

From: [Loren Cohen](#)
To: [Woodards, Victoria](#); [City Clerk's Office](#)
Cc: [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Subject: Comment on Ordinance #28770
Date: Tuesday, June 22, 2021 9:19:04 AM

Good morning Mayor Woodards, City Councilmembers & City Clerk. I hope this email finds you all doing well. I am sending this in writing because I will unfortunately be unable to speak during the time set aside for Public Comment at tonight's Council meeting. I ask these comments be made part of the official written comments related to tonight's Council agenda.

We have reviewed Councilmember Hines' proposed Ordinance 28770 and want to be on record that we do not support the policy being proposed by this Ordinance. We believe this Ordinance will actually worsen the problem it is purporting to try and fix – which is to help provide more affordable housing throughout the City. As stated in the Council Action Memorandum supporting this Ordinance this proposal would “create more affordable housing in the areas of the city that have historically been the most expensive to live – opening the doors to making even the “very high” opportunity areas a possibility for any resident of Tacoma.” **But we believe this Ordinance will in fact exacerbate the housing affordability problem – and the reason is quite simple: supply & demand.**

The City finds itself in the most robust period of housing inflation seen in the history of Tacoma. Yet this proposed ordinance would remove the #1 tool the City has relied on **to support** the creation of additional housing units. Not only that, the Ordinance targets the two most productive neighborhoods in the City that have led the creation of more units – the Point Ruston and Proctor neighborhoods, both of which coincidentally are within Councilmember Hines' district and have been the leading neighborhoods in the production of housing units. This just plain does not make sense. Even worse it ignores the reality of supply and demand, which is ultimately what is driving these escalating housing prices.

Housing prices are escalating at an all-time high because demand far outpaces supply in Tacoma. Any new units added to the housing stock of the City helps alleviate this supply side constraint – no matter what part of the City, nor what price point the new unit is being delivered at. Yet, this Ordinance purports to be able to bend the macro-economic trends driving these all-time high housing costs by removing the one tool that the City has relied for the development of MOST of its housing stock over the past 15+ years. In fact, the opposite will occur out of this Ordinance.

No one economic development tool can bend macro-economic powers – supply & demand will always prevail. But bad economic development policies can certainly make things worse - and that is what this Ordinance will do. It makes no sense to remove a tool that has been proven to create units in the highest producing neighborhoods in the City. If the goal is to support the development of more affordable housing stock throughout the City, then the supply/demand curve must be equalized to meet the demand – and the City's policies should be focused on doing everything in its power to create more housing units that will meet this demand. The MFTE has been the City's only tool that has been proven to create "alpha" above the market norm -- i.e. this tool produces more units per capita than any other economic development tool at the City's disposal. But to limit MFTE

as an incentive in these neighborhoods will put a crimp on the creation of units.

Point Ruston and Proctor are two neighborhoods that are doing their part to alleviate the dearth of housing supply by overproducing units compared to other parts of the City. They would not have been able to do so without the MFTE program. And while this has certainly created a hotbed of controversy in Proctor, it appears to be no more than the pangs of neighborhood growth. And while certainly political pressure can mount from such growth, I believe it is short sighted to ignore the fact that this tool has worked as planned – to create more housing stock to the benefit of the City, helping to meet the overabundant housing demand.

But at the end of the day, this Ordinance will put the brakes on the development of more units in the two highest producing neighborhoods, which will further exasperate the supply problem, accelerating the unabated growth of housing prices. I think that's the exact opposite outcome the City should be seeking.

I am happy to answer any and all questions.

Sincerely,
Loren M. Cohen, Managing Director
Point Ruston, LLC

Loren McBride Cohen

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From: [Emily Westman](#)
To: [City Clerk's Office](#)
Subject: Comment regarding Home in Tacoma project
Date: Thursday, June 17, 2021 3:08:49 PM

I am writing to share my concerns regarding the Home in Tacoma project. I understand there is a need for additional housing. My biggest concern with the current proposal are the historic homes that make our City unique and rich with beautiful history, as well as provide a wide range of housing opportunities for families.

1. One of the advantages of our historic neighborhoods are that there are homes of all sizes, which provide housing options for people of diverse socioeconomic status. You can have a 3,800 sf house on the corner, next to a 1,200 sf house. For young families looking to buy a home in their desired neighborhood, these smaller homes provide opportunity and a more affordable housing option. With the proposed re-zone, it is likely that these smaller homes will be purchased by developers with cash, making it very difficult for young people to compete.
2. We do NOT want historic homes torn down, which will drastically change the look and feel of our neighborhoods. We need to preserve our historic neighborhoods. I strongly object to this idea of rezoning to allow for duplexes, triplexes, and in some cases, fourplexes. I think it's fine to allow for ADUs and small lot houses, where the existing historic homes will not be destroyed.
3. We have many central dense centers where we should be focusing our attention for housing opportunities. I strongly object making this leap to significantly change the zoning of our residential neighborhoods.

Thank you,

Emily Westman

From: [Dawson Allen](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma project
Date: Friday, June 18, 2021 7:33:24 PM

Hello,

I really like the HIT project's proposals. I think we should probably allow really large apartment and condo complexes near major transit lines like Sounder and the light rail. Cottage courts seem especially promising to me. Allowing more people to enjoy our wonderful city and expanding its tax base seem like great ideas to me!

Thank you for considering the project,

Dawson Allen