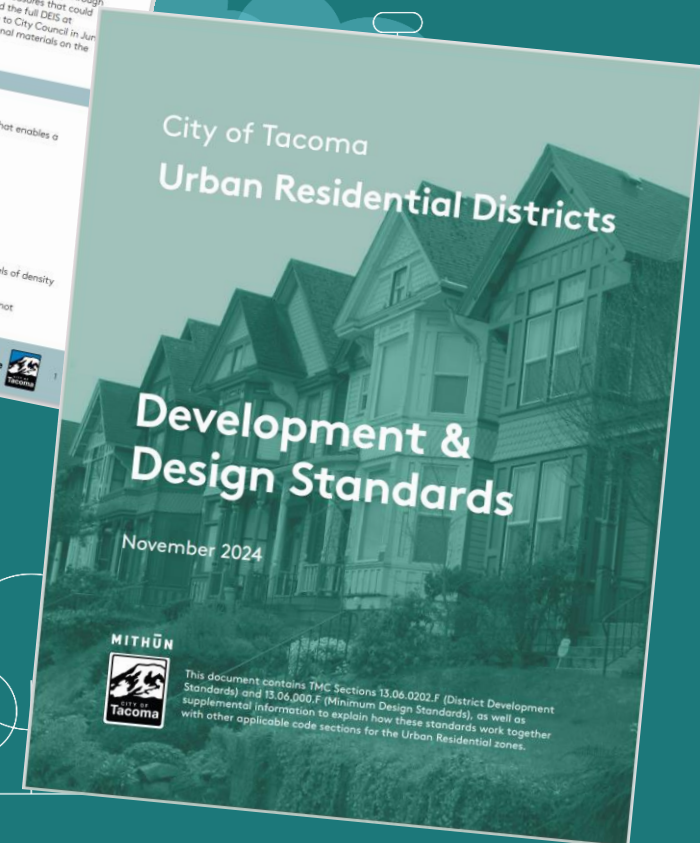
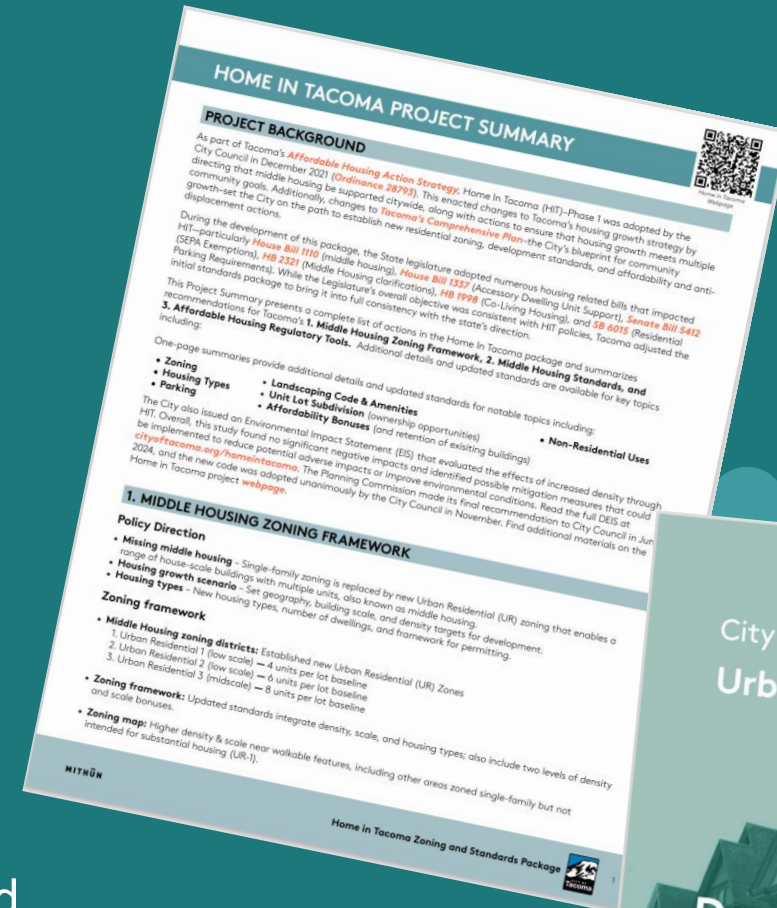
- Townhomes allowed in all zones
- Unit Lot Subdivision
- Reduced lot size allowances - 2,500 sq. ft. in UR Zones
- Additional incentives for:
  - Accessory Dwelling Units on owner-occupied properties, and
  - Projects that create owner-occupied units:
    - Increased height limit in the rear yard
    - No alley access required (if alley is not developed)
    - Reduced tree requirements (without paying fees)
    - *Required title restriction (ownership units, no more than 150% of AMI, at least five years)*



# Materials

- Home In Tacoma Website

- Interactive Zoning map
- Updated code
- Development and Design standards
- Topic summary sheets
  - Zoning, housing types, parking, affordability, trees/landscaping, unit lot subdivision, non-residential uses
- Tip sheets
  - UR-zones, Housing types, Landscaping and trees, Accessory Dwelling Units



# Looking Forward

- Implementation
  - Home In Tacoma became effective February 1
    - Staff trainings, materials updates and development, communications
- Tracking
  - Regular monitoring and reporting of permit activity under Home In Tacoma
    - Housing types, bonus/affordability programs, scale, parking, tree canopy
    - Preparing reports for the Fall
- State Legislation
  - Tracking new legislation for additional compliance





# Q&A

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