

**From:** Kenneth Zirinsky <info@sg.actionnetwork.org>  
**Sent:** Wednesday, December 1, 2021 12:21 PM  
**To:** City Clerk's Office  
**Subject:** RE: Tacoma Climate Action Plan Letter of Support

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

Council Tacoma City ,

To the Honorable Mayor Woodards, Deputy Mayor Blocker, and City Councilmembers,

I'm writing in support of Tacoma City Council's adoption and full funding of the draft Climate Action Plan. This Plan can help deliver healthy, affordable housing; clean, reliable transportation; protections for public health; and green, good-paying jobs for Tacoma. These are things our community has needed and asked for – for years.

Thank you for recognizing the problem – and the opportunity – and declaring a climate emergency in 2019. Now, we have a clear plan for action. It's time to invest in a climate-safe future.

I want to call attention to specific investments the City should make, including the following CAP Actions:

Action 1: Prioritize engaging frontline communities in climate work.

Action 4: Support community organizers to share expertise and promote climate action engagement.

Action 13: Actively implement the City's 2018 Affordable Housing Action Strategy by maintaining housing and making it affordable and resilient for residents to promote livability and avoid displacement.

Action 17: Incentivize green buildings, land use density, and mixed-use development with affordable housing near transit.

Action 41: Establish cooling/warming/clean air shelters in every neighborhood.

Tacoma City Council should follow Mayor Woodards' leadership in calling for a transformational "pace and scale of change needed to do our part in preventing the most catastrophic impacts of climate change." This means fully funding the 46 near-term actions of the CAP through the 2021-2022 Mid-biennium budget adjustment, Covid-19 Recovery funding, the 2023-2024 biennium budget, and additional grants. Additionally, these actions are an opportunity to strengthen our communities by investing in community leadership, prioritizing those most impacted, and making sure we all have access to a healthy place to live, work, and play

The climate crisis impacts so much of our community and harms our social equity, natural resources, and economic priorities. I'm hopeful to see the City make necessary investments for

a better Tacoma and a just transition away from fossil fuels, as we have no other choice.

Sincerely,

Kenneth Zirinsky

[ellenkenab@yahoo.com](mailto:ellenkenab@yahoo.com)

3612 N 33rd St.

Tacoma, Washington 98407

**From:** michael nanfito <michael.nanfito@gmail.com>  
**Sent:** Wednesday, December 1, 2021 9:09 AM  
**To:** City Clerk's Office; Hines, John; Barnett, Elliott; Boudet, Brian; McCarthy, Conor  
**Cc:** Dawn  
**Subject:** To Protect and To Serve

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

Dear Council Member Hines,

Please remove Mid Scale from all existing residential areas in the proposal before the Council and please convince all the other CMs to do the same.

It is clear from the amendments that you all have put forward that there is no agreement on this even among yourselves. It would be folly to continue with that policy. Just as the Police are charged to protect and to serve citizens, so are you. Please see the graphic below. You all have checked off every box resulting in **Confusion, Anxiety, Resistance, Frustration**, and a process **Treadmill**. And that is just among the Council, not to mention the community.

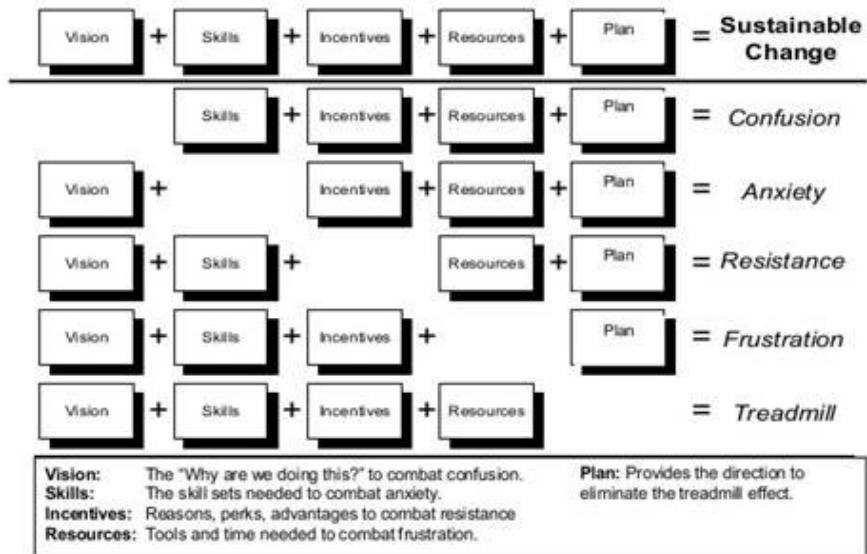
I advised Elliott Barnett some time ago that the lack of a definitive problem statement in your process is a common failure among groups unfamiliar with effective project management. The absence of a clearly defined problem statement based on actual data always, always results in each member of the group coming up with their version of the problem solving for that, creating a fractured solution that is implausible at best and abandoned at worst. Your cluster of amendments reveals that reality. No rational person can look at this situation, made public in the local news, and imagine that you are not all in disagreement with the proposal as it stands. And the flawed midscale idea is at the center of that disagreement.

As a result, the only reasonable, responsible, and ethical thing to do is to remove it from existing residential neighborhoods. Focus on building such structures where they belong - downtown. Make downtown Tacoma walkable. Inviting. Active. Thriving.

Respectfully,

Michael Nanfito

## Conditions for Successful Implementation



Knoster, T., Villa, R., & Thousand, J. (2000)

**From:** James Reuter <rotophoto1942@gmail.com>  
**Sent:** Tuesday, November 30, 2021 10:44 PM  
**To:** City Clerk's Office  
**Subject:** The Rationale for Our Objections to the Home in Tacoma Proposal

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

Thank you to our City Council for all of their many, many hours that they have dedicated to developing the Home in Tacoma project! We know that they have been doing their very best to create a plan that will preserve our unique single family Tacoma neighborhoods and also find the appropriate areas to add multi-family housing within our city.

Question: At the upcoming December 7th meeting, will there be an **updated map** presented that reflects the **amendments** that were submitted at the November 23rd City Council meeting?

Other than the amendment to increase Mid-Scale from 1/2 block to one block, my husband and I fully support all of the amendments that were presented.

We fully support all of the amendments to **scale back Mid-scale zoning** in all of our city's neighborhoods.

We are 2 of the **2,041 citizens who have signed a petition objecting to the Mid-scale proposal**. Please see the website [dontseattlemytacoma](https://dontseattlemytacoma.com) to read the numerous comments explaining our citizens' opposition to Mid-scale.

We believe that the **demolition of neighborhood houses** to make room for all of the Low-scale townhouses, duplexes and triplexes and the **Mid-scale** 3-4 story apartments will have a **detrimental effect** on our environment **and** will cause a negative impact on the fabric of our established neighborhoods that will be felt for generations to come. The available **vacant land** that is scattered throughout our city (as well as vacant buildings) should be used to build multi-family housing rather than demolishing existing single family homes.

Which brings me to our final important point:

Despite what the City has written in its Ordinance No. 28793, **the City has failed in its responsibility to adequately notify the public about Home in Tacoma**. It's been so very disheartening that throughout this process, there has not been adequate communication between the City and the public. Certainly, a rezoning of this

magnitude deserves an enormous amount of public outreach. Instead, all that the City has done is to mail out 2, 5 x 8 small postcards to our citizens suggesting that we go online to the HIT website to find out more. One of the postcards that we received did not even mention one thing about the possibility of rezoning our entire city. Instead, it listed an **online** Planning Commission Public Hearing on April 7th, 2021. And then, **just 2 days later** (on April 9th), **there was a deadline for us to send in our comments**. My husband and I watched the zoom meeting and rushed to email in our comments by the deadline. And all of this was done during the pandemic when many of us were still scrambling to be vaccinated.

With Covid restrictions, there have been **NO in-person meetings to discuss Home in Tacoma**. Instead of attending a City Council meeting, if a citizen wants to learn about Home in Tacoma, he/she has had to take their time to go online to sift through and read countless documents pertaining to Home In Tacoma. And the interactive ever changing rezoning maps that the City has posted are always difficult to understand. In order to "join" the City Council meetings, a citizen has had to figure out how to do so on Zoom. This has presented a real challenge, since Zoom was in its infancy back in 2020 when the City began its development of HIT. Oftentimes, Zoom is very difficult to navigate- especially for those of us who aren't adept at technology.

On October of 2020, the City Council was at the beginning stages of developing the Home in Tacoma proposal. At that time, they passed the Amended Ordinance No. 28695 setting up a 2 phase scope and project schedule related to planning and zoning. But this was a time when the Covid -19 virus was still infecting thousands of our citizens, and there was no vaccine available, yet the City continued on trying to develop their rezoning plan. Ever since that month, the City Council members, the Planning Commission, the Mayor and countless other City officials as well all of us citizens have been **sitting alone in front of our computers** trying to understand the impact of this profound rezoning plan. What a terribly inadequate way to communicate while making important rezoning decisions that will be affecting our citizens for generations to come.

So with the City relying only upon technology to communicate about HIT, the **burden to "get the word out"** about HIT has been left to many of us citizens- neighbors telling neighbors. In fact, if it weren't for 2 of our neighbors taking their time and money to mail out letters, my husband and I would not have fully grasped the implications of the Home In Tacoma rezoning plan. As a new board member of the North End Neighborhood Council, I have worked tirelessly alongside many other concerned citizens to spread the word to our neighbors about HIT. We have printed flyers, written emails and attended numerous City Council zoom meetings. But every day, we continue to feel dismayed when talking to people who have never heard of HIT.

**Trying to enact such a drastic HIT rezoning plan during a pandemic is completely unreasonable.** We believe that this proposal should be **shelved** until we citizens can be allowed to meet in-person and when the Covid virus is under control. During our almost 2 years of a **worldwide pandemic**, how many households have had the time to spend online doing HIT research or attending City Council zoom meetings? How would most families have had the time and energy to learn about HIT while dealing with changes in their jobs (some losing their jobs altogether and many shifting from their work site to remote working), scrambling to get daycare, trying to juggle home schooling and hybrid learning, and doing their best to keep their families safe from the Covid virus??

Also, despite many Covid restrictions now being lifted, and many large public events now being held, the City Council is still meeting virtually **with no in-person public meetings**. That makes no sense. So, for over a year,

we citizens have been at a huge disadvantage by being **unable to ask many important questions** about HIT to both the Planning Commission and City Council members. And all that we are allowed to do now is to make **90 - 120 second comments** during **some zoom meetings** - **OR** spend an inordinate amount of time **writing emails** such as this one. Is this online approach an adequate way to communicate with each other on a plan that is as transformative and drastic as HIT?? We think **not!**

*Please postpone the Home in Tacoma proposal until we can resume in-person City Council meetings AND when the day finally comes when the City decides to send out a detailed mailer to every household thoroughly explaining the Home in Tacoma Low-scale and Mid-scale rezoning.*

And of utmost importance is to mail out a detailed City rezoning MAP to enable each resident to see how their own property will be affected by the rezoning proposal.

We don't want to be blind-sided like the Longeran family was - with a huge 6 story apartment being built right next door to their North 27th and Adams single family home! The success of Home in Tacoma depends upon an informed public.

*After spending hours upon hours online trying to voice our concerns about Home in Tacoma, we are still left in the dark, worried about the future of our neighborhoods.....please slow down the process and allow more time for public input. A plan as wide reaching as Home In Tacoma should not be rushed through during a worldwide pandemic.*

Thank you for taking your time to read our email.

We hope that you will give serious consideration to our comments.

Georgette and Jim Reuter

47 year residents

2201 North Union Avenue

**From:** Noel Johnson <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 9:01 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

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.

Finally, in light of the new amendments that have emerged, I urge the following action on each of the amendments to Home in Tacoma:

- Support Deputy Mayor Blocker's amendment to expand mid scale zoning on high capacity transit corridors from 1/2 block to 1 block, as it will provide more transit oriented development
- Support Council Member Hines' map changes 1 and 2, as they provide for smarter growth and the area in map change 2 is already height restricted due to views
- Support Council Member Ushka's map changes 1 and 2, as they provide for smarter growth
- Support Council Member Ushka's text changes, as they address resident concerns
- Support Council Member Walker's text changes, as they address resident concerns
- Support Council Member Beale's map change, as it allows for smarter growth along the 84th street corridor
- Oppose Council Member McCarthy's map changes 1, 2, and 3, as they are inconsistent with future growth and the goals of Home in Tacoma
- Oppose Council Member Thoms' map change, as this is not consistent with the broader development of the corridor along I Street
- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,

Noel Johnson

Noel Johnson  
johnson.noel@gmail.com  
1523 N Anderson St  
Tacoma, Washington 98406

**From:** N Elizabeth <[nmills@stanfordalumni.org](mailto:nmills@stanfordalumni.org)>  
**Sent:** Tuesday, November 30, 2021 8:54 PM  
**To:** Barnett, Elliott; City Clerk's Office  
**Subject:** Re: Home In Tacoma Project - November 24, 2021 Updates

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

For the love of honesty, would you please stop repeating in these emails that "it's getting harder to find housing in Tacoma"? That is a farce if you look at the last few months' excess inventory. Once again as I have repeatedly mentioned and as Council members have acknowledged, the city has enough housing to meet demand. Dozens of listings sit unpurchased and for sale. Home in Tacoma is a blatant attempt to reduce property values for home owners and ultimately push wealthier large parcel owners out of the city. Enjoy the urban decay you will have leftover!

On Wed, Nov 24, 2021 at 4:35 PM 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 2021. Some of the dates have changed:

- Final reading of adopting ordinance – Council has indicated the intent to take action on December 7, 2021 (*changed from Nov. 30, 2021*)
- City Council Special Meeting – *date and time to be set soon (and posted at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma))*

The City Council continues to work through potential changes to package. On November 16, 2021, the Council held a First Reading of ordinance adopting the package, then discussed the project at its November 23, 2021 Study Session. For more information, visit [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

## 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.

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:** Tara Chase <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 8:44 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.

Finally, in light of the new amendments that have emerged, I urge the following action on each of the amendments to Home in Tacoma:

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Thank you,

[Your name]

Tara Chase  
taramchase@hotmail.com  
12615 37th Ave E  
Tacoma, Washington 98446

**From:** James Williams <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 7:16 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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- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,

[Your name]

James Williams  
jimherbwilliams@yahoo.com  
8201 6th Av, apt 126  
Tacoma, Washington 98406

**From:** Alice and Chris Skilton <skilton@earthlink.net>  
**Sent:** Tuesday, November 30, 2021 6:43 PM  
**To:** City Clerk's Office; Ushka, Catherine; Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina  
**Subject:** Home In Tacoma citizen feedback

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

Dear Tacoma City Council Member,

Campaign donors are part of the public record. Red flags are raised when a disproportionate fraction of those are developers and realtors. If you truly believe that Home In Tacoma will have a positive impact on growth or affordable housing, please drill down further in your research to find the truth. If you realize that it will not have any positive effect, please consult your conscience before consulting your donors.

Home In Tacoma is either rushed ineptitude or cynical collusion. The facts and similar projects elsewhere will bear this out. This is no more than the failed Mixed Use Centers scheme returning from the grave to haunt Tacoma once again.

When Tacoma stands on its own hind legs and stops trying to be Seattle Lite, that will be the day Tacoma comes into its own as the City of Destiny, rather than remaining the City of Wannabe.

Roads, Schools, Public Safety, and creating a business friendly environment are the first duties of government. Get those right before chasing feel-good, virtue-signaling distractions, and all else will fall into place. Tacoma's successes will be the envy of other cities of similar size.

Chris Skilton,  
44 year resident homeowner

**From:** karend@harbornet.com  
**Sent:** Tuesday, November 30, 2021 5:44 PM  
**To:** City Clerk's Office  
**Subject:** [Fwd: open public comment for Tuesday, November 30, 2021]  
**Attachments:** untitled-[2].html

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

----- Original Message -----

Subject: open public comment for Tuesday, November 30, 2021

From: karend@harbornet.com

Date: Tue, November 30, 2021 5:36 pm

To: city.clerk@cityoftacoma.org

victoria.woodards@cityoftacoma.org

john.hines@cityoftacoma.org

robert.thoms@cityoftacoma.org

kristina.walker@cityoftacoma.org

lillian.hunter@cityoftacoma.org

conor.mccarthy@cityoftacoma.org

catherine.ushka@cityoftacoma.org

ch@cityoftacoma.org

keith.blocker@cityoftacoma.org

Cc: "Rick Dinicola"

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Good evening Mayor and Council Members,

Tomorrow, the Washington Department of Ecology is issuing the Puget Sound Nutrient General Permit that will require Tacoma to start evaluating advanced sewage treatment technologies and other innovative solutions to reduce nutrient inputs to Puget Sound.

We are asking you to direct the Environmental Services Division to stop wasting ratepayer money on lawsuits and attempting to delay this regulation. Tacoma needs to focus instead on solving the longer-term problem. Clean Water Act requirements for treatment plant technology were last meaningfully updated in the 1980s, and sewage treatment plant operators objected then. Rather than fighting this new permit, Tacoma should be working diligently on selecting the best overall plan to serve its ratepayers and protect Puget Sound.

Puget Sound's nutrient balance is out of whack because Tacoma and King County don't currently treat our sewage like every community located on a river already must. We don't need to wait for Puget Sound to be in as bad shape as Chesapeake Bay to take action on this problem. Remember that Puget Sound is suffering effects caused by other chemicals from pharmaceuticals and personal care products in our treatment plants' discharges. Advanced treatment technologies for nutrients will provide co-benefits in removing many of these chemicals.

Pierce County decided to take early action with the design of its Chambers Bay plant that serves Tacoma's west side. The citizens served by LOTT, in Olympia, addressed this issue many years ago and their rates are about the same as ours here in Tacoma.

Thank you for considering these comments and helping our City do the right thing!

Rick and Karen Dinicola

Long-time Tacoma residents and utility ratepayers

P.S. If you're still reading: Tacoma Environmental Services staff, along with other large treatment plant operators, have been aware since the early 2000s that human sources of nutrients are harming Puget Sound. The science is complicated and it's easy to cherry pick indicators that tell a simple, but incorrect, story. Ecology's scientists have been openly discussing this information for the past fifteen-plus years. The point isn't to "save a fish or an orca" as Environmental Services staff Dan Thompson put it in a recent news article, in order to maintain "credibility" with ratepayers. Many citizens will notice – and benefit – if along with other large treatment plants we successfully reduce the alarmingly frequent and large harmful algal bloom events, the proliferation of jellyfish, and the number of area beaches covered in stinky algae during peak summer use. Puget Sound's shallow bays are crucial for shellfish and salmon rearing habitat, and we are exacerbating lower-than-normal dissolved oxygen conditions with our high nutrient loading.

If we don't act now, the costs and consequences will continue to grow. We can act now by adjusting service area boundaries, purchasing/contracting more capacity from Chambers Bay, siting/establishing satellite treatment facilities, and asking the State Legislature to address limitations on allowing more progressive utility rates – or perhaps create a fund that reimburses utilities for low-income ratepayer discounts. We need to up our game, lean in, and improve the service and value our treatment plants provide.

Good evening Mayor and Council Members,

Tomorrow, the Washington Department of Ecology is issuing the Puget Sound Nutrient General Permit that will require Tacoma to start evaluating advanced sewage treatment technologies and other innovative solutions to reduce nutrient inputs to Puget Sound.

We are asking you to direct the Environmental Services Division to stop wasting ratepayer money on lawsuits and attempting to delay this regulation. Tacoma needs to focus instead on solving the longer-term problem. Clean Water Act requirements for treatment plant technology were last meaningfully updated in the 1980s, and sewage treatment plant operators objected then. Rather than fighting this new permit, Tacoma should be working diligently on selecting the best overall plan to serve its ratepayers and protect Puget Sound.

Puget Sound's nutrient balance is out of whack because Tacoma and King County don't currently treat our sewage like every community located on a river already must. We don't need to wait for Puget Sound to be in as bad shape as Chesapeake Bay to take action on this problem. Remember that Puget Sound is suffering effects caused by other chemicals from pharmaceuticals and personal care products in our treatment plants' discharges. Advanced treatment technologies for nutrients will provide co-benefits in removing many of these chemicals.

Pierce County decided to take early action with the design of its Chambers Bay plant that serves Tacoma's west side. The citizens served by LOTT, in Olympia, addressed this issue many years ago and their rates are about the same as ours here in Tacoma.

Thank you for considering these comments and helping our City do the right thing!

Rick and Karen Dinicola

Long-time Tacoma residents and utility ratepayers

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**From:** Philip Long <revhawk2@gmail.com>  
**Sent:** Tuesday, November 30, 2021 5:24 PM  
**To:** Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina; City Clerk's Office; Pauli, Elizabeth  
**Subject:** Needed Attention

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

When we first moved to Tacoma, my family and I were impressed with the opportunity to move into little neighborhoods that provided the single home atmosphere. This led us to purchase a house in the spring hill district. Tacoma has done a good job of keeping a balance of those neighborhoods and offering other housing opportunities in other areas; until this proposed project. As a homeowner and non-profit director I am disappointed in this project and would hope Tacoma could do better. I would hope, as elected officials, you would be willing to do the due diligence and set a course that best represents all of Tacoma.

I recognize the need for housing in the city but this is not the answer. As one who has put my trust in you all and have been confident to this point, I know you can do better. I ask you to rethink this project and find a better answer for Tacoma.

Thank you

Philip Long

--

"The ragamuffin who sees his life as a voyage of discovery and runs the risk of failure has a better feel for faithfulness than the timid man who hides behind the law and never finds out who he is at all." [Brennan Manning](#)

**From:** mj@thetravelcompany.net  
**Sent:** Tuesday, November 30, 2021 5:06 PM  
**To:** Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina; City Clerk's Office  
**Subject:** Home in Tacoma

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

Mayor Woodards, members of the City Council;

I have lived in the city of Tacoma for most of my life. I have seen many mayors and city council members attempting to discern the "will of the people". The "Will of the People" is a most difficult thing to ascertain, especially when less than 17% of the citizenry actually vote. Voter apathy is alive and well in Tacoma. When an issue comes before the council, it is unknown how many citizens are actually aware of the issue at hand. This has become more prevalent with the onset of the Coronavirus and it's effects on our country at large and our cities.

Most meetings, town halls and other outreach efforts do not actually reach the majority of the citizens. Council members mailboxes, both real and electronic, are overwhelmed by letters from those who have a special interest in actually passing certain legislation. The word reaches the majority of your constituents after the fact. You might take Umbridge with that statement, but when you consider the actual population of the city and then consider the number of votes cast in the last election it is easy to draw the conclusion that most are ill informed.

I could take up much of your time writing a tome regarding the issue at hand, but I will refrain. Suffice it to say that Home in Tacoma does not have widespread voter approval, because most voters are not aware that it is happening. When they are told that it is, and when they are made aware of it, they are either in disbelief or appalled that it is occurring.

This legislation is ill thought out, does not have widespread support of your constituents, is something that the city will come to regret, and is something that you will be judged by in the coming years.

Take a look at cities where this has been implemented, as I know some of you have, and you will see the myriad of issues that have come from such changes.

The rush to pass and implement Home in Tacoma could very well end up in litigation that will cost the city, and the taxpayer money that could otherwise be spent improving our city.

We do not need to be another Seattle, we need to be a really good Tacoma. A city that prides itself on it's livability, access to parks and most importantly, a city where it's resident feel valued and safe. Home in Tacoma will not achieve that goal. When you remove the single family residential designation you open the city up to the unscrupulous developer, both large and small, that will take advantage of and find loopholes that will allow for development that you cannot possibly anticipate or intend. Please slow this process down. Make sure that there is a more sustained outreach and listen to those you have been sworn to serve.

MaryJo Strom Copland  
3217 North 28<sup>th</sup> street  
Tacoma, WA 98407  
253-564-8189

**From:** Alexandria Melchior <alexandriamelchior@gmail.com>  
**Sent:** Tuesday, November 30, 2021 4:33 PM  
**To:** City Clerk's Office  
**Subject:** No way

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

Sent from my iPhone

**From:** Cynthia Cannon <info@sg.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 3:54 PM  
**To:** City Clerk's Office  
**Subject:** RE: Tacoma Climate Action Plan Letter of Support

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

Council Tacoma City ,

To the Honorable Mayor Woodards, Deputy Mayor Blocker, and City Councilmembers,

I'm writing in support of Tacoma City Council's adoption and full funding of the draft Climate Action Plan. Absent regular and full funding, this plan is nothing but 'paper'. This Plan can help deliver healthy, affordable housing; clean, reliable transportation; protections for public health; and green, good-paying jobs for Tacoma. These are things our community has needed and asked for – for years.

Thank you for recognizing the problem – and the opportunity – and declaring a climate emergency in 2019. Now, we have a clear plan for action. It's time to invest in a climate-safe future.

I want to call attention to specific investments the City should make, including the following CAP Actions:

Action 1: Prioritize engaging frontline communities in climate work.

Action 4: Support community organizers to share expertise and promote climate action engagement.

Action 13: Actively implement the City's 2018 Affordable Housing Action Strategy by maintaining housing and making it affordable and resilient for residents to promote livability and avoid displacement.

Action 17: Incentivize green buildings, land use density, and mixed-use development with affordable housing near transit.

Action 41: Establish cooling/warming/clean air shelters in every neighborhood.

Tacoma City Council should follow Mayor Woodards' leadership in calling for a transformational "pace and scale of change needed to do our part in preventing the most catastrophic impacts

of climate change.” This means fully funding the 46 near-term actions of the CAP through the 2021-2022 Mid-biennium budget adjustment, Covid-19 Recovery funding, the 2023-2024 biennium budget, and additional grants. Additionally, these actions are an opportunity to strengthen our communities by investing in community leadership, prioritizing those most impacted, and making sure we all have access to a healthy place to live, work, and play

The climate crisis impacts so much of our community and harms our social equity, natural resources, and economic priorities. I'm hopeful to see the City make necessary investments for a better Tacoma and a just transition away from fossil fuels, as we have no other choice.

Sincerely,

Cynthia Cannon  
cj.cannon@comcast.net  
5346 Broad View Ave NE  
Tacoma, Washington 98422

**From:** Alex Miller <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 4:20 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.

Finally, in light of the new amendments that have emerged, I urge the following action on each of the amendments to Home in Tacoma:

- Support Deputy Mayor Blocker's amendment to expand mid scale zoning on high capacity transit corridors from 1/2 block to 1 block, as it will provide more transit oriented development
- Support Council Member Hines' map changes 1 and 2, as they provide for smarter growth and the area in map change 2 is already height restricted due to views
- Support Council Member Ushka's map changes 1 and 2, as they provide for smarter growth
- Support Council Member Ushka's text changes, as they address resident concerns
- Support Council Member Walker's text changes, as they address resident concerns
- Support Council Member Beale's map change, as it allows for smarter growth along the 84th street corridor
- Oppose Council Member McCarthy's map changes 1, 2, and 3, as they are inconsistent with future growth and the goals of Home in Tacoma
- Oppose Council Member Thoms' map change, as this is not consistent with the broader development of the corridor along I Street
- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,

[Your name]

Alex Miller

[millertheodore@gmail.com](mailto:millertheodore@gmail.com)

1531 N Anderson St

Tacoma, Washington 98406

**From:** Evlondo Cooper III <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 1:47 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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Regards,

Evlondo

Evlondo Cooper III  
[evlocoo@gmail.com](mailto:evlocoo@gmail.com)  
6635 S. Lawrence Street  
Tacoma, Washington 98409

**From:** Mo Lewis <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 1:40 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,  
Mo Lewis

Mo Lewis  
rocketmo@gmail.com  
1616 S. Sheridan Ave  
Tacoma, Washington 98405

**From:** Sarah Hoopes <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 1:34 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 friends,

SH

Sarah Hoopes  
sarah.e.hoopes@gmail.com  
8714 31st St West  
University Place, Washington 98466

**From:** John Adams <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 12:57 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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- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,

[Your name]

John Adams  
john.adams7@gmail.com  
5907 30th Ave. E.  
Tacoma, Washington 98408

**From:** Darrylynn Penney <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 11:37 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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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.

Finally, in light of the new amendments that have emerged, I urge the following action on each of the amendments to Home in Tacoma:

- Support Deputy Mayor Blocker's amendment to expand mid scale zoning on high capacity transit corridors from 1/2 block to 1 block, as it will provide more transit oriented development
- Support Council Member Hines' map changes 1 and 2, as they provide for smarter growth and the area in map change 2 is already height restricted due to views
- Support Council Member Ushka's map changes 1 and 2, as they provide for smarter growth
- Support Council Member Ushka's text changes, as they address resident concerns
- Support Council Member Walker's text changes, as they address resident concerns
- Support Council Member Beale's map change, as it allows for smarter growth along the 84th street corridor
- Oppose Council Member McCarthy's map changes 1, 2, and 3, as they are inconsistent with future growth and the goals of Home in Tacoma
- Oppose Council Member Thoms' map change, as this is not consistent with the broader development of the corridor along I Street
- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,

Darrylynn (they,them)

Darrylynn Penney  
darrylynnpenney@gmail.com  
1524 S 8th St Apt 1  
Tacoma, Washington 98405

**From:** Rick Donohue <planeman01@hotmail.com>  
**Sent:** Tuesday, November 30, 2021 11:35 AM  
**To:** City Clerk's Office  
**Subject:** NO on Home In Tacoma

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

To whom it may concern:

I want to express in no uncertain terms my OPPOSITION to the Home In Tacoma zoning changes. Irrevocable harm will be done to our neighborhoods and a flood of density will be introduced into areas that WERE NOT ENGINEERED FOR SUCH DENSITY. Other areas of the city are intended for higher density, and have since inception. Downtown for example where there is ample space and capacity for density. Furthermore, we've invested millions of dollars in the light rail to facilitate denser neighborhoods, however now the city wishes to increase density where there AREN'T resources to facilitate denser living? Apartments with insufficient parking will have a major impact to the usability of our neighborhood. In a pandemic/post-pandemic era where use of public transit is very low, the demand for personal transportation is at an all-time high. At the same time, the City proposes high rise apartments in neighborhoods with narrow streets and already limited parking dramatically INCREASING the number of people and therefore vehicles that will operate in a limited area...this despite the fact that as mentioned, the city has invested millions in infrastructure to facilitate density in the downtown core and surrounding areas.

Home in Tacoma WILL NOT address any of the immediate housing crisis concerns and the units constructed will most certainly cater to the middle/upper-middle class money that seek to live in an 'up and coming' area now that they no longer need to commute to the Seattle/Bellevue area. Almost without exception we are certain to see very expensive units built to cater to those higher end, and higher margin projects for builders. Furthermore, the builders bidding on these projects will most certainly be OUT OF AREA firms who will continue to funnel money OUT of Tacoma Pierce County and not re-invest in our community. At a minimum, I would expect the City to mandate any new construction, and any tax breaks ONLY be given to in Town/County developers to ensure that the dollars invested in the community STAY in the community and feed the economic engine of our area, vs sending profits OUT of the area.

While well intentioned, the Home in Tacoma proposal will have a large negative impact on the area in a way that cannot be undone. While noble in its desires, this re-zoning will not solve any housing crisis, will destroy existing structures (highly inefficient), shrink our existing tree canopy, increase density where there is no infrastructure for it, all the while NOT increasing density where there IS infrastructure to support it. This is insanity.

I will not vote for any council member who votes in favor of this zoning.

Thank you,  
Rick Donohue

**From:** Justin Wyzykowski <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 11:19 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

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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- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,

Justin Wyzykowski

Justin Wyzykowski  
justin.wyzykowski@gmail.com  
8417 68th Pl ne  
Marysville , Washington 98270

**From:** Maximiliano Martinez <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 10:56 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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Thank you,

Maximiliano Martinez

Maximiliano Martinez  
maximilianot311@gmail.com  
Naval Hospital, 1 BOONE RD  
BREMERTON, Washington 98312-1894

**From:** Heidi S. <heidigs@hotmail.com>  
**Sent:** Tuesday, November 30, 2021 10:40 AM  
**To:** Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina  
**Cc:** City Clerk's Office  
**Subject:** Fw: Home in Tacoma: Journal of the American Planning Association

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

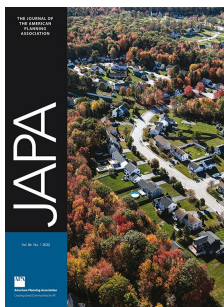
**Sent:** Tuesday, November 30, 2021 10:25 AM  
**To:** cityclerk@cityoftacoma.org <cityclerk@cityoftacoma.org>  
**Subject:** Home in Tacoma: Journal of the American Planning Association

Please submit this as a written comment to the City Council (since, as of yet, "Home in Tacoma" is still indicated on tonight's agenda):

## Eliminating Existing Single-Family Zoning is a Mistake

Journal of the American Planning Association: Vol. 86, No. 1, pp. 124-125

<https://www.tandfonline.com/doi/full/10.1080/01944363.2019.1689016>



[Full article: Eliminating Existing Single-Family Zoning Is a Mistake - tandfonline.com](https://www.tandfonline.com/doi/full/10.1080/01944363.2019.1689016)

(2020). Eliminating Existing Single-Family Zoning Is a Mistake. Journal of the American Planning Association: Vol. 86, No. 1, pp. 124-125.

[www.tandfonline.com](https://www.tandfonline.com)

Death to Single-Family Zoning” (Wegmann, this issue) and “It’s Time to End Single-Family Zoning” (Manville, Monkkonen, & Lens, this issue) advocate unilaterally eliminating single-family zoning by allowing multiple units on all such lots. Their rationale? That single-family zoning was intentionally designed to perpetuate discrimination on racial and class grounds and so the policy must be quashed to right this wrong. But both Viewpoints misrepresent the history of single-family zoning and, moreover, offer a facile remedy that fails to address the problems they hope to solve. There is no evidence that eliminating single-family zoning will increase the supply of affordable housing or improve its economic viability. The proposals are contrary to zoning’s goal of giving residents, property owners, and officials certainty about what can be built on any given site.

Zoning was not created for race or class reasons. New York’s 1916 zoning resolution, the nation’s first, was intended to protect commercial interests from the encroaching Garment District, regulate building height, and promote development consistent with the existing urban fabric. The Viewpoint authors argue that the large swathes of single-family districts found on zoning maps show the intent to keep out lower class or minority

residents. They also characterize single-family zones adjacent to central business areas as proof of its inherently exclusive nature. But New York was nearly 300 years old when its zoning maps were adopted, so the land use patterns they reflected were long established and not a new effort to segregate. Single-family units have dominated housing in the United States for most of its history.

One author argues that presuming existing single-family zoning reflects a preference for this type of housing is invalid because recent data show a desire for urban living, particularly by those frozen out of homeownership. The large areas of single-family zoning reflect the preferences of decades past, and current desires should be reflected in the zoning of vacant land, not the entire stock. Further, measuring the percentage of the area covered biases their argument. The density determines area. A hundred units of apartments at 20 dwelling units per acre requires 5 acres. To house 100 families, a fourplex on a 5,000-ft<sup>2</sup> lot needs 2.87 acres, a 5,000-ft<sup>2</sup> single-family lot uses 11.48 acres, and a 12,000-ft<sup>2</sup> lot uses 27.55 acres, so it is obvious that single-family housing will occupy a far greater percentage of land. The total of units is a more accurate measure.

There is no question that zoning has failed to provide affordable housing. In the 1960s, courts in both New Jersey and Pennsylvania found that jurisdictions failed to provide zoning for more affordable housing types. The Viewpoint authors castigate planners for this condition, but the real problem is Euclidian and conditional zoning where citizens can oppose more dense zoning. Inclusionary zoning and mandates for affordable housing need to replace these forms of zoning.

Eliminating single-family zoning will not end income-driven segregation. The least expensive units developers can provide, regardless of zoning, remain beyond the reach of many working families. Filtering—the process by which lower income groups are forced into older, often less suitable housing—is inevitable. Moreover, residential redevelopment always entails replacing the existing use(s) with higher value use(s). Wegmann posits two homes replaced by six, with units selling for \$470,000 apiece. These new units are not affordable.

If eliminating single-family housing does not produce affordable units, why propose it? Experience has shown that mandatory requirements for affordable units succeed, enabling working families of all races to secure housing. However, the mandate requires a subsidy that is not paid for by the developer but rather by the purchasers of the market units. Many programs address this problem by providing a density bonus to offset the cost differential of the below-market units. Allowing accessory units or multiple units on single-family lots increases density and leads to smaller units but requires sensitive neighborhood outreach to build support and is unlikely to result in additional affordable units.

When it comes to greenfield development, eliminating single-family housing makes sense. Euclidian zoning, with a single lot type per district, should be eliminated. Two alternative zoning approaches—performance zoning and form-based codes—reflect this thinking by permitting many dwelling unit types in each district. In conclusion, solving the problem requires proven techniques rather than provoking a zoning battle unlikely to solve the problem.

**From:** Heidi S. <heidigs@hotmail.com>  
**Sent:** Tuesday, November 30, 2021 10:25 AM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma: Journal of the American Planning Association

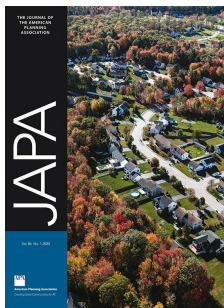
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**From:** Florriescannell@yahoo.com  
**Sent:** Tuesday, November 30, 2021 8:50 AM  
**To:** City Clerk's Office  
**Subject:** 901, 909 and 915 S Wright Avenue

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

Good morning,

I'm at a loss why my lot 909 S Wright Avenue and the adjacent parcels to the East and West being on the North side of Wright Ave bordering

I-5 are not included???

Yet, 901 S Wright adjacent to my lot

the 2 parcels to the East and across from the terminated Leslie St are included!

If you would please check on the photos and map provided by the City plan.

Will this be shared with the Council members?

Thank you,

Mike Scannell  
253-677-5211

Sent from my iPad

**From:** Corbin Ensminger <info@email.actionnetwork.org>  
**Sent:** Tuesday, November 30, 2021 8:19 AM  
**To:** City Clerk's Office  
**Subject:** Approve Home in Tacoma

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

City Clerk,

To: The Tacoma City Council

We, residents and community members throughout Tacoma, because of our commitment to undoing Tacoma's racist past and in light of the city's enduring housing crisis, recommend that you pass the Home in Tacoma plan.

We expect Home in Tacoma to do a lot of good for the city. We see reducing rents and increasing housing affordability as a relief for housing cost burdened Tacomans. Inclusionary zoning requirements will make 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, will create a more sustainable and more healthy city.

However, we also demand the following alterations to the plan:

- 1) Stronger emphasis on anti-displacement policy to accompany the more liberalized zoning regime.
- 2) Slash parking mandates.
- 3) Some clarity on the role of design standards and a commitment that this will not serve as a veto point for housing production.
- 4) Mandatory rent restricted, income restricted units as part of an inclusionary zoning framework.
- 5) 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.
- 6) 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.
- 7) Expand the area where the 12 year Multifamily Property Tax Exemption can be utilized,

because it has affordability requirements.

8) Complete elimination of the 8 year Multifamily Property Tax Exemption.

Thank you,

Corbin Ensminger

Corbin Ensminger  
corbinensminger@gmail.com  
3824 South Park Avenue, Unit A  
Tacoma, Washington 98418

**From:** Daysha Gee <daishandickey@gmail.com>  
**Sent:** Monday, November 29, 2021 5:55 PM  
**To:** City Clerk's Office; Woodards, Victoria; Ushka, Catherine; Beale, Chris; Blocker, Keith  
**Subject:** Home in Tacoma, ORDINANCE NO. 28793  
**Attachments:** HIT opposition\_Gomillion.pdf

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

Dear City Clerk,

Please find attached my written comments opposing the Home in Tacoma project.

Sincerely,

Daisha N Gomillion

# Home in Tacoma, ORDINANCE NO. 28793

11/29/2021

Tacoma City Council  
747 Market Street  
Tacoma, WA 98402

Dear Tacoma City Council Members,

My name is Daisha Gomillion, and I am a homeowner on the Eastside of Tacoma. This letter is to lay out my concerns, disapprovals, and opposition of the Home in Tacoma (HIT) Project. Tacoma is important to me, it is my home, I am a lifelong resident, it is imperative that we do not lose the character and appeal of any of our neighborhoods due to greed and profit. While I do support growth, I also know the city of Tacoma has many vacant buildings and land they can utilize to create housing that is truly affordable. My neighborhood is comprised of many, many single family homes, a diverse neighborhood, naturally integrated, and beautiful green space where the neighborhood children can run and play (when a homeless encampment has not taken over). HIT is a way of extracting wealth and income out of an area until we are of no value anymore. There is no value in taxing paying homeowners anymore; this is a way of forcing us out of the City so you can take the land and fill every square inch of it. You will turn neighborhood roads into parking lots without sidewalks; essentially a lot of cars will be covering the streets. EMS/TPD will have difficulty entering the neighborhoods, those who do commute to work will continue to drive to the park & ride stations to catch transit services. Therefore, the number of cars on the road will not change, and honestly most people like to drive personal vehicles because it is peaceful and safer then public transportation, especially with the increase in crime (how about The City Council get the crime rate under control).

The Tacoma City Council has completely ignored tax-paying residents, and have treated us as if we do not exist as we state our opposition to HIT. Up zoning is far from the progressive policy tool it has been sold to be by the City. It has been made clear that the new opportunities, the new growth of rapid developments growing around tax paying homeowners is not for them, it's for someone else; to attract high-income individuals. Why would a developer want to build a product that is less profitable? Homeowners are not opposed to building true affordable housing; however, we want to have a say in decisions that will affect our investments, and the dynamics of our neighborhoods. Tax paying residents of Tacoma built this city; we work hard and pay our taxes annually, many of us have worked 20 to 30 years to build up our investment and now we have the City telling us what we can and cannot do with our property? Thus changing the use and value of our investment, so that developers can make profits. It is not fair and it is not equitable. If you see housing affordability as a social problem, you cannot rely on the housing market to fix it. There are just too many other interests involved other than affordability and the number one interest is profit. Too many stakeholders would gladly like to see millions spent on HIT in order to unlock billions in profit. Just greedy! This is not a matter of supply and demand; this is to increase City revenue. This is a pyramid scheme where the City will borrow for the future at rates that will require them to have more people paying in by the time the bill is due. To me when I hear the City Council members talk about how up zoning is going to solve homelessness and housing affordability...I laugh because the only thing HIT will solve are the City funding issues.

It is clear that the HIT project is to serve people that do not live here and attract wealthy individuals. We have precedence that shows up zoning mainly leads to building high-end housing that is not at all affordable, similar to what's going on at Ruston Way. A national study by the Journal of Urban Affairs shows that 85% of new urbanist communities are unaffordable to the median income people that currently live in these communities. My neighborhood is full of working class people, who have worked hard for what they have. There is not a lot of traffic and not a lot of congestion. It is hard to find a community such as ours on the Eastside of Tacoma where most of the properties sit vacant and the City allows them to become dilapidated...and thus unusable. We really need to focus on the infrastructure of the current Eastside neighborhoods; this would not be sustainable or practical for the Eastside of Tacoma. The City is exploiting and taking advantage of the low-income individuals; you are telling low-income residents "we have a solution around housing affordability" not mentioning that it is a market-based solution. The taxpaying citizens of Tacoma know that HIT is not about affordability, it is about profitability. The City has used affordability as a bait, but we all know it is more about the ability to densify, in building terms, to make money and move on. We enjoy our neighborhood just the way it is. We have a tight knit community; and invested in this area for that reason. I have seen a mass exodus of homeowners throughout Tacoma; tons of properties are on the market forcing people who have lived in Tacoma for decades to move to a place they do not necessarily want to move...and it is devastating. Finally, for many minorities such as myself, a home is a way to pass wealth down through generations; you are taking that away with HIT.

## Home in Tacoma, ORDINANCE NO. 28793

Looking at the current up-zoning map on the City of Tacoma website, I notice my neighborhood is in a transition zone; mid-scale units would encompass my entire neighborhood opening up our neighborhood to increased traffic, and changing the dynamics of our neighborhood dramatically. Because East Tacoma is considered the poor side of Tacoma our communities will be hit first (Eastside is always used as a pilot). It will no longer be a quite cul de sac but a speedway for cars to zip through and a street full of cars due to increased density, no room for children to play, no green space to enjoy.

The old K-Mart at 5132 N. 6th St. has sat vacant for years. Gault Middle School at 1115 E. Division Ln has sat vacant for over a decade both properties are perfect for creating housing on transit routes. They are walkable to local schools, shopping & green spaces. Right now, the City of Tacoma website shows current surplus properties for sale:

1. Browns Point Boulevard and 45th Street NE Tacoma, WA 98422
2. South 25th and South Wilkeson Street Tacoma, WA 98405
3. 412 Norpoint Way NE Tacoma, WA 98422

HIT is simply another version of “trickledown economics”. The idea that if City increases entitlements or deregulates land use altogether, they will be allowed the over building of low/mid-scale housing and suddenly housing is going to be affordable for everyone...if the City had done their research they would know that the market never provides affordable housing. When developers are not making money building housing, they will stop. Why is the city selling the above properties instead of developing “affordable” housing on them? Seeing all the undeveloped lots and empty commercial buildings around the City really makes me question if affordable housing is really the goal with HIT or is more about selling the soul of Tacoma to the developers that are not concerned with affordable housing, but more with the profits they receive from mass development. In regards to affordable housing, it is not a supply and demand issue. The increase in rent prices are displacing individuals. I have never heard anyone say they cannot find a place to live in Tacoma, they say they cannot find an affordable place to live because property owners are charging ridiculous rent. With these zoning entitlements, property owners and developers are demolishing homes, beautiful old style Tacoma homes so they can build multi-unit housing and increase the rent amount while maximizing their profits and not creating any affordable housing. There are numerous vacant lots along transit routes in our city. Develop those areas before destroying historic neighborhoods.

A great example of affordable housing is co-housing projects that are taking place in West Seattle and Vashon Island. Communities of first time or low-income families living in Courtyard type developments all with a stake in the upkeep of the property (very similar to the Shalishan community). Portland has done this to great success giving families a place to become established, and eventually move into a single-family home. This type of housing is much more affordable and fits perfectly along transit lines. Portland revitalized vacant urban lots and empty warehouses; which Tacoma has many of these days. Tacoma has multiple vacant lots and multiple vacant buildings suited for this type of development. I encourage and urge the Tacoma City Council to REHAB these historic homes and buildings instead of tearing them down and filling our landfills with the debris. A rehabbed home turned into a Multi-Family unit can be more affordable than newly built apartments. Downtown Tacoma has numerous vacant lots along transit routes you need to revitalize this area for low-scale and mid-scale housing.

The Tacoma City Council knows that HIT is not the answer to affordable housing, if you have any integrity or truly love the City of Tacoma and its character...do the right thing, vote No for Housing in Tacoma!

Sincerely,

*Daisha Gomillion*

Daisha N. Gomillion

**From:** duane@soundviewls.com  
**Sent:** Monday, November 29, 2021 2:53 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Zoning Changes Affecting Our Property Located at 610 South Jackson Avenue

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Dear Tacoma City Council,

We, Duane and Kay Reed, owners of the property located at 610 South Jackson Avenue, Tacoma, WA 98465 want the Tacoma City Council and all to know that we strongly oppose the proposed zoning changes that would affect our property. Our opinion is that our property abutting South Jackson Avenue and Vista Drive and the surrounding properties abutting Vista Drive make up an established, lovely neighborhood of high quality single family homes. Our home is one of the first properties one sees as he or she enters the city from Highway 16 and we think that its desirable appearance upholds a standard of quality and care valuable to the City.

We have owned, occupied and maintained this property for over twenty years and in doing so have invested much of our life's earnings into it. We want to protect that investment and keep the status quo. Changing the zoning would allow owners of the neighboring properties to build new large buildings that would negatively affect the value of our homes. These large buildings wouldn't suit the existing neighborhood. In our opinion they would stand out as jarring contradictions that would burden Vista Drive and interfere with established (and I hope protected) views to Puget Sound. To that point, the change in zoning and allowing construction of large multi-family buildings in the area would also create a compelling, negative, competitive and adversarial atmosphere among neighbors to sell their properties before adjoining property values declined. This would negatively affect all home owners in the neighborhood and reduce the quality of the area.

I also question the wisdom of adding multiple-family buildings in this area for another reason. I think it is truly unwise to have more people, including children, needing to safely cross Jackson Avenue. Jackson Avenue is unique in being one of the city's busiest streets occupied by more than regular sedans, sports utility vehicles and small trucks. Large dump trucks with trailers, cement trucks, and large semi-trucks with trailers frequent this street making it potentially dangerous to cross. I myself, a careful adult, have been nearly hit by negligent drivers when properly using the crosswalk located at Sixth and Jackson and it is common for us to hear wrecks at that intersection.

In conclusion, we have lived a large portion of our lives at this location and love it as it is now. It is the American dream to own a home in a desirable neighborhood. We Americans are encouraged to invest in property and maintain it's value. We have done that here. Please don't make a decision that will undo and forever change our lovely area. Come and take a look at this neighborhood that you want to compromise and change. I think it is one that is worth protecting. In fact, we depend on your protection.

**From:** Lee Roussel <hlr@nventure.com>  
**Sent:** Monday, November 29, 2021 12:40 PM  
**To:** City Clerk's Office  
**Subject:** Comment on "Home in Tacoma"

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

To: Tacoma City Council:

City Council should reject "Home in Tacoma" and start over with a new process that actually listens to residents.

The proposal was developed in haste without adequate resident involvement. Residents should have been consulted on the type of neighborhoods and housing they wanted at the very beginning of the process. Comments opposing the proposal were denigrated and not taken seriously by the planning commission. This illustrates a tainted process, requiring a new one that seriously considers residents views.

If City Council proceeds to consider the proposal on its merits, it should reject it. The proposal restricts housing types by eliminating single family zoning in the entire city. The housing types favored by the proposal already exist in the city -- as the planning commission's dissenting vice chair stated: "the missing middle ... isn't so missing." A successful city needs a mix of all housing types and zoning, including single family. City Council should reject this "one size fits all" proposal in favor of a neighborhood by neighborhood approach (but only after consultation with affected neighborhoods), preserving some of the single family neighborhoods favored by residents.

Council should also reject the proposal to high-rise Proctor to 21st St. Proctor has been successful because it is human scale. The developments Council has already approved have grievously wounded it, and further high-rises would be the nail in its coffin. Council should also eliminate subsidies and tax waivers for developments in Proctor and the North End; they are not needed and distort the housing market.

Thank you for considering these comments.

Lee Roussel 3219 N. 30th St., Tacoma, 98407

**From:** Dawn Nanfito <dawn.nanfito@gmail.com>

**Sent:** Monday, November 29, 2021 11:08 AM

**To:** City Clerk's Office

**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Mayor and City Council:

I am writing about Home in Tacoma and specifically about midscale. I remain unconvinced on midscale and do not agree with it. At the very least, this proposal should have more review or be delayed until you can work out the glaring issues indicated by the delay. The available research and implementation about upzoning in general does not offer a ringing endorsement. I have not seen anything from the city or Planning Dept. indicating that there are two sides to this discussion, and the general consensus currently is that it requires more study.

You may wish to review this February 2021 Planetizen article: [New Research on the Effects of Market-Rate Development and Upzoning](#) by James Brasuell discussing a [report](#) by UCLA researchers compiling the relatively small body of recent research about the effects of "hotly debated but under-studied" market-rate development on rents in the surrounding neighborhood. Findings are both positive and negative, but not a slam dunk for this approach, and certainly not how Home in Tacoma is currently structured.

Also, a July 2021 [Brookings Institution article](#) literally states that "research on upzonings is still nascent," "additional research is needed to better understand how different kinds of upzoning policies shape subsequent neighborhood change," and despite tensions, "minimal empirical work has examined the effects of upzonings on gentrification." The article discusses a [study](#) (published in [Land Use Policy](#), April 2021) by the author that found that upzoning activity is positively and significantly associated with the **odds of a census tract becoming whiter**, suggesting that upzonings might accelerate, rather than temper, gentrification pressures in the short-term. The article concludes that

*If cities are to adopt upzoning policies as the key policy tool to address the nation's housing affordability crisis, **land use scholars need to conduct additional research** into how different variants of upzoning policies shape subsequent gentrification, displacement, and housing affordability.*

How is this going in other cities? Do you know? Has anyone reported to you on this?

- Austin has been attempting to rewrite the land development code [for nearly a decade](#) - see this entire [KVUE article](#) for background on where this is in Austin right now. In short, the city's Land Development Code is currently "[languishing in court](#)."
- Although Minneapolis got a lot of attention for their 2040 plan and "being first" with passing upzoning, it is still considered [controversial](#) and continues to be debated 2 years later. [A year after being rolled out](#), there were still no visible changes on the city's landscape. And it is an election issue in contested council races. Minneapolis' upzoning is also in court: the Minnesota Supreme Court [ruled](#) in February 2021 that state law gives [environmental groups the right to sue Minneapolis](#) for failing to complete an environmental review before approving the 2040 Comprehensive Plan.

What about [form-based code](#)? What investigation has been done on that? I have just read about that. [Some research](#) has been done on form-based codes that show they do not appear to lead to gentrification and they are associated with higher levels of multi-unit structures, according to a University of Chicago [research paper](#). Research has shown [positive FBC impacts](#) on physical and environmental well-being, but that questions remain on whether benefits are equally distributed and lead to more diverse, dense physical environments. Some of the cities using this approach: [Iowa City](#), [Fort Smith](#), and [North Bend, WA](#), which won a state award.

Shouldn't these questions be asked by Tacoma? Not if you are rushing.....

Finally, about informing the public, the realtors backing One Home Tacoma are sending me something every week, why hasn't the city since the beginning? I still find folks who have not heard about Home in Tacoma. During a pandemic is a bad time to do this.

Please reconsider this.

Dawn Nanfito

**From:** trishbme@gmail.com <info@email.actionnetwork.org>  
**Sent:** Monday, November 29, 2021 9:43 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.

Finally, in light of the new amendments that have emerged, I urge the following action on each of the amendments to Home in Tacoma:

- Support Deputy Mayor Blocker's amendment to expand mid scale zoning on high capacity transit corridors from 1/2 block to 1 block, as it will provide more transit oriented development
- Support Council Member Hines' map changes 1 and 2, as they provide for smarter growth and the area in map change 2 is already height restricted due to views
- Support Council Member Ushka's map changes 1 and 2, as they provide for smarter growth
- Support Council Member Ushka's text changes, as they address resident concerns
- Support Council Member Walker's text changes, as they address resident concerns
- Support Council Member Beale's map change, as it allows for smarter growth along the 84th street corridor
- Oppose Council Member McCarthy's map changes 1, 2, and 3, as they are inconsistent with future growth and the goals of Home in Tacoma
- Oppose Council Member Thoms' map change, as this is not consistent with the broader development of the corridor along I Street
- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,

[Your name]

trishbme@gmail.com  
4202 N Pearl St  
Tacoma, Washington 98407

**From:** Steve Allsop <s.allsop.37@gmail.com>

**Sent:** Monday, November 29, 2021 9:33 AM

**To:** City Clerk's Office

**Subject:** Home in Tacoma Amendments

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Councilmembers: Please vote no on CM Blocker's proposed amendment expanding Mid-Scale on corridors from 1/2 block to a full block. The IPS Committee scaled it back to the 1/2 block measure after hearing public outcry regarding the damaging effects of Mid-scale on residential neighborhoods. In addition, other CM's have introduced various amendments which further-acknowledge the negative impacts by either rerouting or reducing mid-scale corridors.

CM Blocker's amendment in essence expands mid-scale corridors to the adjacent residential streets. This is counter to the IPS Committee's recommendation which was based in large part on overwhelming concerns regarding negative Mid-scale impacts.

Mid-scale corridors are destructive to neighborhood character. They should be abandoned in favor of thoughtful, targeted density. They should certainly not be expanded in the manner CM Blocker proposes.

Sincerely,

Steve Allsop

2201 N Lawrence St.

**From:** Mary Ann Leberg <lebergm83@gmail.com>

**Sent:** Monday, November 29, 2021 7:43 AM

**To:** City Clerk's Office

**Subject:** Tacoma Housing

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Dear City Clerk and Tacoma City Council,

I am utterly opposed to your ideas of developing multi-density housing in single family neighborhoods in Tacoma. This was done in Seattle, and all about it did was to uglify neighborhoods, and destroy the character and quality of neighborhoods throughout the city. It did nothing to remedy the affordable housing problems. A friend's family of origin home, where he was living, was torn down. It was structurally sound. Was he ever compensated? No, not a penny! A beautiful church that drew people from all over the city and the county was torn down to make way for these hideous apartments. They were all architecturally the same, and they looked so utterly ugly. About the only people who benefited were the architects who dreamed up these monstrosities and the greedy developers.

And, months ago, when you were considering this project, I voiced my opposition then. I said it then and I will say it now-- Anything of this magnitude, that would affect the lives of so many, needs a public vote. Absolutely! And not something or other going on tomorrow behind closed doors. For shame!

Mary Ann Leberg

[lebergm83@gmail.com](mailto:lebergm83@gmail.com)

**From:** Sue Comis <comiss@nventure.com>  
**Sent:** Sunday, November 28, 2021 5:40 PM  
**To:** City Clerk's Office; Hines, John; McCarthy, Conor; Hunter, Lillian; Thoms, Robert; Walker, Kristina; Woodards, Victoria; Ushka, Catherine; City Clerk's Office  
**Subject:** Home in Tacoma

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

Dear Councilmembers,

I appreciate your amendments and efforts to listen to the concerns of many residents regarding the Home in Tacoma proposal. I fully recognize the scare tactics being promoted by Don't Seattle My Tacoma. I urge you not to think that most of us are in agreement with those tactics or claims made in the City of Austin video. That is clearly not what is being proposed by the Planning Department.

Nonetheless, there are some adjustments needed to the proposal.

1. In general, I agree with further restrictions on the midscale housing areas. Ideally the midscale would only be along the High Capacity Transit corridors and adjacent to the Mixed Use Centers. If we start with less midscale now and see how it goes, we can always upzone areas later. Specifically:
  - ◊ I support CM McCarthy's proposal to remove mid-scale transitions around Neighborhood Commercial Nodes. This was a recent idea that has not been fully vetted. It is not needed to accomplish the goals of the midscale areas.
  - ◊ I disagree with DM Blocker's map change to expand Mid-scale along High Capacity Transit corridors to 1 block. That would result in the mid-scale being directly across the street from the low scale. It is much more appropriate to have the mid-scale back up against the low scale or be across the alley from the low scale. That creates a better transition.
  - ◊ I agree with CM Hines proposal to move the mid-scale from N. Union to N. 21<sup>st</sup>. This is more in keeping with the neighborhood character of these areas.
2. As you move forward with design standards I urge you to **not** increase the parking requirements. Devoting more of the City's land to parking and impervious surface will not accomplish our goals.

Sincerely,

**Sue Comis**  
**43 West Rd.**  
**Tacoma WA 98406**  
**253-306-2814 (cell)**

**From:** Julie and Jay TURNER . . . . <juliejayturner@gmail.com>

**Sent:** Sunday, November 28, 2021 4:57 PM

**To:** City Clerk's Office

**Subject:** HiT letter re amendments

**Attachments:** Council Letter, 112421 .pdf

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Dear Madam,

Please accept my letter to all council members regarding the HiT amendments, and forward my letter to each one.

Thank you so much,

Julie S. Turner

817 North J St.

Tacoma, 98403

253-383-2329

November 26, 2021

Subject: Home in Tacoma Amendments

Dear Council Members,

First of all, I'd like to commend all of you for the thoughtful and useful amendments you offered to the Home in Tacoma plan developed by the Planning Commission and the Planning Department. The amendments showed me that the Council Members have the best interests of their constituents at heart - in fact, the best interests of all of Tacoma were well-represented. It's important that we all have a voice in the future of our wonderful city of a variety of neighborhoods. *I support all of them because you all know your districts better than one person does.*

Council Member Thoms, who represents District 2, is offering amendments so property owners in the North Slope Historic District can protect the existing structures in the North Slope Historic District. It is important for our structures to maintain the characteristic architecture of the buildings. **We need all of the District to have the same zoning - an all-inclusive zoning that covers historic buildings and non-historic ones. Our current zoning does this under HMR-SRD** - that stands for "Historic Mixed-Residential Special Review District."

Thus, CM Thoms, along with the Board of Directors of the neighborhood organization, NSHD, Inc., is asking for amendments that give the North Slope Historic District **one zoning category to cover all of the area inside our boundaries, and to amend the North I St. map to** reflect low-level zoning. One low-level zoning category for all of the NSHD makes it easier to keep our architectural "bones" intact and in line with historic principles set out by the Landmarks Commission.

Thank you for your consideration of the opinions and desires of all Tacoma's residents.

Sincerely,

Julie S. Turner  
817 North J St.  
Tacoma, WA 98403  
253-383-2329

**From:** Deborah Cade <dlcade@comcast.net>  
**Sent:** Sunday, November 28, 2021 3:27 PM  
**To:** City Clerk's Office; Thoms, Robert; Hunter, Lillian; Woodards, Victoria; Walker, Kristina; Hines, John; Ushka, Catherine; Blocker, Keith; Beale, Chris; McCarthy, Conor  
**Subject:** North Slope Historic District Comments on Home in Tacoma  
**Attachments:** NSHD\_Comments\_HiT\_11242021.pdf

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

Please accept the attached letter as comments from the North Slope Historic District Board of Directors regarding Home in Tacoma. Also, please support the submitted amendments to the Home in Tacoma proposal.

Deborah Cade  
Chair, NSHD Board of Directors  
908 North M St  
Tacoma, WA 98403

Sent from [Mail](#) for Windows



# North Slope Historic District

a 501 (c)(3) organization

**908 North M St.  
Tacoma WA 98403**

November 24, 2021

Tacoma City Council  
747 Market St  
Tacoma, WA 98402

RE: Comments from North Slope Historic District Board  
of Directors on Home in Tacoma

## BOARD OF DIRECTORS

DEBORAH CADE, CHAIR  
JULIE TURNER, SECRETARY  
GEOFF CORSO, TREASURER  
JUDITH MARTIN, PROGRAMS  
MARSHALL MCCLINTOCK, HIST. PRES.  
TOM GISKE, BEAUTIFICATION  
JOHN BUTLER, OUTREACH  
LYNDA SHEPHERD  
ROGER JOHNSON  
MELINDA GORDON  
ALEX STRAUB

Dear Councilmembers:

The North Slope Historic District Board of Directors (Board) submits these comments regarding the Home in Tacoma (HiT) program. We speak only for the Board and not for the entire North Slope Historic District (NSHD). We oppose the “midscale” proposal. While we do not oppose the “lowscale” proposal in principle, we do not believe that the NSHD, as the densest residential neighborhood in Tacoma, can absorb much additional development. We think it is inappropriate to make a change of this magnitude during a pandemic when in-person meetings cannot be held. We have seen no evidence that this plan will improve housing affordability, and there are no examples of this extent of a change being implemented in any other city nor do we know what its impacts will be. We have worked with the City for many years to develop historic guidelines and a zoning category that works for this neighborhood, which the midscale plan will jeopardize.

While we prefer that the Council oppose the midscale proposal, we ask in the alternative that it support the amendments submitted by Councilmember Thoms to designate all of the NSHD as lowscale so that our current HMR-SRD zoning will be consistent with the new comprehensive plan. We also support all of the amendments submitted by other councilmembers.

### **1. The Home in Tacoma Plan Changed Dramatically During the Pandemic, When There Could Be No In-Person Meetings**

When the City first proposed changes to the comprehensive plan several years ago, its focus was on developing more of the “missing middle,” which we interpret as including duplexes, triplexes, four plexes, smaller apartment buildings, town homes, cottage homes, and smaller single-family homes. The NSHD contains all of these. It’s unfortunate that more neighborhoods were not developed in this pattern; this mix of housing options works well here. When the City’s plans

were presented at an open house, the proposal included minimal changes like allowing duplexes on corner lots. This had little to no effect on our neighborhood since it already includes multi-family homes from duplexes to small apartment buildings. The current proposal before the Council would designate North I Street and part of North J Street as midscale. It also places a part of the neighborhood on North K between 3<sup>rd</sup> and 4<sup>th</sup> Streets in the Stadium MUC and changes our neighborhood commercial area at North 6<sup>th</sup> and North K to a new MUC. No one notice of the midscale proposal until shortly before the Planning Commission meeting on the proposal in April. Even the little postcard sent out to residents did not mention midscale.

During the pandemic, when no public meetings could be held, HiT morphed from allowing duplexes on corner lots to allowing up to four story apartment buildings in areas designated midscale. There has been no opportunity to address the council directly on this. The Washington Post's motto is "Democracy Dies in Darkness." We were kept in darkness until this proposal was entirely developed, with no opportunity to have meaningful input. We are the ones who must live with the consequences of this proposal. Changes of this magnitude should not be made during a pandemic when we cannot have an open and inclusive public process. Zoom meetings are no substitute for in person communication. The legislative exemption from compliance with SEPA and GMA gives us even fewer opportunities to see what impacts this proposal will have, as the City has taken advantage of these exemptions to do no meaningful environmental review. It's highly unusual, if not unheard of, for comprehensive changes of this significance to not be the subject of an environmental impact statement.

**2. The City Has Provided No Examples of Cities Anywhere in the U.S. Where Single Family and "Missing Middle" Neighborhoods Have Been Rezoned to Allow Four Story Apartment Buildings.**

We keep asking planners for any examples of places anywhere in the entire country where a proposal like this has worked, where it has increased the availability of affordable housing, and what its impacts have been. We have been given the examples of Minneapolis, Walla Walla, and California. However, none of these would rezone single family areas for three- and four-story apartments. In fact, they allow duplexes and in some cases triplexes. The City is asking us to be the guinea pig for the entire country in putting four story apartment buildings on streets with single detached homes. We have seen no evidence that even these more limited programs have resulted in increased housing affordability. They benefit only developers, investors, and realtors. We noted that the mailer we got supporting HiT came from a realtors' association.

Further, this plan appears to be directed at solving Seattle's housing problems, not Tacoma's. There have been no significant new job opportunities created in Tacoma in some time; the new residents that we are accommodating either commute to Seattle or work from home for out-of-town employers. Replacing single detached homes with more apartment rentals for commuters will lead to a more transient population that is less invested in Tacoma. This is just one of the many impacts neither studied nor disclosed.

### **3. The NSHD Has Worked With the City For Decades To Achieve and Preserve Its Historic Designation and HRM-SRD Zoning**

We have worked for literally decades to preserve this neighborhood. Part of the neighborhood, from North I Street to North M Street, was previously zoned R4L, which allowed homes to be demolished by developers and replaced by apartment buildings. If you drive or walk around the neighborhood, you can see where this happened. The neighborhood organized and worked with the city historic preservation officer to designate the neighborhood, in several increments, as a historic district. Later, we worked with planners and the city attorney's office to develop a zoning category that would recognize all current structures as conforming uses, protect contributing structures from demolition, and allow additional growth (i.e. conversion to duplex or triplex) in appropriate places. That's what "Historic Mixed Use Residential – Special Review District" (HMR-SRD) accomplishes. We've had to make the same arguments in response to previous comprehensive plan and zoning code updates. Now, we are having the same discussion with the City yet again. Our goals have not changed, and the HiT proposal, in particular the midscale and Mixed Use Center designations, is completely contrary to what we have worked with the City for years to accomplish. Apparently, it requires eternal vigilance.

TMC 13.07 sets out the City's policies regarding historic preservation and protects city landmarks and contributing properties in city historic districts from demolition. The midscale and MUC designations cannot be implemented in the NSHD without significant demolition. If these demolition protections are still going to apply, then there is nothing to be gained by designating any part of NSHD as midscale or MUC. We've been told "not to worry" by planners, but we do not see the point of designating part of a densely built historic neighborhood as midscale. If we truly do not have to worry about future demolition, then this area should all be designated lowscale. Our neighborhood commercial area at 6<sup>th</sup> and North K should be designated "neighborhood commercial" or "neighborhood MUC," and not put in the same category that would allow 6-8 story structures.

### **4. There Is No Evidence That Home in Tacoma Will Improve Housing Affordability**

We have also continued to ask planners to explain just how this program will add to the supply of affordable housing. So far, the only explanation is that if we allow developers and investors free rein to build what they want where they want, there will be a great supply of housing and prices will come down. There is no evidence anywhere in the country to support this kind of magical thinking. There are many apartments for rent in this neighborhood, unfortunately for high prices. There is no reason to think that new apartments in an already expensive neighborhood will be cheaper; in fact, the newer buildings in Proctor and on Sixth Avenue are not affordable for low income or very low-income people, nor do the one-bedroom "affordable" units have the space that a family needs.

What we need is more “starter homes” -- small single-family homes that young families can afford, or that older people could downsize to. But replacing older homes with apartments does not accomplish that. We also need opportunities for families to own homes, to build intergenerational wealth. Forcing more people into rental apartments does not accomplish that.

#### **5. Specific Changes Should Be Made to the IPS Map**

The map that accompanies the IPS proposal is barely readable and lacks most street names, making it difficult to see what areas are impacted without reference to other maps. However, it appears to include portions of the NSHD that contain residential homes in the Mixed Use Center on North K between North 3<sup>rd</sup> and North 4<sup>th</sup> Street, and creates a new Mixed Use Center at the intersection of North 6<sup>th</sup> and North K. This is in error and needs to be corrected to low scale. There is also a section of the southernmost part of NSHD that is included in midscale that includes contributing residential structures that should be lowscale. In addition, as noted above, North I Street and North J Street need to be changed to lowscale. These changes will allow the entire NSHD to retain its HRM-SRD zoning category when the upzone takes place. Please refer to the description of the North Slope Historic District adopted by the Council in TMC 13.06.240 (Ordinances 26611, 27429, and 27995) and change the entire city-designated historic district to lowscale. I’ve attached a copy of the map included in TMC 13.07.240 for reference. The amendment requested by Councilmember Thoms would accomplish this.

#### **6. NSHD Supports Most Other Comprehensive Plan Changes Other Than the Midscale Designation**

Most of the proposed comp plan amendments are either positive or at least innocuous. We support concepts like design review (although it needs to incorporate neighborhood review), context sensitive design, neighborhood-level planning, infill housing, respect for neighborhood patterns and character, discouraging demolition and displacement, concurrency analysis, and policies that actually address more affordable housing and addressing historic inequities.

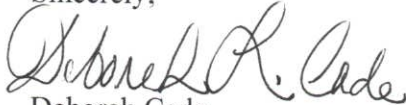
Policy DD-4.14, addressing “missing middle” housing, should also include “Preserve existing missing middle housing.” It makes no sense to promote density and creation of missing middle housing by replacing older, more affordable housing with newer, pricier housing. Policy DD-2.9 addresses parking and fails to recognize that people will still have cars regardless of access to transit. Policy DD-13.10, part of the section on historic preservation, states that it “encourages” conversions of historically significant properties. This should be modified to state that this is an alternative to demolition, and not a broad encouragement of converting historically significant structures to other uses. We appreciate the proposed comp plan amendment to discourage demolition of historic and older viable structures.

November 24, 2021

Page 5

Please oppose the midscale proposal and focus larger developments in areas in which existing homes don't need to be demolished. At a minimum, please support all of the submitted amendments, including the amendment proposed by Councilmember Thoms that would designate the NSHD as lowscale.

Sincerely,

A handwritten signature in cursive script, appearing to read "Deborah Cade".

Deborah Cade

Chair, NSHD Board

Attachment

**From:** Ken McDouall <info@email.actionnetwork.org>  
**Sent:** Sunday, November 28, 2021 12:42 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

We need solutions to this this huge problem on multiple fronts. I earn median income and can barely keep up with rent increases.

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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- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,

Ken McDouall

Ken McDouall  
kmcDouall@gmail.com  
910 S 8th St, Apt 4, Apt 4  
Tacoma, Washington 98405



**From:** Stephen Smith <info@email.actionnetwork.org>  
**Sent:** Sunday, November 28, 2021 12:26 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,

Stephen Smith

Stephen Smith  
scloudsmith@gmail.com  
5206 S K St  
Tacoma, 98408

**From:** Kevin Bartoy <kbartoy@hotmail.com>  
**Sent:** Sunday, November 28, 2021 12:04 PM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma Comment

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

Greetings Council,

I am writing to you to oppose the Home in Tacoma proposal. This is bad policy at a bad time. It is essentially a give away for the real estate and development community. This is proven true by the mailer that I received from the Pierce County Realtor Association, encouraging me to thank Council for moving forward with Home in Tacoma. Instead, I am writing to you to oppose Home in Tacoma.

Even its proponents on the Planning Commission and in the City's Planning Department agree that this proposal will do little or nothing to directly address the actual housing crisis in Tacoma, which is a crisis of houselessness. These same individuals claim that a focus on the "missing middle" will have trickle down effects and solve another "crisis" in housing in Tacoma. I ask you, "What is that crisis?" Is it that people who can already afford housing, don't have enough choices in housing? This is not a crisis.

The proposal in front of you now will encourage developers to create additional single family or multi family units on lots that are currently occupied by individual single family housing. This will increase the housing stock. However, this will not decrease prices or help with affordability of housing in Tacoma. The ideas behind Home in Tacoma are very simplistic economic models of supply and demand that are not only incorrect, but that have been proven incorrect in Seattle. For 10-15 years, Seattle has moved forward with a similar effort with a similar rationale as Home in Tacoma. Instead of increasing housing stock and decreasing prices, the process has increased housing stock and, at the same time, increased prices. Thus, causing an even greater pressure on housing in Tacoma and the communities surrounding Seattle. By pursuing a similar action, Tacoma will increase stock, increase price, and thus force people currently living in Tacoma to have to seek housing elsewhere while bringing in more wealthy individuals to Tacoma and increasing the profits of the real estate and development communities.

This is not in my imagination. This has been proven by Seattle's example. And, by pursuing Home in Tacoma, our city is fast following in the footsteps of our neighbors to the north.

Given the above argument, I put forward that Home in Tacoma is racist policy. It is racist in that it is going to force struggling families, many of them houseless or housing insecure, to have to move out of the city and to have fewer options towards home ownership. These families are disproportionately minority, and thus this proposal will disproportionately affect them. Policy cannot be "not racist." Policy is either racist or anti-racist, and I firmly believe that Home in Tacoma is racist policy.

When I have brought up the issue of racism, the counter argument from Home in Tacoma proponents is that there will be affordable housing units provided in new developments. First of all, these units are far from affordable for families. They are studios and one bedroom apartments that are at price points far above the means of most families or of the current housing options that these families occupy now. Many of these families rent single family housing and are now being forced to leave the city or find a way to pay for a much smaller space in an apartment building. This is forcing a lifestyle disproportionately on a minority population while giving more options for purchase to a largely white and largely wealthy group of people who can already afford housing.

This is not a solution. And, this is a proposal that is out of line with Tacoma's commitment to anti-racism and equity.

I fear that the Council's vision of Tacoma's future is out of line with the Council's commitment to current Tacomans and

to its strong stance on anti-racism.

We are only as strong as our weakest links. By strengthening our "missing middle" links, we are doing little to nothing for the weaknesses of the system and for the actual crisis that exists around us currently. Home in Tacoma is business as usual policy that has failed for other communities that surround us. It will end up exacerbating gentrification, houselessness, and racism in Tacoma. We need to have bold visions that work for all of our citizens. If you are going to move forward with a dramatic policy change, I urge you not to do "business as usual." I urge you to be bold and to do something daring and different that will work for ALL TACOMANS not just a "missing middle" that largely is not in crisis and that greatly lives outside of the city currently.

Please reject this proposal. It is the wrong policy at the wrong time for the majority of Tacomans.

Thank you,

Kevin Bartoy  
2903 N 16th  
Tacoma, WA 98406

**From:** Ryan Talen <info@email.actionnetwork.org>  
**Sent:** Sunday, November 28, 2021 8:39 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.

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Finally, in light of the new amendments that have emerged, I urge the following action on each of the amendments to Home in Tacoma:

- Support Deputy Mayor Blocker's amendment to expand mid scale zoning on high capacity transit corridors from 1/2 block to 1 block, as it will provide more transit oriented development
- Support Council Member Hines' map changes 1 and 2, as they provide for smarter growth and the area in map change 2 is already height restricted due to views
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- Oppose Council Member Thoms' map change, as this is not consistent with the broader development of the corridor along I Street
- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,

Ryan Talen

Ryan Talen  
ry.talen@gmail.com  
610 N Steele Street Unit 2  
Tacoma, Washington 98406

**From:** Marylou Anderson <fourcats2001@yahoo.com>

**Sent:** Sunday, November 28, 2021 5:28 AM

**To:** Blocker, Keith

**Cc:** City Clerk's Office

**Subject:** Home in Tacoma

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Dear Councilman Blocker,

The main purpose of the Home in Tacoma Project is to increase affordable housing, but there is no evidence this project will increase affordable housing. According to the Tacoma Planning Commission Minority Report: "... we will not see affordable development occur as a result of HIT. We will see more development in Tacoma, but it will be of the type that we have seen recently in the Proctor District—higher end developments with expensive rents. Little will be done to improve affordability. In the process, some historical buildings will necessarily be removed, the character of our neighborhoods forever changed, and we will still be faced with an affordability crisis."

This is the third time I have written to the city to express my opposition to the new zoning plan. I was disappointed to read in the paper that you are proposing an amendment to expand the mid-level zoning from 1/2-block along the transit corridor to 1 block along the transit corridor.

I purchased my house in the Hilltop neighborhood in 2009. I mainly chose this neighborhood because it would allow me to walk to work at St. Joseph Medical Center. I love my old craftsman house with its original wood floors and trim. I have lived in Washington State my entire life and was thrilled to find that I have a view of Mount Rainier from my bedroom window. I fear I will lose this view with the proposed zoning change if a 3-4 story building is built across the street.

Not only do I love my home, I love the historic value of my neighborhood. Of the [31 houses on my street 28](#) were built before 1930, with the majority built before 1920. New construction will vastly change the historic value of my lovely neighborhood. It seems that a lot of the newly constructed apartments in Tacoma are built without adequate parking with the thought that people do not need cars. As someone who usually drives just once per week to go grocery shopping, I would not be able to go without a car. Sometimes, there is not parking close to my home due to the number of cars parked on the street. This will become more of a problem with the allowance of mid-level zoning to my neighborhood.

I contributed to and volunteered (waved signs with you by Costco) on your 2015 campaign. I regret helping with your campaign as you are not doing a good job representing your constituents.

Sincerely,

Marylou Anderson

1728 S M Street

[Sent from Yahoo Mail for iPhone](#)

**From:** Timothy MCNEELY <info@email.actionnetwork.org>  
**Sent:** Sunday, November 28, 2021 1:31 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

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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.

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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- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,  
Timothy

Timothy MCNEELY  
ttmcneely@gmail.com  
802 S. Prospect St  
Tacoma , Washington 98405

**From:** Caleb Carlson <info@email.actionnetwork.org>  
**Sent:** Saturday, November 27, 2021 11:25 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,

Caleb Carlson

Caleb Carlson  
calebcarlson18@gmail.com  
1411 113th st. S.  
Tacoma , Washington 98444

**From:** Sarah Brady <info@email.actionnetwork.org>  
**Sent:** Saturday, November 27, 2021 10:15 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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- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,

[Your name]

Sarah Brady  
commerford.brady@gmail.com  
709 E. 35th St  
Tacoma, Washington 98404

**From:** Cooper Wessells <info@email.actionnetwork.org>  
**Sent:** Saturday, November 27, 2021 10:08 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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- Support Council Member Ushka's map changes 1 and 2, as they provide for smarter growth
- Support Council Member Ushka's text changes, as they address resident concerns
- Support Council Member Walker's text changes, as they address resident concerns
- Support Council Member Beale's map change, as it allows for smarter growth along the 84th street corridor
- Oppose Council Member McCarthy's map changes 1, 2, and 3, as they are inconsistent with future growth and the goals of Home in Tacoma
- Oppose Council Member Thoms' map change, as this is not consistent with the broader development of the corridor along I Street
- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma

Thank you,

C Wessells

Cooper Wessells  
cawessells@yahoo.com  
2523 N Starr St  
Tacoma, Washington 98403

**From:** Matt Starr <info@email.actionnetwork.org>  
**Sent:** Saturday, November 27, 2021 9:00 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,

Matthew N. Starr

Matt Starr  
matthewnstarr@gmail.com  
412 E 62nd St  
Tacoma, Washington 98404

**From:** Yasmin Vian <info@email.actionnetwork.org>  
**Sent:** Saturday, November 27, 2021 8:25 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,

[Your name]

Yasmin Vian  
yazflying@gmail.com  
943 N ALDER STREET  
Tacoma, Washington 98406

**From:** Jeremy Williams <info@email.actionnetwork.org>  
**Sent:** Saturday, November 27, 2021 8:21 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,

Jeremy Williams

Jeremy Williams  
ssj2mysticgohan@yahoo.com  
729 s. Vassault St  
Tacoma, Washington 98465

**From:** Megan Capes <info@email.actionnetwork.org>  
**Sent:** Saturday, November 27, 2021 7:30 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,

[Your name]

Megan Capes  
capesmegan@gmail.com  
318 judson st s  
Tacoma , Washington 98444

**From:** David Galazin <info@email.actionnetwork.org>  
**Sent:** Saturday, November 27, 2021 5:38 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

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Thank you,

[Your name]

David Galazin  
davidgalazin@gmail.com  
812 n grant ave  
Tacoma, Washington 98403

**From:** Eric Boyd <info@email.actionnetwork.org>  
**Sent:** Saturday, November 27, 2021 4:43 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

We'll never address the homelessness crisis until we drastically increase the rate of housing production.

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Thank you,

[Your name]

Eric Boyd  
efnord@gmail.com  
3833 E I St  
Tacoma, Washington 98404



**From:** Nathan Schumer <info@email.actionnetwork.org>  
**Sent:** Saturday, November 27, 2021 1:48 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]

Nathan Schumer  
nss2108@gmail.com  
3521 n Stevens  
Tacoma , Washington 98407

**From:** Devin Rydel Kelly <dkelly@graduatetacoma.org>  
**Sent:** Saturday, November 27, 2021 11:59 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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Finally, in light of the new amendments that have emerged, I urge the following action on each of the amendments to Home in Tacoma:

- Support Deputy Mayor Blocker's amendment to expand mid scale zoning on high capacity transit corridors from 1/2 block to 1 block, as it will provide more transit oriented development
- Support Council Member Hines' map changes 1 and 2, as they provide for smarter growth
- Oppose Council Member McCarthy's map changes 1, 2, and 3, as they are inconsistent with future growth and the goals of Home in Tacoma
- Oppose Council Member Thoms' map change, as this is not consistent with the broader development of the corridor along I Street
- Oppose Council Member Thoms' text change, as this is inconsistent with the goals of Home in Tacoma
- Support Council Member Ushka's map changes 1 and 2, as they provide for smarter growth
- Support Council Member Ushka's text changes, as they address resident concerns
- Support Council Member Walker's text changes, as they address resident concerns
- Support Council Member Beale's map change, as it allows for smarter growth along the 84th street corridor

Thank you,

[Your name]

Devin Rydel Kelly  
dkelly@graduatetacoma.org  
910 S M Street  
Tacoma, Washington 98405

**From:** Tyron Moore <info@email.actionnetwork.org>  
**Sent:** Saturday, November 27, 2021 10:35 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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- Support Council Member Walker's text changes, as they address resident concerns
- Support Council Member Beale's map change, as it allows for smarter growth along the 84th street corridor

Thank you,

Tyron Moore

Tyron Moore  
tytymo@gmail.com  
818 N 10th St  
Tacoma, Washington 98403

**From:** E K <ekiguru2005@gmail.com>  
**Sent:** Friday, November 26, 2021 2:40 PM  
**To:** City Clerk's Office  
**Subject:** Home In Tacoma Comment

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

Dear Tacoma City Council,

I heavily appreciate this progressive approach to the housing situation! Frankly, more options for housing and increased density benefits everyone, however I have talked to some people and observed posts and comments about their concerns and while I'm an overwhelming supporter of this policy they do have valid concerns. For example, will there be any focus on ownership when it comes to low and even mid scale housing (for example, someone getting to own a townhome or half a duplex). A worrying trend that has been making itself apparent is the trend for developers to build and then rent out, locking people in a cycle of renting homes for life as even single family homes are being rented! There needs to also be some sort of measures to assure affordability of **the rent itself and not just labeling some apartments as "affordable"** and not a proliferation of "luxury apartments" exclusively. Even better if you favor smaller local developers rather than gigantic corporations funded by foreign investors.

Also in order to make it worth developing transit corridors, the transit needs to be heavily improved, otherwise it would be a waste and likely lead to heavier traffic from more driving which would go against the "green" ideals espoused in plans so there needs to be work done with Pierce Transit. Development is needed **and** needs to be regulated but not in asinine ways such as parking and setback minimums which honestly need to be cut in my opinion. Noticeably, older neighborhoods have smaller lot sizes and alley parking which allows for much more density even for single family homes and connectivity between neighbors. The only way to have more people use more transit is heavily improving our transit/ pedestrian infrastructure and deprioritizing car infrastructure. Tacoma pre-WWII had bountiful transport in streetcars and later busses and a lot of these coveted neighborhoods in the North End and Central Tacoma are results of lack of strict zoning and rather dense developments that even include small apartments and rowhouses. Focus on emulating the old style of development, which was frankly much more suited on the human scale than the vast asphalt parking lots and lack of sidewalks seen in West Tacoma, would be so beneficial for everyone and allow for our city to prosper.

Ultimately, I think you should vote yes on Home in Tacoma because it is just a first step towards an equitable Tacoma and will help spur much more housing options for residents and those who may move here rather than begrudgingly capping off allowed development. I just hope strongly that you all consider these other things as well.

Thanks,

Eric

**From:** Barbara Hadley <jameson.hadley@gmail.com>  
**Sent:** Monday, November 22, 2021 12:53 PM  
**To:** City Clerk's Office  
**Subject:** One Home Tacoma

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

I have reviewed the information on the website regarding this project. I am a somewhat new resident to the City, an escapee from Seattle. I am not familiar enough with neighborhoods and history to comment realistically on the plan. There are two lessons that I believe Tacoma can gain from Seattle's various attempts at housing change.

1. It was a big mistake to assume that living near public transit with encourage residents to forego cars and thus not need parking. The streets of Seattle are lined on both sides with parked cars, especially in more concentrated neighborhoods. OR worse to eliminate any parking requirement at all.
2. I see that there is no plan to encourage housing in the downtown area. Only when Seattle encouraged housing in downtown Seattle did the city take on a vibrant and healthy area for both office, retail, and service entities. Downtown Tacoma is a vacuum in the center of what should be an active and vibrant area. I would encourage the Council to revisit core housing for the downtown. I do not know enough to comment on Centers.

Thank you, Barbara Hadley

Sent from [Mail](#) for Windows

**From:** Alison Tracy Hale <ahale2778@gmail.com>  
**Sent:** Thursday, November 25, 2021 1:10 PM  
**To:** Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina; City Clerk's Office  
**Subject:** Home in Tacoma Comment

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

Dear Representatives and Leaders of the City of Tacoma,

I am asking you to please, please, please take additional time to consider the substantial negative impacts the current version of Home in Tacoma is likely to have on our established neighborhoods, particularly with respect to the Mid-Scale changes, and to make changes to prevent and/or mitigate some of the likely negative consequences.

First, I recognize the current crisis of affordable housing in Tacoma, and I appreciate your efforts to find solutions to that crisis and to the housing inequity resulting from decades of redlining and discrimination. I appreciate being part of a community that takes seriously the needs of its current citizens and the need to respond to the results of our unjust history.

Because of the importance of those goals, and because of the sweeping changes these plans stand to bring to our entire city, I ask that you take the time to ensure that the plans truly accomplish the following goals and meet the needs of all citizens, rather than responding to pressures from real estate professionals and developers, many of whom do not live in the neighborhoods they are already targeting in anticipation of HIT.

1) Ensure that you **preserve the viability of existing single-family homes** in residential neighborhoods and protect residents, especially those on fixed incomes, from having to sell due to skyrocketing property taxes.

2) **Preserve and find ways to improve Tacoma's tree canopy and green spaces.** Especially in a warming world, adding concrete and buildings while destroying trees and yards will make our city less beautiful and less liveable for all. Make sure multiple-unit dwellings support Tacoma's natural environment.

3) Create and enforce **\*strict\* guidelines that preserve the character, walkability, and safety of neighborhoods** by specifically limiting the size of individual structures, limits on lot coverage (no massive structures pushing up against neighbors' yards, sidewalks), and aesthetics in keeping with existing neighborhoods.

4) **Guarantee that these changes will bring real affordable housing by \*requiring\* affordable units for permits on structures** built in and alongside single-family homes. The Proctor District, for example, has been massively transformed with primarily luxury buildings that have done nothing to improve the availability of housing like that HIT is supposed to ensure. This process has created substantial mistrust of the processes by which development is handled in Tacoma and a sense that the demands of developers have been prioritized above those of Tacoma's residents. Please ensure that HIT will not allow developers to override the needs and voices of current residents.

5) Require that **those who will profit most from these changes contribute to Tacoma's infrastructure and services.** Current tax exemptions force homeowners to effectively subsidize large developments many of us don't want. In addition, much of the recent growth has already brought increased traffic that endangers pedestrians and further deteriorates our already crumbling streets. Most of the areas identified in HIT do not benefit from the light rail, meaning HIT will bring more congestion, cars, and traffic problems to already-stressed neighborhoods, roads, and infrastructure. Developers must contribute to the quality of life in Tacoma by helping to fund public transit, promoting walkability, and supporting water/sewer and other services.

I appreciate the ongoing conversations and the suggestions made by individual councilmembers. That said, once this change is implemented, the pace of change is likely to be rapid and there is no going backward. Please, please take the time to make these decisions wisely and consider the best interests of all Tacoma residents. I understand the urgency, but am not convinced that the massive changes HIT makes will truly benefit those they are intended to serve. I worry instead that our beautiful city will become an even bigger target for ugly and unsuitable development that fails to address the very real problems HIT purports to address. Please consider the full range of implications before giving the green light to such a massive change.

Many thanks for hearing the concerns of Tacoma's residents.

Sincerely yours,

Alison Hale

4419 N 30th

Tacoma WA 98407

**From:** Nolan Hibbard-Pelly <info@email.actionnetwork.org>  
**Sent:** Thursday, November 25, 2021 12:22 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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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]

Nolan Hibbard-Pelly  
hibbardpellyn@gmail.com  
1106 Partridge Drive Northwest,  
Olympia, Washington 98502

**From:** Kyle Bosshart <kbosshart85@yahoo.com>  
**Sent:** Thursday, November 25, 2021 10:07 AM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma Project

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

Tacoma City Council,

My wife and I live in North Tacoma in the Historic College Park District. We have lived here for over 10 years. My wife grew up in Tacoma and we had no plans on moving until now. The Home in Tacoma Project and the proposed approval of multi-story multi family homes would make living in our home unbearable. Having a towering building next door and a significant increase in vehicles parking on our already limited streets would erode the reason why we thought we'd live here forever.

We love that we live in a 100+ year old beautiful neighborhood. Allowing 4 story apartments would take away the rich history of this neighborhood. We ask that you reconsider your zoning for this project.

My wife and I would love to live in Tacoma forever, however this proposal would make that impossible.

Respectfully Submitted,

Kyle and Rebecca Bosshart  
3114 N 12th St  
Tacoma, Wa

Sent from my iPhone

**From:** Justin Shands <jshands@gmail.com>  
**Sent:** Wednesday, November 24, 2021 8:15 PM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma

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

Hello,

I am writing to voice my support for the Home In Tacoma project, and I hope that more progressive policies will continue in the future. I would also love to see more mixed-use zoning in the future to help increase the walkability of neighborhoods.

- Justin Shands

**From:** Sue Comis <comiss@nventure.com>  
**Sent:** Sunday, November 28, 2021 6:06 PM  
**To:** Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina; City Clerk's Office  
**Subject:** MFTE

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

I understand you will be considering some changes to the tax exemption program. I strongly urge you to completely eliminate the 8 year exemption. All exemptions should require affordable housing. Affordable housing is so important for our city. Developers should be paying their fair share unless they are providing truly affordable housing.

I agree with the change to 70% median income.

Finally, I disagree with the amendment proposed by CM Ushka to require commercial activity in the first floor of developments. This requirement is prohibitive for developers, particularly those including low income housing. In addition, there are many commercial spaces available where these requirements are currently in place that are now sitting empty.

Empty storefronts are much worse for walkability, access, and services than are residential units.

Thank you for your consideration.

Sincerely,

**Sue Comis**  
**43 West Rd.**  
**Tacoma 98406**  
**253-306-2814 (cell)**

**From:** Kamber Good <[kgood@masterbuilderspierce.com](mailto:kgood@masterbuilderspierce.com)>  
**Sent:** Tuesday, November 30, 2021 9:11 AM  
**To:** City Clerk's Office  
**Subject:** Public Comments for City of Tacoma City Council Meeting Nov, 30th, 2021 5PM

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

November 30, 2021

To honorable Mayor Woodard's and Council Members of the City of Tacoma,

My name is Kamber Good, and I am writing on behalf of the Master Builders Association of Pierce County. I will be in attendance tomorrow evening to speak on other ordinances and resolutions but will be unable to stay the entire time. Master Builders wants to submit comments in support of Ordinance 21-1150 increasing additional areas for MFTE options. Thank you for your consideration of these comments and please reach out if you have any questions.

Respectfully,

Kamber M. Good  
Government Affairs Manager  
Direct (253) 254-0085  
Office (253) 272-2112, Ext 105  
[kgood@masterbuilderspierce.com](mailto:kgood@masterbuilderspierce.com)



 [www.masterbuilderspierce.com](http://www.masterbuilderspierce.com)  
 3711 Center Street, Tacoma Wash. 98409  
 253.272.2112



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