



CITY OF TACOMA

University of Washington Tacoma

Urban Studies Program

TURB 480: Housing in America

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INNOVATIVE HOUSING OPTIONS TOOLKIT



Introduction

The project's primary objectives were to

- research various approaches to affordable housing,
- evaluate the feasibility of implementing these strategies, and
- evaluate the capacity of these approaches to facilitate the creation of affordable housing within Tacoma.
- The research team examined the following innovative approaches to housing:

Students identified the processes, benefits, and challenges of employing each strategy in efforts to counteract the displacement impacting legacy residents within the city.

As housing costs rise and people crave more compact, sustainable ways of living, the City of Tacoma may wish to consider how to update its approach and policies around housing.

Approaches

Each innovative approach to housing facilitates the development of affordable housing in its own distinct way.

- **Land Banks** purchase blighted or vacant properties and designate them as land for affordable housing to promote community stability.
- **Community Development Corporations** stabilize neighborhoods and counteract displacement of legacy residents by developing affordable housing.
- **Community Land Trusts** offer below-market housing opportunities by maintaining ownership of the land while allowing incremental gains on ownership of the housing unit during the tenure of the holding.

- **Modular Construction's** streamlined construction process limits costs of labor by assembling housing units within the factory.
- The affordability of **Tiny Homes** stems from reduced material and land requirements.



Photo Credit: Student Team

Blokable, a modular housing innovative firm, convinced that the world needed a beautifully designed, safe, and software enabled building that could be ordered and delivered rather than built on site.



Photo Credit: HRP Architects

Prefabricated apartments, Twin Lakes Landing, house 50 families developed by the nonprofit Housing Hope.

Recommendations

Rising land costs, competition from outside interests, insufficient policies regarding affordable housing, lack of specific language in municipal code, and increased transportation costs due to distantly located factories, are some of the barriers hindering the implementation of these affordable housing strategies in Tacoma. To facilitate the development of affordable housing in Tacoma, we recommend:

- Review and revision of municipal codes;
- Clarification in municipal policy language regarding what qualifies as affordable or low-income housing;
- Adoption of policies that support the development of affordable housing; and
- Consideration of an expedited permitting process for modular housing.