

**From:** David Krebs <davidkrebs@msn.com>  
**Sent:** Wednesday, November 17, 2021 10:30 AM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings!

I support the need for additional housing options for Tacoma and it is clear that new ideas are essential to adding housing stock in an intelligent way that will not detract from the quality of life that we enjoy in here. However, I am located directly across the street from about ten parcels that are now single-family homes that the latest map shows as being converted to mid density residential. This level of density is described in the materials as being walkable and "near transit". Given that Pierce Transit keeps cutting the level of service to our neighborhood and the LINK system is miles away, how does the series of parcels on the west side of North Adams Street meet the stated criteria for this level of density? With nearly no transit near us apart from the dwindling bus routes, virtually all new residents would need to have cars. This would make street parking (where we currently can park directly in front of our house) at a premium. It would be much more noise, congestion, pollution, crime and stress. It would be difficult of any guests to park near our house whereas we now look across the street at three homes, this plan seems to allow for up near 50 units. Are there plans to bring much more in the way of transit options to our neighborhood or is this just a very bad fit that does not meet your stated criteria?

David Krebs

**From:** Steve Carnell <stevecarnell@harbornet.com>  
**Sent:** Wednesday, November 17, 2021 7:08 AM  
**To:** City Clerk's Office  
**Subject:** Home In Tacoma Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To all City Council members: **Please vote NO on Home In Tacoma!** We don't need to build high-rise apartments in residential areas. We don't need more high-density buildings like those that have destroyed the Proctor district, built with little or no parking.

**Steve Carnell**  
**2333 N. Narrows Drive**  
**Tacoma**

**From:** Tomoko <tombeluga@gmail.com>  
**Sent:** Tuesday, November 16, 2021 9:47 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** House in Tacoma

**Follow Up Flag:** Follow up  
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I am writing to voice my concern with the zoning change proposal.

While I understand the need for more housing opportunities, I have been dealing with increased traffic and traffic noises, not to mention numerous impatient and irritated drivers who choose to use the roads in the residential blocks to bypass the traffic on main road, ignoring the speed sign.

I have chosen to invest the majority of my life saving on the current house based on the location and neighborhood for its appearance. When I see numerous abandoned commercial buildings in the area, I cannot agree that it requires to change the neighborhood significantly to accommodate for the housing needs. In addition, when I see the massive amount of condos being built on Ruston Point, none of which convinces me that it is the effort to make housing more affordable in Tacoma, considering their pricing, it is hard to believe the zoning change is about increasing housing capacity and not about generating more revenue.

In addition, it appears in some areas, larger single family home is being built with maximum square footage on the lot with very little greenery, or yard. Yet we are encouraged by the city treasure to plant trees to save water. There will be even less trees being planted with the single family home being replaced by multiple housing, maximizing the housing space per lot size.

Please do not ignore the concerns and hopes of the people who made sacrifices in life to be able to live in the neighborhood they chose to live.

Respectfully,  
Tomoko Okada

**From:** Jaclynn Cornelius <jaclynncornelius@live.com>  
**Sent:** Tuesday, November 16, 2021 7:59 PM  
**To:** City Clerk's Office  
**Subject:** Please Read

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

My husband and I have lived in the N. Tacoma neighborhood for a year. I am sure you don't care and will not even read this and will pass whatever you want through despite the residents feelings, as I have not heard about this ANYWHERE, just happened to randomly show up on google news clip, but at least I have to try...

I have worked my entire adult life to live in this area because of the community and low traffic. Yes, it is not a super cheap area to find housing but no area that is desirable is. The reason that this area is desirable is because of its community and low traffic which remains intact because of the current zoning laws that make this area mainly single family.

I have worked multiple jobs to put myself through college to be able to afford to live here and It breaks my heart and makes me feel so hopeless that I have finally achieved this dream to have it stopped into the dirt by gigantic apartment buildings.

The simple fact is that this area is not designed for the extra traffic that adding numerous additional housing would create. It would be a nightmare, just look at Puyallup. I have also never heard of nor seen a housing expansion as you are purposing not increase the local crime rate.

All I will say is Seattle did a very similar thing, and look where they are now. PLEASE do not have us become another Seattle. PLEASE do not make the work and sacrifices I have made worthless. PLEASE do not make these drastic zooming Chan. PLEASE keep our community how it is!

Thank you,

Jaclynn Cornelius  
Tacoma, WA  
Resident

Sent from my iPhone

**From:** Chris Karnes <chris.tacoma@gmail.com>

**Sent:** Tuesday, November 16, 2021 6:41 PM

**To:** City Clerk's Office

**Subject:** Pass Home in Tacoma Phase 1

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

16 November 2021

747 Market Street  
Tacoma, WA 98402

Re: Home in Tacoma

Mayor Woodards and Tacoma City Council-

It is important that housing policies match the values we hold as a city. I can think of no better way to bring to life a commitment to openness, equity, environmental stewardship, and livability than with a city housing policy that expands neighborhood housing choices near transit service.

Based on my review of the evidence, colocating new housing near transit can help to transform a neighborhood from one that is *car dependent to one that is car optional*.

The addition of new residents within a short walking distance to transit helps to cultivate a positive cycle of smart growth. The added density (with provisions for affordability) bolsters ridership and fare revenue, which contributes to improved frequency, routing, and hours of operation, which leads to more convenient transit service. The presence of improved transit service in underserved neighborhoods can lead to new public partnerships and grant opportunities with the Puget Sound Regional Council and Federal Transit Administration to expand sidewalks and bike lanes.

The shift in modes from cars to other options can improve public health when residents can safely choose to walk, bike or roll to access transit and nearby destinations. The improvement in mobility for frontline communities: people with disabilities, people with lower incomes, people of color, and students, has an equity improving effect by granting access to more opportunities that the city has to offer to study, work and play. Not only that but by reducing the need to purchase, maintain, insure, fuel, and store private vehicles, can put more households on more stable financial footing for saving and investing in the future: contributing a savings of roughly \$10,000 per year per vehicle according to the Housing Action Plan. Those benefits compound with the potential for additional affordability from varied

housing types and increased housing supply from additional housing units as envisioned in Home in Tacoma Phase 1.

The effect of reducing automobile dependence by siting housing near transit also reduces broader capital outflow from the community for imported vehicles. It also reduces economic exposure to volatile gasoline prices, allowing greater sustained investment in local business and electrified forms of transportation, which broadens the economic base of Tacoma Public Utilities and also the tax base of the City of Tacoma. At the same time reducing the need for automobile infrastructure can allow the city to adjust its priorities. It no longer must designate scarce land for gasoline fueling stations, nor will it need to dedicate public resources for general purpose roadway expansion or large public parking structures. These land use changes alone will help to reduce the climate impact of our transportation system over time, which represents the bulk of the community's emissions. These changes will not require net additional public expenditure if appropriate impact fees are levied, meaning that the policy is a scalable and fiscally responsible solution to address the climate crisis.

The Planning Commission's recommendation was based in-part on peer-reviewed academic papers and research and called for focused housing options within 1-block of local transit and mixed use centers and within 2-blocks of high capacity transit and regional growth centers. Those buffer zones represent roughly the median cutoff for how far people are willing to walk to access local and regional transit lines. The IPS map is roughly one-quarter of what was recommended at a 'half-block' on designated corridors and near commercial zoning nodes along transit. In some cases this 'half-block' is one-or-two-parcels wide and does not include some corner lots. This is unfortunate as it produces some individual blocks with three different land use designations (Neighborhood Commercial along-pedestrian streets, Mid-Scale Residential and Low-Scale Residential), all of which must be made compatible with one another to form a coherent block (see block highlighted below). The Planning Commission's recommendation sought to be responsive to the public's desire to reduce conflict between land uses by having transitions predominantly at the street rather than across alleys or between individual parcels, which has in the past produced some disjointed development. This may be a considerable challenge to reconcile moving into Phase 2.

image.png



**Home in Tacoma Map: Target block bordering 6th Ave and Ainsworth Ave containing three different land use designations.**

However at this time I support the IPS compromise for Home in Tacoma Phase 1 as it comes close to the original formulation along Pacific Avenue and 6th Avenue. At its core, the Comprehensive Plan changes, minor amendments, the Housing Action Plan, and the proposed future land use map still retain a transit-oriented structure with the benefits noted above.

I encourage the City Council to adopt the plan to allow the City to move forward with engaging the public further in a robust process in considering elements of Phase 2.

Thank you for your time.

Respectfully,

Chris Karnes  
Vice Chair, Tacoma Planning Commission

**From:** greykoala65 <greykoala65@yahoo.com>

**Sent:** Tuesday, November 16, 2021 5:52 PM

**To:** City Clerk's Office

**Subject:** Tacoma tideflats

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Thank you for putting some regulations to limit fossil fuel expansion..

However, the city is allowing PSE to expand their facilities for LNG on the tideflats.

After the conclusion of the Glasgow convention, a lot of countries and cities are curbing fossil fuel use, except the city of Tacoma! A lot of countries and cities are reducing facilities for fossil fuel, except the city of Tacoma! You are making Washington state and the northwest look bad!

The city of Tacoma should consider green jobs which can be good living for those workers switching from fossil fuel jobs in the tideflats.

Please, no more expansion of fossil fuel facilities.

Sincerely,

Pamela Ng

Sent from my Galaxy



**From:** Damita O'Dell <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 5:24 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

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Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Damita O'Dell

itgo4action.events@gmail.com

3521 73rd Avenue Court West, #5, University Place, WA, 98466

university place, Washington 98466

**From:** Alison Feise <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 5:07 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Alison Feise  
alison.l.feise@gmail.com  
336 NW 177th ST  
Shoreline , Washington 98177

**From:** valerie@arilconsulting.com <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 5:04 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

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Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Thank you,

valerie@arilconsulting.com  
2428 E Roy St  
Seattle, Washington 98112

**From:** jill brothers <brothersjill@hotmail.com>  
**Sent:** Tuesday, November 16, 2021 12:50 PM  
**To:** City Clerk's Office; Hines, John; McCarthy, Conor; lilian.hunter@cityoftacoma.org; Thoms, Robert; Walker, Kristina; Ushka, Catherine; Woodards, Victoria  
**Subject:** Statement against mid scale development in residential neighborhoods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greeting Public Servants,

As a 30+ year resident, homeowner and tax payer in the city of Tacoma I would like to go on record against the move to "mid-scale" housing in residential neighborhoods.

I do NOT believe that adding 2-4 story multi -family housing into our neighborhoods will bring the desired low-income housing that is needed.

The tax breaks you are offering the developers are not going to bring us the low income "affordable" housing that is needed. The "token" "affordable" units the developers will be required to provide is a joke. This nonsense of not requiring adequate parking is laughable. You are dreaming if you think people are going to ride the bus from their apartment and not own cars. We already have poor availability of street parking in most of Tacoma.

Let us not forget that all of this zoning change goes hand in hand with the BRT- of which Mayor Woodards sits on the transit board is no coincidence.

As usual, the south and east side (my neighborhoods) are going to be more impacted than other areas of the city.

Respectfully,

Jill Brothers  
[brothersjill@hotmail.com](mailto:brothersjill@hotmail.com)  
253.722.4270

**From:** Nilmah Mills <nilmah@graylumber.com>  
**Sent:** Tuesday, November 16, 2021 11:11 AM  
**To:** City Clerk's Office; Hines, John  
**Subject:** FW: Continued "Home in Tacoma" Feedback  
**Attachments:** scan.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Since participation in the July 13<sup>th</sup> hearing, I continue to oppose the proposal. Tacoma is headed toward more congestion, crime, homeless people, and poor services like Seattle. To date, Tacoma has no shortage of housing or vacant land. Further, the present city services need upgrading before any increase in housing. A random City survey on services is being conducted by council district now until December 10<sup>th</sup>. The problem is the sampling of only 150 per district is too small in comparison to the population to be meaningful. I would have appreciated the opportunity to participate and only gained knowledge of the study through the attached news article. The "Home in Tacoma" proposal should be presented for an actual vote by each district and after the relative concerns have been fixed.

Changing the West Slope neighborhood to Low-scale Residential opens up the area to mini-houses, duplexes or triplexes on existing lots or as remodels and would not be considered "low cost housing," an original proposal goal. The present homes' views could be blocked, property values decreased and definitely traffic plus crime increased. The area is dangerous for walkers and bikers with narrow streets lacking sidewalks, adequate parking and proper lighting; the utilities need upgrading; there aren't bus routes along Jackson between South 19<sup>th</sup> & South 12<sup>th</sup> or westward from there; and police protection, medical facilities and retail business are limited. These factors should be resolved before any changes are made to our land use classification.

Having been born, raised and worked in Tacoma for over fifty years while saving money for each home ownership, this proposed direction for Tacoma makes selling my West Slope home to a developer and a move to a Gig Harbor or University Place view home very appealing.

Mrs. George H. Mills    1224 So. Aurora    Tacoma. WA 98465



### City of Tacoma

The city of Tacoma is conducting a survey until Dec. 10 to evaluate the community's perceptions of city services. The survey is conducted every two years in preparation for the biennial budget. A total of 750 randomly sampled households — 150 from each council district — across Tacoma will have the opportunity to identify which services they feel are important, which service areas have improved over time, and which service areas could improve in the future. The community survey, administered by MDB Insight, will assess the city's performance in its major service areas, and help the city better understand community members' perceptions of these service areas. The survey findings will also help define the community's current priorities and aid the city's ongoing planning and improvement processes. More information about the survey is on the city's website, or contact Reid Bennion from the Office of Management and Budget at [rbennion@cityoftacoma.org](mailto:rbennion@cityoftacoma.org).

Dear West Slope Neighbors,

**Your Last Chance to comment on the proposed city-wide changes affecting our neighborhood is this Tuesday, November 16, 2021.** Dramatic changes to the current land-use designations for residential areas are now under consideration by the City Council. We asked you to comment at the public hearing on July 13<sup>th</sup>. Many of you did speak up, and as a result changes were made to this proposal.

Briefly, areas now classified as Single Family residences (R-1), Duplexes (R-2), and Triplexes (R-3) would now be lumped into one land use designation called "Low-scale Residential," commonly called Low Density Housing. There would no longer be a Single Family Classification. "Mid-scale Residential", with maximum building heights limited between 3-4 stories, would replace multi-family low density classification.

This revised plan still has blocks along major corridor streets, like 6th Avenue, 12th Street, 19th street and Jackson Avenue to be classified as "Mid-scale Residential". If approved, that would allow diverse house types, potentially including at the upper end apartment buildings up to 4 stories high. In View Sensitive Districts, building heights are limited to 25 or 20 feet in a few areas.

**A map is attached to this message. It shows the designations being proposed along various streets within our West Slope area. Please note the shading and explanatory legends on the map. Is that what you want in your neighborhood in the future?** If you wish to see the entire City of Tacoma you can view it at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma) then click on the Housing Growth Scenario Map(IPS Committee).

**Information to consider:**

The City Council, Planning Commission and staff have stated there is a housing crisis. Yet Planning staff reported during a recent IPS meeting that there is sufficient buildable land throughout the City to accommodate housing needs for the next 10 years. Tearing down existing structures to build larger scale apartments is unnecessary.

The proliferation of apartment houses that replace single family homes throughout the City will not meet the needs and desires of our residents who desire single family home ownership. Home in Tacoma will result in reduced inventory of single family homes driving the prices up even further, making them inaccessible. Home In Tacoma diminishes the dream of ownership and the opportunity to build equity.

Home In Tacoma would allow triplexes and townhomes throughout the west slope and up to 4 story complexes at 12<sup>th</sup> and 19<sup>th</sup> and Jackson and along Jackson from So 8th to SR 16 in violation of our covenants, which will require costly litigation to oppose in court, to repeatedly fend off developers trying to violate covenants.

**Your voice can make a difference...be part of the solution!**

**From:** paulseward65@gmail.com  
**Sent:** Tuesday, November 16, 2021 4:53 PM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma - Nov 16th

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City Council,

I have reviewed the maps and information provided and appreciate the updated approach. Thank you for the listening sessions and adapting to citizens comments. My main concern remains the same, while I believe that the City Council has their heart in the right place it always comes down to what is written into law. As multiple cities have already experienced, simply increasing density does little to guarantee affordability. What specific laws will be put in place to hold developers accountable to providing affordable housing? How do we write the law to ensure we achieve the desired outcomes? What statues will be put in place to not only define "architecturally appropriate", limit impact on parking, restrict height to not shade out neighboring buildings in each zone etc. but also ensure that developers are held accountable to pay their fair share of taxes and provide an appropriate number of affordable housing units (apartment, townhome, duplex, etc.)? I don't see where the city council has specifically spelled out the laws and other regulations they will put into place to ensure new housing capacity meets the desired affordability and architecturally appropriate guidelines and how they will enforce these laws with developers. If you don't spell it out in law then we will never achieve the desired result.

Best regards,  
Paul Seward

**From:** Jenna McMichael <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 4:51 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

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Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Jenna McMichael  
aardvarkm@gmail.com  
822 131st Street Ct E  
Tacoma, Washington 98445

**From:** Kat Wood <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 4:50 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

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-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Kat Wood  
kwood66@gmail.com  
822 131st Street Ct E  
Tacoma, Washington 98445



**From:** Pamela Ng <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 4:49 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.



-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

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Thank you,

Pamela Ng  
greykoala65@yahoo.com  
9732 14th Ave NW  
Seattle, Washington 98117

**From:** Dena Jones <visitdena@gmail.com>  
**Sent:** Tuesday, November 16, 2021 4:26 PM  
**To:** City Clerk's Office; Ushka, Catherine  
**Subject:** End Tacoma Encampments NOW! Shooting today near school bus stop on Mckinley

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

PUBLIC SAFETY ISSUE #1:

We need to FUND and EMPOWER THE POLICE so they can actually deal with crime and RESPOND to our 911 calls.

Today, we called 911 to report a shooting next to my house at a school bus stop on McKinley and Wright Ave. This shooting occurred minutes after I watched children boarding the school bus.

My daughter witnessed the guy shooting the gun. FIVE gunshots total! The police told us that they could not do anything but report it due to a new law on the books. Now the shooter is on the loose.

PUBLIC SAFETY ISSUE #2:

We need to END ENCAMPMENTS in Tacoma NOW!

- Saturday, November 13<sup>th</sup>, there was a decomposed female body found next to a homeless camp on 38th and McKinley, next to McKinley Grade School.
- When we went to El Gaucho restaurant last weekend, we were horrified at the grotesque 25th and Dock street encampment which has grown 3 times in size in a very short period of time. We live a few blocks away. We frequently observe open drug deals, filth in the streets, needles, open fires, people breaking into cars and public urination and defecation. A waiter from El Gaucho said that their staff is fearful going to work and their cars are broken into regularly.
- Businesses and area residents are robbed daily by the Pacific Ave encampment across from 911 Call Center/

Due to the vast growth of encampments over the last four years, Tacoma has become a miserable place to live. Businesses and communities are suffering physically, mentally, emotionally, and financially. A sense of fear and foreboding is becoming normative for our neighborhood.

Dena Jones

Masters in Interdisciplinary Studies, University of Washington, Tacoma

Tacoma East Side resident for 64 years

Attended Lincoln High School

Worked at Tacoma Community College

Worked for the University of Washington

Currently works at a Seattle University

Dena Jones

**From:** James Whitacre <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 4:18 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

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The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

James Whitacre  
whit@wamail.net  
3317 North 29th Street  
Tacoma, Washington 98407

**From:** Sue Comis <comiss@nventure.com>  
**Sent:** Tuesday, November 16, 2021 4:15 PM  
**To:** City Clerk's Office; Hines, John; McCarthy, Conor; Hunter, Lillian; Thoms, Robert; Walker, Kristina; Woodards, Victoria; Ushka, Catherine  
**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

First, I wanted to thank the IPS committee members for listening to the many comments advising a reduction in the Mid Scale Residential designations.

Second, I urge you to reconsider the MFTE. Providing tax exemptions for developers to develop residential properties that do **not require** affordable units is not fair or logical. It is not fair to the rest of us that are paying full taxes. And it is not logical because it does not result in affordable housing.

Tax exemptions should only be given to properties that contain a portion of affordable units. This is the only way that Tacoma will begin to meet its affordability goals through new development. The portion required does not have to be large and I am sure the Planning Department can develop the correct portion by examining data from other cities where this has worked. For example, there are apartment buildings in Seattle that have units reserved for low income, along with market rate units. These truly are affordable. They are owned and operated by the private sector and the bureaucracy is minimal.

Finally, I want to strongly encourage you to focus on how to actually bring affordable and in particular, **low-income** housing into being. Rent vouchers and encouragement of small landlords can go much further to actually accomplish your/our noble goals than rezoning.

**Sue Comis**  
**253-306-2814 (cell)**

**From:** Aimee Hamilton <hamilton.aimee@gmail.com>  
**Sent:** Tuesday, November 16, 2021 3:59 PM  
**To:** City Clerk's Office  
**Cc:** hamilton.aimee@gmail.com  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

“Promote access to high-quality affordable housing that accommodates Tacomans’ needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations. Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities. Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation.”

Home In Tacoma is the first concrete step in living up to that commitment. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city’s planning commission. Working and middle class people can’t afford to wait.

Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own

homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning.

**WE STRONGLY ENDORSE THE FOLLOWING OBJECTIVES OF THE PLAN:**

- Reducing rents and increasing housing affordability will provide relief for rent and housing cost burdened Tacomans.
- Inclusionary zoning requirements serve as a means of making sure that the benefits of development are evenly shared with the most vulnerable, and help keep everyone in the city.
- More density along transit lines and more walkability, paired with green buildings, create a more sustainable and more healthy city.

**HOWEVER, WE THINK THE FOLLOWING POLICY FIXES ARE NECESSARY TO MAKE THE PROPOSAL WORK FOR ALL TACOMANS:**

- Stronger emphasis on anti-displacement policy to accompany the more liberalized zoning regime.
- Slash parking mandates.
- Some clarity on the role of design standards and a commitment that this will not serve as a veto point for housing production.
- Mandatory rent restricted, income restricted units as part of an inclusionary zoning framework.
- Use inclusionary zoning or other incentive structures to build out the city's Housing Trust Fund, so that it can fund affordable and social housing development.
- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

Aimee Hamilton



**From:** David Bluhm <d\_bluhm@hotmail.com>  
**Sent:** Tuesday, November 16, 2021 3:47 PM  
**To:** Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina; City Clerk's Office  
**Cc:** info@sarahrumbaugh.com; info@kiaradaniels.com; joe@joebushnell.com  
**Subject:** Tideflats Non-Interim Regulations

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Woodards and City Council,

Congratulations on your recent campaign victories and/or congratulations on your escape from City Council, an undoubtedly ultimately thankless job with the division and low voter turnout in our city, state and nation right now.

Please table the vote on or allow time for further deliberation and design of the Tideflats Non-Interim Regulations until real solutions can be developed and implemented that are not going to contribute to the State of the Puget Sound continuing to worsen. Allowing any fossil fuel or other noxious, toxic, caustic or ghg releasing chemical storage or expansion of existing businesses/industries is simply unacceptable given the fact that the recovery of the Puget Sound Region is faltering according to research conducted by The Washington State Puget Sound Partnership (<https://www.psp.wa.gov/puget-sound-recovery.php>). Not only is the Puget Sound NOT a vacuum, impacting only the immediate vicinity, it is actively contributing to the ghg and carbon emissions of our Planet.

From their 2021 report,

"There are 23 vital signs that failed to reach 2020 targets, compared to five that are near or at 2020 targets. (There were also 21 vital signs that did not have a 2020 target and three with insufficient data.)

Progress is a mixed bag, with five vital signs getting worse, 17 not improving and 11 getting better. Nine vital signs had "mixed results," and 10 had insufficient data, the report states."

Please don't cave in to the fossil fuel interests, including the Tacoma-Pierce County Chamber of Commerce and the members of the Executive Circle of their Manufacturing Industrial Council that paid \$25,000 a seat to be on that subcommittee/advisory board and attempt to influence legislation in the city and on the Port and Tideflats.

Better yet, stretch that review process of the Interim Regs from 6 months to 12 months if possible. Given the extenuating circumstances of climate change, global warming and the climate emergency that you declared, there should be sufficient grounds to lengthen that review process.

I do understand the frustration of the 6-month Interim Regs review window. I've followed the roller coaster ride since its inception and before. Enacting Non-Interim (aka permanent) Regulations when the recovery of Puget Sound is faltering will only continue to exacerbate the issues of our local water issues, thereby connecting to the global existential issues of climate change and global warming.

From an article related to the Puget Sound Partnership report in the TNT, "Puget Sound is not recuperating at nearly the rate state leaders hoped for when they set environmental health recovery goals about a decade ago, according to a new report by the Puget Sound Partnership, a state agency created in 2007 and tasked with restoring and protecting the region."

(<https://www.thenewtribune.com/news/state/washington/article255717971.html#storylink=cpy>).

Please take your eyes off the dollar signs and the allure of what has been and is unsustainable economic growth and actually do what is right for the health and well being of the people of Pierce County, The Puyallup Tribe of Indians, and all future generations that will call this place home. Please stop cowering to the foreign and domestic corporations and industrialists.

Thank you,

David Bluhm  
98404

PS My email of 24 August should also be considered a part of my communications for this final reading and vote on Tideflats Non-Interim Regulations. Please also remember that the Sub-Area Plan takes precedence over anything that might come from this reading and vote.

---

**From:** David Bluhm

**Sent:** Tuesday, August 24, 2021 3:49 PM

**To:** Woodards, Victoria <victoria.woodards@cityoftacoma.org>; john.hines@cityoftacoma.org <john.hines@cityoftacoma.org>; robert.thoms@cityoftacoma.org <robert.thoms@cityoftacoma.org>; keith.blocker@cityoftacoma.org <keith.blocker@cityoftacoma.org>; catherine.ushka@cityoftacoma.org <catherine.ushka@cityoftacoma.org>; chris.beale@cityoftacoma.org <chris.beale@cityoftacoma.org>; lillian.hunter@cityoftacoma.org <lillian.hunter@cityoftacoma.org>; conor.mccarthy@cityoftacoma.org <conor.mccarthy@cityoftacoma.org>; kristina.walker@cityoftacoma.org <kristina.walker@cityoftacoma.org>; cityclerk@cityoftacoma.org <cityclerk@cityoftacoma.org>

**Subject:** Upcoming Tideflats Regulations

Dear Mayor Woodards and City Council,

It doesn't appear that there is an agenda item on this for today's meeting but still sending in advance of any public hearings, proposed amendments and votes.

Please close any and all loopholes that allow current fossil fuel companies and other noxious and/or toxic manufacturing, production or storage facilities to expand on the Tideflats you create, renew and/or alter the Interim and Non-Interim Regulations this fall.

Grandfather, Grandmother and other clauses allowing expansions must no longer be allowed as a viable argument nor rationale for allowing expansions given the status of human perpetuated and exponentially accelerated global warming and climate change. Those same oil and gas companies must be further directed to invest in truly sustainable energy research and production to clean up the mess that they have perpetuated by their reckless and endangering expansions of the past.

If the future of human existence is to be livable, sustainable and equitable, we must now quickly shift from a fossil fuel industry foundation for our energy and production needs into one of renewable and regenerative energy and resource production, consumption and rampant application and build out. These shifts would have intelligently and logically begun well over 20 years ago, yet here we are attempting to clean up a mess that could have been avoided, but for absolute willful ignorance of the people and industries driving production and consumption of fossil fuels.

This mess we are now in with global warming and climate change was absolutely made worse by We the Residential, Primary Workforce and Consumers (fka We the People) being unable to break out of consumption

patterns because we were so distracted with and overwhelmed by the ever increasing costs for basic needs (food, shelter, healthcare, housing and a bit of fun now & again) coupled with stagnating wages, economic crashes caused by irresponsible governance, business and industry growth while humongous tax incentives were provided to business and industry, to maintain and create employment.

Looking back, it was clearly a recipe for disaster that easily could have been predicted and avoided. Come on, are you telling me that black smoke pouring out of the first smelter on the port could ever have been considered "safe"?!

And here we are.

Please close any and all loopholes that allow current fossil fuel companies and other noxious and/or toxic manufacturing, production or storage facilities to expand on the Tideflats as you create, renew and/or alter the Interim and Non-Interim Regulations this fall.

Please ensure your legacy is tied to preventing the extinction of homo sapiens sapiens, not ensuring it.

Thank you for your support in protecting our Tideflats, our community, and our environment for current, upcoming and future generations that will attempt to lead it into a livable future.

Sincerely,

David Bluhm  
98404

---

**David D. Bluhm**  
**253-566-2498**

**From:** J Quilici <jquil@harbornet.com>  
**Sent:** Tuesday, November 16, 2021 3:47 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Home In Tacoma proposals

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and City Council Members,

This proposal is going full speed with **no opportunity for group/neighborhood conversations in person.** The majority of the residents don't have a clue as to what is being proposed. Real estate organizations are already blanketing our neighborhoods with propaganda.

I sincerely hope that you slow this land grab machine down and not rezone all single family neighborhoods at this time. Have some real neighborhood meetings in person. Concentrate on the Mixed Use Centers; have an honest evaluation; and then develop other areas with what you have learned. To say that there are no environmental issues is mind boggling!!

We are all choking on the disingenuous proposals called affordable housing. And the admonition of one Council Member at one of the past zoom meetings who said "Don't get caught up with those who disagree". Really??? I always thought that the Council was supposed to respond to what the Citizens want. I question that now.

Thank you,

Judi Quilici

1530 Fernside Drive S.

Tacoma, WA. 98465

253-564-0847

**From:** Sue Leusner <susanleusner@gmail.com>

**Sent:** Tuesday, November 16, 2021 3:44 PM

**To:** City Clerk's Office; Hines, John

**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Hello, Councilmembers.

I'm writing again to speak against the Home in Tacoma plan. Getting rid of single family housing by labeling areas as "low-scale residential" means decimating desirable neighborhoods for little chance of actually creating the kind of change your entire plan is based upon. In my neighborhood, duplexes or triplexes will get top dollar--especially for builders. Your plan--both low and mid-scale--is so sweeping, that you are literally creating a city-wide bonanza for those who have the means to buy and remodel houses to get the maximum profit. Your plan puts the burden of due process on a homeowner if litigation is involved regarding sensitive view covenants.

I oppose this plan, and think a scaled-down approach is warranted before changing the entire character of our city.

Thank you.

Regards,

Sue Leusner

902 S Aurora Ave

**From:** Jeff Ryan <jjryan@harbornet.com>  
**Sent:** Saturday, November 13, 2021 11:04 AM  
**To:** City Clerk's Office  
**Subject:** HiT comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi, can you confirm that responses sent directly to individual council members will be part of the record for this project?

Thanks Jeff

Jeff Ryan, Architect

**From:** Angela Dillon <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 3:42 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

As a Puyallup Tribal member, activities on the Tacoma Tideflats and all lands within our reservation and Usual and Accustom areas will directly affect me and my community. Expansion of existing facilities such as PSE LNG, U.S. Oil, Philips and other fossil fuel facilities put our tribal community and natural resources at unnecessary risk.

The Tacoma Tideflats are predominantly composed of soils that are fill-dirt and liquefaction prone. Expansion of these facilities could fail and expose the waterways to irreparable harm.

High risk facilities such as the SeaPort Sound Terminal directly conflict with land use priorities. For example, Housing and Urban Development are prohibited from funding projects within the ASD, acceptable separation distance, of existing and planned storage tanks containing hazardous liquids.

All development in the Tacoma Tideflats needs to consider how climate change and sea level rise will affect the safety and operations of the facilities in question. Decommissioning and retreating buildings in the area should be the focus over expansion.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you, Angela Dillon

Angela Dillon

[angela.morningstar.dillon@gmail.com](mailto:angela.morningstar.dillon@gmail.com)

1206 WEST MAIN

PUYALLUP, Washington 98371



**From:** Esther Day <dayesther1@gmail.com>  
**Sent:** Tuesday, November 16, 2021 3:38 PM  
**To:** City Clerk's Office  
**Cc:** Woodards, Victoria; Ushka, Catherine; Hunter, Lillian; McCarthy, Conor; Thoms, Robert; Beale, Chris; Walker, Kristina; Blocker, Keith; Pauli, Elizabeth; Hines, John  
**Subject:** Please replace my email of 11/15/21 with this updated version of my comments to you.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City of Tacoma Council,

1. The rezoning of all our homes is NOT necessary as you heard at the last meeting where Peter Huffman said that there is sufficient buildable land to build whatever we needed without rezoning.
2. Tacoma has the Asarco contaminated soils throughout Tacoma. It has been years since Asarco – but not for many chemicals. The Asarco plant created a huge plum that sent contamination all the way to the base of Mt. Rainier. It was estimated that the plum contaminants were carried by winds as far as 1,000 miles from the Asarco site.
3. The infrastructure is not in a good state and needs A LOT of work NOW for the current housing that exists, to say nothing of the planned growth.
- 4. Who determined and what science did they use to determine the growth of our city's population?**
5. We need to be sure that Air BNBs are not allowed in our apartment buildings. We are not going to give tax breaks to private businesses who pander to travel sources.

6. The housing being proposed is NOT GOING TO BE AFFORDABLE. The only people making any more are the Real Estate investment companies and developers.

7. Our water supplies are not as everyone thinks. Do not rely on the comments you get from water companies. Check with all scientific folks to get the real information regarding our water resources. If I understand correctly, many of our natural recharging aquifers are not recharging as they should. Get REAL SCIENCE. FOR ALL OUR children's sake. STOP THIS INSANITY. LET THE PEOPLE VOTE.

8. Midscale is not a good investment – Many companies are closing their offices and working from home PERMANENTLY. King County has closed two office buildings in downtown Seattle and the workforce are now working from home permanently. **WHAT SCIENCE DID THEY USE TO DETERMINE THE NUMBER OF UNITS NEEDED? NOT THE CENSUS - that's for sure.** The Pandemic has made SERIOUS changes to many calculations around the world. THINGS HAVE CHANGED DRAMATICALLY. STOP AND RECALCULATE.

9. Seattle has closed an office building in downtown Seattle. People are working from home and this is happening with Microsoft, Google has already done this, Amazon, and many, many others are following. This has already happened in Silicon Valley – California. It is a growing trend that will continue.

10. Tacoma Needs Businesses to pay taxes. We need to develop in the current open spaces and keep land available for BUSINESSES. WE NEED JOB!

11. It is IMPORTANT THAT Tacoma STOP this process until the Environmental Impact Statement has been completed BY SCIENTISTS - not table scientists who have some knowledge but NO REAL SCIENTIFIC KNOWLEDGE. Tacoma deserves better from YOU ALL.

12. You represent TACOMA - DON'T BE FOOLED by individuals who have ALOT to gain from this than WE THE PEOPLE. Think Mukilteo and how they let the people do the voting - NOT YOU with special interests making suggestions that are not founded in FACT and SCIENCE. LET'S not waste precious money on these Developer/Master

Builder projects that only investors will be the winners.

13. Whatever is decided, DO NOT ALLOW AIR BNBs in these apartments that you are using OUR taxpayer money for investors to benefit from. This is what has happened to Seattle.

**SAVE OUR TREE CANOPIES - BE AWARE OF THE CONTAMINATION THAT STILL EXISTS IN TACOMA FROM ASARCO. DON'T FOOL YOURSELF, THE PLUM TRAVELED ALL THE WAY TO THE BASE OF MOUNT RAINIER (1,000 MILES).**

WE NEED TO KNOW WHY WE DON'T HAVE A RESPONSIBLE OFFICIAL RESPONDING TO OUR CONCERNS. CONDUCT PUBLIC MEETINGS. IF THE MAYOR COULD BE OUT ON NATIONAL NIGHT OUT IN THE HILLTOP WITH HUNDREDS OF PEOPLE CELEBRATING, WHY DID SHE NOT INSIST ON HAVING PUBLIC MEETINGS WHERE ALL CITIZENS COULD SEE WHAT YOU ARE OFFERING AND MAKE COMMENTS AND HAVE SOMEONE THERE TO RESPOND?

**Save Tacoma. SAVE OUR TREE CANOPIES - YOU CANNOT AND SHOULD NOT BE USING OUR TAX DOLLARS TO INSTALL INFRASTRUCTURE TO BENEFIT INVESTORS.**

**DID YOU KNOW THAT THE PSRC HAS THE PROCTOR AREA SLATED TO GROW FROM 42 ACRES TO 150 ACRES? READ, READ, READ! WHAT ELSE ARE THEY - PSRC is TRANSPORTATION - NOT DEVELOPMENT oriented.**

There is so much to say and not sufficient time. STOP THIS INSANITY. YOU ARE DESTROYING TACOMA. GIVE THE VOTERS THEIR VOICE - LET US DECIDE.

Developers don't want to build in the available buildable land because they don't want to have to put in all the materials they need to build. Well tough. You are the leaders - LEAD. Various councilmembers before you designated the Mixed Use Centers for density. LEAD - let developers build up in those areas. LEAD. Don't be their stooley. **BE THE LEADERS YOU WERE VOTED TO BE - FOR THE PEOPLE, BY THE**

## PEOPLE.

Esther Day

Tacoma Resident and Former Planning Commissioner -

who had the guts to think outside the box - FOR THE PEOPLE AND PROUD OF IT!

**From:** Jared Ruckle <ruckle@gmail.com>  
**Sent:** Tuesday, November 16, 2021 3:36 PM  
**To:** City Clerk's Office  
**Subject:** NO to Home in Tacoma. YES to thoughtful neighborhood planning changes. YES to affordable housing incentives. End the war on Tacoma's middle class.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

I strongly urge the City Council to reject this proposal.

The Planning Commission has fumbled away a once-in-century opportunity to transform Tacoma. Instead of pragmatically addressing Tacoma's housing challenges, the Commission has cooked up a set of recommendations that stand to benefit high-end developers.

The losers of this proposal? You guessed it - the lower and middle class residents of Tacoma. It's the same constituents that always get the short end of the stick.

The proposal falls short in three key areas.

1. The plan recommends sweeping changes to the city without regard to the diversity of neighborhoods. This is the wrong approach. And the unintended consequences are easy to predict.
2. Home-in-Tacoma offers zero protections or peace of mind for today's middle class homeowners. Families that have studied the proposal are rightfully concerned that their way of life is at risk. Home in Tacoma, as written today, will result in more high-end properties like Point Ruston and the Proctor development. Neither complex is affordable by any reasonable definition.
3. The incentives outlined in the proposal are woefully misguided. The plan, as structured, will not increase the supply of affordable housing. The economics are simply not there for the developers that build affordable housing.

Thankfully, it's not too late for the Planning Commission - and City Council - to change course. Get the project back on track with three simple changes.

First, craft thoughtful zoning requirements. Go neighborhood by neighborhood and craft rules that fit the unique character and spirit of each part of town.

Second, get serious about incentivizing affordable housing.

Create packaging for affordable-housing developers to build projects on properties with lower acquisition costs. Provide methods for affordable-housing developers to get relief from the heavy permit fees and impact fees placed on market-rate projects.

Developers are not a hard group of people to figure out. They respond to incentives just like everyone else.

Finally, include measures to protect today's middle class homeowners. There is exactly zero language in the proposal that offers peace of mind for folks living in single-family areas.

Homeowners are worried that their neighborhoods will change overnight. They are anxious that their property taxes will skyrocket, and they will be forced to move. Strengthen the plan with material protections that address these concerns.

The good intentions of the Planning Commission are laudable. But we all know where the road paved with good intentions leads.

Thank you for your consideration.

Jared Ruckle

**From:** Lily Richmond <lilyfelil@gmail.com>  
**Sent:** Tuesday, November 16, 2021 3:34 PM  
**To:** City Clerk's Office  
**Subject:** Ordinance 28793

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I oppose this ordinance. There needs to be a more comprehensive study done to make such a big decision. Will this really provide housing for the working poor ? Ms. Richmond Sent from my iPad

**From:** Natalie Lawrence <natalieglawrence92@gmail.com>  
**Sent:** Tuesday, November 16, 2021 3:27 PM  
**To:** City Clerk's Office  
**Subject:** Tideflats regulation comment for public hearing tonight

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am unable to join the public hearing tonight but hope that my below comments can be read in lieu of speaking:

To the Tacoma City Council,

I urge you to fix your definition of 'clean fuels' so that we can instead focus on what we need... low and zero carbon fuels. The regulations being voted on tonight fall short and only offer more room for big polluters to further destroy the important habitat and place that is so-called Tacoma. Natural gas is not natural, it is still harmful, extractive, fracked from the ground, and CANNOT be our bridge to renewable energy. Unfortunately the bridges to renewable energy have been burned...further consequences of this climate emergency we are watching unfold. We do not have time to invest in anything but low and zero carbon fuel alternatives. The time for bridge building, and 'phasing things out' is over and it is now time to take immediate and radical action. As a long time South Puget Sound and South Seattle Resident, I have watched big polluters like PSE get away with harmful practices, dirty politics, and blatant disregard to local treaties and the Puyallup Tribal Nation.

While our youth BEG us for a cleaner future we continue letting fossil fuel companies walk all over us and rake in the profits. PSE constantly tries to sell 'natural' gas as a green alternative, as something safe, as if they were pitching organic foods to a grocery store but we ALL know the truth. Allowing dangerous polluters like PSE to expand capacity does nothing but harm the constituents you claim to serve and act in best interest of. While I am happy to see ANY regulations emerge for the first time, I implore you to strengthen the ones being voted on tonight and put something forward that will actually improve the health of people and the planet.

Allowing PSE's LNG facility to apply for double capacity is a literal slap in the face to every person who has opposed and fought that project since conception. Why do we continue rewarding horrible, greedy, and short sighted behavior? It's time to hold big polluters accountable. If we don't start checking these polluters now, it will truly be too late. Please, before passing these



regulations, I urge you to strengthen and sharpen them so that Tacoma and the surrounding habitats can flourish for generations to come and not become a wasteland of industry and graveyard of corporate greed.

Respectfully,

Natalie Lawrence

**From:** Michael Foley <folm235@yahoo.com>  
**Sent:** Tuesday, November 16, 2021 3:26 PM  
**To:** City Clerk's Office  
**Subject:** Comment to Council on Home in Tacoma Policy

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

TO: Tacoma City Council

I am writing today to ask that the Council suspend the mid-scale zoning proposal and to direct city staff to take the steps necessary to ensure that the low-scale zoning plan is a success. I do not think the mid-scale option is right for the historic neighborhoods surrounding the MUCs, and more importantly, I do not think the mid-scale option will address Tacoma's need for affordable housing options.

Tacoma faces issues of housing affordability that will worsen unless the correct steps are taken. However, the mid-scale plan that is under consideration is very unlikely to be effective, given the incentives faced by the private-sector developers who are being relied upon. Under the mid-scale plan, the housing that will be built near the priciest areas in Tacoma will likely be priced at or above the current average rents and prices in that area. This is what happened within the Proctor MUC with both of the large apartment buildings that went up over the past decade. Modest-sized single-family homes were torn down and were replaced with high-rent apartments. While population density (and traffic) certainly increased, affordability did not improve. This is what will happen with the mid-scale 4-story apartments that will be allowed under the plan. The buildings that will arrive will not be priced at a level that address the housing needs of current residents of Tacoma who can't find affordable housing near the MUCs. Furthermore, Tacoma is not a "closed" housing market. Building more high-end apartments here will simply attract the in-migration of residents from even higher cost areas such as Seattle, rather than triggering a local reduction in rents and prices down the whole housing cost curve. Tacoma's current residents will not only see more congestion, they likely won't see much benefit in reduced housing costs.

On the other hand, the construction of numerous 3-4 story apartments near the MUCs will bring irreversible changes to our urban environment. As such, it would make more sense to slow this process down, evaluate the impact of the low-scale option and see how much housing stock gets built and how affordable it is.

The low-scale option, with its lower capital costs per unit, will be much more likely to generate affordable living spaces and to fit into the available spaces throughout the city without disrupting the aesthetic harmony of the neighborhoods.

Ultimately, the best way to increase the supply of affordable housing is not to wait for private sector developers to build it. Developers will always choose to build for the higher end of the market as long as appropriate locations are made available for them. This means Tacoma must seek out and commit public funds to build affordable housing directly. A prime example of this was the Tacoma Housing Authority's redevelopment of Salishan. It remains an affordable option for residents of Tacoma, and it is a far more efficient and effective way to provide housing for moderate-income residents than would happen under either of the private-sector led options being considered by the Planning Commission.

I urge the Commission to pause the mid-scale option, institute the low-scale option and evaluate its success, and pursue the publically financed construction of affordable housing.

Thank you,

Michael Foley

2417 N. Washington St.

Tacoma WA 98406

Sent from my iPad

**From:** Anthony Steele <assteele@msn.com>  
**Sent:** Tuesday, November 16, 2021 3:24 PM  
**To:** City Clerk's Office  
**Subject:** Tacoma Home Project: HORRIBLE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is absolutely ridiculous to make an entire city prohibitive of building single family residence. None of these policies create wealth for citizens only keeps them in generations of paying rent that they cannot write off in taxes, and only have a receipt to show for it at the end of the year. Rich developers only get cost benefits from the property while hundreds of families only stay poor at that same address.

You have proof of vacant land that can sustain 10 years of new construction, but the council would devalue existing family-owned properties to give money to outside developers.

It's NOT Racist to want to have the neighborhood you invest in at a certain zoning remain the single-family zoning value you bought it at. The Whites that try to tell this Black Man otherwise what is racist are the same ones who told me if I don't vote for them, I'm Not Black.

No one believes that the Tacoma City Council is listening or going to do anything other than what they want to do. City of destiny. A city destined to Fail!!

Anthony Steele  
District 1

**From:** Heidi <batlmaidn3@aol.com>

**Sent:** Tuesday, November 16, 2021 3:15 PM

**To:** Ushka, Catherine; Beale, Chris; McCarthy, Conor; Hines, John; Blocker, Keith; Walker, Kristina; Hunter, Lillian; Thoms, Robert; Woodards, Victoria; City Clerk's Office

**Subject:** Re: Home In Tacoma

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

11/16/2021

To the Mayor and Council members:

I am *NOT* in favor of the Home in Tacoma project due to taking away single dwelling zoning areas and up-zoning that will have very minimal affordable units. It is also misleading when the people proposing this project would even put the word affordable in any part of this project. Affordable to who at \$1,200 a month for a studio apartment? Not to people making minimum wage at 40 hours a week with a family.

People buy single dwellings to have a somewhat quality of life with available parking and a community to raise children in if a person so chooses. This will not lead to affordable housing and builders/investors get 8, 12, and now 20 years tax breaks for having a few affordable housing units that are not really affordable (\$1,200 for a studio that includes electricity is not affordable or should be consider affordable). This is a trend that many planning departments are messing with along with the middle to low incomes people's quality of life. This will also cause builders/investors to buy up housing stock, so the average person will not be able to buy because they will get out bid.

Gentrification is already happening here pricing people that are lifelong residents of Tacoma out into the streets. The only people this will benefit are the people that have anything to do with real estate (builders, contractors, real estate agents/investors, unions and people receiving money for their campaign funds).

The only way that there will be affordable housing in Tacoma is if the City builds housing and maintains the housing with strict income guidelines. Affordable housing needs to be done within all parts of the City of Tacoma not just in South Tacoma and the Eastside.

Please do not consider "The Home in Tacoma Project" as it is written. To get rid of R-1 or R-2 single dwelling as it is today, it will destroy our city and will not bring enough affordable housing that is desperately needed.

Heidi White, So Tacoma

**From:** J Quilici <jquil@harbornet.com>  
**Sent:** Tuesday, November 16, 2021 3:13 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** City Council Meeting, November 16, 2021

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor and City Council Members,

The City of Tacoma is on the cusp of passing a massive change to the City's Single Family Zoning and neighborhood character. This is the most significant action in the city's land use regulation since it was first enacted in 1945.

Any such consideration should have a complete set of design controls parallel to, and part of, this proposed action. Not done later as a Phase II.

**Without such, only a murky and cloudy decision will leave the Citizens of Tacoma with and EMPTY VISION!!!**

Sincerely,

Joe Quilici

1530 Fernside Drive

Tacoma, WA. 98465

253-564-0847

**From:** Daniel Serres <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 3:12 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.



-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Daniel Serres  
dan@columbiariverkeeper.org  
15506 SE La Bonita Way  
Portland, Oregon 97267

**From:** Deborah Middleton <dmiddlec1@gmail.com>

**Sent:** Tuesday, November 16, 2021 3:10 PM

**To:** Hines, John; City Clerk's Office

**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

PS Forgot to mention parking!

Let's not put another large apartment bldg next to school and post office without parking spaces! Not everyone works during the day and commuting to Seattle and outlying areas can be iffy with no connecting transit.

Thank you,

Deborah Middleton

No. 37th & Proctor

**From:** Deborah Middleton <dmiddlec1@gmail.com>

**Sent:** Tuesday, November 16, 2021 3:01 PM

**To:** Hines, John; City Clerk's Office

**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Dear Mr Hines and City Council,

I am writing to ask for a hold on mid-scale construction. With all the development occurring above UWT and downtown, let's see how this works with homes for people. I have seen nothing to include low-income and people spending more than 30% of income on housing.

Vacant and underutilized land should be included in planning. Putting outside apt/condo buildings in established neighborhoods will do nothing for affordability as any of the developers will tell you.

Also please consider more outreach. Some neighbors got noticed in the mail. Many did not.

Thank you for your consideration,

Deborah Middleton

No 37th & Proctor

**From:** Rachael Deaderick <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 3:00 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Rachael Deaderick  
greenprettycakes@gmail.com  
2611 David Ct E  
Fife, Washington 98424

**From:** Barry Goldstein <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 2:46 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

For nearly 5 years, your constituents- community advocates, young people, scientists, health workers, educators, and Indigenous leaders have been clear that Tacoma cannot keep propping up the dying industry by expanding fossil fuels at the cost of our environmental health and economic growth. Whether it was members of the Council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear: it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

While the draft regulations are an improvement from our current lack of protections from existing corporate polluters, they still fall far short of necessary action on climate. There are extensive exemptions under 'cleaner fuels' that could allow increased production of retail gasoline E85, for example. The current 15% cap on fossil fuel expansions in service of 'cleaner fuels' is far too high, when we need little to no expansions of polluting fuels, and sole focus on cleaner renewables. We must not continue to artificially support the profits of corporate polluters, and we should instead send a clear signal that we value the health of all of Tacoma's communities as well as ensure our future success in attracting green industries.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy. Choosing status quo politics over the views expressed during the countless hours community members have testified is not leadership, but rather a denial of justice.

I strongly urge the Council to fix the renewable fuels definition to allow us to focus on low and zero carbon fuels, and also to reduce, or eliminate completely, the percentage of expansion. The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy.

Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel

Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation. Thank you for working for Tacoma's healthy future.

Respectfully.

Barry Goldstein, PhD

Professor of Geology, Emeritus, University of Puget Sound

Board President, Communities For A Healthy Bay

Barry Goldstein

[goldstein@pugetsound.edu](mailto:goldstein@pugetsound.edu)

3301 North 29th Street

Tacoma, Washington 98407

**From:** Linda Hood <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 2:34 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you, Linda Hood, University Place

Linda Hood  
hoodwhite2@gmail.com  
2003 88th Ave W  
University Place, Washington 98466

**From:** Tom Rickey <tom@tomrickey.com>  
**Sent:** Tuesday, November 16, 2021 2:29 PM  
**To:** City Clerk's Office  
**Cc:** Planning; Hines, John; Woodards, Victoria; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina  
**Subject:** Citizens response to HOME IN TACOMA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RE: Home In Tacoma Project-proposed Residential Zoning Changes

We are against this sweeping change to huge areas of the City of Tacoma that takes away long standing property rights of all who invested in single family living and gives newly imagined rights to others without a vote of Tacoma's citizens at large.

Allowing 2-story 4-unit apartments and more - in existing single family neighborhoods or to convert larger homes to 3 or 4 unit multifamily would change the entire fabric of the neighborhood. This will increase traffic on streets that are already in poor condition, create parking problems on narrow and crowded residential streets, and increase property crime because of the additional cars left on the street. And the associated real costs would NOT be anywhere near affordable for the average family.

This is Tacoma's attempt to provide "affordable housing". There is a lot to be said in favor of that goal. This proposal is NOT the way to go about it. In our city, there is plenty of vacant land as well as mis-used municipal land, TCC empty spaces, abandoned buildings such as the old KMART on 6<sup>th</sup> Ave, and more sites waiting for true affordable solutions to housing.

In neighborhoods where there exist recorded covenants that, by law run with the land, the city will spend too much time and money needlessly defending this unlawful action spelled out in "Home in Tacoma". This time and money could be used in clearing up real issues in our city versus this manufactured need for equity over equality.

-  
We are in favor of adding a limited amount of ADU's to existing homes. However, taking adjacent properties, or worse tear down existing single family homes – a waste of precious environmental resources in a neighborhood- will profit developers and speculators erecting a wide variety of multiplexes next to single family –and is just a grab from our citizenry.

This is too important a decision to be made by 8 city council members. Stop the elitist attitude that they and the city planners are more capable than the citizens they serve. Citizens have voted on more complex and far reaching ideas than these thru referendum. The goal is good, the methodology is suspect. Please take the time to promulgate more extensively these ideas to all citizens and then have the courage of your convictions and put this to a vote of all of Tacoma's citizens.

Thank you,

Tom and Sharon Rickey  
1522 S Fernside Drive  
Tacoma, WA 98465

**From:** katherine finnigan <kdfinnigan@gmail.com>  
**Sent:** Tuesday, November 16, 2021 2:26 PM  
**To:** City Clerk's Office; Hines, John; conor.mccarthy@cityoftacoma.com; Hunter, Lillian; Thoms, Robert; Woodards, Victoria; Walker, Kristina  
**Subject:** Re: Home in Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On Tue, Nov 9, 2021 at 3:49 PM katherine finnigan <[kdfinnigan@gmail.com](mailto:kdfinnigan@gmail.com)> wrote:

I have been a Tacoma homeowner and resident since January, 1985. In 2005 I had the opportunity to move to Lakewood. I now wish I had moved. Here is why: A friend sent me an email regarding a city council meeting today in which low density multiple housing is being brought before the council. Item #6 Trung Do Goldsmith Services (LU 21-0109). Reclassifying three parcels 8638, 8640, 8642 A St.

I live in this area. My home value, my level of privacy in my own home, my ability to park in front of my own home, the noise level around my home, the traffic around my home, my view from my home---all will be NEGATIVELY impacted by this "low density multiple housing". I know this from experience. On Pacific Avenue right next to the Vet Clinic on So. 52nd St., the lot was sold and two houses were built on a lot considered too small for one home. There is not enough parking; so the additional cars park on So. 52nd in front of my home. The law allows them to park on a city street, but it does not allow them to continuously block my driveway so that I cannot get out of my driveway. This happens over and over again. These people are not who you would want for your neighbor. They put their trash into my neighbors yard until he had to put up a fence. They still put trash in the yard. One of them has a large dog who barks for hours on end. There is no yard there for a dog. Overall, it is a negative experience. On the corner of So.48th and Yakima is a similar building. Two four plexes built where one home used to be. Potentially, at least 20 people could live there. There is no parking whatsoever provided.

,

If we, the people who already live here and are good neighbors to each other, and registered voters, are not informed about what is going on, how can we be expected to participate and have a voice in our own future. I have not received one notice or piece of literature about this move to low density housing. The people most affected by this move should rightfully and legally be notified BEFORE any movement is made by the city of Tacoma.

Yours sincerely,

Katherine Finnigan



**From:** Nina Rook <nina.rook@gmail.com>  
**Sent:** Tuesday, November 16, 2021 2:20 PM  
**To:** City Clerk's Office  
**Subject:** Ordinance No 28793: Tacoma needs affordability -- Home in Tacoma does not provide it

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I propose that the city:

- Adopt the proposed Low-scale zoning *only*, focussing the efforts of the Planning Department on implementation of excellent low-scale standards, policies and projects and putting the Mid-Scale zoning on hold
- Give the Planning Department the opportunity to create the many regulations needed to prevent these zoning changes damaging neighborhoods irreparably
- Mandate that the Planning Department work with neighborhoods to develop appropriate design standards for all levels of scale,
- Develop a design review board for all levels of scale
- Develop a *specific affordable housing strategy, directed towards the needs of people in the lower income percentiles*, making use of developer incentives directed to permanent affordability, and making available publicly owned lands as appropriate, in areas currently designated for multi-family housing
- Stop any incentives directed towards market-rate housing

The alternatives outlined in the current Action Memorandum do not include the option that, to me, makes the most sense.

Tacoma is rightly concerned about the availability and affordability of housing for current and future residents. As a city, we appear to be less concerned about maintaining the livability of our gorgeous built environment – including whole neighborhoods of charming, mostly modest homes. The Planning Department has proposed “Low-scale” and “Mid-scale” options, both leading to permanent, irreversible changes in our city for generations.

As proposed, the Mid-scale zoning would allow 4 storey apartments in 20 % of our neighborhoods. It would inevitably lead to a rush to development in our most economically vibrant zones, including the Proctor district. These would not be affordable units: Studio apartments list at \$1575 per month at Madison 25, and \$1650 per month at Proctor Station – prices that would secure a new 2 bedroom apartment in other parts of town. At the same time, there are many buildable spaces in high density areas,

especially downtown.

My interests in this matter are as:

- A 21 year resident of Tacoma, drawn here by the beauty of the city and the (then) affordability
- A resident of the Proctor area, vulnerable to the mid-scale changes
- A longterm advocate of affordable housing and affordable home ownership, whose career covered more than a decade of working in support of the Community Landtrust model in Washington State and Washington DC

Thank you for your consideration,

Nina Rook

253.759.4152



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**From:** Jodi Cook <jodi.cook0983@gmail.com>  
**Sent:** Tuesday, November 16, 2021 2:05 PM  
**To:** City Clerk's Office  
**Subject:** Comments: Ordinance ORDINANCE NO. 28793 & Map for RESOLUTION NO. 40868  
**Attachments:** Petition for HiT 2.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

November 16, 2021

Subject: Ordinance 28793 & Resolution

To the honorable Tacoma City Council,

I am here to report that a petition started just last week, called "Save Our Tacoma Neighborhoods" has 1,556 supporters. Some will say these numbers are low, but let's remember the recent city council district winners received on average 4,241 votes.

The petition signers list grows as more residents begin to understand the impact of the recently new Infill called "Mid-scale", which allows 3-4 story apartments next to small 1 ½ story homes along "designated corridors".

Attached is the petition language, calling out for Mid-scale to be delayed till our City can demonstrate success in implementing "Low-scale" citywide in single family neighborhoods. Designing to incorporate even 4-plex apartment units in the older neighborhoods of Tacoma who have only an average of 2,500 to 6,000 square feet. Compared to the larger 10,000+ square foot lots in North East and West side, presents many design and livability challenges. A neighborhood by neighborhood design process must be in place for successfully integrating infill of any kind. These are the "resident stakeholders" with the most to lose.

Major cities such as Minneapolis and Austin TX implemented their versions of low scale, which have uncovered many unintentional consequences in the quest to generate "affordable" housing.

Tacoma wants to be the first in the country to include "mid-scale" with "low-scale". When it's not necessary, as the Planning and Development manager, Brian Boudet, has acknowledged in their own Buildable Lands report. "Mid-scale" is not needed to reach the projected 60,000 units needed by the year 2050.

Finish the promise to build out in the Downtown, Mixed Use and Regional "Centers" first to create density, before tearing into the fabric of intact neighborhoods with 3 and 4 story apartments under Mid-scale.

Lastly, Resolution No. 40868 regarding Residential Targeted Areas, appears to include the IPS Hybrid 2 "corridors" map template. If this map is approved, does it prevent changes to any map adjustments with Ordinance # 28793, as the resolution is further along in the City's approval process.

Respectfully,

Jodi Cook



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https://www.change.org/p/tacoma-wa-city-council-don-t-allow-3-and-4-story-apartment-buildings-in-tacoma-s-single-family-neighborhoods

change.org Start a petition My petitions Browse Membership

Welcome back to Change.org! A new petition wins every hour thanks to signers like you.

Go to my petition's dashboard

## Don't allow 3 and 4 story apartment buildings in Tacoma's single-family neighborhoods



1,556 have signed. Let's get to 2,500!

At 2,500 signatures, this petition is more likely to get picked up by local news!

Mary Rice signed 1 hour ago

Gregory Foster signed 1 hour ago

Tacoma WA City Council Don't allow 3 and 4 story apartment ...

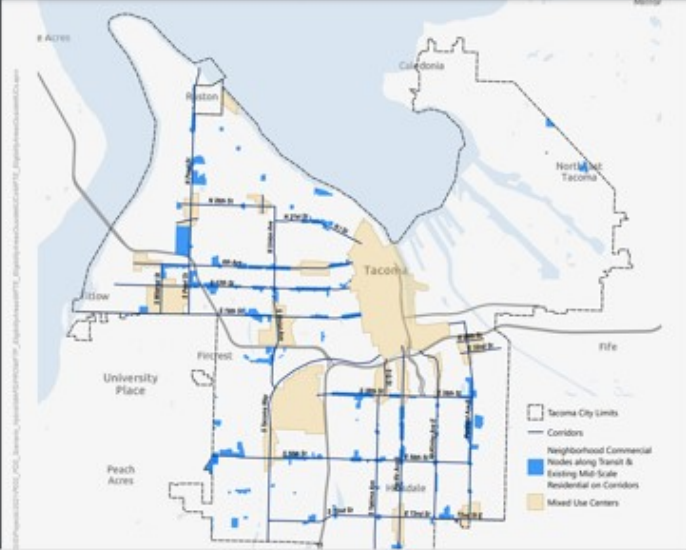
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File file:///Users/jodnelson/Downloads/Map.pdf

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Resolution No (9).pdf Ordinance No (4).pdf Ordinance No (3).pdf Ordinance No (2).pdf Gov't finance Co...pdf Show All

## Save Tacoma Neighborhoods

Tacoma City Council is now considering a massive rezoning plan, *Home in Tacoma* (HiT), that will impact every Tacoma neighborhood.

Through HiT, all single-family neighborhoods will be rezoned to allow “Low-scale” developments, such as duplexes, triplexes, cottage housing and townhouses. In addition, at least 20% of neighborhoods will be further rezoned to allow for “Mid-scale” development. This would mean 3 and 4 story apartment buildings could be built next to small, modest homes anywhere in a neighborhood rezoned Mid-scale. If enacted, Mid-scale Zoning could transform the affected communities. Larger buildings will shade out yards and homes and eliminate privacy. Neighborhoods will become noisier and more congested. There will be loss of open space and tree canopy. Apartment buildings will gradually replace the existing homes.

Low-scale zoning, if it’s well managed, could provide needed housing while also preserving the appeal of our neighborhoods. But Mid-scale zoning is a step too far!

**Ask the Council to put Mid-scale Zoning on hold and focus staff resources on taking the steps essential to getting Low-scale Zoning right.**

### **Specific demands we’re making to Council:**

1. **Put Mid-Scale on hold**--The City’s own planning report states that the City does not need to build 3 to 4 story apartment buildings in neighborhoods in order to meet its 2050 housing targets. The City should emphasize developing multi-family complexes downtown and areas already zoned for these larger buildings.
2. **Conduct neighborhood planning**—The City must partner with residents to create neighborhood-specific plans, tailored to the needs of individual neighborhoods.
3. **Create Design Review**—The Planning Department must create design standards that are sensitive to neighborhood context and a public, citizen-based Design Review process.
4. **Focus staff resources on ensuring that Low-scale is implemented successfully—**  
**The City must develop:**
  - Initiatives to prevent displacement of current residents
  - Regulations to encourage development on vacant and underutilized land
  - Actions to ensure urban infrastructure and services are adequate to support growth
  - Proactive surveys to identify historically and culturally significant buildings
  - Strategies to discourage demolition and support conversion of viable structures

- Robust standards for setbacks, landscaping and streetscape planting.
  - Initiatives that will actually address affordability and provide pathways to home ownership
5. **Focus on creating affordable housing for those who spend more than 30% of their income on housing**—The City should stop incentivizing growth in high-end areas that will only produce high-end, high-priced housing.
  6. **Conduct effective outreach**—An issue of this magnitude requires in-person public meetings. Postcards sent to inform residents about proposals must use clear and specific language that will alert residents to what’s actually being proposed in their neighborhoods—and for their properties.
  7. **Track impact of Low-scale zoning before pursuing any further neighborhood zoning changes**—Throughout Tacoma, many areas are already zoned for multi-family apartments and are attracting many more residents. Low-scale development will allow for further growth. The City should track growth rates of neighborhoods before considering opening them up to Mid-scale development.

We don’t need to lose the character and appeal of any of our neighborhoods to gain improvements in livability, affordability, accessibility, and sustainability across the city. Our shared goal is to support growth while ensuring that the fabric of Tacoma’s neighborhoods and communities remains intact.

**From:** Dana Peregrine <danaperegrine@hotmail.com>  
**Sent:** Tuesday, November 16, 2021 2:04 PM  
**To:** City Clerk's Office  
**Subject:** Re: Comment re: Home In Tacoma project... prior to Council's meeting 11/16/21

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City Clerk,

I added a P.S. to my comment - emailed at 11:55am today - for the City Council regarding Home in Tacoma.  
Full comment with added P.S. is below.

Thank you,  
Dana Peregrine

---

**From:** Dana Peregrine  
**Sent:** Tuesday, November 16, 2021 11:55 AM  
**To:** cityclerk@cityoftacoma.org <cityclerk@cityoftacoma.org>  
**Subject:** Comment re: Home In Tacoma project... prior to Council's meeting 11/16/21

Dear Esteemed Tacoma City Council members and Mayor,

Please adopt the current Home In Tacoma project package.  
I applaud all the extensive work done to date.  
I applaud how the current proposal obviously and conscientiously took into account public comment.  
I applaud the overt acknowledgement and steps to ensure affordable housing.

An historic dismantling of policies to support a variety of and affordable housing, plus a lack of investment in housing and lack of effort toward design standards has resulted in exorbitant and outrageous housing costs and fears about future growth. To adopt the Home in Tacoma project now is imperative to a welcoming future for more than an elite percentage. To adopt the Home in Tacoma project package now is a moral imperative.

I especially appreciate the strong recommendations in the project to "getting housing growth right" and "making housing more affordable". This is where it is obvious you have listened to your publics' comments, and public groups that come to you from different corners of the community. Maintain our trust and very closely watch and strictly adhere to recommendations for:

- getting housing growth right - "...strongly commit to robust infill design standards, actions to reduce demolitions of viable structures, steps to ensure that housing growth is supported by infrastructure and services, and to building green, resilient housing."
- making housing more affordable - "...expansion of affordable housing incentives and requirements and anti-displacement actions."

I am excited about the prospects of the Home in Tacoma project and the quality of life it fosters for me, my daughter, and more future generations wanting to live in Tacoma.

Bring "missing middle" housing to Tacoma! Adopt the current Home In Tacoma project package!

Thank you,  
Dana Peregrine  
NE Tacoma, District 2

P.S. Serendipitously, I just listened to a Freakonomics podcast where David Byrne talked about research he did on the history of housing in Vienna and Singapore. In Vienna, the result was a central area of the city now described by saying, "you can't tell how wealthy someone is by their address". One result of the Singapore government building housing was an end to homelessness. As also noted, the point is not to take these examples and apply them directly. The point is our problems are solvable! Cities and communities are solving their big problems!

**Adopt the Home in Tacoma project package to step into solutions.**

(podcast link. reference above in transcript and at 33:03 minutes: <https://freakonomics.com/podcast/reasons-to-be-cheerful-rebroadcast/> )

**From:** Jim Bickford <jim8021@aol.com>  
**Sent:** Tuesday, November 16, 2021 2:00 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John; clinetg@comcast.net  
**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

The Tacoma City Council,

With respect I would like to comment on the updated Home in Tacoma proposal.

I agree that something needs to be done about housing affordability and the growing homeless situation. People need housing that is both safe and affordable.

That said, the Home in Tacoma proposal will allow development in those areas where the most profit will be made. Developers, builders and realtors all will gravitate to overdeveloping in those areas where they can make the most money. This process will not serve the stated goals of affordability and eco-friendly housing. Rather it will drive the cost of housing up and make it even more difficult for your target audience to get what they want, housing.

You will also create development in those neighborhoods furthest from the planned transportation corridors. This will increase the need for single driver cars. The portion of the "Home in Tacoma" plan that does not require off street parking for the new developments will surely lead to street parking problems and neighborhood discord. It will also add to the greenhouse gas load our residents put on the planet.

If "Home in Tacoma" is allowed to go forward many homes will be demolished with new more dense structures built in their place. This process once underway will unleash one of the most wasteful processes on our planet, construction. We should be encouraging construction on the many buildable acres within the city before encouraging the demolition of single family homes. I believe the Planning Staff recently reported that there is sufficient buildable land in Tacoma for at least the next 10 years. We should be using that land first.

You have an opportunity to make a significant change that many agree with. However, "Home in Tacoma" dressed up to look like a friendly step forward is actually a developers dream. We all know that unless restricted by location the developers will follow profits first and consider quality of life last.

As a long time resident of Tacoma I encourage you to find a better way forward than a plan clearly pushed by special interest groups

focused on profit at the expense of our neighborhoods.

Thank you for your consideration,

James Bickford

1202 S. Karl Johan Ave.

Tacoma, WA

**From:** Mike <mnfleming@netzero.net>  
**Sent:** Tuesday, November 16, 2021 1:59 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** HIT Residential Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor Woodards and Council Members,

Last week I watched the Council of the Whole meeting on Home in Tacoma, where Council Member Hunter said these rezoning proposals had generated the greatest amount of public feedback she has seen in all of her years of public service. As an aside, since she will be leaving this council soon, I'd like to take this opportunity to publicly thank her for all she has done for the City of Tacoma and for its residents.

I'll note many good refinements have been made by council members and city staff in response to feedback from citizens in all districts of Tacoma. Several Council members, including Ushka and Thoms indicated they will seek some further refinements to proposed Mid-Level rezoning in their districts.

And Council Member Hines commented on efforts to work out solutions and compromises that will enable making progress towards the stated Home in Tacoma goals.

One major feedback effort is a resident's petition to this Council entitled "Don't Seattle my Tacoma". Be interested to learn how many folks signed that petition.

Another effort I've heard of, was folks contacting a former member of the City Attorney's Office who is now in private practice, to explore possible actions, such as a citizen's referendum if this Council approves the proposed density rezoning.

Many of us feel this rezoning - while well intended to address many needs - is too much, too fast. So if you proceed with Phase 1 and then Phase 2, please take careful measured steps to try, assess and adjust.



Thank you,

Mike Fleming

1520 S Fairview Dr.

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**From:** Rosemary Wells <cassamant@gmail.com>

**Sent:** Tuesday, November 16, 2021 1:55 PM

**To:** City Clerk's Office

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

tacoma

home proposition i wish to support this housing bill,

from rosemary wells email - [cassamant@gmail.com](mailto:cassamant@gmail.com)

**From:** K Ursich <delfibblue@aol.com>  
**Sent:** Tuesday, November 16, 2021 1:46 PM  
**To:** City Clerk's Office  
**Subject:** COMMENTS REGARDING HOME IN TACOMA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CITY CLERK

PLEASE FORWARD MY COMMENTS TO MEETING CHAIR FOR TONIGHTS MEETING.  
HELLO MY NAME IS KATHY URSICH  
I HAVE BEEN A RESIDENT OF OLD TOWN MOST MY LIFE MY ANCESTORS WERE SOME OF THE FIRST  
SETTLERS . IN OLD TOWN  
THE SLAVONIAN HALL HAS THEIR HERITAGE DISPLAY ON EXHIBIT THERE.  
OLD TOWN IS THE INCEPTION OF TACOMA AND HAS SOME OF THE OLDEST HOMES.  
I HAVE HELPED GET 5 HOMES ON TACOMAS LANDMARK HISTORIC REGISTER  
ALSO IT HAS A 25 FOOT HEIGHT LIMIT FOR WATER VIEW PURPOSES.  
PLEASE PROTECT OLD TOWN FROM DUPLEX TRIPLEX AND APARTMENT S  
THE SMALL ADU HOUSES IN THE BACK OF THE PROPERTY ARE FINE  
TACOMA RESIDENT  
KATHY URSICH

**From:** rickd@harbornet.com  
**Sent:** Tuesday, November 16, 2021 1:39 PM  
**To:** City Clerk's Office  
**Subject:** Public comments on Home in Tacoma proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Council,

Like most of our citizens, I oppose the Home in Tacoma program moving forward as it is currently planned. Most of my reasons for thinking such you have likely heard from others, so I will keep it to a couple of specifics.

Firstly, all the details of the mid-scale plans that will most impact current citizens are left for Phase II. Given that there is no Phase II plan yet, our best realistic assumption about mid-scale development is to look at the mid-scale development allowed to date. Those developments are largely upscale, expensive, and completely against the principals of affordable housing. The development community is obviously a for-profit industry and they thus seek to maximize profits and build only where the profits are high and assured. We can surround Proctor and other established neighborhood centers with as many 80-ft tall buildings as will fit, but precedent tells us there will still be no affordable housing, unless Seattle housing is the benchmark for comparison. There is no free-market solution to affordable housing; a substantial commitment of public funds is required and I see no such commitments in Home in Tacoma.

And second, the "vision" that half of us will no longer own cars in the future because we live in a walkable neighborhood is a pipe dream. I say this as a die-hard multi-decade non-car commuter...who owns a car. It is unrealistic to leave a Tacoma neighborhood and get to a job anywhere outside of Tacoma (unfortunately, where most well paying jobs are) by public transit in a comparable timeframe. Thus, most people will instead drive. And there are zero public options to head up to the mountains or the seashore for a weekend. Our "walkable" neighborhoods are lovely, but it just means you can do the many small errands like walk to the market, or visit a restaurant or theater or such. A far more realistic, hopeful vision for our transportation future is that most of us will switch to electric cars. But those cars will need a place to park and will need charging stations, and I see no such infrastructure plans in Home in Tacoma. Just the false hope that there will be fewer cars.

Please show us through action and results that affordable housing can be built and managed in Tacoma, and that alternative transportation infrastructure is in place before putting the neighborhoods of our entire up for grabs.

Regards,  
Rick Dinicola

**From:** aio@harbornet.com  
**Sent:** Tuesday, November 16, 2021 1:36 PM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma - Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Members of the Tacoma City Council:

I am writing to express my opposition to proposed zoning changes as a result of the *Home in Tacoma* initiative. As a long-time resident of the Proctor District and tax-payer who has invested in my single-family home with the hopes of retiring in-place, in my single-family neighborhood, this initiative effectively destroys that hope by creating uncertainty as to whether someone might find it appropriate to place a much larger, mid-scale structure (3 or 4 stories) adjacent to my home.

It is unfair to change the rules so drastically with what feels like little or no regard to the citizens who actually live in the affected areas. I would be interested to know what polling was done with home owners whose homes are identified as being in the new mid-scale zones. Sending a postcard or an email is not the same as conducting targeted outreach. Did affected homeowners feel like this was a favorable move? I would venture that most would say (if indeed asked) that this change is not desirable, for a number of reasons: increased traffic; loss of parking; loss of sunlight; loss of green space; and, loss of certain intangibles that come with living in a single-family neighborhood like knowing your neighbors and building community.

I have taken the time to review the proposed materials and amendments and am concerned by what I've read as it proposes huge changes and uncertainties for existing residents.

The target development density for midscale residential as currently proposed is "15-45 dwelling units per net/acre." There are 43,560 square feet in an acre. If the average city lot is 5,800 square feet (for example), that means 7.5 lots could carry almost 6.5 units each if the maximum of 45 units were considered. This is outrageous and will most certainly destroy the quality of life enjoyed in my neighborhood with increased traffic and parking issues, at a minimum.

Further, Policy UF-2.4 generally limits the expansion of mixed-use center boundaries. However, the proposed language adds this nebulous statement in paragraph (b): "Establish mid-scale transition areas near Centers providing a scale and intensity transition down to low-scale neighborhoods while supporting well-designed, context sensitive, pedestrian-oriented, housing in walkable, transit-supportive urban locations." This language seems to indicate that expansion of the center could occur or that some kind of transition area might exist. Given that I live near such a center, I'm not sure what this actually means. Does it mean that something larger than 3 or 4 stories could be built?

Lastly, the proposed amendment to 13.05.050 on Development Regulation Agreements, section B.6, potentially allows "proposed projects located designated Centers, on least one acre in size, in land use designations allowing residential development, within one-fourth mile walking distance to transit service, and including **at least 50 housing units** in total...." This language seems to suggest that if a developer acquired sufficient residential lots near the Proctor center, for example, they might be able to add another large-scale building if the City agrees. Further, the proposed amendment to TMC 13.05.010.A, Conditional Use Permits, which purports to increase flexibility for non-conforming sites, suggests that possible uses on sites less than one acre could include multi-family.

These are but a few of the examples that create a lack of certainty and clarity for affected residents. This proposal feels rushed and unsupported by adequate data, especially if the goal is to create more affordable housing. I, for one, do not see how adding mid-scale housing to Proctor makes anything more affordable – especially given the current rental rates in the existing developments. As such, I respectfully request that you vote no on this proposal as currently presented.

Sincerely,  
Andrea Olson

**From:** Felicity Devlin <felicitydevlin@yahoo.com>  
**Sent:** Tuesday, November 16, 2021 1:34 PM  
**To:** City Clerk's Office  
**Subject:** Comments to City Council on Home in Tacoma Housing Policy  
**Attachments:** Written Comments to Council, Zoning, 11.16.21.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please find my comments pasted below and also attached as a Word doc.

Thank you!

### **Ordinance 28793: Home in Tacoma Housing Policy**

To: Council Members

From: Felicity Devlin

Date: 11/16/21

#### **Please put Mid-scale Zoning on hold and focus staff resources on creating all the measures needed to ensure Low-scale Zoning is successful.**

Like you I love this city and want to see it thrive. I want to see more affordable housing and inclusion. I want Tacoma to grow while preserving its rich history and diverse neighborhoods.

It's for this reason I'm so concerned about the scope of the Home in Tacoma project—both the Low-scale and Mid-scale zoning proposals.

If enacted, these will be sweeping changes that could precipitate a flood of unintended consequences, such as accelerated gentrification and increased property speculation, along with overwhelmed infrastructure, loss of historic buildings, and loss of trees and open space.

The Planning Department is well aware of these risks. And it's identified a host of measures that must be created to prevent zoning changes from doing irreparable harm to our neighborhoods. These measures include:

- Strategies to prevent displacement of current residents
- Actions to ensure infrastructure and services keep pace with growth

- A proactive survey to identify culturally and historically important buildings
- Initiatives to preserve Tacoma's tree canopy and green spaces
- A strategy to discourage demolition of buildings
- Design standards and Design Review to ensure new buildings harmonize with the existing streetscape.

Creating all the measures needed to prevent potential negative impacts will be a huge workload for the Planning Department. But if we don't get these measures right, Tacoma could end up being culturally and physically impoverished.

Mid-scale zoning will not provide affordable housing and is not the answer to our current housing crisis. So I'm asking you to put Mid-scale zoning on hold and focus the planning department's resources on all the steps needed just to ensure Low-scale zoning is implemented effectively.

## **Ordinance 28793: Home in Tacoma Housing Policy**

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From: Felicity Devlin

Date: 11/16/21

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Mid-scale zoning will not provide affordable housing and is not the answer to our current housing crisis. So I'm asking you to put Mid-scale zoning on hold and focus the planning department's resources on all the steps needed just to ensure Low-scale zoning is implemented effectively.



**From:** JOHN RODGERS <jprodgers12@comcast.net>  
**Sent:** Tuesday, November 16, 2021 1:36 PM  
**To:** City Clerk's Office; Thoms, Robert; Walker, Kristina  
**Subject:** Opposition to Ordinance - 28793

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I submit this correspondence to register my opposition to the captioned ordinance and opposition to the adoption of the aggressive Planning Commission Map. Blatant rezoning of residential neighborhoods to Mid-Scale Zoning will lead to an unfair impact to residents that have worked hard to afford and maintain their respective residences. This ordinance also seems to have been devised during the peak of the pandemic when many potentially affected Tacoma residents had attention dedicated elsewhere. In conclusion, this ordinance will also yield too much power to developers and will in no way, will it solve the social challenges that the ordinance seemingly uses as "window dressing".

Sincerely,

John Rodgers

Resident of Tacoma District #2

**From:** Jordan Van Voast <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 1:30 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Jordan Van Voast  
jordanvvvv@gmail.com  
2109 31st Avenue South  
Seattle, Washington 98144

**From:** Ruth Tweeten <tweeteri@plu.edu>  
**Sent:** Tuesday, November 16, 2021 1:30 PM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

1) Have you tried parking on residential streets in North Tacoma? If not, it is likely you couldn't find a space. If so, you are a better parker than I am

2) Have you tried meeting oncoming traffic on the residential streets in North Tacoma? If so, you've learned that streets are essentially the size of one way with two way traffic.

Conclusion: **No increased density, that is, no new multiplexes without FIRST providing for parking**, keeping in mind that each new unit has two cars.. **Please act wisely.**

Ruth Tweeten

915 North M

Tacoma

**From:** Jeri Wright <jeriwig@aol.com>  
**Sent:** Tuesday, November 16, 2021 1:27 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City Council,

I am completely against the Home in Tacoma project.

To come into our neighborhoods and cram in 2,3 and 4 story apartment buildings under the guise of affordable housing is nothing but pure greed on the part of the developer. The value of the neighboring homes immediately drops and a massive parking problem immediately rises. There isn't enough parking for our existing neighborhoods as it is. People leave their garbage and yard waste containers out on the streets in front of their homes all week long just to have a parking space available when they get home from work. Our schools are already overcrowded and understaffed. These issues should be addressed long before adding to the problem. This project, if allowed to go through, will destroy the beauty and value of our neighborhoods while the developers and politicians return to their untouched neighborhoods with their wallets full.

The flyer that was sent out to the residents of these neighborhoods from Tacoma-Pierce County Association of Realtors (another group that stands to profit) pictures a lovely tree filled neighborhood on the front, now picture this same neighborhood without trees and 3 and 4 story apartment buildings tucked in where trees once grew. That is what HOME IN TACOMA is all about.

How is this affordable housing? Is there going to be a mandatory cap on what can be charged for these new living options or will they sell for what the buyer is willing to pay?

Do not destroy the beauty of OUR homes in Tacoma. Do not allow this project to go through.

Thank you for allowing me to voice my opinion.

Sincerely,

Jeri Wright

West Slope Neighborhood

[Sent from the all new AOL app for iOS](#)

**From:** Bobby Righi <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 1:25 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma should be the beautiful city that it could be if it were not polluted with the fumes of fossil fuels.

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

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incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Bobby Righi  
bobby.righi@gmail.com  
6002 Fremont Ave N  
Seattle, Washington 98103



**From:** Jeff Langhelm <langhelmj@gmail.com>

**Sent:** Tuesday, November 16, 2021 1:13 PM

**To:** City Clerk's Office

**Subject:** Public Comment on Ord # 28793

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Mayor and City Council,

I am not opposed to the concept of the proposed ordinance, but I don't believe the Planning Commission's findings accurately represent the reality of the situation in many ways.

First, I want to address the inaccurate representation of impacts to pedestrians, sidewalks, and safety in general. All of the sample pictures and renderings provided to you in the ordinance show existing neighborhoods with nice sidewalks and roadways that meet current standards. This just isn't the case in many neighborhoods and therefore is a significant misrepresentation of what exists. Roads through my neighborhood are not designed for any more intense pedestrian use. Families have to walk through my neighborhood by walking in the middle of the road. Increasing housing densities without having the developers (the people looking to profit from this) pay for their impacts to each neighborhood will either significantly decrease safety **OR** place the burden of constructing new sidewalks on the City and existing residents, including those who won't benefit from the change or don't want this change. The "pedestrian priority standards" proposed by the Planning Commission in their earlier report don't appear to require any pedestrian improvements. So this ordinance allows higher densities that will require more intense pedestrian use but the City won't require builders to provide any pedestrian improvements. I understand constructing the required pedestrian improvements are VERY expensive and the City simply could not afford to bring all of these neighborhoods up to existing standards. But those profiting from the increased densities should pay for their impacts.

Second, while PSRC and the state have set the general framework for housing affordability, what is being proposed is at Tacoma's discretion. I understand why the Planning Commission and staff are proposing this ordinance. They are looking for options and the City Council has to find a balance. But the City Council should make decisions to best represent your constituents. Don't listen to the companies and enterprises that don't vote for council seats. Listen to the people that put you in office: Represent the voters in your City and in your district. If you feel this change is supported by a majority of the residents in your City then put this code change on the ballot.

Lastly, there are other options to increase affordable housing elsewhere in the City that are underutilized but also have existing facilities and infrastructure, including existing public transit. Please look at those locations first before looking at the outlining areas without the infrastructure.

Thanks, Jeff

1882 N. Lenore Drive

**From:** Mark Hoppen <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 1:06 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

I have no right to ask anything of you. I live in Gig Harbor, where one of your Finest once said we do nothing but clog dance and toss herring (I loved that). But, both my parents went to Stadium, and both my grandmothers worked at the post office until retirement, lived across the street from the conservatory at Wrights Park, and died nearby.

Look at Mt. Rainier. Raise your view 25.6 times and you're in the dark of space, no oxygen, no life, and it's real cold. Earth is an absolutely limited, fixed system. We have no latitude to further unbalance Earth's systems for corporate profit, or to create jobs, or any reason whatsoever. We need to actively participate in assuring a future for our grandchildren and their grandchildren, without equivocating rationalization.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you, Mark Hoppen, Ed.D., M.P.A., ICMA-CM (retired)

Mark Hoppen  
hoppenm@gmail.com  
8133 Shirley Avenue  
Gig Harbor, Washington 98332

**From:** Glenn Mcmillin <gwmcmillin@icloud.com>  
**Sent:** Tuesday, November 16, 2021 1:00 PM  
**To:** City Clerk's Office  
**Subject:** Housing of Tacoma zoning change!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear council members,

I am writing again to reiterate how much I disagree with the zoning change the council has put on the table. As supply chain restraints begin to loosen, people go back to work and rates begin to go up prices of home will correct. I am almost forty years old with a toddler and I moved to my neighborhood so he would grow up in a quiet non congested neighborhood. This is the characteristics I wanted in a neighborhood and I worked, budgeted and saved so that I could afford this environment an a established neighborhood. The council wants to change established characteristics for there own gain and also the gain of people that do not currently live here. Furthermore you keep reiterating affordability. What is affordability? The prices of homes keep going up in our city and surrounding areas and homes on the market receive multiple offers which push the price up to the highest bidder in some cases. Using that logic homes are affordable being that multiple qualified offers are being submitted and real estate is driven by buyers. Once affordability has peaked buyers will drive the market it down, so again what is affordability? Do you want to make housing so "affordable " that you flood the market and it's to easy to obtain? Just like affordability I would like to see what you think the correct inventory is? These are fluid conversations that are constantly changing and there are not answers for these issues that are always the same. When the market was flooded with inventory ten years ago the market corrected itself and since Covid has been here the market is inverted with buyers instead of inventory. When you pump money into our system, lower rates, have unemployment and supply restraints what do you expect! This is an over reaction and a permanent plan to a pandemic that is not permanent and your not letting the free market work and there will be unintended consequences. This is your legacy as a board, and once you pass this there is no going back. The same reason you keep saying people want to move to Tacoma for it's uniqueness and beauty is the same reason you should not pass this change, it will not be the same city. I am sure there are better solutions then ruining established neighborhoods and taking equity from tax payers of our city. Thank you for your time and hard work.

Respectfully,  
Glenn McMillin

**From:** nancy corr <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 12:47 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

PLEASE DON'T ALLOW FOSSIL FUEL INFRASTRUCTURE IN THE TACOMA TIDE FLATS !

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you, Nancy Corr

nancy corr  
cornnancy03@gmail.com  
816 So 216th #608  
des moines, Washington 98198

**From:** Jared Howe <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 12:46 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Thank you,

Jared Howe

Jared Howe  
jaredchowe@gmail.com  
4107 Martin Luther King Jr Way S  
Seattle, Washington 98108

**From:** sulak72@gmail.com <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 12:43 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Madam Mayor, and Tacoma City Council,

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

sulak72@gmail.com  
915 16th Ave, 915 16th Ave  
Seattle, Washington 98122

**From:** Ingrid Archibald <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 12:32 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Madam Mayor, and Tacoma City Council,

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Thank you,

Ingrid Archibald  
ingrid@stand.earth  
6527 24th Ave NW, Apt 4  
Seattle, Washington 98117

**From:** Diana Sharon <cazadorastudio@gmail.com>

**Sent:** Tuesday, November 16, 2021 12:27 PM

**To:** City Clerk's Office

**Subject:** Zoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Hi,

As a resident of South Tacoma I oppose the proposed zoning. I'm for 2 story buildings next to existing homes, but higher than that will be out of place in our neighborhood. I paid a fortune for my home last year and don't want a huge multi family unit to block the sunlight to my garden. Plus, there is not enough street parking to accommodate larger dwellings.

Thanks,

Diana Sharon

**From:** Judy Lynn <judylynn87@hotmail.com>  
**Sent:** Tuesday, November 16, 2021 12:24 PM  
**To:** City Clerk's Office  
**Subject:** For Mayor and City Council re Tacoma Tideflats  
**Attachments:** Tideflats Regulations Nov\_2021.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

November 16, 2021

Mayor Woodards and Tacoma City Council Members,

I know you are tired. The City has been dealing with multiple crises for some time. For nearly 5 years, you, and city staff, have worked hard to chart a course for the future of the tideflats. You have spent time learning and listening to community advocates, young people, scientists, health workers, educators, and Indigenous leaders. You have also spent time listening to the fossil fuel industry and the powers that support the status quo. You know the facts and you know where this community stands.

Following COP26, I believe you also know that emissions must fall by half by 2030 and reach net-zero emissions no later than 2050 to reach the 1.5 Celsius goal. The decisions made now will determine the course of the next 30 years and beyond.

Do you remember when carseats weren't a thing? We just road around in our parents' cars, bouncing all over the place. Then we learned; learned that traffic accidents were harming and killing children. Learned that car seats could keep them safe. We passed laws and policies. The first carseats were a little clunky but industry soon got the hang of it and now they are so fancy I almost want one myself!

Could you imagine taking a small child that you love and care for on a road trip without a car seat? You would not. Because you know better. What if you only owned a motorcycle? Would you say, "Well, I've already bought this motorcycle so we have to make this work!". Would you just put them in a front pack and head out on the highway looking for adventure? You would not. Because you know better.

**The current 15% cap on fossil fuel expansions in service of 'cleaner fuels' is too high. We know better. We know that we need little to no expansions of polluting fuels.**

**The exemptions under 'cleaner fuels' are too ambiguous. We know better. We must be clear in what we will and will not allow in the tideflats.**

If brutal heatwaves, wildfires and choking smoke, floods and other climate related emergencies aren't enough to frighten you, I don't know what is. If you didn't look at Mt. Rainier all summer, nearly unrecognizable without the usual snowpack, with sadness in your heart, I don't know what will make you understand the loss and grief that is to come if we do not right this course.

Please pause and ask yourself if the decisions you have made are causing you discomfort. If you feel uncomfortable, you are not making the right decision. Tacoma has a bright future; an opportunity to be a leader in green energy and innovative and novel technology. Industry can, and will, adapt as we leave fossil fuel behind. In the words of Maya Angelou- "When you know better, you must do better."

Sincerely,

Judy Olsen

Registered Environmental Health Specialist, Certified Asthma Educator

MPH student and Bloomberg Environmental Challenges Fellow with Johns Hopkins University

Tacoma resident, 98404 email: judylynn87@hotmail.com

November 16, 2021

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Sincerely,

Judy Olsen

Registered Environmental Health Specialist, Certified Asthma Educator

MPH student and Bloomberg Environmental Challenges Fellow with Johns Hopkins University

Tacoma resident, 98404 email: judylynn87@hotmail.com

**From:** Gail Cline <oaklandcline3@gmail.com>  
**Sent:** Tuesday, November 16, 2021 12:21 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Home In Tacoma-AGAINST both Low and Mid-scale zoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Woodards and Tacoma City Council members,

I have been closely following the Home In Tacoma rezoning (Planning Committee, IPS Committee & Committee of the Whole) and I am against the proposed rezoning as written.

Facts that led me to my decision:

1. Large postcard sent by the Tacoma-Pierce County Association of Realtors that states that "Now is the time to bring new, affordable housing to Tacoma neighborhoods' ". I think that this postcard reveals one of the groups that would benefit from the rezoning, not the Tacoma Residents but the Investment community at large. And another postcard was sent to a targeted group of potential buyers. Who could afford to send such a costly mailing and also send a mailing to a targeted group of potential buyers? The groups that will benefit from the rezoning decision are the Tacoma-Pierce County Assoc of Realtors and the Master Builders Association of Pierce County who cannot spend time on neighborhood character, their focus is cost per square foot.
2. Because this rezoning is being pushed forward by the Tacoma-Pierce County Association of Realtors and Master Builders Association of Pierce County, **Home In Tacoma will not be Green**. There will not be remodeling done to build a duplex, triplex or fourplex, existing structures will be leveled. Demolitions will add to our already large landfill. Could we encourage builders (credits earned) to work with Habitat for Humanity, Earthwise and Second Use to salvage as much usable materials as possible? Greenhouse gasses from more materials dumped in the landfill will continue to increase global warming. Developers will also use every square inch of land to build the largest structure possible creating impermeable surfaces. Rain water runoff will increase. Over taxed sewer systems will fail and pollute Puget Sound, our greatest resource.
3. Design Standards need to happen. Public outreach to involve the neighborhood residents and get buy-in **now**, not after the Ordinance is passed, will build trust. How long will we go without Design Standards and what will we see...new structures like those that are now built on McKinely Ave.? How sad.

Please do not approve Home In Tacoma as it is currently written. There have been so many other Tacoma projects that have been accomplished thoughtfully, (e.g. Thea Foss waterway, Point Ruston, Brewery District ) which have made me proud to live in Tacoma!

I appreciate your attention

Gail Cline

7535 S Hegra Rd

Tacoma



**From:** Danielle Shaw <danielle@wecprotects.org>  
**Sent:** Tuesday, November 16, 2021 12:13 PM  
**To:** City Clerk's Office; Woodards, Victoria; Blocker, Keith; Hines, John; Thoms, Robert; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina  
**Cc:** Anna Doty; Rebecca Ponzio; Mariana Sanchez Castillo  
**Subject:** WEC Comment Letter re: Tideflats Non-Interim Regulations  
**Attachments:** Non-Interim Regulations\_WEC Comment Letter\_Nov 16th 2021.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor Woodards, Deputy Mayor Blocker, and Tacoma City Councilmembers,

Thank you for your focus and significant work dedicated to the development of Tideflats Non-Interim Regulations to address the dangers of fossil fuel facilities in this area. We also appreciate your willingness to discuss our perspectives throughout the process and the invitation to participate as a stakeholder in the Council's IPS Committee process.

Please find the attached comment letter from our Fossil Fuel Campaign Manager, Anna Doty, on behalf of the Washington Environmental Council to voice specific concerns with the final language around the code changes.

Thank you for your consideration.

Sincerely,

**Danielle "Skippy" Shaw** • Government Affairs Manager  
206.631.2627 • [danielle@wecprotects.org](mailto:danielle@wecprotects.org)  
Pronouns: She/Her/Hers ([learn more](#))

**Washington Environmental Council** • [wecprotects.org](http://wecprotects.org)  
1402 Third Avenue | Suite 1400 | Seattle, WA 98101



1402 Third Avenue, Suite 1400  
 Seattle, Washington 98101  
 (206) 631-2600 PHONE  
[www.wecprotects.org](http://www.wecprotects.org)

November 16, 2021

Tacoma City Council  
 733 Market Street, Room 11  
 Tacoma, WA 98402  
 Submitted electronically to [cityclerk@cityoftacoma.org](mailto:cityclerk@cityoftacoma.org)

**Re: Tideflats Non-Interim Regulations**

Dear Mayor Woodards, Deputy Mayor Blocker, and Tacoma City Councilmembers,

Thank you for your focus and significant work dedicated to the development of Tideflats Non-Interim Regulations focused on addressing the dangers of fossil fuel facilities in this area. We also appreciate your willingness to discuss our perspectives throughout the process and the invitation to participate as a stakeholder in the Council's IPS Committee process. I am writing you today on behalf of the Washington Environmental Council to voice specific concerns with the final language around the code changes.

The consideration by the Council over the last four years on the threat of fossil fuel build out in the Tideflats—including the multiple moratoria extensions, work of the Planning Commission, and the deliberation of specific language—reflect the importance of this opportunity for Tacoma to protect the health and safety of its residents in a way that can also turn the page on dangerous fossil fuel development and move toward a clean energy economy.

We are concerned about final language being considered for passage today that establishes two key loopholes: 1) the overly broad definition of "cleaner fuels" that leaves the door open to many fuels that have the potential to pollute the community and the climate; and 2) the allowance of ongoing fossil fuel expansion through the inclusion of unnecessary exemptions.

We urge consideration of the following changes to the final language to address these loopholes along with inclusion of Puyallup Tribe consultation content into the final language adopted:

**Strengthen the environmental standards in the "Cleaner Fuels" Definition by excluding fossil fuels:** The current definition of Cleaner Fuels includes not only blended fuels, but also several *fossil fuels* including "liquefied petroleum gas, liquefied natural gas, compressed natural gas" (Alternative Fuels listed under RCW 19.112 (2), as included in Tacoma Municipal Code Chapter 13.01: Definitions and Chapter 19.10: Definitions.) While it is important to clarify that the 15% cap on petroleum would apply to these fuels per the proposed motion on the Council agenda, there remains an issue of allowing *any* expansion of these fossil fuels which are very carbon intensive. To address unintended consequences with the "Cleaner Fuels" definition, we urge you to: 1) exclude fossil fuels including natural gas, 2) establish a reasonable carbon intensity standard for blended fuels to be considered "cleaner fuels", and 3) further reduce the cap for allowable petroleum capacity expansions, while requiring verification from project proponents that these expansions are essential to provide truly clean fuels.

**Remove the Exemption for a Possible Expansion of PSE's LNG facility:** WEC continues to be concerned with the proposed motion to leave the door open to a significant expansion of the PSE LNG facility, despite its clear inconsistency with the rest of the proposed regulations and Tacoma's own existing City policies. We submitted comments, developed by our attorneys at Earthjustice, regarding this issue during both the IPS Process (August

12, 2021) and before the public hearing (October 5, 2021). Tacoma has no legal obligation to allow PSE LNG to expand to the full capacity previously reviewed under SEPA. Allowing PSE to apply for such an expansion under a standard permitting process completely undermines the intent of the regulations and further endangers our health, safety, and climate. To address these issues, we urge you to remove the exemption for possible expansion of PSE's LNG facility (Ordinance Co. 28768, Page 6, Tacoma Municipal Code 13.06.080: Special Use Standards, and Chapter 19.07: General Use Policies and Regulations.)

**Reflect Puyallup Tribe consultation content into the final language adopted:** The Puyallup Tribe has a unique and treaty-protected right to the protection and utility of the Tideflats. The consultation that the City did with the Tribe should be reflected in the final passage of the language.

As you near completion of this process, we urge the City to adopt strong, clear, effective language to ensure the code will work as originally intended: to protect the health and safety of Tacoma residents and uphold the obligations of the City to all its residents.

Sincerely,

Anna Doty  
Fossil Fuel Campaign Manager  
Washington Environmental Council

City Clerk's Office  
733 Market Street, Room 11  
Tacoma, WA 98402

November 9, 2021

Dear Mayor Woodards and Tacoma City Council,

I attended your public comment session tonight November 9th, and couldn't get my computer to work to allow me to comment. So, here is my comment on the Tideflats Non-Interim Regulations:

I've been working on climate change legislation at the federal level for the past four years. Our federal administration is making great promises, but our U.S. Congress is doing far less than is necessary to reach net-zero by 2050, and even less to halve our emissions by 2030 – which is a short **nine** years away!

This is why it is so important to reduce emissions at the state and local level. The Tacoma City Council has been moving in the right direction by declaring a Climate Emergency, and drafting The Tacoma Climate Action Plan, which I urge you to fully fund. I commend the council for doing so!

I am writing you today to say that I agree with the Puyallup Tribe in asking you to ban any expansion of existing fossil fuel facilities, or at the very least reduce the percentage of expansion of fossil fuels allowed and make the regulations permanent. I ask that the City Council focus on bringing low and zero carbon fuels to The Tideflats. The future is most definitely in renewable energy, and I urge the council to make strong rules to encourage more renewable businesses, and work to quickly scale back the fossil fuel businesses at the Tideflats.

Thank you very much,



Linda Cohan  
4932 N. Visscher St.  
Tacoma

**RECEIVED**

**NOV 16 2021**

**CITY CLERK'S OFFICE**

**From:** Dana Peregrine <danaperegrine@hotmail.com>  
**Sent:** Tuesday, November 16, 2021 11:56 AM  
**To:** City Clerk's Office  
**Subject:** Comment re: Home In Tacoma project... prior to Council's meeting 11/16/21

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Esteemed Tacoma City Council members and Mayor,

Please adopt the current Home In Tacoma project package.

I applaud all the extensive work done to date.

I applaud how the current proposal obviously and conscientiously took into account public comment.

I applaud the overt acknowledgement and steps to ensure affordable housing.

An historic dismantling of policies to support a variety of and affordable housing, plus a lack of investment in housing and lack of effort toward design standards has resulted in exorbitant and outrageous housing costs and fears about future growth. To adopt the Home in Tacoma project now is imperative to a welcoming future for more than an elite percentage. To adopt the Home in Tacoma project package now is a moral imperative.

I especially appreciate the strong recommendations in the project to "getting housing growth right" and "making housing more affordable". This is where it is obvious you have listened to your publics' comments, and public groups that come to you from different corners of the community. Maintain our trust and very closely watch and strictly adhere to recommendations for:

- getting housing growth right - "...strongly commit to robust infill design standards, actions to reduce demolitions of viable structures, steps to ensure that housing growth is supported by infrastructure and services, and to building green, resilient housing."
- making housing more affordable - "...expansion of affordable housing incentives and requirements and anti-displacement actions."

I am excited about the prospects of the Home in Tacoma project and the quality of life it fosters for me, my daughter, and more future generations wanting to live in Tacoma.

Bring "missing middle" housing to Tacoma! Adopt the current Home In Tacoma project package!

Thank you,  
Dana Peregrine  
NE Tacoma, District 2

**From:** James Reuter <rotophoto1942@gmail.com>  
**Sent:** Tuesday, November 16, 2021 11:42 AM  
**To:** City Clerk's Office  
**Subject:** Fwd: Preservation of North Union Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

----- Forwarded message -----

From: **James Reuter** <[rotophoto1942@gmail.com](mailto:rotophoto1942@gmail.com)>  
Date: Tue, Nov 16, 2021 at 11:18 AM  
Subject: Preservation of North Union Avenue

## **The Need to Preserve North Union Avenue**

We believe that the Home in Tacoma's proposal to rezone North Union Avenue to allow Mid-scale housing would be extremely detrimental to the quality of life in one of Tacoma's most unique areas. Instead of taking the drastic step to rezone this established single-family neighborhood to allow 3 to 4 story apartments, we believe that **North Union Avenue should be preserved and protected for future generations to enjoy.**

**There are 2 main reasons we need to preserve North Union Avenue:**

**(1)** North Union Avenue is full of historic homes dating back to over 100 years

(2) North Union Avenue contains a 10-block long median greenbelt that is environmentally significant

## **Neighborhood Homes Along North Union Avenue**

- **Historic Homes:** The house on the west corner of N. Union Ave. and N. 22<sup>nd</sup>, was built in 1925 and was the first all electric home in Tacoma (see related photo from Tacoma News Tribune)
- **No Vacant Land is Available:** Since there is no available vacant land along North Union Avenue, the only way to build Mid-scale 3 to 4 story apartments would be for developers to buy single family homes as they up on the market and then demolish them to make way for the apartments. This process of demolishing homes and then building modern structures would destroy the fabric of the neighborhood. Instead, apartment developers should be looking for vacant land as well as vacant buildings (to repurpose) that exist within our downtown areas, Mixed-Use Centers and scattered throughout our city.
- **The Negative Effects of Tall Apartments Next Door to Single Family Homes**

Currently, the HIT proposal would allow for ½ of each block along the Mid-scale block be zoned for a 3 to 4 story apartments. But what the proposal does not mention is that these very tall structures would not only “stick out” within the block of smaller homes, but

would negatively impact the other ½ of the block of homes through the loss of privacy, loss of sunlight, loss of parking, etc. To see the negative effects of boxy, modern apartments built next to a single family home, one has only to look at the neighborhood block of N. 8<sup>th</sup> and N. Prospect to see a quaint Victorian house squeezed between 2 modern boxy apartments.

- **Negative environmental impact of demolition and rebuilding:**

In addition to the labor and time it will take to demolish 100-year-old homes, it is a terrible waste of their valuable old building materials (such as first growth timber). And all of the tons of demolished houses will be added to our already overflowing landfills. Then, the construction of 3 to 4 story apartments will cost additional time, materials and labor. Therefore, is it really economically and environmentally wise to demolish and rebuild?? Wouldn't it be far wiser to build on vacant land or repurpose already existing buildings into multi-family housing?

- **Building 3 to 4 Story Apartments Along North Union Avenue Will Not Provide Affordable Housing** – nor will it help with the current housing shortage. Currently, the North End is one of the most expensive areas for real estate in our City. So it's very doubtful that any amount of apartment buildings will provide affordable housing.

Environmental Importance of the North Union Ave. Greenbelt



- In making any decisions for rezoning, we should follow the recommendations outlined in the **Tacoma Office of Environmental Policy and Sustainability**: When considering the importance of the mature maple trees along North Union Avenue, one needs to read the vision statement of the Tacoma Office of EPS. In addition, it's critical to read through the statements of the Urban Forestry Plan: "Tree preservation is the most important action we can take for the sustained health and well-being of Tacoma."

- **Along North Union Avenue** (from North 19<sup>th</sup> street all the way to North 30<sup>th</sup> street) **there is a 10 block long canopy of mature maple trees.** Specifically, along the 4 blocks of North Union Avenue from North 21<sup>st</sup> Street to North 26<sup>th</sup> street, there are approx. 36 maple trees on the median greenbelt AND along the sidewalks of residential homes, there are approx. 40 maple trees (note that a North 23<sup>rd</sup> street does not exist.) In addition, there are 2 Redwood trees on each end of the median greenbelts. That's a total of approx. 92 trees just along 4 blocks of N. Union Avenue!

- **There are a multitude of benefits provided by urban tree canopies.**

The Tacoma's Urban Forestry Report lists numerous benefits of tree canopies that further support our belief that we should do our best to preserve North Union Avenue's tree canopy and greenbelt. Here is a partial list of how trees are beneficial:

\*Shade on hot summer days

- \*Animal habitat
- \*Improved property value
- \*Runoff reduction storm water
- \*Clean air and making breathing easier
- \*Reduced carbon dioxide
- \*Sound buffer
- \*Beautiful autumn leaf colors
- \*Diminishes urban heat islands
- \*Decreases crime
- \*Calming traffic
- \*Reduces stress
- \*Fall leaves provide nitrogen for the soil
- \*Keeps sidewalk pavement cooler
- \*And the list goes on!

• **Demolishing homes and building 3-4 story apartments has the potential of damaging or even destroying parts of the North Union Avenue's tree canopy.** In all likelihood, some trees will either be damaged or destroyed when apartments are built on Union Ave. Whenever a tree is cut down, the carbon dioxide that it has been storing is released into the atmosphere. And even when new trees are planted, it will take decades for that tree to grow and mature so that it can provide the same environmental benefits as

the older tree.

- **Compared to other Puget Sound Cities, Tacoma has one of the lowest tree canopies of all the cities.** Therefore, instead disrupting the Union Avenue trees with the demolition of houses and building of apartments, we must do all we can to protect this valuable resource. Our City government should look into qualifying Union Avenue trees as our City's **Heritage Trees**.

- **The Trust for Public Land states that that every city resident should have access to a park or green space within a 10-minute walk to their house.** If preserved and protected, our 10 blocks long Union Avenue maple lined median green space can continue to fulfill our neighborhood's access to a beautiful green space. From our living room window, we can watch our neighbors enjoying the Union Ave. median year round: dog walkers in the spring, Frisbee players in the summer, University of Puget Sound joggers in the fall and kids rolling up giant snowballs in the winter.

**Georgette and Jim Reuter**

**11/16/2021**

**From:** Chuck Brock <prinmancz@yahoo.com>  
**Sent:** Tuesday, November 16, 2021 11:25 AM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma Input  
**Attachments:** Home in Tacoma Nov 16, 2021.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

November 16, 2021

Dear Tacoma City Council Members:

Thank you for the work you are doing to improve the city of Tacoma. I am especially appreciative of your work to improve the Home in Tacoma proposal that was made initially. Going forward, please remember to focus on making the infrastructure of our neighborhoods match the proposed density of our neighborhoods. We must avoid creating bottlenecks that destroy neighborhoods. Instead we can make our neighborhoods better concurrently with increasing their density.

I would also ask for a proposal that does not do away with 100% of our current single family residence zoning. If single family zoning makes it difficult to increase housing density, then city housing areas should be looked at to determine how successful they are as single family housing areas. There are wonderful SFR housing areas all over the city. There are also SFR areas all over the city that have not thrived as we all would have hoped. I would propose a plan that rezones areas where SFR have not thrived, and desperately need repair, to make Low-scale and Mid-scale zones. Then monies and energies could focus on those areas, to improve the neighborhoods, and to bring them up to the standards of the rest of Tacoma, while maintaining their affordability and increasing their desirability. They need plans that lead to improvement without causing gentrification.

Perhaps, after making a study of current housing, the balance might be something approximating **60% SFR, 15% Mid-scale, 25% Low-scale Zoning**(I realize I have left out Commercial Zoning as well as other more specialized zoning areas, and have only dealt with housing areas).

**I am further concerned that the present proposal seems to add space for apartment buildings, duplexes, fourplexes, etc. and virtually leaves out structures designed for entry level purchase/ownership that would help Tacoma residents develop equity and the ownership, pride and financial stability that brings. Tacoma needs more owner occupied housing, not simply more and more**

**rental units that benefit builders and landlords rather than prospective owners of their own homes!**

I am of the opinion that by not erasing the current city, but improving areas badly needing it, we will all have a better city in which to live. If done with imagination and zeal, the areas with increased density will be showcases of city planning that inspire.

The current iteration of Home in Tacoma, while marginally better than the original plan, still lacks the imagination required to transform Tacoma into a better place for all its residents. The result of implementing the plan as is, would be to transform Tacoma into a less desirable place to live, for more people. **What we need is a plan to make Tacoma a more desirable place to live for more people.**

Again, it is important that, whatever we do, we do not build ghettos. We must instead, build enchanting, livable, urban villages!

Many regards,

Charles Brock

622 N Fernside Dr

Tacoma, WA 98406

November 16, 2021

Dear Tacoma City Council Members:

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Again, it is important that, whatever we do, we do not build ghettos. We must instead, build enchanting, livable, urban villages!

Many regards,

Charles Brock  
622 N Fernside Dr  
Tacoma, WA 98406

**From:** Ann Brock <brock\_ann@hotmail.com>  
**Sent:** Tuesday, November 16, 2021 11:04 AM  
**To:** City Clerk's Office  
**Cc:** john.hine@cityoftacoma.org; clinetg@comcast.net  
**Subject:** Today's Vote. . .

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Tacoma City Council Members,

I urge you to do the right thing for our city and to MAINTAIN single family housing. If your objective is to assist people in securing housing ownership and the equity this brings, then encourage well designed townhouses. People will purchase these to live in, take pride in ownership, create supportive communities and these townhouses will be more compatible with existing infrastructure.

If you push duplexes, triplexes and apartment buildings by eliminating single family residences, you are in actuality INCREASING landlord ownership and NOT helping individual ownership.

Single family housing has been the history in Tacoma and the infrastructure is designed for this. Our infrastructure cannot accommodate multiple units in areas where utilities, services, roads and schools are not prepared to handle the extra load.

The homeless situation is a crisis in our city which needs to be realistically addressed through pragmatic and deliberate measures which identify and address the real issues of those living on the street. Use existing availability of unused land and repurposed buildings to help those in housing crisis and at the same time setup programs that will help those with mental health issues and dependence/addiction issues.

The Realtor Association is pushing for greater density housing and sent out advertising information to encourage our commitment to contact you to push for this. It is evident that by increasing density, you are increasing their ability for financial gain. I would hope the City Council would ignore groups like this and more heavily weight residents rather than businesses directly profiting from your decisions. This is a difficult dance as I assume donation flow from such businesses.

I do have hope that you will do the right thing for Tacoma and not adopt the expedient and ill conceived proposal before you today. Evaluate existing neighborhoods, replace neighborhoods that are problematic with well designed low density housing, improve infrastructure, develop existing empty land, repurpose/improve already built structures and most importantly shine a light on, identify and address the true reasons for the homeless crisis. Only by doing so can you truly move forward towards a brighter future for our city. The complexity of these issues demand clarity, creativity, and concentrated and concerted efforts. Removing single housing designations, just increasing density housing are not viable solutions and will hurt rather than help our city. Passing the proposal today might make us all feel good in the moment. . .but we will suffer long term. Your constituents deserve better, your positions demand more.

Very truly yours,

Ann Brock  
622 N Fernside Drive  
Tacoma, WA 98406

**From:** Justin B <justin.bowman89@gmail.com>  
**Sent:** Tuesday, November 16, 2021 11:01 AM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma Public comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

My wife and I have been enthusiastically following the home in Tacoma project for some time now. As parents, we are concerned by the ever rising house prices in the city, and we feel something needs to be done about it. We think the changes proposed by the home in Tacoma initiative will go a long way to addressing those concerns. As homeowners, we are also excited about converting unused space into a useful resource for our community. Please proceed with the home in Tacoma project as soon as possible. Increased housing density is a must for the people of this community.

Thanks for proceeding with this important work.

V.r,  
Justin



**From:** Holly Rydel Kelly <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 10:58 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

I am a lifetime Pierce County resident and 20-year Tacoma resident, 5-year Tacoma homeowner. Please pass this ordinance so we can house all the residents of Tacoma not just a privileged few.

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

"Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations. Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities. Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation."

Home In Tacoma is the first concrete step in living up to that commitment. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city's planning commission. Working and middle class people can't afford to wait.

Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning.

WE STRONGLY ENDORSE THE FOLLOWING OBJECTIVES OF THE PLAN:

- Reducing rents and increasing housing affordability will provide relief for rent and housing cost burdened Tacomans.
- Inclusionary zoning requirements serve as a means of making sure that the benefits of development are evenly shared with the most vulnerable, and help keep everyone in the city.
- More density along transit lines and more walkability, paired with green buildings, create a more sustainable and more healthy city.

HOWEVER, WE THINK THE FOLLOWING POLICY FIXES ARE NECESSARY TO MAKE THE PROPOSAL WORK FOR ALL TACOMANS:

- Stronger emphasis on anti-displacement policy to accompany the more liberalized zoning regime.
- Slash parking mandates.
- Some clarity on the role of design standards and a commitment that this will not serve as a veto point for housing production.
- Mandatory rent restricted, income restricted units as part of an inclusionary zoning framework.
- Use inclusionary zoning or other incentive structures to build out the city's Housing Trust Fund, so that it can fund affordable and social housing development.
- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

Holly Rydel Kelly

Holly Rydel Kelly  
teleskichica@gmail.com  
910 S M Street  
Tacoma, Washington 98405

**From:** Nathan Rosenbaum <nathan.rosenbaum@hotmail.com>  
**Sent:** Tuesday, November 16, 2021 10:46 AM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma project, written comments for 11/16 Council Meeting, from Nathan Rosenbaum, Manta Holdings, LLC  
**Attachments:** Home in Tacoma, written comments, 11-16 Council meeting, Nathan Rosenbaum.docx  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello.

Please find attached written comments for consideration at this evening's City Council meeting.

Thank you,

Nathan Rosenbaum  
Manta Holdings, LLC  
206-779-7874

**Home in Tacoma Project  
Council Meeting, 11/16/21.  
Written comments – Nathan Rosenbaum (Manta Holdings, LLC)**

My name is Nathan Rosenbaum, and I own a three story, 23 unit historic building, known as ‘Red Maple’ and built in 1918, on a large (1/3<sup>rd</sup> acre) parcel in Tacoma’s North Slope Historic District. In general, I support the zoning changes proposed in the Home in Tacoma Project’s Comprehensive Plan updates. However, I would suggest taking a more granular approach within each neighborhood, to determine special development opportunities that reinforce affordable housing goals.

I have an opportunity to develop a three story, 25 unit building on the remaining vacant portion of my parcel. The building would be designed at a modest scale, with the help of a historic architect, to complement the design and character of my existing building and preserve the charm of the historic district. Moreover, units would be offered at affordable rates, designed to appeal to the workforce housing community. The city would gain in many ways: most notably, it would open up affordable housing in a nice neighborhood with a pedestrian orientation, just two minutes from a bus route and five minutes from a new light rail station opening next year.

Unfortunately, my parcel is located in a designated low-scale residential area, in a transition area less than one block from an arterial (K Street), and two blocks from the mid-scale designation along 3<sup>rd</sup> Street. The proposed low-scale designation would make additional development that makes economic sense impossible. Yet, the character of early twentieth century multifamily buildings like Red Maple is highly desirable and worth emulating in the new zoning code provisions.

I would consider working with the City on a pilot project for the new development. This could serve as a proof of concept for a project that could broadly meet the goals of multiple parties, address affordable housing needs, and incorporate input from community members.

Finally, I would suggest extending Transfer of Development Rights to this area, as an incentive for preservation of qualifying historic structures. The City could conduct a windshield survey of historic structures in the North Slope Historic District, to determine which might qualify for TDR incentives, and if preservation of these structures would be meaningful for the City.

Note that I am not a large developer. I own only three commercial real estate assets: Red Maple; a six unit designated historic landmark in Seattle’s University District, designed by respected early 20th century designer, Fred Anhalt; and a historic 1900 structure just south of downtown Mt. Vernon. Hopefully, my holdings demonstrate my desire to preserve beautiful, historic structures, while offering affordable housing and creating a sense of pride at my properties.

Thank you for the consideration.

Nathan Rosenbaum  
Manta Holdings, LLC  
206.779.7874  
[nathan.rosenbaum@hotmail.com](mailto:nathan.rosenbaum@hotmail.com)

Red Maple Apartments, 1122 N 6<sup>th</sup> Street, parcel # 2035230010 (next to Hank’s Tavern).

**From:** Christina Manetti <manetti@u.washington.edu>  
**Sent:** Tuesday, November 16, 2021 10:43 AM  
**To:** Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Hunter, Lillian; McCarthy, Conor; Walker, Kristina  
**Cc:** City Clerk's Office  
**Subject:** ban fossil fuel expansion in Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Woodards, Dear Council Members,

I am writing to urge you to do everything within your power to stop any expansion of fossil fuels in Tacoma, and to start immediately the dismantling of fossil fuel infrastructure.

I have lived in Lakewood since 1972, when I was very small. At the time, Tacoma was still home to the Asarco plant, and children my age in Tacoma had arsenic in their hair. Our address in Lakewood still read "Tacoma" at that time.

Today Asarco is gone, having left its enormous toxic legacy for later generations, but Tacoma continues to foster other activities in the city that are clearly just as detrimental, if not more, to the health of its citizens -- and the Earth as a whole.

You might say that I'm from Lakewood and have no right making pronouncements about decisions affecting Tacoma, but this is not true -- **here in Lakewood, if nothing else, my family and I are well within the blast zone that you would like to have radiate outwards from Tacoma.**

**Let me make it completely clear: We do not want fossil fuels in Tacoma, in the Puget Sound area, in Washington State, the United States, or the world.**

It is shocking that in this time of climate crisis, caused by the burning of fossil fuels, that one would even have to point out to the City that fossil fuels and their dangerous infrastructure should be banned. Is this not obvious?

Where is the **"leadership"** that Mayor Woodards mentioned a couple of City Council meetings ago?

What we need urgently now is **CLIMATE AND ENVIRONMENTAL LEADERSHIP** now, not whatever kind of "leadership" she might have been imagining. To show **true leadership**, not only should you ban expansion of fossil fuel infrastructure, you should be helping to dismantle the fossil fuel hegemony as it exists already.

But are you capable of showing the leadership required to stand up to the fossil fuel industry? You must. Crises require bold action, and we are depending on you to take that action now.

**Council Members -- show Mayor Woodward what true "leadership" is and stand up to defend the residents of Tacoma and the region from fossil fuels: fight to save our planet.** Do not be afraid of breaking otherwise perfect "unanimous" votes (unanimous votes are good for communist dictatorships!), do not be afraid of the fossil fuel industry. **We are counting on you!**

The City of Tacoma, in any move to expand fossil fuels at this critical time, is moreover clearly showing itself to be **a fraud** in its "Climate Action Plan" updates, which call for a shift from fossil fuels. Why expand, if you are supposed to be moving away from them?

Even if there were no climate crisis, it should be obvious that Tacoma should not host the fossil fuel industry -- it is dangerous and unhealthy, and even more destructive to the environment. The Puyallup Tribe has also called for a ban on expansion in its testimony to the City Council as well.

Thank you for banning all fossil fuel infrastructure in Tacoma, not only banning its expansion. **Ban expansion, and then de-carbonize as a matter of great urgency.**

Show **leadership** -- so that others will look to Tacoma as a model for de-carbonization and liberation from the fossil fuels that are killing the planet.

Sincerely,

Christina Manetti, Ph.D. (1998, University of Washington, Seattle, history)

**From:** wendtrw@juno.com  
**Sent:** Tuesday, November 16, 2021 10:17 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Land use designations inputs for the city counsel meeting  
**Attachments:** Land use designations.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attached you will find our inputs for the City Counsel meeting where they will be discussing the proposed Land Use Designation changes.

Thank you for your considerations.

Roger and Beverly Wendt

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[NetZero.com/NortonLifeLock](https://www.netzero.com/nortonlifelock)

November 15, 2021

To: Tacoma City Counsel

It has recently come to our attention that you propose to change land use designations including the land of our home of residence. We wish to register our objections to the changes for the land around Geiger Elementary School (Meyers, Jackson, South 8th) on both personal and practical grounds.

Our home is located in the Geiger neighborhood. It has been in our family since the area was a new development back in 1950. This area has been desirable for many reasons, not the least of which is the magnificent view of the Olympic Mountain Range. This view would be lost if 3 or 4 story structures were built along Jackson.

I, and my neighbors, enjoy living in a single family home area. We all would suffer loss of the closeness of neighborhoods where families see one another and visit one another at their homes, on walks, and keep watch over each other. There would also be the loss of individuality of homes expressed in renovations, landscaping, gardens, and décor. Single-family home neighborhoods are also quieter, more private, and safer. We do not welcome replacing single-family units with multi-family complexes, especially if they are in the form of apartment buildings.

We also doubt that the proposed change will create affordable housing options. Units in this area will most likely be developed to upscale standards to take advantage of location and view with much higher cost to renters / owners. Many other vacant areas could be developed without sacrificing established single-family home neighborhoods.

Practically, we have experienced the parking and traffic situations of the area. We already have a couple of apartment complexes "with parking". However, renters there still manage to line the entire length of Meyers between 6th and 8th streets. Exiting Meyers onto 6th Avenue is hazardous as cars park too close to corners and block clear views to the east and west. Additional demand for parking would make any possible corrective actions less likely. Furthermore, Geiger Elementary School staff park on South 8th street, both sides, and on Meyers. This parking exacerbates the challenging traffic congestion in the morning and afternoon during parent drop-off and pick-up times. During these times emergency vehicles would find access to the area difficult. Residents already have a hard time exiting / entering their driveways, and delivery vehicles have to contend with this traffic during these times. Additional multi-family units would only add to the overall congestion.



Finally, increased traffic and congestion around elementary schools, only creates more safety concerns for families and children walking to school.

My wife and I hope you will listen to our concerns and conclude that it is not in the best interest of our great city to change the land designations.

Sincerely,

Roger and Beverly Wendt

**From:** Heath Breneman <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 10:15 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacomans face a housing affordability crisis. We're spending more of our paycheck every year on housing. Compared to other cities of our size, Tacoma builds very little new housing due to zoning exclusively for the most expensive type of housing.

The city has examined this issue, consulted with experts, solicited community participation, and commissioned studies. And seven years ago, after all that, our elected officials committed the following:

"Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations. Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities. Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation."

Home In Tacoma is the first long overdue step in living up to that commitment. It is time to implement the original recommendation endorsed by a super majority of the city's planning commission.

Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. The proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, and are broad enough to help lower rents in the city.

We want Tacoma to be a city for everyone. The Tacoma City Council should pass Home in

Tacoma and abolish the legacy of redlining and exclusionary zoning.

WE STRONGLY ENDORSE THE FOLLOWING OBJECTIVES OF THE PLAN:

- Reducing rents and increasing housing affordability will provide relief for rent and housing cost burdened Tacomans.
- Inclusionary zoning requirements serve as a means of making sure that the benefits of development are evenly shared with the most vulnerable, and help keep everyone in the city.
- More density along transit lines and more walkability, paired with green buildings, create a more sustainable and more healthy city.

HOWEVER, WE THINK THE FOLLOWING POLICY FIXES ARE NECESSARY TO MAKE THE PROPOSAL WORK FOR ALL TACOMANS:

- Stronger emphasis on anti-displacement policy to accompany the more liberalized zoning regime.
- Slash parking mandates.
- Some clarity on the role of design standards and a commitment that this will not serve as a veto point for housing production.
- Mandatory rent restricted, income restricted units as part of an inclusionary zoning framework.
- Use inclusionary zoning or other incentive structures to build out the city's Housing Trust Fund, so that it can fund affordable and social housing development.
- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

[Your name]

Heath Breneman  
heath.breneman@gmail.com  
423 S 35th St  
Tacoma, Washington 98418

**From:** Adam Davis <adam@ua26.org>  
**Sent:** Tuesday, November 16, 2021 9:52 AM  
**To:** City Clerk's Office  
**Subject:** Make the Right Decision and Protect Tideflats Jobs

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Tacoma Councilmembers,

For more than 5 years, the City of Tacoma has been debating the role of fossil fuels in our community. Finding compromise on polarizing issues requires taking hard decisions that meet no single interest's needs completely. Now is the time for the City Council to act to enhance the lives of its citizens and the quality of Tacoma's neighborhoods and business by supporting the amendments that emerged from the Infrastructure, Planning and Sustainability Committee (IPS).

No one is satisfied with this outcome. Industry has sacrificed capacity expansions. Environmental groups oppose all fossil fuels in the City. But in order to balance environmental and economic goals, this compromise makes sense so that we can all move on to discuss how to bring renewables and other new energies to the region.

It is important to recognize that the collaborative process established by the City Council has been seriously flawed. While industry has come to the table in good faith, others have not responded in kind. The Infrastructure, Planning and Sustainability Committee (IPS) process of recommending modifications to the amendments reflects hundreds of hours of stakeholders time aimed at delivering workable solutions that would benefit the city and the community long term.

However, there remain to be issues in the draft regulations that do not reflect these collaborative discussions. For example, the current proposal calls for no fossil fuel expansions whatsoever. How can we justify a regulation like this given the state of surging energy prices? Many are pegging this as a new "energy crisis" that could have far-reaching implications for American consumers. The International Energy Agency recently forecasted that these higher energy prices might lead to a slowdown in our economic recovery from the COVID-19 pandemic. Therefore, it remains imperative that there be reasonable relief for these industries moving forward and we allow capacity increases for fossil fuels industries that operate in the Tideflats to address future fuel demands.

While we are not pleased with where the regulations currently are, at the very least the IPS Committee recommendations should be accepted and followed. It is difficult to work collaboratively toward real solutions when good faith has been compromised and the steadfast position of many Councilmembers do not take in consideration the economic realities of this region. We constantly reiterate that a fully functioning and successful industrial area is vital to support the city of Tacoma and the surrounding area. Imposing use limitations and complicated permitting requirements on these industries will hurt the critical network of businesses and jobs that support our regional economy.

In the spirit of collaboration, we urge you to consider the points of view of all stakeholders in the process, reconsider restrictions to existing businesses that would limit their ability to address our fuel demand, and adopt regulations that balance the needs of businesses that operate at the Tideflats with measures that will protect the environment.

Sincerely,

Adam Davis  
111 C St SW  
Castle Rock, WA 98611  
adam@ua26.org

**From:** Myra Brown <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 9:40 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

"Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations. Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities. Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation."

Home In Tacoma is the first concrete step in living up to that commitment. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city's planning commission. Working and middle class people can't afford to wait.

Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The

proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning.

WE STRONGLY ENDORSE THE FOLLOWING OBJECTIVES OF THE PLAN:

- Reducing rents and increasing housing affordability will provide relief for rent and housing cost burdened Tacomans.
- Inclusionary zoning requirements serve as a means of making sure that the benefits of development are evenly shared with the most vulnerable, and help keep everyone in the city.
- More density along transit lines and more walkability, paired with green buildings, create a more sustainable and more healthy city.

HOWEVER, WE THINK THE FOLLOWING POLICY FIXES ARE NECESSARY TO MAKE THE PROPOSAL WORK FOR ALL TACOMANS:

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- Slash parking mandates.
- Some clarity on the role of design standards and a commitment that this will not serve as a veto point for housing production.
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- Use inclusionary zoning or other incentive structures to build out the city's Housing Trust Fund, so that it can fund affordable and social housing development.
- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,  
Myra Brown

Myra Brown  
myra.brown@gmail.com  
3727 N Mullen Street  
Tacoma, Washington 98407

**From:** VONNIE PRESCOTT <prescottvonnies@comcast.net>

**Sent:** Tuesday, November 16, 2021 9:40 AM

**To:** Hines, John; City Clerk's Office

**Subject:** west slope neighborhood

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

I would like to make a few comments about the proposed land-use designations for residential areas to include the West Slope area. My concerns are as follows:

1. It appears that we do not have accurate numbers for projected growth in Tacoma because of COVID. Without accurate numbers we cannot anticipate growth. It appears that the last real numbers were generated based up 2018 prior to COVID.
2. We need to have a dollar amount assigned to affordable housing, and a plan as to who and how this is going to be financed, short term and long term.
3. The West Slope area is already a established area where single family homes have been built and maintained in the area. The thought of rebuilding / redesigning a community that is has been established can not be a feasible project financially for the tax payers.
4. The concern about a housing shortage needs to analyzed by the following categories:
  - A. New people relocating from other states, cities etc. What %
  - B. King County residents have been relocating to Tacoma for the past several years for lower home costs but they are still working in Seattle. The trend seems to be since COVID people are working from home and moving to areas that are move affordable.
  - C. The current housing market trend is expected to slow down this fall and winter and if you look at how long a home stays on the market today it is longer than it was 4 months ago. So the numbers would indicate that this is not a year round issue. The City of Tacoma may not have a housing issue based upon the current trend.
  - D. There appears to be several areas in Tacoma where new buildings could be built where the land is already vacant and apartments / homes could be build and we could accomplish the goal of housing for new people re-locating to Tacoma.

I do not believe that the City of Tacoma can honestly make any projections at this time without having the information about how COVID has impacted the growth of Tacoma.

Respectfully Submitted,

VP

**From:** Jane Evancho <jane\_evancho@wamail.net>  
**Sent:** Tuesday, November 16, 2021 9:30 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Home In Tacoma Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Mayor Woodards and members of the City Council:

Regarding the Home In Tacoma Project-

**Put Mid-Scale on hold**-The City's own planning report states that Tacoma does not need to build 3 to 4 story apartment buildings in our neighborhoods in order to meet 2050 housing targets. Instead, the City should emphasize developing multi-family complexes downtown and in areas already zoned for larger buildings.

Specifically in the west end along Jackson Avenue, interjecting mid-level residential zone into a neighborhood that is know to have contradictory restrictive covenants that have been repeatedly litigated over the years should not happen. It is a waste of the City's time and resources to enact a zoning designation in our neighborhood, only to have a developer learn that the zoning is completely contradicted by restrictive covenants that run with the land and are contractual in nature.

Throughout Tacoma many areas are already zoned for multi-family apartments and are experiencing population growth. The city should monitor how fast neighborhoods are growing before opening them up to mid-scale development.

**Create Design Review for low-scale structures**-The Planning Department must create design standards that are sensitive to neighborhood context and a public citizen-based Design Review process.

**Focus staff resources to ensure low-scale is implemented successfully**-The City must develop:

*Initiatives* to encourage development on vacant and underutilized land,

*Actions* to ensure urban infrastructure and serves are adequate to support growth,

*Proactive surveys* to identify historically and culturally significant buildings & strategies to discourage demolition, and

*Analyze impact* of low-scale zoning before pursuing any further neighborhood zoning changes.

**Conduct neighborhood planning**-The City must partner with residents to create neighborhood specific plans tailored to the needs of individual neighborhoods

**Focus on creating affordable housing for those who spend more than 30% of their income on housing**-The City should stop incentivizing growth in high-end areas that will only produce high-end high-priced housing.

**Conduct effective outreach**-This requires in-person public meetings. Mailings to residents must use clear & specific language



that will alert residents of what is actually being proposed in their neighborhoods & their properties.

Respectfully,

Jane & Andrew Evancho, 922 S. Mountain View Ave., Tacoma, WA 98465



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**From:** Hilary Schumer <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 9:19 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

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proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

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- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

Hilary Schumer

Hilary Schumer  
hilary.schumer@gmail.com  
3521 N Stevens St  
Tacoma, Washington 98407

**From:** Nancy Campbell <nancy@nmcampbell.com>

**Sent:** Tuesday, November 16, 2021 8:30 AM

**To:** City Clerk's Office

**Subject:** Mid Scale Rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Please include my comments in public testimony for this evenings Council meeting.

I wish to record my opposition to the city's efforts to pursue mid-scale rezoning, before we've had the opportunity to successfully implement low-scale zoning and assess its impacts. I implore the Council to vote tonight for the **IPS Hybrid 2 plan** and not the plan proposed by the full Planning Commission.

I refused for years to move to Tacoma because of the history of lack of zoning and the negative impact that has had in Tacoma. I eventually did move here 12 years ago because of the character of the neighborhoods and incredible quality work of a past generation of craftsman who build the homes here. I have several neighbors who moved here from Seattle for the same reasons. I believe that without design standards, both low and mid scale zoning will result in destroying the charm and character of many neighborhoods. These neighborhoods are not just in the north end, they are throughout the City. My daughter lives in the Manitou area and it like the Lincoln district and other areas is a beautiful place to live.

We need to go to work on creating design standards for low-scale zoning and assess the impact of it before we move to mid-scale zoning. We need to support "in fill" strategies. Our comprehensive plan calls for an additional 60,000 units of housing and City planning staff are on record indicating that we can achieve this without any mid-scale zoning. If that is the case, let's take the time to learn.

I recognize the immediate need for affordable housing but we have options to begin to address that now. We can provide housing in our regional centers and small commercial centers. I support efforts to create affordable but I truly mean affordable housing. My problem with this plan is that I struggle to find rents of \$2000 for 475 square feet or \$3000 for a two bedroom apartment, affordable.

Despite the effort of many citizens, City staff and elected officials, the pandemic has limited the engagement of many citizens. We need to get more involvement and eventually ownership of any plan.

Please do not support extensive mid-scale rezoning. It will rob Tacoma of what makes its diverse neighborhoods welcoming and unique. We can retain the history of our City and develop new options for more affordable living.

Thank you for your consideration,

Nancy Campbell

Nancy M. Campbell  
56 East Road, Tacoma WA 98406  
[nancy@nmcampbell.com](mailto:nancy@nmcampbell.com)  
253-503-0684

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**From:** Mark perrow <perrowm@hotmail.com>  
**Sent:** Tuesday, November 16, 2021 8:21 AM  
**To:** City Clerk's Office  
**Subject:** Housing in Tacoma- comments for Nov 16 meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I have serious concerns documents provide for Home In Tacoma,  
The IPS and other documents do not address the process where new developments will exceed the current capacity of the Infrastructure. Who decides if costly infrastructure upgrades for additional housing will be required? Example:  
- If a street has used 100% capacity of the sewer, can a developer force the utility to put in new sewer lines and pass the cost to existing property holders on the street?  
- How much of our current power grid capacity is used? At what time will city Utilities have to buy expensive outside power?  
The wording makes it sound like they can only advise and will be required to provide the services.

The IPS wording does not address the budget constraints for infrastructure departments.

WORDING IN THE DOCUMENT: IPS Addition: Strengthen explicit policy commitment to providing infrastructure with infill • Strengthen policy direction regarding commitment to comprehensive concurrency analysis as part of Phase 2 • Direct staff to develop infrastructure funding options for infill (tie to ongoing Impact Fees study)

WORDING SHOULD BE ADDED to the proposal:

IF the new housing implementation requires extensive costly improvements over the existing utilities budget, the new cost must be approved by the city council.

As worded, a developer and HIT could require the utility to do substantial upgrades to the system without any control over budget and resulting in increased LID neighborhoods would have to pay.

Sent from [Mail](#) for Windows

**From:** Suzanne Dye <suzannedye7@gmail.com>  
**Sent:** Tuesday, November 16, 2021 7:44 AM  
**To:** City Clerk's Office  
**Subject:** No Multi dwelling please

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please reject this proposal to rezone and build multiple units in single zoned housing. This will cause more issues on our small narrow residential streets. Traffic is already a problem and parking is full on both sides of each street. This can only lead to more issues.

I have unfortunately seen nothing good in the housing areas in Seattle. Litter, drugs and crime seem to follow multi dwellings. Is that what we want for our city? I for one do not. City Council this also will or should effect where you live. Impacting your landscape and traffic around your home causing more pollution for you and your children to breath. Please do not let the real estate folks buy your vote and sell us out.

Suzanne Dye

**From:** Charles Paul <charlesandrewpaul@gmail.com>

**Sent:** Tuesday, November 16, 2021 6:53 AM

**To:** City Clerk's Office

**Subject:** Home In Tacoma Comments

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

To whom it may concern:

I would like to voice my dissatisfaction about the current proposal to rezone many areas of Tacoma from single family homes into multi family "tenement housing" with little regard for the lifestyle changes this will bring about in my city. The communication and studies about the impact are completely inadequate and misleading.

Born at Saint Joe's and raised here in East Tacoma, I have lived in and loved many areas of Tacoma from the South to the North End and have seen the difference in neighborhoods that have even a few such "medium density" condo or apartment houses: it SUCKS. Street parking is a complete nightmare, crime increases, transportation is WORSE not better. There are no new streets or methods to get around, and there is less room and more people. This is not good for ANYONE and results in a much lower quality of life for EVERYONE, not just those in this new higher density housing.

I am also concerned about the motivations behind pushing this agenda as our current Mayor has taken quite a bit of money from land developers and is clearly looking to profit by this move. It is unfair to put personal interest before that of your constituents, and though I have even had the opportunity to work with Victoria in the past and feel she is a good person, I also see this as a clear conflict of interest.

This method of creating "affordable housing" was used in other areas of large metropolitan areas and guess what happened? These areas become ghettos of sub standard living in cramped quarters, with less opportunity, and the rich (developers) get richer while vibrant communities devolve. It is not "affordable" to build \$1,200-\$1,800/month 550 sqft apartments from sub standard materials with no parking provided!

Please stop the greed. Allow Tacoma to stay Tacoma and allow our community to stay a community not become an overcrowded metropolis.

Charles Paul





**From:** Erik Hammerstrom <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 6:41 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

"Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations. Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities. Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation."

Home In Tacoma is the first concrete step in living up to that commitment. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city's planning commission. Working and middle class people can't afford to wait.

Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The

proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning.

WE STRONGLY ENDORSE THE FOLLOWING OBJECTIVES OF THE PLAN:

- Reducing rents and increasing housing affordability will provide relief for rent and housing cost burdened Tacomans.
- Inclusionary zoning requirements serve as a means of making sure that the benefits of development are evenly shared with the most vulnerable, and help keep everyone in the city.
- More density along transit lines and more walkability, paired with green buildings, create a more sustainable and more healthy city.

HOWEVER, WE THINK THE FOLLOWING POLICY FIXES ARE NECESSARY TO MAKE THE PROPOSAL WORK FOR ALL TACOMANS:

- Stronger emphasis on anti-displacement policy to accompany the more liberalized zoning regime.
- Slash parking mandates.
- Some clarity on the role of design standards and a commitment that this will not serve as a veto point for housing production.
- Mandatory rent restricted, income restricted units as part of an inclusionary zoning framework.
- Use inclusionary zoning or other incentive structures to build out the city's Housing Trust Fund, so that it can fund affordable and social housing development.
- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,  
Erik Hammerstrom

Erik Hammerstrom  
erik.hammerstrom10@gmail.com  
2508 S. Sheridan Ave  
Tacoma, Washington 98405

**From:** THOMAS CLINE <clinetg@comcast.net>  
**Sent:** Tuesday, November 16, 2021 5:54 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John; Jane Evancho; Mike & Nancy  
**Subject:** Against Home in Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor Woodards & City Council Members,

Tacoma is filled with unique neighborhoods with distinct character. It has a unique vibe that is one of the main reasons people live here and other people are moving here. People are moving away from the chaotic building practices up north that were promised as "affordable housing" but ended up being anything but affordable, and is stripping the character from these cities because their plan was implemented without fully vetting the process.

Tacoma also has large pockets of undeveloped land very suitable for developing a wide variety of affordable housing near transportation hubs and public services.

The city should consider developing these areas first to get a grip in the process before rubber stamping a one size fits all program for the entire city. The approach currently being considered is a major over-reach and should be scaled back and re-thought.

The list of unintended consequences with neighborhoods that have home owners associations, covenants , pressure on roads, parking, inadequate sewers, police, fire and aid calls will be large if the city adopts their Home in Tacoma plan as currently outlined.

Affordable housing is a worthy endeavour. Affordable housing can be strategically inserted in areas if proper due diligence is done. More out-reach, public discussion and transparency is needed to help achieve additional affordable housing in Tacoma.

Respectfully

Tom Cline

**From:** Katie Hohnstein-Van Etten <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 5:46 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

"Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations. Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities. Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation."

Home In Tacoma is the first concrete step in living up to that commitment. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city's planning commission. Working and middle class people can't afford to wait.

Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The

proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning.

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- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

[Your name]

Katie Hohnstein-Van Etten  
kevanetten@gmail.com  
1716 S Cushman Ave  
Tacoma, Washington 98405

**From:** Judy <pjmanza@harbornet.com>  
**Sent:** Tuesday, November 16, 2021 5:21 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am very frustrated at the marketing of this plan as advancing both home ownership opportunities and affordable housing stock, when in reality it does neither. Filling in existing neighborhoods of single-family homes with multi-unit buildings not only changes neighborhood character, but it also prevents more of our residents from achieving the dream of owning their own home. The main new "owners" will be wealthy developers.

Very few of the new apartment buildings that have started leasing in recent months are affordable..and many of them are micro units, too small to safely house a family.

Please reconsider this plan. Why is this being rushed through, with no consideration of the impact on our city's unique neighborhoods and character, the lack of needed infrastructure, and the environmental consequences?

Sincerely,  
Judy Manza  
1526 Ventura Drive  
Tacoma WA 98465

**From:** Brian Skiffington <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 16, 2021 3:09 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To: The Tacoma City Council

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- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

Brian Skiffington

Brian Skiffington  
pessimism253@gmail.com  
2315 S Ash St.  
Tacoma, Washington 98405

**From:** Liisa PANGBORN <info@sg.actionnetwork.org>  
**Sent:** Monday, November 15, 2021 11:00 PM  
**To:** City Clerk's Office  
**Subject:** It's Tacoma time to lead! Stop Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

It's time to do what's right for the citizens of Tacoma who elected you, and prioritize a healthy, livable future. Do not be misled by short term job gains, and consider the timeline it would take to recover from a disaster or rebuild from climate change impacts. How do you measure the cost of clean air?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is

inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Liisa PANGBORN  
liisapangborn@gmail.com  
617 N Anderson st  
Tacoma , Washington 98406

**From:** N Elizabeth <nmills@stanfordalumni.org>  
**Sent:** Monday, November 15, 2021 9:59 PM  
**To:** City Clerk's Office; Hines, John  
**Subject:** Re: Home In Tacoma - City Council Action

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Council -

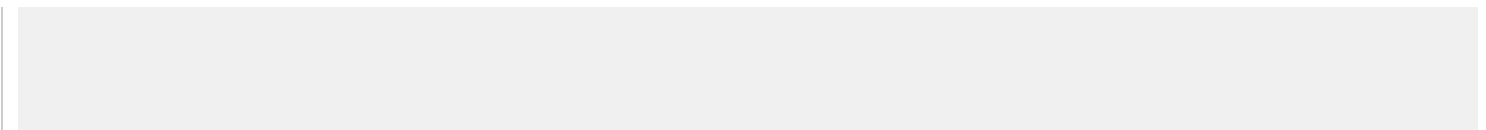
Tacoma has enough housing inventory to meet projected demand, so there is no housing shortage, as per your own documentation. Prices for housing have stabilized. Moreover, Home in Tacoma does not help with affordable housing, because the plan is for medium and low density new construction, and we all know that is more expensive than comparable older homes or high density new construction.

Home in Tacoma is not born out of actual data indicating most residents want this (incidentally the MDB survey sample size is too small for statistically meaningful results you can scale to the total Tacoma population, so that survey is not worth the investment). The residents I know don't want this at all. You have a responsibility to consider your residents' needs. At the very minimum you should bring the housing changes up for a resident vote.

If you choose not to let residents vote on this and instead choose to proceed with the zoning overhaul, you will strip millions of dollars in savings from your own residents by causing homeowners to lose the value of their homes. Congestion, lack of services, excess housing supply - all that will cause residents' homes to lose value. For sure my family is looking at moving to Gig Harbor and selling to developers if this passes. Your city will lose caring involved long-time residents and trade that for blight.

Elizabeth

On Sat, Nov 13, 2021 at 6:52 AM Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)> wrote:





## City Council Action

The City Council is scheduled to take action on the Home In Tacoma Project recommendations in November 2021. The key dates are:

- November 16, 2021 – First Reading of ordinance
- November 30, 2021 – Final Reading of ordinance

To provide written comments to the City Council, email [cityclerk@cityoftacoma.org](mailto:cityclerk@cityoftacoma.org) by 4:00 p.m. prior to that evening's City Council meeting. Comments will be compiled and sent to the City Council, and posted on the City's webpage at [www.cityoftacoma.org/writtencomments](http://www.cityoftacoma.org/writtencomments).

You can also provide comments or listen in the virtual Council meetings which begin at 5:00 p.m. The City Council meeting can be heard by dialing 253-215-8782 or through Zoom at [www.zoom.us/j/84834233126](https://www.zoom.us/j/84834233126) (enter the Meeting ID 848 3423 3126 and Passcode 349099, when prompted). To request to speak during Public Comment, please press the Raise Hand button near the bottom of the Zoom window or \*9 on your phone. Visit <https://cityoftacoma.legistar.com/Calendar.aspx> for Zoom links and agendas.

## What's in the package?

The City Council will consider adopting the Home In Tacoma Project policy actions (Phase 1). The package includes:

- Comprehensive Plan policy updates – changing Tacoma's housing growth strategy and calling for new zoning and standards supporting infill housing
- Near-term Code Changes – adding flexibility to Tacoma's current housing rules to promote affordability and infill
- Tacoma's Housing Action Plan – guiding long-term implementation of housing goals

The complete package, including a new Housing Growth Scenario Map, is available at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

If the City Council adopts the package, the City will start work on zoning and standards (Phase 2)—we hope you will participate!

## Final Environmental Determination

The City has now issued a Final Environmental Determination reflecting changes to the project scope made through the City Council process. To read it, visit [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma) and scroll down to the **SEPA Review** section.

## Background

It's getting harder to find housing in Tacoma. The City is considering changes to housing rules intended to help meet our community's housing supply, affordability and choice needs.

For many years, Tacoma's housing rules for most neighborhoods have primarily allowed just one housing type—detached houses. Under these proposals, the City would allow housing types including duplexes, triplexes, cottages and multifamily to be built in Tacoma's neighborhoods as well. The City would adopt standards to make sure that the design and size of new housing is not too different from that of nearby houses.

Since the City Council's July 13<sup>th</sup> Public Hearing, the Council's Infrastructure, Planning and Sustainability (IPS) Committee has been working to address issues raised by the people who commented. The Committee's recommendations, which reduce the amount of Mid-scale and strengthen design, affordability and infrastructure policies, are included in the package now headed for a City Council vote.

## How to learn more

To find out more, visit [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma), send an email to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org), or call (253) 591-5030 (Option 4).

The City of Tacoma launched the **Home In Tacoma Project** to gain community and industry insight in updating Tacoma's housing growth policies and zoning. You are receiving this notice because you have been identified as a potentially interested party. Please help to spread the word! We hope you will continue to participate.



<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 591-5030 Option 4



## [Customer Survey](#)

Please take a moment to complete this survey about your experience with our department. Your comments will be used to recognize employees for providing great customer service and it will also help us find opportunities to overcome challenges.

[www.surveymonkey.com](http://www.surveymonkey.com)

**From:** Erika Dinsmore <erika.dins@gmail.com>

**Sent:** Monday, November 15, 2021 9:50 PM

**To:** City Clerk's Office

**Subject:** HIT Project

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Please communicate to the council members that these sweeping zoning changes are too much, too fast.

These changes are being championed by developers because they get a big payout and tax exemptions while ordinary citizens have to deal with more noise, less parking, and infrastructure problems. The apartment buildings being built at North Adams and North 27th Street demonstrate that the city of Tacoma does not consider the impact to neighboring homes when upscaling zoning and allowing for more dense housing. I do not feel a city of Tacoma has done this carefully thus far, and I am not confident that they will carefully do infill and provide more dense housing in residential neighborhoods. I live in West Tacoma, in a SFR zoned neighborhood, and I have neighbors who have converted their garage to an apartment and rent it out. There are also homes in my neighborhood where several people rent a home together. There are already opportunities in my neighborhood to allow for different families to live on the same parcel without changing the zoning. Changing the zoning in the drastic way that is proposed by the HIT will result in less ordinary people being able to own homes in Tacoma, and instead more developers will own property in Tacoma and they will be landlords. They will be landlords who set the rent to be at a price where they can make the most profit, and we the homeowners of Tacoma will be the ones paying more in taxes to give these developers tax breaks.



**From:** N Elizabeth <nmills@stanfordalumni.org>  
**Sent:** Monday, November 15, 2021 9:31 PM  
**To:** Bennion, Reid; Hines, John; City Clerk's Office  
**Subject:** Sample size of 750 households used in city survey is too small

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Reid, City Clerk -

Home in Tacoma initiative piqued my interest in how the city obtains and uses data for decisions. For instance, Home in Tacoma is up for a vote and marketed as a way to grow affordable housing even though the city already has housing inventory planned to meet demand, and even though Home in Tacoma does not actually foster affordable housing.

I recently was made aware of the MDB Insight survey and wanted to alert you that the sample size here is too small for the city to draw statistically meaningful learnings. I would suggest running findings by a UW or TCC statistics professor, for instance, before drawing inferences from this. Also it would be great to see the city hire a more local company or at least a WA one.

Thanks!

Elizabeth

[City of Tacoma Citizen Survey](#)

[Community Survey - City of Tacoma](#)

**From:** Aimee Hamilton <info@email.actionnetwork.org>  
**Sent:** Monday, November 15, 2021 8:53 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

I write as a white homeowner in the Tacoma, Hilltop area, to hopefully counter the short-sighted, close-minded NIMBY-ism of other white homeowners in the area expressing discontent, to express my excitement regarding the potential for some of the objectives to create positive change for the city, and to encourage the Council to shape the ordinances with the following in mind:

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

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Thank you,

[Your name]

Aimee Hamilton  
hamilton.aimee@gmail.com  
2508 S Sheridan Avenue  
Tacoma, Washington 98405



**From:** Steve & Jane VerValin <sjvervalin@comcast.net>  
**Sent:** Monday, November 15, 2021 8:15 PM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I much prefer the latest proposal, however I do not agree with 3 stories in the low-scale residential areas. Two stories are ample and prevent the shadows and unattractive appearance of oversized buildings that so many current homeowners fear. Please change the current proposal to continue to allow only allow two story buildings in low-scale residential.

Jane VerValin

**From:** Adonais Clark <asktheclarks@msn.com>  
**Sent:** Monday, November 15, 2021 7:50 PM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings,

I am writing to voice my dismay and disappointment that the proposed rezone continues to include mid-scale residential uses on Union Avenue between 26<sup>th</sup> Avenue and UPS.

Union Avenue between 30<sup>th</sup> and UPS is arguably the City's signature street, with an uninterrupted line of mostly 100-year old homes and large trees leading to UPS, our City's premiere university.

**This proposal will forever ruin the City's most scenic and iconic neighborhood drive. There is no other street/drive like it in Tacoma.**

In addition, where will all the people park their cars who live in these mid-scale residential units? It is one thing to have on-street parking for a single-family home and possibly an ADU. It will be another thing when 100 or more people per block, on both sides of Union, need to find parking.

Please leave Union Avenue alone and don't ruin the City's most scenic and iconic neighborhood drive.

Thank you for your consideration.

Adonais Clark

**From:** PAMELA FITZPATRICK <moonheart1961@comcast.net>

**Sent:** Monday, November 15, 2021 6:59 PM

**To:** City Clerk's Office

**Subject:** Home In Tacoma

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Good Evening:

We wish to make it clear we are against Home In Tacoma. While this all started out as a lofty goal of affordable housing for Tacoma residents has turned into anything but affordable housing. All HIT has become is, well, a HIT for developers, real estate speculators/investors, and those that are already with funds to convert their property to rental units. Home In Tacoma does not address affordability, the housing crisis (actual owning a home), or homelessness. There is no trust that the City will "get it right" by the homeowners, present or future, by the examples of "it is okay by current code" apartment buildings of very poor design and clearly not fitting into the surroundings going up all over Tacoma from Proctor to McKinley.

And please note on the map that the on S Washington Street, between S19th and just north of S15th (west of Union) that is designated as mid-scale is not suitable at all. The only reason why that section is on there is because of the Christian Life Church "boundary". Washington Street is a residential street, not a main corridor. It is currently torn up, the infrastructure cannot handle a four plus story apartment complexes, and there are only up to 1.5 story homes in that area. This section on Washington is not fronting onto a main street or transit corridor and needs to be removed from the new mid-scale zoning. The cut off should stay with the area along 19th that is currently Multi-family Low Density and not go up Washington Street at all.

Again, we are against Home In Tacoma moving forward as it is. The feedback from the community has been clear - there is far more work that must be done before this can go forward.

Respectfully,

John and Pamela Fitzpatrick

1402 S Washington St

Tacoma, WA

**From:** James Williams <info@email.actionnetwork.org>  
**Sent:** Monday, November 15, 2021 6:35 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

"Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations. Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities. Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation."

Home In Tacoma is the first concrete step in living up to that commitment. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city's planning commission. Working and middle class people can't afford to wait.

Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The



proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning.

WE STRONGLY ENDORSE THE FOLLOWING OBJECTIVES OF THE PLAN:

- Reducing rents and increasing housing affordability will provide relief for rent and housing cost burdened Tacomans.
- Inclusionary zoning requirements serve as a means of making sure that the benefits of development are evenly shared with the most vulnerable, and help keep everyone in the city.
- More density along transit lines and more walkability, paired with green buildings, create a more sustainable and more healthy city.

HOWEVER, WE THINK THE FOLLOWING POLICY FIXES ARE NECESSARY TO MAKE THE PROPOSAL WORK FOR ALL TACOMANS:

- Stronger emphasis on anti-displacement policy to accompany the more liberalized zoning regime.
- Slash parking mandates.
- Some clarity on the role of design standards and a commitment that this will not serve as a veto point for housing production.
- Mandatory rent restricted, income restricted units as part of an inclusionary zoning framework.
- Use inclusionary zoning or other incentive structures to build out the city's Housing Trust Fund, so that it can fund affordable and social housing development.
- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

[Your name]

James Williams  
jimherbwilliams@yahoo.com  
8201 6th Av, apt 126  
Tacoma, Washington 98406

**From:** Bill Allard <bill.allard@comcast.net>  
**Sent:** Monday, November 15, 2021 6:27 PM  
**To:** City Clerk's Office  
**Subject:** Comments regarding Home in Tacoma plan.....

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To: Mayor Woodard and Council Members:

It appears a number of special-interest groups have aligned to attempt benefit from the H.I.T. plan. The one group likely to "lose" are individuals who will no longer be able to live in any area of Tacoma retaining a zoning that has existed for almost 150 years. In one stroke, the Council would eliminate that option for thousands of R-1 property owners and renters, who will now fall under the continuing threat of having properties beside, behind and in front of; rebuilt as, duplexes, triplexes and in some cases even larger buildings.

As I suggested in an earlier note, R-1 zoning represents a "moral contract" between the City and those who bought homes or parcels under that zoning.....likely never imagining that a future Council might "pull the rug from beneath them" in an effort to jam significantly greater density onto already-developed land.

Observing the number of apartments and condos recently-built or being built, it's hard to say that Tacoma isn't already generating substantially more housing. New developments seeking "densification" should be built upon sites that are already zoned for such "progress."

As an aside, if *all* R-1 property owners were shown the photo and question raised by Dawn Schofield on pages 233-234 from November 9th's PDF of submitted comments, the majority would surely voice

opposition to eliminating Tacoma's time-honored R-1 homesites.

William Allard

Tacoma

[bill.allard@comcast.net](mailto:bill.allard@comcast.net)

**From:** Kevin Chung <kwchung9@gmail.com>  
**Sent:** Monday, November 15, 2021 5:32 PM  
**To:** City Clerk's Office  
**Cc:** Ushka, Catherine  
**Subject:** Comment in support for adopting the Home in Tacoma policy actions (Phase 1)

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Dear Mayor Woodards and City Council Members,

I am writing in strong support of adopting the Home In Tacoma policy actions (Phase 1).

Our region's housing market has become less affordable over the past years, and preventing new housing stock from being built where they should be—here, in our city—will only make our market more unaffordable. The opportunities for people to call Tacoma their home is narrowing. Already have the Home in Tacoma zoning reform proposals been scaled back when we are past due time for transformational change that will position Tacoma to grow and develop responsibly. The risks of inaction are too great. I hope you take action and adopt the Home in Tacoma package.

Thank you for the opportunity to comment on this project.

Sincerely,  
Kevin Chung

**From:** Dawn Nanfito <dawn.nanfito@gmail.com>

**Sent:** Monday, November 15, 2021 4:16 PM

**To:** City Clerk's Office

**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Tacoma City Council:

I am providing written comments regarding the action you are taking on Home in Tacoma. I don't agree with mid-scale in residential areas. You have not proven to me that it is necessary in Tacoma nor have I read any research that indicates it is even remotely a good idea. There is no evidence of other cities successfully doing this. When there is already open land to develop in Tacoma, why is mid-scale in residential areas necessary?

This is being rushed, emphasized by the fact that you are doing this when in person meetings are not happening or going to happen. There has been little in the way of actual public discourse about this, which is a problem. I am told by Planning Dept. that "For what it is worth, there are plenty of people who live in the proposed Midscale areas and (through their comments, show that they have a variety of feelings about it)." How can I really know that when we are not able at all to gauge the temperature through in person interaction? And now you also have a [slick campaign](#) from realtors/developers. But you can get by doing this because people aren't paying attention because of a pandemic.

I have wasted my time and energy on this for months. I have sent research, real data, that you are not providing to prove your point. I watched the COW meeting last week, where you all are self-congratulatory. You say you are listening, but you are not. The only person who has responded to my emails is John Hines. Someone from the mayor's office wrote me in response to an email about having in-person meetings. If that is listening, I don't know what not listening looks like. You are just talking. You have an agenda. You are jamming this through because you can.

We live on N. 26th St. a half a block west of Madison. My house has been here for over 100 years. I had hoped it would be here for 100 more years. I have acted as a steward of this house in order to make sure that happened. That all means nothing now. The 3 houses between us and Madison are rentals. We will be mid-scale. We are a target because we were stupid enough to buy a home on a bus line in 1998. We are expendable. We are collateral damage.

You have failed to convince me that my street should be rezoned mid-scale. All this looks like to me is that you are pandering to developers and realtors. All this looks like to me is that it is clear that you don't care about the current residents of your city. All you care about is money.

I can't retire here and risk neighbors selling out to developers because living next to a 4 story (watch it'll become 6) is unacceptable to me. So although council is pleased and self congratulatory, my heart is broken for the future of my house and neighborhood.

Dawn Nanfito

**From:** Ellen Cohen <cohenellenr@yahoo.com>  
**Sent:** Monday, November 15, 2021 4:12 PM  
**To:** Woodards, Victoria; Hines, John; McCarthy, Conor; Hunter, Lillian; Beale, Chris; Ushka, Catherine; Blocker, Keith; Thoms, Robert; Walker, Kristina; City Clerk's Office  
**Subject:** HIT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Council Members.

I urge you to put on hold the mid-scale proposals within the HIT plan for the City of Tacoma. Allow for mid-scale development to occur in areas that are already zoned for multi-story residential buildings. Allow the currently zoned single family areas to be rezoned for low-scale development. Evaluate the effectiveness of that rezoning before moving on to the next step, if it proves to be necessary.

Along with needs for infrastructure to support mid-scale housing in currently single-family zoned areas, stabilizing and/or increasing tree canopy, "affordable" housing requirements of developers and effective tax incentives for development are necessary to have in place, as well as design standards before a change to mid-scale development.

Thank you for considering this viewpoint.

Ellen Cohen

**From:** Esther Day <Dayesther214@outlook.com>  
**Sent:** Monday, November 15, 2021 4:00 PM  
**To:** City Clerk's Office  
**Cc:** Ushka, Catherine; Woodards, Victoria  
**Subject:** Home In Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City of Tacoma Council,

1. The rezoning of all our homes is NOT necessary as you heard at the last meeting where Peter Huffman said that there is sufficient buildable land to build whatever we needed without rezoning.
2. Tacoma has the Asarco contaminated soils throughout Tacoma. It has been years since Asarco – but not for many chemicals. The Asarco plant created a huge plum that sent contamination all the way to the base of Mt. Rainier. It was estimated that the plum contaminants were carried by winds as far as 1,000 miles from the Asarco site.
3. The infrastructure is not in a good state and needs A LOT of work NOW for the current housing that exists, to say nothing of the planned growth.
4. Who determined and what science did they use to determine the growth of our city's population?
5. We need to be sure that Air BNBs are not allowed in our apartment buildings. We are not going to give tax breaks to private businesses who pander to travel sources.
6. The housing being proposed is NOT GOING TO BE AFFORDABLE. The only people making any more are the Real Estate investment companies and developers.
7. Our water supplies are not as everyone thinks. Do not rely on the comments you get from water companies. Check with all scientific folks to get the real information regarding our water resources. If I understand correctly, many of our natural recharging aquifers are not recharging as they should.
8. Midscale is not a good investment – Many companies are closing their offices and working from home PERMANENTLY. King County has closed two office buildings in downtown Seattle and the workforce are now working from home permanently.
9. Seattle has closed an office building in downtown Seattle. People are working from home and this is happening with Microsoft, Google has already done this, Amazon, and many, many others are following. This has already happened in Silicon Valley – California. It is a growing trend that will continue.



10. Tacoma Needs Businesses to pay taxes.

Save Tacoma.

Esther Day

**From:** CAROLYN Chapin <acchapin@msn.com>  
**Sent:** Monday, November 15, 2021 3:54 PM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma and rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

It is with further distress that I read in the current edition of Tacoma Weekly the details of the planned rezoning of my neighborhood (N. Union Avenue) into midscale housing development.

Though many object to tearing down any of these old houses, I am content with the idea of low-scale rezoning for our area from residential, single family. This, because I optimistically believe this is what could make for family affordability while giving them a decent amount of square footage to actually feel 'at home in Tacoma.'

To see that the Rush Corporation, developers, are allowed to build units of only 200 something square feet and charge over \$1,000 a month for its use is shocking. If the city truly cares about housing for lower income people and families, this makes no sense at all.

This lovely, treed street that so many people enjoy walking their families and dogs along does not need its character changed drastically. It is, even before I was blessed to move here, the loveliest street in Tacoma to drive or walk down here in the north end past the University of Puget Sound etc. I do take note that the university has been spared rezoning along Union. I am one block north, just beyond 22<sup>nd</sup>. At 2205 where we have not been given such thoughtful consideration.

I cannot see where tucking (infilling) these three and four story apartment buildings will cause the maintenance of the present property values here and therefore a good property tax revenue for our city. No one wants a multistory apartment complex hanging over their house, yard and privacy. Know the man and his wife in the house next to the new Proctor III would agree.

So please reconsider this huge jump from residential zoning to midscale to be a poor idea. Low scale will afford a greater quality of life for families and could be made truly affordable for them.

Caringly, Carolyn Chapin

Sent from [Mail](#) for Windows

**From:** Patrick Fischer <bonnevilleseattlemail@gmail.com>  
**Sent:** Monday, November 15, 2021 3:25 PM  
**To:** City Clerk's Office  
**Subject:** Patrick would like you to see this story on MyNorthwest.com

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

The following article has been shared with you:

<a href="<https://mynorthwest.com/3227889/mukilteo-rejects-high-density-housing-as-puget-sound-regions-population-booms/>">Mukilteo rejects high-density housing as Puget Sound region's population booms</a>

<https://mynorthwest.com/3227889/mukilteo-rejects-high-density-housing-as-puget-sound-regions-population-booms/>

**From:** Rob Huff <rob@whiterabbits.com>  
**Sent:** Monday, November 15, 2021 3:09 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

"Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations. Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities. Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation."

Home In Tacoma is the first concrete step in living up to that commitment. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city's planning commission. Working and middle class people can't afford to wait.

Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The

proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning.

WE STRONGLY ENDORSE THE FOLLOWING OBJECTIVES OF THE PLAN:

- Reducing rents and increasing housing affordability will provide relief for rent and housing cost burdened Tacomans.
- Inclusionary zoning requirements serve as a means of making sure that the benefits of development are evenly shared with the most vulnerable, and help keep everyone in the city.
- More density along transit lines and more walkability, paired with green buildings, create a more sustainable and more healthy city.

HOWEVER, WE THINK THE FOLLOWING POLICY FIXES ARE NECESSARY TO MAKE THE PROPOSAL WORK FOR ALL TACOMANS:

- Stronger emphasis on anti-displacement policy to accompany the more liberalized zoning regime.
- Slash parking mandates.
- Some clarity on the role of design standards and a commitment that this will not serve as a veto point for housing production.
- Mandatory rent restricted, income restricted units as part of an inclusionary zoning framework.
- Use inclusionary zoning or other incentive structures to build out the city's Housing Trust Fund, so that it can fund affordable and social housing development.
- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

[Your name]

Rob Huff  
rob@whiterabbits.com  
1005 N. 9th St.  
Tacoma, Washington 98403

**From:** mary young <vcyung@gmail.com>  
**Sent:** Monday, November 15, 2021 2:06 PM  
**To:** City Clerk's Office  
**Subject:** proposed zoning changes

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I DO NOT support the proposed changes from single family to Mid Scale Zoning. I also don't like it that tax incentives are given to developers. I do not want an apartment building built next to me impacting my ability to get light and potentially blocking my current outlook. There is already traffic congestion on my street from a home converted into rental units.

Thank you,

Mary Young

**From:** Nancy Bickford <nancy.bickford77@gmail.com>  
**Sent:** Monday, November 15, 2021 1:50 PM  
**To:** City Clerk's Office; Hines, John  
**Subject:** Home In Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please do not pass the Home In Tacoma Proposal. The city of Tacoma's own planning staff recently presented that there is sufficient buildable land in Tacoma for the next 10 years.

Although changed since earlier drafts the maps still show areas that are not well adjacent to public transportation and lack sufficient space for off road parking. Seattle already made a mess of a similar proposal and developers flocked to areas where they would make the most money just creating more non affordable housing and traffic congestion. Please be smart and not pass this proposal. It is neither smart or the current goals of progressive initiatives.

**From:** Evlondo Cooper <info@email.actionnetwork.org>  
**Sent:** Monday, November 15, 2021 12:41 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

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- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

Evlondo Cooper

Evlondo Cooper  
evlocoo@gmail.com  
6635 S Lawrence Street  
Tacoma, Washington 98409

**From:** Susan Schorba <SSchorba@soundcu.com>  
**Sent:** Monday, November 15, 2021 11:36 AM  
**To:** City Clerk's Office  
**Subject:** HOME IN TACOMA - CITY COUNCIL ACTION

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

11-15-21

RE: HOME IN TACOMA / CITY COUNCIL ACTION

To whom it may concern,

I just received an advertisement from the Tacoma Pierce County Association of Realtors wanting me to let the City Council know that I supported the possible upcoming changes of re-zoning in Tacoma. I DO NOT support any of these changes. Allowing these changes would only allow all types of home building to go up in residential neighborhoods, no matter what they look like or how many stories they are and if they match the current housing that is already there. It is not Tacoma's purpose to provide housing to everyone that wants to live here. All this would do is increase taxes to cover added police, fire, schools not to mention added roads, stores, etc. and all the added crime that comes along with it. Tacoma's neighborhoods are already inclusive and diverse. In regards to the realtors, they probably do not live locally and are only in it for the money. So I am asking you to not change the current zoning codes and not to let this happen to Tacoma.

Thank you for your time.

Sincerely,

Susan Schorba  
918 E. 32nd St  
Tacoma, WA 98404

**From:** James McCarty <info@email.actionnetwork.org>  
**Sent:** Monday, November 15, 2021 11:31 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

I write as a Tacoma resident (98407) and homeowner. I strongly believe that we are in a crisis and need to pass as much legislation as possible to build more affordable housing in our city. The lack of affordable housing is driving our homelessness crisis and changing "grit city" to an enclave for the upper-middle class. This drives out so many of the diverse communities that make Tacoma the city I chose to move back to after getting an education. I want to live in a diverse, creative, and dynamic Tacoma. I believe we are losing that character and the Home in Tacoma ordinance would help to bring us back to the culture we love.

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

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Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning.

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HOWEVER, WE THINK THE FOLLOWING POLICY FIXES ARE NECESSARY TO MAKE THE PROPOSAL WORK FOR ALL TACOMANS:

- Stronger emphasis on anti-displacement policy to accompany the more liberalized zoning regime.
- Slash parking mandates.
- Some clarity on the role of design standards and a commitment that this will not serve as a veto point for housing production.
- Mandatory rent restricted, income restricted units as part of an inclusionary zoning framework.
- Use inclusionary zoning or other incentive structures to build out the city's Housing Trust Fund, so that it can fund affordable and social housing development.
- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,  
Jimmy McCarty

James McCarty  
james.w.mccarty.iii@gmail.com  
3122 N BALTIMORE ST  
Tacoma, Washington 98407



**From:** Nancy Searle <inwaf12020@aol.com>  
**Sent:** Monday, November 15, 2021 11:20 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Re: Say NO to HOMEinTacoma plan for the West Slope Tacoma Neighborhood -

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

We are writing to make our voices heard in OPPOSITION to many aspects of “Home in Tacoma” plan. Knowing this is a nationwide plan makes our opposition even more necessary. Replacing SINGLE FAMILY homes with multi-story apartment buildings seems to be a “thing” with city planners - might it be a global plan to force a reset of the way people live in cities across our country? It seems to be so in many cities right now. People have worked and saved to have a home where they feel safe and at “home” for years only to have a council of “elected” officials come in and try to force their new image of what a neighborhood should be is just another of the many “reset” of values we are seeing globally. This is NOT a green initiative, **there will be loss of open space and tree canopy!** Tearing down VIABLE homes is destructive to our environment. Adding multi family homes with limited to zero parking in “single” family zoned areas is a benefit only to DEVELOPERS - no one else gains from a program like this!

On the west slope of Tacoma we have faced plans that attempt to destroy our view lots, crowd in many more people than the area is designed to house and maintain a livable lifestyle. Many homes in our neighborhood already house multi-generational FAMILIES. By imposing that some homes will be destroyed to add larger buildings will shade out yards and homes and eliminate privacy. Our neighborhood will become noisier and more congested. The plan is for well-built, older homes to be demolished and replaced with apartment buildings! The low-scale plan is still being developed and there is no design oversight for mid-scale at all! Differing architectural types will have a negative impact on our neighborhood. INFRASTRUCTURE and amenities to accommodate a growing population, preservation of HISTORIC buildings, protection of green spaces and trees, ALL OF THESE must be addressed and have NOT BEEN completely done for low-scale building much less the proposed mid-scale development! We know once the zoning is enacted, it will be impossible to reverse, thus we will be forced bring a lawsuit against the city to STOP it if the Council does not put Mid-scale Zoning on hold!

Jess and Nancy Searle

950 S Locust Ln

Tacoma WA 98465

[Sent from the all new AOL app for iOS](#)



Virus-free. [www.avg.com](http://www.avg.com)

**From:** Eric Herde <info@email.actionnetwork.org>  
**Sent:** Monday, November 15, 2021 11:05 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

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Home In Tacoma is the first concrete step in living up to that commitment. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city's planning commission. Working and middle class people can't afford to wait.

Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The



proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning.

WE STRONGLY ENDORSE THE FOLLOWING OBJECTIVES OF THE PLAN:

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- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

[Your name]

Eric Herde  
ericherde@gmail.com  
305 S 35th St  
Tacoma, Washington 98418

**From:** Malakay Betor <info@email.actionnetwork.org>  
**Sent:** Monday, November 15, 2021 10:45 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. And there are is a lot of hysteria about high-rise apartments ruining neighborhoods. I saw a sign, "Don't Seattle Tacoma". I would like to counter with "Let's Stadium-District Tacoma". The Stadium District should be a model for the entire city. There are multi-family homes, single family homes, parks, shops, walk-able neighborhoods, and mass transit along beautiful tree lined streets.

We know we have a "missing middle" when it comes to housing here.

<https://missingmiddlehousing.com/>

Home In Tacoma is the first concrete step toward a more inclusive city. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city's planning commission. Working and middle class people can't afford to wait.

I applaud your efforts to reform our out-dated zoning.

Thank you,

[Your name]

Malakay Betor  
malakay.list@gmail.com  
3001 N. Mason Ave  
Tacoma, Washington 98407

**From:** Andy Motz <info@email.actionnetwork.org>  
**Sent:** Monday, November 15, 2021 10:19 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council  
Hello all,

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? Do we want to see the homelessness crisis increase or subside? Do we want health and safety for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning in order to create a more flourishing safe society for all.

WE STRONGLY ENDORSE THE FOLLOWING OBJECTIVES OF THE PLAN:

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- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

Andy

Andy Motz

[andy.motz26@gmail.com](mailto:andy.motz26@gmail.com)

1012 N 8th St, Apt 3

Tacoma, Washington 98403

**From:** Sarah Albers <sabluesky@outlook.com>  
**Sent:** Monday, November 15, 2021 10:02 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Subject: Home In Tacoma  
To: cityclerk@cityoftacoma.org  
CC: john.hines@cityoftacoma.org

Dear City Council-

We are writing to voice our opposition to those aspects of Home In Tacoma that will encourage developers to buy and demolish existing single family homes, and replace them with multi-story apartment buildings.

**Put Mid-scale on hold:** The City's own planning report states that Tacoma does not need to build 3 to 4 story apartment buildings in our neighborhoods in order to meet 2050 housing targets. Instead, the City should emphasize developing multi-family complexes downtown and in areas already zoned for larger buildings. Analyze the impact of low-scale zoning before pursuing any further neighborhood zoning changes.

**Create Design Review for Low-scale structures:** The Planning Department must create design standards that are sensitive to neighborhood context and a public citizen-based Design Review process.

**Focus staff resources to ensure low-scale is implemented successfully:** The City must develop initiatives to encourage development on vacant and underutilized land. The City must take actions to ensure urban infrastructure is adequate to support growth. The City should conduct proactive surveys to identify historically and culturally significant buildings. Implement strategies to discourage demolition.

**Lastly, conduct effective public outreach.** This topic requires in-person public meetings. Mailings to residents must use clear and specific language that will alert residents to what is actually being proposed in their neighborhoods.

Thank you-  
Sarah Albers  
Gordon Thompson  
934 S. Locust Lane  
Tacoma, WA 98465



Virus-free. [www.avg.com](http://www.avg.com)

**From:** Jim Straub <info@email.actionnetwork.org>  
**Sent:** Monday, November 15, 2021 9:24 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

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- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

[Your name]

Jim Straub  
rustbeltjacobin@gmail.com  
422 N L St, Apt 3  
Tacoma, Washington 98403

**From:** JON HIGLEY <jondolar2@comcast.net>

**Sent:** Sunday, November 14, 2021 11:22 PM

**To:** City Clerk's Office

**Subject:** Home in Tacoma Project

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Tacoma City Council:

I submit this testimony to express my concern and objection about the proposed rezoning of single-family neighborhoods within the city limits.

As a resident of over 35 years in NE Tacoma's "Caledonia" neighborhood I ask that the city council reconsider this project. From my research about the proposed mid-scale development to the south of the Center at Norpoint, and just south of the TPD sub-station, at the intersection of Northshore Pkwy NE and Norpoint Way NE only a few blocks from my home, there will be buildings with up to three story housing units on two sides, with no parking spaces, but which will strip the existing "green belt" trees and animal habitat away which now exists on that footprint, according to maps provided by the project documents.

Why can't such units be built in areas of Tacoma which can more easily be developed for such project needs that's much closer to downtown, like the hillside to the west of the UW Tacoma portion where there are many vacant lots? I am concerned that such a project will only devalue the property of those residents living in our surrounding area. Is this the objective of the City Council? Why would it want to do that, when it would only eventually push out those who can afford to pay the already high property taxes?

As a former Pierce County Planning Commissioner of eight years, this is absurd and makes no practical sense. I urge the council to seriously reconsider moving forward with this proposal, for it will only ruin current neighborhoods which produce productive revenue for the city coffers.

Jon Higley

5313 24th Ave NE



Tacoma, WA 98422

Two-time former Pinnacle Point HOA Pres.

PCPC 2012-2020 of Dist. #2

**From:** Dave <ddl@nventure.com>  
**Sent:** Sunday, November 14, 2021 9:57 PM  
**To:** City Clerk's Office  
**Subject:** Re: Home In Tacoma Project Proposals - Proposed Rezoning of Pointe Woodworth Gated Community doesn't make sense ...

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

After reviewing the updated plans it appears that my comments previously were ignored.... So I'm resubmitting them again for the Upcoming City Council meetings on Nov 16th and 30th.

My basic request is for the removal of our private gated community from your plans to rezone ... we have a HOA with CC&R's that requires single family homes on all lots within our community and thus do not allow any of the plans you are proposing ... so it makes no sense to rezone our community....

The following provides additional details on specifics on why rezoning our community makes no sense ... our community doesn't fit your stated criteria and goals

BTW ... I participated in several of community information and outreach online meetings earlier this year and found them informational but also we're a PR stunt attempting to get participants to take surveys that only had multiple choice responses that only supported the Home in Tacoma efforts and didn't provide any way to convey responses challenging or disagreeing with proposals in the plans. I'm sure survey responses from all the meetings held were all tallied in aggregate over time to result in the large support numbers reported/stated that likely were very large mis-representations of the actual support by Tacoma residents ... many participants likely took the surveys and only figured out afterward what was happening.

Sent from my iPhone

> On Jul 1, 2021, at 8:17 PM, Dave <ddl@nventure.com> wrote:

>

> It makes no sense to rezone Pointe Woodworth Gated Community for a number of reasons.

>

> First off, every lot in the gated community is occupied with a house ... there are no open lots and home layouts occupy a majority of each lot. The community per city and county requirements has a storm overflow area, etc.. The community is privately owned and has no space/plans to expand ... its full. The community is only 20 years old so the homes are not anywhere near to a state that would need to be replaced. There is currently an Association with Covenants.

>

> Second, the community does not fit your other critical criteria such as areas with easy access to services, etc. We are remote. Currently there is no way to fix that based on our location ...there is no room for implementing things like a safe bus stop on an already busy and narrow access road that is already overused and can't be expanded based on terrain ... often due to heavy traffic it takes us 5+ minutes just to get out of our neighborhood!!!

>

> Quite frankly, why would you propose rezoning a gated community that is privately owned with a HOA, that has no plans/space for additional homes, is relatively new so no need/plans to replace any homes, and is remote with no easy access to services.

>

> I'm requesting that you remove our gated community from your proposals ... I noticed many other areas throughout Tacoma that were not included in your proposals likely because they don't have open space to build on or didn't meet your critical criteria.

>

> Respectfully,

>

> Dave Larsen

> 1949 Lighthouse Lane NE

> Tacoma, Wa. 98422

> Resident of Pointe Woodworth Community  
>  
>  
>  
> Sent from my iPhone

**From:** EDA ROOSNA <roosnavald@yahoo.com>

**Sent:** Sunday, November 14, 2021 9:10 PM

**To:** City Clerk's Office

**Subject:** Home in Tacoma project

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

I fully support preserving the unique qualities of West Slope with its spacious lots and gorgeous views.

Sincerly , Eda Roosna, 940 South Karl Johan Ave, Tacoma, WA 98465

**From:** Eric Kiguru <info@email.actionnetwork.org>  
**Sent:** Sunday, November 14, 2021 8:39 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

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- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

[Your name]

Eric Kiguru  
ekiguru2005@gmail.com  
7039 61st St W  
University Place, Washington 98467

**From:** David Eichner <david@icansoftware.com>  
**Sent:** Sunday, November 14, 2021 6:39 PM  
**To:** City Clerk's Office  
**Subject:** FW: Home In Tacoma Project - City Council Action

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I'm very happy to see that the IPS Committee has been working to address issues raised at the hearing through changes to the proposals.

The reduction of the amount of Mid-scale zoning (particularly in neighborhoods where no commercial offices/shopping) is a huge improvement!

Thanks,

David Eichner, CPA

---

**From:** "Barnett, Elliott" <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>  
**Date:** Saturday, November 6, 2021 at 7:31 AM  
**To:** Planning <[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)>  
**Subject:** Home In Tacoma Project - City Council Action



### City Council Action

The City Council is scheduled to take action on the Home In Tacoma Project recommendations in November 2021. The key dates are:

- November 16, 2021 – First Reading of ordinance
- November 30, 2021 – Final Reading of ordinance

To provide comments to the City Council, email [cityclerk@cityoftacoma.org](mailto:cityclerk@cityoftacoma.org) or participate in the virtual Council meeting which begins at 5:00 p.m. Visit <https://cityoftacoma.legistar.com/Calendar.aspx> for Zoom links and agendas.

### What's in the package?

The City Council will consider adopting the Home In Tacoma Project policy actions (Phase 1). The package includes:

- Comprehensive Plan policy updates – changing Tacoma's housing growth strategy and calling for new zoning and standards supporting infill housing
- Near-term Code Changes – adding flexibility to Tacoma's current housing rules to promote affordability and infill

- Tacoma's Housing Action Plan – guiding long-term implementation of housing goals

The complete package, including a new Housing Growth Scenario Map, is available at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

If City Council adopts the package, the City will start work on zoning and standards (Phase 2)—we hope you will participate!

## Background

It's getting harder to find housing in Tacoma. The City is considering changes to housing rules intended to help meet our community's housing supply, affordability and choice needs.

For many years, Tacoma's housing rules for most neighborhoods have primarily allowed just one housing type—detached houses. Under these proposals, the City would allow housing types including duplexes, triplexes, cottages and multifamily to be built in Tacoma's neighborhoods as well. The City would adopt standards to make sure that the design and size of new housing is not too different from that of nearby houses.

On Tuesday, November 9, 2021, the Council Committee of the Whole will discuss the changes recommended by the City Council Infrastructure Planning and Sustainability (IPS). Since the City Council's July 13<sup>th</sup> Public Hearing, the IPS Committee has been working to address issues raised at the hearing through changes to the proposals. The Committee's recommendations, which reduce the amount of Mid-scale and strengthen design, affordability and infrastructure policies, are included in the package now headed for a City Council vote.

## How to learn more

The public can attend Council and Committee meetings, which are currently being held online, or view video recordings after the meetings. To find out more, visit [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma), send an email to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org), or call (253) 591-5030 (Option 4).

The City of Tacoma launched the **Home In Tacoma Project** to gain community and industry insight in updating Tacoma's housing growth policies and zoning. You are receiving this notice because you have been identified as a potentially interested party. Please help to spread the word! We hope you will continue to participate.



<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 591-5030 Option 4



**From:** Alexander Kidder <info@email.actionnetwork.org>  
**Sent:** Sunday, November 14, 2021 6:35 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

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Home In Tacoma is the first concrete step in living up to that commitment. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city's planning commission. Working and middle class people can't afford to wait.

Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The

proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning.

WE STRONGLY ENDORSE THE FOLLOWING OBJECTIVES OF THE PLAN:

- Reducing rents and increasing housing affordability will provide relief for rent and housing cost burdened Tacomans.
- Inclusionary zoning requirements serve as a means of making sure that the benefits of development are evenly shared with the most vulnerable, and help keep everyone in the city.
- More density along transit lines and more walkability, paired with green buildings, create a more sustainable and more healthy city.

HOWEVER, WE THINK THE FOLLOWING POLICY FIXES ARE NECESSARY TO MAKE THE PROPOSAL WORK FOR ALL TACOMANS:

- Stronger emphasis on anti-displacement policy to accompany the more liberalized zoning regime.
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- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

[Your name]

Alexander Kidder  
alexk1111@gmail.com  
7510 S I St  
Tacoma, Washington 98408

**From:** Peach McDouall <info@email.actionnetwork.org>  
**Sent:** Sunday, November 14, 2021 6:27 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

You all know that Tacoma has a housing affordability crisis.

This year, our rent has gone up *\*triple\** what our pay went up.

According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing.

Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

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Thank you,

[Your name]

Peach McDouall  
lezley.mcdouall@gmail.com  
910 S 8th St #4  
Tacoma, Washington 98405

**From:** John Wolters <john@wc-studio.com>  
**Sent:** Sunday, November 14, 2021 5:28 PM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma - In Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We need to make adjustments to land use policy to leverage the untapped potential of the Missing Middle. Ending the exclusion of duplexes, triplexes, townhouses and small apartment buildings in all of our residential neighborhoods is a huge opportunity to make Tacoma a more sustainable, affordable, and livable city. INCLUSIVE NEIGHBORHOODS and the WELL-BEING OF OUR PEOPLE + THE ENVIRONMENT WE SHARE must be the top priorities in our vision for growth. This is how we achieve the best possible future for everyone in Tacoma.

John Wolters

206.371.5152

**WC STUDIO**

architects

[www.wc-studio.com](http://www.wc-studio.com)

**From:** Timothy F. Fikse <tfiks@msn.com>  
**Sent:** Sunday, November 14, 2021 3:04 PM  
**To:** City Clerk's Office  
**Subject:** One Home Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please include this email in the comments for the City Council as they consider “Home in Tacoma.”

I recently received a mailing from One Home Tacoma/Tacoma Pierce County Association of Realtors, with a detachable postcard to mail to Mr. John Hines urging him to support the “Home in Tacoma” project.

The mailing takes the stand that we need the project to make sure Tacoma has a workforce that lives in Tacoma.

The first tactic of “Home in Tacoma” proponents was to convince Tacoma residents we need more affordable housing. Now they are attempting to convince us we will lack a workforce if we don’t support this “Home in Tacoma” project. Both tactics strike me as ruses to hide the real agendas.

Proponents of “Home in Tacoma” all have a proverbial ax to grind. Realtors, developers, and the City tax coffers all stand to gain financially from this project. Then there are those who mistakenly believe ruining neighborhoods is justified in the interests of the vague term, “social justice.” In addition, there are those who loath the concept of suburbs, and push “density.”

The character of our neighborhoods, and consequently the livability of Tacoma, would suffer to satisfy someone’s greed or political agenda. The whole project needs to be scrapped and City planners need to find ways to actually improve Tacoma residents’ quality of life. The planners can begin by asking us.

Sincerely,

Janice Fikse

1608 S Meyers St

Tacoma, WA 98465

*"In a time of universal deceit, telling the truth is a revolutionary act." -George Orwell*

Sent from my iPad

**From:** stoll <hamaistoll@harbornet.com>  
**Sent:** Sunday, November 14, 2021 3:01 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Home in Tacoma -- Not

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City Council -

We are writing to voice our opposition to those aspects of Home in Tacoma that will encourage developers to buy and demolish existing single family homes, and replace them with multi-story apartment buildings. Specifically, our home and our street on the West Slope will be rezoned to Mid-Scale Development. Because our home and those of our neighbors are view properties, the cost of acquiring our land and demolishing our solid, well-maintained houses (not dilapidated shacks) will result in apartments that charge premium rentals for their views — not affordable housing. The character of our street will be destroyed, and for whose benefit? The developers — not the residents of Tacoma. When I drive around my side of Tacoma, I see plenty of undeveloped land that could be appropriately be used for higher density housing. Destroying existing single family homes will REDUCE the inventory of houses available to buy, and result in even higher home prices. This is not just a NIMBY protest. We can support Low-Scale Residential re-zoning in our neighborhood, but not Mid-Scale.

Henry Stoll  
Wendy Hamai  
609 Vista Drive  
Tacoma, WA 98465



**From:** Bradley Eisenbeis <info@email.actionnetwork.org>  
**Sent:** Sunday, November 14, 2021 2:53 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
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Thank you,

Bradley Eisenbeis

Bradley Eisenbeis  
yazflying@gmail.com  
215 N I STREET  
Tacoma, Washington 98403

**From:** Sebastian Martinez <info@email.actionnetwork.org>  
**Sent:** Sunday, November 14, 2021 2:51 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
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Sebastian Martinez  
yazflying@gmail.com  
943 N ALDER STREET  
Tacoma, Washington 98406

**From:** Sebastian Martinez <info@email.actionnetwork.org>  
**Sent:** Sunday, November 14, 2021 2:50 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

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[Sebastian Martinez

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yazflying@gmail.com  
943 N ALDER STREET  
Tacoma, Washington 98406

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**Sent:** Sunday, November 14, 2021 2:49 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

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**Sent:** Sunday, November 14, 2021 2:46 PM  
**To:** City Clerk's Office  
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**Sent:** Sunday, November 14, 2021 2:45 PM  
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Thank you,

[Yasmin Vian ]

Antonio Martinez  
yazflying@gmail.com  
943 N ALDER STREET  
Tacoma , Washington 98406

**From:** Chris Karnes <info@email.actionnetwork.org>  
**Sent:** Sunday, November 14, 2021 1:01 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

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Thank you,

[Your name]

Chris Karnes  
chris.tacoma@gmail.com  
1416 S 8th St  
Tacoma, Washington 98405

**From:** Katherine Mulholland <info@email.actionnetwork.org>  
**Sent:** Sunday, November 14, 2021 10:36 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

As a home owner in the Lincoln District since 2018, if we don't do what's written below, we will fall behind. We need to modernize our city. Homelessness is getting worse, tents are popping up everywhere and have entered the surrounding areas of my neighborhood. It didn't look like this when I bought three years ago. Please make this happen:

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Thank you,

Katherine

Katherine Mulholland  
kbmulholland@gmail.com  
4034 S Bell St  
Tacoma, Washington 98418



**From:** Nancy Lee Farrell <nfarrellwa@gmail.com>  
**Sent:** Sunday, November 14, 2021 10:00 AM  
**To:** City Clerk's Office  
**Subject:** Don't deny justice any longer. No to LNG.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Nancy Farre,,, 4005 N. 24th St. Tacoma 98406

**From:** Nancy Lee Farrell <nfarrellwa@gmail.com>  
**Sent:** Sunday, November 14, 2021 9:54 AM  
**To:** City Clerk's Office  
**Subject:** No fracked gas for LNG!! Listen to the Puyallups!!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Tim Rohlfinding <info@email.actionnetwork.org>  
**Sent:** Saturday, November 13, 2021 8:10 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Housing has gotten too expensive for people living paycheck to paycheck struggling to pay rent. Fostering the opportunity for home ownership is essential for families to build generational wealth. Permanent housing affords people/families the ability to break free from the cycle of poverty and unemployment. Transitional housing is essential for improving the lives of everyone in the SeaTac area.

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Thank you,

[Your name]

Tim Rohlifing  
trohlifing@mac.com  
1555 Vine St Apt 230s  
Los Angeles, California 90028



**From:** Krissy Johnson <info@email.actionnetwork.org>  
**Sent:** Saturday, November 13, 2021 6:58 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Thank you,

Krissy

Krissy Johnson  
kristinagaylejohnson75@gmail.com  
3325 North Mullen Street  
Tacoma, Washington 98407

**From:** Rob & Sandy Peterson <petersonrs1@gmail.com>

**Sent:** Saturday, November 13, 2021 6:41 PM

**To:** City Clerk's Office

**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

This project needs more work and more transparency for the public. Now that we have been able to get the vaccine we need to have more public meetings in the various sections of the city for a more thorough look at the proposals and their impact, with time for questions.

At the council meetings that are for the entire city there is hardly time for adequate explanation and discussion for the citizens who will be impacted, often adversely, by these changes.

There are many properties and buildings in the downtown area where there are already tall buildings. The single family home neighborhoods should not be targeted when other options are available.

Please, slow the process so we don't feel like you are doing this to us without sufficient time for our involvement. We are affected regardless of where in the city we live.

Sandra and Robin Peterson



**From:** Angie Wolle <angwol@gmail.com>  
**Sent:** Saturday, November 13, 2021 6:37 PM  
**To:** City Clerk's Office  
**Subject:** Home In Tacoma Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I support finding creative ways to allow for more affordable housing. However I do not support the proposed zones.

I live on the Westslope, 1742 S. Fairview Drive.

My concerns are in regard to how these new zones will impact Fairview Drive which is one block off of Jackson.

We currently have a number of multi-family homes on Jackson, where their backyards are adjacent to Fairview Drive. There is not enough parking for these residences. The parking is spilling over into the neighborhood, not allowing for passage on the street.

There has also been an increase in petty theft/ car prowls in the neighborhood. Many of these incidents are not reported as there isn't anything the police can do.

There is also a noticeable increase in traffic and speed of traffic in this neighborhood which will only increase should these proposed zones go through.

Thank you for hearing me out about how the new zones will adversely affect the westslope neighborhood.

Angie Wolle

**From:** Andrea Bob <info@email.actionnetwork.org>  
**Sent:** Saturday, November 13, 2021 4:48 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To: The Tacoma City Council

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Thank you,

Andrea

Andrea Bob  
rip\_erick@yahoo.com  
6255 21st st ne #903  
Tacoma , Washington 98422

**From:** Megan Little <megan.c.little@live.com>  
**Sent:** Saturday, November 13, 2021 2:35 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

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**Flag Status:** Flagged

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Thank you,

Megan Little

Megan Little  
megan.c.little@live.com  
412 S 30th St  
Tacoma, Washington 98402

**From:** Jeff H Tepper <jtepper@pugetsound.edu>  
**Sent:** Saturday, November 13, 2021 2:24 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Proposed Zoning Changes

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City Council,

I am concerned about several aspects of the proposed zoning changes:

- (1) The proposal claims that new development will make an effort to “fit in” with existing housing. But the project currently underway on N 27<sup>th</sup> and Adams is placing a four story apartment building next to a single family home. This is not supposed to happen. How are we supposed to trust the process when this is allowed??
- (2) The Proctor District will soon have at least four tall apartment buildings and a fifth is in the works. This development is displacing the small businesses (now going away are the dry cleaners, sporting good store, karate studio, and learning center) that make Proctor a walkable, self-contained neighborhood. The city should be building more Proctor-type neighborhoods, not allowing what works to be overwhelmed.
- (3) The Proctor business district has a finite footprint – it cannot expand to accommodate, for example, more parking at Safeway or Metro Market. How are all the new residents supposed to grocery shop? New apartments more than a block away are not, for many people, within walking distance if they are carrying groceries, and mass transit is not a viable option for grocery shopping. Building permits need to consider not just on-site parking (which appears to be inadequate in cases already) – they also need to consider where people will shop and how they will get there.

Please stop and give more thought to this re-zoning process. It is not solely about finding housing for more people. It is also about building livable communities where shopping, etc. is possible without driving. It is about preserving green spaces and permeable surfaces so that we reduce urban heat island effects and runoff to the Sound. From what I see happening in Proctor these other concerns have been largely if not complete forgotten.

Sincerely,

Jeff Tepper

**From:** Lyle Romer <info@sg.actionnetwork.org>  
**Sent:** Saturday, November 13, 2021 2:14 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Lyle Romer  
lyleromer@gmail.com  
4810 N 14th St.  
Tacoma, Washington 98406



**From:** Syed Meer <ashmeer@mac.com>  
**Sent:** Saturday, November 13, 2021 1:12 PM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi, my name is Ash Meer. I'm a Tacoma resident since 2016 and a homeowner in Hilltop. I'm also a volunteer at the eviction defense clinic of Tacomaprobono.

I support the general themes and goals of Home in Tacoma (HIT): to increase density, to bring economic diversity to more parts of Tacoma, and to create more housing options for our residents. However, having heard numerous stories at Tacomaprobono of people finding themselves homeless through no fault of their own, I realize that while a shortage of low cost housing options is definitely an issue, a far bigger issue is affordability and unscrupulous landlords. We could prevent nearly half the evictions underway by restricting how much rent can increase in a lease renewal, protecting tenants from abuse and neglect from landlords, and enforcing the implied warranty of habitability. There are single moms living in rat infested apartments who can't afford to move, there are elderly folks on disability who have no heat, and there was a family of 5 whose rent increased by 100% in a month. Please do something for these people, not only the young middle class people these new buildings attract.

Secondly, as many of my fellow Tacomans have pointed out, maintaining the unique and picturesque quality of our neighborhoods is crucial to both quality of life and appeal to new residents and businesses. We desperately need a design board to approve new construction, and promote thoughtful growth. This board MUST include residents from affected areas as well as city planning experts and historians to make sure we don't destroy our past achievements.

Tacoma suffers from many quickly made and shortsighted city planning choices: vacating downtown, running a highway through the middle of the city, promoting malls over downtowns, and tearing out the streetcars. Let's not be remembered for another.

Best  
Ash Meer

Sent from my iPhone

**From:** michael.garrett.r@gmail.com  
**Sent:** Saturday, November 13, 2021 12:52 PM  
**To:** City Clerk's Office  
**Cc:** Lori Faccone  
**Subject:** Opposition to Code changes and rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Council,

I've provided written comments opposing the Tacoma Housing Plan and its many facets. I live in a neighborhood directly affected by the changes and urge you not to change the codes to modify the single family zoning. Simultaneously to this proposal my neighborhood may be designated / included in a historical district. In my opinion, these two proposals are not compatible (the missing middle housing as you call it is not appropriate here). The current zoning does not limit ethnic, religious, racial or any other diversity you may want to categorize people.

I urge you to please not move forward with this action!

Sincerely,

Michael Garrett  
[michael.garrett.r@gmail.com](mailto:michael.garrett.r@gmail.com)

**From:** Devin Rydel Kelly <info@email.actionnetwork.org>  
**Sent:** Saturday, November 13, 2021 12:24 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

"Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations. Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities. Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation."

Home In Tacoma is the first concrete step in living up to that commitment. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city's planning commission. Working and middle class people can't afford to wait.

Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The

proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

Tacoma stands at a crossroads as we choose what kind of city we want to be. Do we want to be a city for everyone? The Tacoma City Council should pass Home in Tacoma and abolish the legacy of redlining and exclusionary zoning.

WE STRONGLY ENDORSE THE FOLLOWING OBJECTIVES OF THE PLAN:

- Reducing rents and increasing housing affordability will provide relief for rent and housing cost burdened Tacomans.
- Inclusionary zoning requirements serve as a means of making sure that the benefits of development are evenly shared with the most vulnerable, and help keep everyone in the city.
- More density along transit lines and more walkability, paired with green buildings, create a more sustainable and more healthy city.

HOWEVER, WE THINK THE FOLLOWING POLICY FIXES ARE NECESSARY TO MAKE THE PROPOSAL WORK FOR ALL TACOMANS:

- Stronger emphasis on anti-displacement policy to accompany the more liberalized zoning regime.
- Slash parking mandates.
- Some clarity on the role of design standards and a commitment that this will not serve as a veto point for housing production.
- Mandatory rent restricted, income restricted units as part of an inclusionary zoning framework.
- Use inclusionary zoning or other incentive structures to build out the city's Housing Trust Fund, so that it can fund affordable and social housing development.
- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

[Your name]

Devin Rydel Kelly  
peopleofearth@gmail.com  
910 South M Street  
Tacoma, Washington 98405

**From:** Debra Gibson <livingoutloud55@yahoo.com>

**Sent:** Saturday, November 13, 2021 11:55 AM

**To:** City Clerk's Office

**Subject:** Housing

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

The wages individuals make do not cover the cost of renting an apartment. New apartments costing \$1,000+ for a square room, not even a separate bedroom space. Is the city allowing big corporations to come in and build homes only then to turn around and rent them out?

This isn't part of the housing issue but what is the reason the streets and highways in south Tacoma are not being cleaned up. There are shopping carts on corners, there are encampments with lines of shopping carts, overgrown grass and trash everywhere.

Why is this south Tacoma being neglected?

**From:** Ingrid Walker <info@email.actionnetwork.org>  
**Sent:** Saturday, November 13, 2021 10:05 AM  
**To:** City Clerk's Office  
**Subject:** Housing in Tacoma

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

I was deeply disappointed to learn at the Nov. 12 Council meeting that the proposed zoning for better housing density and affordable housing has been dramatically reduced. My neighborhood is still in the zoning plan, but I want to share with you why it's important to return to the broader zoning as proposed.

When I bought my house (1200 block of North Prospect) 12 years ago, the block was majority working class families (butchers, construction workers, service industry) and school teachers. We enjoy an active and close social community. As housing prices have risen in the last 7 years, people have moved in from Seattle to buy homes with cash over asking price. The complexion of the neighborhood has changed dramatically—but most importantly, the ability of someone who makes less than \$100,000 to buy a home here (as I did), is long gone. Some families are selling and leaving Tacoma altogether.

As some of the older old homes will inevitably be replaced on this block, there is an opportunity to make them multi-family dwellings and housing for people with different needs. It is an ideal opportunity, with an elementary school 3 blocks away and shops and multiple within walking distance are key bus lines nearby.

Tacoma needs rent ceilings and broader, inclusionary zoning. As I watch the commercial tenants on 6th ave. be pushed out by dramatic rent increases, I worry that the developments that come in will not be affordable and will house businesses that do not serve people across a diversity of incomes. I don't want to live in a city that looks like Seattle.

We need to be a city that serves all of our people with housing opportunities and neighborhood communities that are inclusive and diverse. Neighborhoods thrive when people walk, work, and shop in them. This is the heart of Tacoma; not the upscale gentrification that is happening at an alarming pace. I am counting on the Council to pass the

Thank you,

Dr. Ingrid Walker

Ingrid Walker

[ingrid.k.walker@gmail.com](mailto:ingrid.k.walker@gmail.com)

1214 N. Prospect St

Tacoma, Washington 98406

**From:** Laura Gardner [laurajmgardner@gmail.com]

**To:** City Clerk's Office

**Sent:** Saturday, November 13, 2021 8:19:46 AM

**Subject:** Home in Tacoma

I support the Home in Tacoma project. I am blessed to live in a single family home in a neighborhood currently zoned single family. I support changing the zoning to reflect the realities of the housing market which would allow duplexes, triplexes, etc. in my neighborhood. Adding “missing middle” housing to Tacoma will give current and future residents more affordable housing options.

Please vote YES on the Home in Tacoma project - our city needs it.

Thank you,

Laura Gardner  
1702 S Mountain View Avenue  
Tacoma WA 98465



**From:** David Galazin <info@email.actionnetwork.org>  
**Sent:** Friday, November 12, 2021 10:38 PM  
**To:** City Clerk's Office  
**Subject:** Pass the Home in Tacoma ordinance this November

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

City Clerk,

To: The Tacoma City Council

Tacoma has a housing affordability crisis. According to the Tacoma News Tribune, over the last decade median home prices in Tacoma have grown by 108%, rents have gone up by 78%, while median income has grown by only 10%. We're spending more and more of our paycheck every year on housing. Housing construction simply hasn't kept up with demand. Compared to other cities of our size, Tacoma builds very little new housing. It's no wonder why; presently 75% of the city is zoned exclusively for the most expensive type of housing. As a result, Tacoma builds fewer homes than most comparable cities.

For years and years the city has been talking about how to fix this. The city has studied this issue. The city has consulted with experts and has solicited participation from the community members. The city has taken comments and done studies. And seven years ago, after all that, our elected officials committed the following:

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Home In Tacoma is the first concrete step in living up to that commitment. It is long overdue. It is time now to implement the original recommendation endorsed by a super majority of the city's planning commission. Working and middle class people can't afford to wait.

Let's build again in Tacoma. Home in Tacoma includes Low Scale Residential and Mid-Scale provisions, with a mix of housing choices and opportunities anchored around a variety of transportation options and brick and mortar services. Just like the way we used to build. The

proposal will provide more and varied ownership options, allowing more Tacomans of all incomes to own homes and find decent housing. The Mid-Scale provisions are restricted to major transit corridors, but are just broad enough to help lower rents in the city.

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- Use inclusionary zoning or other incentive structures to build out the city's Housing Trust Fund, so that it can fund affordable and social housing development.
- Speedy and rapid implementation of this proposal. Slowing down the process will only weaken the ultimate product and justice demands that we move as swiftly as possible.

Thank you,

[Your name]

David Galazin  
davidgalazin@gmail.com  
812 n grant ave  
Tacoma, Washington 98403

**From:** Mary Paynter <info@sg.actionnetwork.org>  
**Sent:** Friday, November 12, 2021 9:08 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

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National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Mary Paynter  
payntermary@comcast.net  
27220 10th Avenue South  
Des Moines, Washington 98198

**From:** Linda Fortune <info@sg.actionnetwork.org>  
**Sent:** Friday, November 12, 2021 7:07 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

I am sorry to say, but it looks like we, too, here in Tacoma will end up like Glasgow. Our elders do not have the insight, understanding, courage or will to honestly take the big steps to really care for our environment and the health of Mother Earth or its People.

I am ready for the next generation to rise!

Sadly felt,  
Dr. Linda Fortune

Linda Fortune  
lafort3@wamail.net  
4114 N 30th St  
Tacoma, Washington 98407

**From:** Joy Vartanian <info@sg.actionnetwork.org>  
**Sent:** Friday, November 12, 2021 5:24 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Any fossil fuel facility will be a stranded, worthless asset in 20 years or less—and abandoned to create another Superfund site in Tacoma—that WE will pay to clean up (and not the fossil fuel companies who take a 'loss' on taxes).

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Joy Vartanian  
dressagejoy@gmail.com  
PO Box 537  
Fox Island, Washington 98333

**From:** Mary Herman <marylenoreherman@gmail.com>

**Sent:** Thursday, November 11, 2021 3:52 PM

**To:** City Clerk's Office

**Subject:** Comment for Home in Tacoma

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Hello,

I would like to pass along my support of the Home in Tacoma package. I am a homeowner in Hilltop, and fully support more diverse housing options to increase the amount of affordable housing and contribute to the effort to end homelessness. YES in my backyard!

Best,

--

Mary Herman

Pronouns: she/her/hers  
206-979-8394



**From:** Scott Patterson <scottpatterson108@gmail.com>  
**Sent:** Thursday, November 11, 2021 11:28 AM  
**To:** City Clerk's Office  
**Subject:** Tideflats Non-interim Regulation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Madame Mayor, and City Council Members,

I witnessed the City Council Meeting on Tuesday, and heard the many impassioned and articulate testimonies imploring you to vote for a permanent ban on expanding fossil fuel facilities in the Port of Tacoma. I also heard the first few items on your agenda that included addressing homelessness, and the Anti-Racism Transformation initiative.

What struck me with discussion of those first two agenda items was your concern for the welfare of the people of Tacoma, and the desire that all people get treated fairly, honorably and respectfully. I immediately thought, I hope you apply that same concern to voting to a permanent ban on additional fossil fuel industries in the Port without any amendments that allow existing companies to expand their operation.

In regard to anti-racism, voting against the sovereignty and safety, health, welfare, and livelihood of the Puyallup Tribe is functionally racist, even if none of you intend it to be a racist act.

When politicians take the oath of office, regardless of at what level of government, the intent of the governmental role, and oath taken to guide that role, is to make decisions that are in the welfare of the most people served by that position. Clearly, in the decision regarding whether or not to institute a permanent ban on the expansion of fossil fuel industries in the tideflats, it's a matter of deciding for health, safety, and welfare of the greatest number of the people of Tacoma versus meeting the needs of a few companies, and their investors. On one hand, you can support a few people making profits, and on the other are the vast majority of the people of Tacoma, whose health, safety, and wellbeing is currently jeopardized by the pollution excreted by the fossil fuel industries in the tideflats, and would be exacerbated if those industries were allowed to expand.

If you are concerned about creating jobs or revenue for the City, consider what was articulately stated by multiple people providing testimony. The fossil fuel industry is a dinosaur. Investors are jumping ship rather than continuing their investment in fossil fuel companies. Some number of years in the future, the fossil fuel facilities in the tideflats will be abandoned assets, still presenting environmental pollution problems to the City, much like the many other abandoned assets of the fossil fuel industry in our country for which taxpayers are left with the burden of cleaning up. Meanwhile, the renewable energy sector is already, and is projected to sustain the highest job growth of all.

Please vote for the Tideflats non-interim regulation without amendments.

Respectful,

Scott Patterson



ReplyReply allForward

**From:** Robert B. Barandon <Robert.B.Barandon@puyalluptribe-nsn.gov>  
**Sent:** Wednesday, November 10, 2021 12:09 PM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma public comments  
**Attachments:** Home in Tacoma letter of support.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon,

Please see the attached letter from the Chairman of the Puyallup Tribe regarding comments for the City's Home in Tacoma project. If you have any questions please let me know.

Thank you,

Robert Barandon  
Land Use Planner  
Puyallup Tribe of Indians  
Office: (253)573-7939  
Cell: (253)331-3935



The Honorable Mayor Victoria Woodards and City Council  
City of Tacoma  
747 Market Street, Suite 1200  
Tacoma, WA 98402

RE: Home in Tacoma

Honorable Mayor Woodards and City Council Members,

I am writing on behalf of the Puyallup Tribe to urge the City of Tacoma to adopt the Home in Tacoma Project.

The housing crisis is a statewide issue. It has become extremely difficult for people to find housing they can afford, particularly people with fixed or lower incomes. The continued population increase in our area is driving prices up faster than incomes. People are being removed from their homes because of astronomical rent increases and people who have been securely housed are being removed from their homes for the same reason. The economic impacts of the pandemic have created still more overall financial instability with no solution.

Housing matters deeply to Puyallup Tribal Members' spirituality, wellbeing, and health. Individuals need housing for shelter, but living on the reservation also connects us with family, friends, cultural activities, cultural sites, community, social services, our youth center, health care, transportation, employment and much more.

Our reservation is one of the most urban reservations in the country, and the rising cost of housing is making it nearly impossible for Tribal members to stay in their own community. They are being priced off of our reservation.

Our Puyallup Tribal Housing Program cannot build fast enough to keep up with our community's housing demands. Our Housing Program has an extremely long waitlist and it can take years to get housed. We are seeing more and more homeless Tribal members who cannot afford to live on the reservation because of the dramatic increase in fair market rental prices, deposits, screening fees, etc., but still want to stay within our community.

The Puyallup Tribe Wrap Around program provides many social service assistance in the tribe and they have documented that 84% of the clients seeking services have a goal of obtaining housing. Wrap Around has also observed that 46% of the clients seeking services identify as being homeless. About 62% of Wrap Around clients experience barriers in their background that make it extremely difficult to find housing, such as being evicted, owing money to a landlord, etc. Tribal members are also overrepresented in the justice system, which in turn, creates many of these barriers to finding housing because of their backgrounds. More housing will help narrow some of

these gaps. However, we recognize much more needs to be done in regards to housing our tribal members.

We want to address this dire issue together. That is why we urge the City of Tacoma to adopt the Home in Tacoma Project. HTP's three goals are:

- To increase our housing supply to meet the needs of our community, as well as our future needs.
- To increase housing affordability to accurately reflect the financial means of Tacoma residents.
- To increase housing choice to meet all of the different household needs and preferences across Tacoma's neighborhoods.

HTP will make sure that landlords will not price people out of their homes and communities. It will do this by creating more mid-scale housing types, such as duplex, fourplex, townhome, courtyard buildings up to three stories, etc. These buildings will be placed in certain areas to go with the flow of the neighborhood. The Puyallup Tribal Reservation will mostly see modifications around Portland Avenue and some areas in Northeast Tacoma. HTP will also promote affordable housing by encouraging more affordable housing units in the areas where growth is happening more quickly through use of city incentives and bonuses.

We need to ensure that we are continuing to protect the environment as HTP moves forward. We need to look at how we can create housing in an environmentally friendly way. We want to work with the city to see how this type of density would work on the reservation, especially on the east side Tacoma and Northeast Tacoma. We would want to be consulted on any large-scale projects that are being built in our areas where there are significant Tribal infrastructure and facilities. We would like to continue to coordinate on how we can create more housing, particularly for people of color, who on average have lower wages and suffer from housing insecurity at a disproportionate rate.

Only through our collective actions can we rise to the challenge of addressing the housing crisis and avoid its cruel impacts.

Thank you, Mayor and City Council members, for hearing our concerns. We remain committed to working with the City of Tacoma in bringing more affordable housing to our area.

Sincerely,



Chairman Bill Sterud  
Puyallup Tribe of Indians

**From:** Tara Ryan <info@sg.actionnetwork.org>  
**Sent:** Wednesday, November 10, 2021 12:03 PM  
**To:** City Clerk's Office  
**Subject:** Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Council Tacoma City ,

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Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Tara Ryan, they/she

Chair of the Mayor's Youth Commission of Tacoma

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