

From: Kit Burns <kburns.wcb@gmail.com>
Sent: Tuesday, January 25, 2022 3:53 PM
To: City Clerk's Office
Cc: Woodards, Victoria; Hines, John
Subject: Citizen Comment - Resolution 40905 - Multi-Family Property Tax Exemption - Suggestions Change

Follow Up Flag: Follow up
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Dear Mayor Woodards,

I have identified some issues that I would like to have addressed with the MultiFamily Property Tax Exemption. This is based on RES40905.

I believe they would be doable and would benefit the program and the City and Council overall.

Some of these can be done administratively and others may require new ordinances.

I believe them to be consistent with the goals of the city for affordability, sustainable. equity and choice, and community betterment.

The Tax Exemption Program should have the following requirements:

CABLE/INTERNET ACCESS: Each renter should have the ability to chose their provider from all available providers in the City of Tacoma. This is to ensure competitive pricing, speed provided, and choice of service, with the ability to change as desired and required. Especially important for those who work from home.

PARKING/TRANSPORTATION: The needs to be a requirement for providing one shared vehicle per 10 stalls. The vehicle may be EV or HYBRID. This will reduce neighborhood parking and also expense for renters. In presentations to the Council the applicants need to provide a concept drawing/vicinity map showing parking, public transportation, schools, libraries, and shopping at a minimum. Also the probable City of Tacoma requirements for street and traffic improvements.

ADA: Each presentation to the City Council needs to identify how Accessible Parking and Dwelling Units are included in the project. They should show routes to accessible public transportation and ADA parking. These are covered by City, State, and Federal Codes. In view of that they should be shown as intended by the developer.

ROOFTOP SOLAR: There should be included rooftop solar (perhaps 50 - 75%?) as part of the city's commitment to long-term sustainability. This can be included in and required in all projects.

DESIGN REVIEW: Many of the projects have little community design to them. A City Design review should be required so that poor quality materials and "blank boxes" are not permitted. Designs should be for long term such as "craftsman style" and housing with details that today are more than 100 years old are still beautiful and interesting.

PLANTING AND STREET SCAP: Each proposal should include the landscaping and particularly the tree plan. Perhaps a minimum of two trees per unit for the first 50 units and 1 tree per unit after 50 as a suggestion.

I have created an Excel workbook that shows summaries of each project based on Construction Cost, Tax Benefits, and other elements so that the Council Members have a better understanding of the project.

I would be happy to discuss this and how this might happen with you and members of the City Council. Including everyone in the discussion and multiple ideas would be very welcome.

I hope to hear your thoughts on the above suggestions.

Sincerely,

Kit Burns - Architect
Tacoma - Hilltop

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PO Box 2341
Tacoma, WA 98401

... "the world reveals itself to those who travel on foot". . . .

From: Corso . <Corso1965@live.com>
Sent: Saturday, January 15, 2022 11:48 PM
To: Woodards, Victoria; Hines, John; Rumbaugh, Sarah; Daniels, Kiara; McCarthy, Conor; Walker, Kristina
Cc: Boudet, Brian; Barnett, Elliott; City Clerk's Office
Subject: Hit Project: Wealthy view "affordable housing" as a class asset

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Dear Mayor and Councilmembers,
Have you read the recent article in [The Guardian](https://www.theguardian.com/commentisfree/2022/jan/14/the-bronx-fire-shines-a-light-on-a-failed-approach-towards-affordable-housing) titled "Why do the Super-Rich treat Affordable Housing in the Bronx as a Lucrative Asset Class?"
<https://www.theguardian.com/commentisfree/2022/jan/14/the-bronx-fire-shines-a-light-on-a-failed-approach-towards-affordable-housing>



[Why do the super-rich treat affordable housing in the Bronx as a lucrative asset class? | Annia Ciezadlo | The Guardian](https://www.theguardian.com/commentisfree/2022/jan/14/the-bronx-fire-shines-a-light-on-a-failed-approach-towards-affordable-housing)

Affordable housing should never have become an asset class for the rich to make returns on investments. Of course this system is broken Last modified on Fri 14 Jan 2022 09:59 EST In New York, some ...

www.theguardian.com

I'm confident you're aware mega-millionaires and billionaires are hoarding cash and looking for opportunities to put it to work earning an annual 6% return on their investment, and real estate is a popular asset class for achieving this financial goal. Clearly, luxury apartments are an important component of this asset class. However, until now, I was unaware that wealthy individuals and real estate investment corporations have started investing in "affordable housing" as a means of achieving their financial goals. I find this behavior appalling and am asking you to ensure the wealthy are unable to add Tacoma's affordable housing in their portfolios.

Last month, when Council voted to approve the first phase of the Home in Tacoma Project, I was reminded of 1992 presidential debate about NAFTA where Ross Perot asked us to listen for the "giant sucking sound" of the wealthy moving their factories to Mexico where they could build new, highly-automated factories, employ less expensive labor, and increase their ROI. President Clinton argued NAFTA would create 200,000 American jobs, but the Economic Policy Institute estimates 850,000 American manufacturing jobs were lost between 1993-2013.

The "giant sucking sound" I hear now is the wealthy sucking 30%-50% of Tacoma renters' hard-earned monthly income out of their pockets. Given that the world's wealthiest people don't live here, the rent money is unlikely to be re-invested in Tacoma. Can you see that, over the coming decades, this is a really good deal for the wealthy and real estate investment corporations and a very bad deal for the city and most of your constituents? The amount of cash invested in the city will be a fraction of the cash withdrawn over the decades. Whatever the figures turn out to be, it's a very high price to pay for a few hundred thousand housing units.

Please review the Home in Tacoma zoning policy through the lens of cash flow with the objective being policy that enables Tacomans to take advantage of this once-in-a-lifetime opportunity to build wealth while discouraging the world's wealthiest from financializing our luxury and affordable housing. It'll take more time to build the housing units, but the city and your constituents will be wealthier in the decades to come.

Sincerely,
Geoff Corso

701 N J St
Tacoma

From: Sean Arent <seanarent5@gmail.com>
Sent: Wednesday, January 19, 2022 9:43 PM
To: City Clerk's Office
Subject: Opportunity to Preserve Oaks for future generations
Attachments: 20220117_155153.jpg; 20220117_155145.jpg; 20220117_162703.jpg

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Please forward to mayor and city council,

Mayor and members of Tacoma City Council,

I'd like to bring this property to all of your considerations, located in south Tacoma near the intersection of south 74th street and South Tacoma Way. It's situated between the Weyrhauser distribution center and railroad, and occupies a thin strip of land with at least 20 mature Garry Oak trees.

As an advocate for the unique and regionally scarce Garry Oak trees in the region, I generally will take note of any for sale sign in front of a significant stand of oaks.

I'm writing to ask that the city considers acquiring this property as well as the unused green space on the Weyrhauser property, and I'll briefly explain why.

Garry Oaks/Oregon White Oaks are rare in Puget Sound and particularly in Tacoma. They occur in flat prairies, that have incidentally been the easiest places to develop since colonization. As a part of the South Puget Sound Prairie ecosystem, which has declined by over 95 percent and contains 4 endangered species act listed organisms, they should be considered priority habitat.

Here is one potential vision for this land. I see the start of a trail. One that could connect people to the ecological preserve at Flett Creek. Incidentally, if one were to follow this strip of land, it would eventually take them to the holding basin, then the creek, and Clover Park Tech's preserve, a place that really should be experienced by more people.

While this piece of land has been mistreated, and is relatively thin, it could be expanded by acquiring the unused green space at the Weyrhauser distribution center and pushing their fenceline back. Prairie flowers and grasses could be reestablished (there was a small fire on part of this property, which is actually beneficial to prairie plants), and an ecological artery through a sea of concrete could be preserved for future generations.

I'd be happy to discuss this further.

Sincerely,

Sean Arent





