

From: [Dave Roberts](#)
To: [City Clerk's Office](#)
Cc: [Nadine Roberts](#)
Subject: Public Comments - Home in Tacoma Public Hearing July 13th
Date: Monday, June 21, 2021 12:51:10 PM

Please accept the statement below as written public comment for the July 13th City Council Meeting regarding the Home in Tacoma Initiative:

I am not in favor of the Home in Tacoma Project Proposal as it is currently framed (as much as I can tell what that proposal is at this time). I have not talked with anyone in my neighborhood or local community that can understand why this proposal to eliminate single family residential housing is even being discussed.

I've heard that this initiative is based on:

- A need to address a "housing crisis" in Tacoma
- A need to provide greater access to equitable housing throughout all neighborhoods in our community.

I would offer that the very basis for the Home in Tacoma zoning initiative to eliminate our single family residential zoning is flawed in logic.

First, it is not possible to out-build housing demand in this region any more than it is possible to outpace the need for transit and mobility. There is no affordable housing along the I-5 corridor in any urban environment nor is there any excess housing. If excess housing is constructed, it will be consumed because demand is high throughout our region. It is simply a reality of supply and demand. If we were able to build 100,000 units in the next 10 years, they would be occupied (although it may temporarily suppress housing costs locally). Then the City would be faced with trying to catch up with the infrastructure necessary to serve those new residents. Our school system can't keep up with growth pressures at the current development rate. The City has sued the Department of Ecology twice in the last three months because the sewer utility will not be able to meet new nutrient regulations for discharging to the Sound for its existing population base without "investing Billions" according to the City Manager. How will the City provide fire and police services with very little added revenue associated with apartments and multi-family residential units? Additional housing would provide short term revenue with long term financing challenges for the City – ultimately necessitating a greater tax burden for your existing community members.

Second, greater access to equitable housing is a goal worthy of pursuit, but due to the cost of labor and skyrocketing material costs (ie. \$64 for a sheet of OSB that was \$8 two years ago), additional housing units will not be realistically prioritized for underrepresented communities. I think that we are confusing equitable with equal which is not a reality when it comes to a house or any material good. As soon as a housing unit is constructed, it will be purchased or rented for what the market will bear. Those having the greatest access to financial resources will win out. I would offer that the very act of developing within the underserved areas of our community can have the unintended consequence of gentrification of the neighborhood. I've read a handful of articles in the TNT over

the last several years quoting hill top community members saying they've been taxed out of their homes they were living in (or increases in rent drove them out to the outskirts of P.C. and beyond). I anticipate this is likely to get worse as the light rail makes that neighborhood more accessible and more housing units will bring more affluent people to the community.

I've worked in cities locally that have achieved a temporary supply of less expensive housing relative to Tacoma and have experienced the immense challenges of expanding infrastructure to keep up. One of those communities that I served almost tripled in population over the course of a decade. Housing was obviously created for that growth. Unfortunately, the City doesn't have excess housing today and it is not "affordable" by most people's standards. Now the City is living with the legacy of poorly built cookie cutter homes and easily foreseeable infrastructure and public service challenges.

If the driving force behind this initiative is to fix zoning issues that currently allow developers to request a variance and build what they want as indicated during the June 8th study session, I would request that the City Council remand this initiative back to Planning to take on those zoning and building issues directly. If the City has not been able to address existing zoning and code issues of narrower focus, how is it conceivable that this much broader initiative will address these basic building design standards and codes that will insure we are developing consistent with our community desires? Also, the high school graduate analogy presented during the meeting was flawed logic. If 5,000 housing units were constructed from 2016-2021 and during that time the public school system graduated 8,000 plus students, housing is outpacing the need of existing residents. I don't know any high school graduates that buys or rents a home (single family residential or multi-family) out of high school and then lives in it alone. In fact I don't know very many adults that live in a home by themselves. The UPS students that rent houses in our neighborhood usually live with 4 or five roommates in a single family rental. Obviously one just needs to look at the population growth rate of Tacoma during that same time period to know what the real numbers suggest. Housing has been created to allow for community growth from 210,000 population equivalents in 2016 to over 221,000 population equivalents in 2021 according to the census bureau.

When I moved here I rented for a year before I could buy my first home. At that time, Tacoma was considered by most to be a second tier City when compared to our neighbors to the north. I am now in my second home in a more "desirable" area of town that could see a 45-foot structure built across the street from my house which is absolutely at odds with the existing character of our neighborhood. Purchasing this home has taken 25 years of hard work and significant personal sacrifice. My wife and I bought here because it was where we wanted to raise our young son. If we wanted to live in downtown Seattle, with no sunlight around us because of high rise structures and nowhere to park our vehicles, we would have bought there. Please don't unravel our American dream and force us to move out of Tacoma over good intentions and flawed logic.

Regards,

Dave Roberts

Tacoma Resident

[253.820.8537](tel:253.820.8537)

From: [Heidi](#)
To: [City Clerk's Office](#)
Subject: Re: Public Hearing Comments for July 13, 2021 Home in Tacoma
Date: Wednesday, June 23, 2021 8:59:48 AM
Attachments: [Home in Tacoma Comments \(2\).docx](#)

Dear Mayor, Council Members, and Planning Dept:

I have been following the Home in Tacoma Project and am appalled by what is being proposed. There were 870 responses from a survey that many residents in Tacoma did not have access to or know that the survey was put out for public comment. I can ask any of my neighbors if they know about what is being proposed and the response I get is "never heard about this". 870 responses of a population of over 200,000 does not seem representative of the population of Tacoma. I know that growth needs to happen, but at what cost to the residents that bought their homes (they live in) to have a quality of life instead of an apartment or duplex go up right next to them. Parking issues, walkability, poor quality of life, getting rid of single dwelling housing, greenspace and public safety are huge issues that are not being addressed while more housing types are being proposed.

Parking issues are ridiculous in the West Mall area and becoming a problem in all of South Tacoma with all the packed in housing. That was one of the biggest concerns about that area and now it has come to be true. In the South Tacoma area there are horrible parking issues that are not enforced. People park over the sidewalk making the area not walkable for residents and children that walk to school; cars are parked on planting stripes, and in bike lanes. Some go as far as parking in front of hydrants and stop signs. South Tacoma is the home of Auto Row as you know and brings in the most revenue for our City from my understanding. Do you want this to go away? I do not think cars will be going away anytime soon. Then there is the issue of our noise ordinance that is not enforced.

South Tacoma has, according to the Tacoma Pierce County Health Department, the highest mortality rate. Noise annoyance can be a factor that leads to this poorer quality of life. Noise affects more than quality of life; the level of noise can cause serious and long-term harm to health, such as being able to hear, concentration, make work more difficult and disturbs sleep. Noise has become an issue especially with all the Air B&B's (legal and not legal), over loaded housing (many living under one roof) because of affordability and the loud music that bounces you right out of your chair in your own home and you want to pack more people in. This does not make sense here in South Tacoma to diminish the quality of life even more with more multifamily housing. We bought our homes to have a quality of life living in single dwellings not to have duplexes, DADU's, ADU's, apartment or high rises built next to us without any green space, which has happened in the West Mall area. This now leads to safety.

South Tacoma has had a 500% increase in homicide according to the police data. We want to grow, but do not want to increase safety for the residents of Tacoma. Every incident should have police contact to include property crimes that many here do not even report anymore (property crime date is not accurate in Tacoma because of lack of reporting) because there is no response from police. In South Tacoma people work hard for what they have for someone to steal it with no consequences. Maybe you should think that with every housing type that is built, you increase the amount of patrol officers on the street for public safety.

I believe that doing all these zoning changes and getting rid of single dwelling housing during a pandemic is awful and poor planning. Many of the residents in Tacoma are like mushrooms and in the dark.

Planners will come and go, but we as residents still have to live here.

From: [greg duras](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); [Thoms, Robert](#)
Subject: HOME IN TACOMA
Date: Wednesday, June 23, 2021 9:26:55 PM

Because the Home in Tacoma proposal is such a significant change to Tacoma, I recommend you make a greater effort to get the word out to Tacoma residents before the Council votes on it. As our elected representatives, I think the Council needs to engage as many residents as possible. Not as many people subscribe to local papers as in the past and the word is not getting out. I have mentioned Home in Tacoma to numerous friends and neighbors and most of them have never heard of it. I recommend mailings to all residents or if that is too expensive then hire a few summer student interns and have them develop and deliver flyers and perhaps tabulate results. There is no rush on this and I suspect many residents will be upset that they were not notified of this rezoning of their neighborhoods without their notice and an opportunity for input. Frankly, when the hot housing market slows, and the baby boomers or their families start selling their homes over the next few decades, this proposal may not seem so urgent.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Mark perrow](#)
To: [City Clerk's Office](#)
Subject: Comments for July 13 City Council meeting on Housing In Tacoma Rezoning
Date: Monday, June 21, 2021 1:47:20 PM

Please add the following to Written Comments for July 13 2021 City council meeting.

“Home In Tacoma” rezoning attempts to provide more affordable housing but misses a number of important points.

1. Providing tax breaks, preferential zoning changes to lower cost of housing does not mean the developers will rent or sell for below market rate passing on the saving to the new resident. It just increases the developer’s profits.
2. US census 2019 shows 83,688 Tacoma residential units. The HIT plan looks at increasing this by 38,000 to 44,700 units by 2040 (50% increase in density). Residents of the city will see increased congestion, noise, parking problems and impact to the quality of neighborhoods, but few residents are aware of the change.
3. Utility rates and property taxes (tax breaks and higher land cost) will increase the cost of owning a home and can force retired, fix income and struggling mid class to sell their homes.
4. A proper plan needs to have written statements on the following outstanding points (no just will be addressed after plan is approved)

(Looking at the Simple Environmental Impact statement for HIT – summarized concerns).

1. New power generation resources and transmission capacity upgrades will be costly and will affect electrical rates for all customers
2. Sewers are not built for increased capacity and may require 500 miles of new lines, resulting in increased rates and bond issues.
3. Increased parking on street can slow response to fire department EMT units and prevent some fire equipment access to residents (example: city of Fife development with only street parking preventing fire trucks from access). Fire department will need more stations and equipment.
4. Storm water runoff contained on residential green space will decrease increasing the risk of localized flooding.
5. Solid Waste, higher density might require weekly vs bi-weekly pickup? How does increased population affect the land fill life? What will be the additional cost to residents? Where will pickup be with limited street parking if no alleys?
6. Water has slim profit margins to complete the small lot improvements and may not be enough to construct the required water main improvements. Highlighting the need for future evaluations on Water system planning focusing on development impacts and equitable customer rates and charges

HIT stresses community transit and the need for less parking in higher density units. Research finds that workers prefer to take transit if it closely serves their job locations. But Tacoma is not a high density job market with reasonable commute. In Pierce county over 40% commute to King County and 48% to jobs outside of Pierce county. HIT shows a pierce transit map showing positive transit use. But some areas do not make sense: Port Industrial region has high transit usage(where are the residents?). Point Defiance park (may be the retirement home using shuttles not transit). Downtown where light rail is used from Sound Transit and Sound transit free parking used by workers to UW Tacoma and downtown which does not reflect residential usage. A proper study needs to be done on where jobs are and how long a commute for transit will take and how many people can do grocery shopping with a car.

Parking on new units (limited or none) brings down costs. But will the developer pass the saving on? The feel and quality of a neighborhood changes drastically when all street parking is filled. How do you feel about resident neighborhoods requiring street parking permits? Street parking will increase pollution run off into the Puget sound. Where do electric cars with only street parking recharge (will this be another utility cost)? Adequate parking should be address not just making a greater profit for the developer.

A current city study Notes: Growth should pay for growth. The study shows Transportation improvements will be 1.8 billion. (new development fees will pay 400 million and possibility

additional 300 million). Housing in Tacoma committee members pushed back on how developers could avoid these fees. Current residents will need to pay for the 1.1 to 1.4 billion dollars of infrastructure on transportation improvements. HIT committee is pushing for all these cost to be past to current residents increasing taxes.

HIT will give tax breaks up to 10 years on property tax to a family meeting income levels. Will developer get higher sales price due to tax abatement? Will they rent at market rates and increase profits? The tax breaks mean your property taxes will be passed to current residents.

If the residential property has a covenant as part of the title, what happens if a developer ignores the covenant using the new HIT zoning rules and a home owner wants to enforce their legal rights? Will the planning commission rule on the conflict or will costly legal costs be required?

I feel strongly that more work should be done on the implementation and cost of HIT and a report presented for public review, before the City Council votes on the rezoning plan

From: [Sara Fogard](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Monday, June 28, 2021 9:45:37 AM

I support Home in Tacoma.

Sent from my iPhone

From: [Anders Ibsen](#)
To: [City Clerk's Office](#)
Subject: Please support At Home in Tacoma
Date: Monday, June 28, 2021 9:59:07 AM

Colleagues, please don't cave in to the loud minority of NIMBYs who want to preserve the housing status quo. Tacoma is the epicenter of an incredible wave of housing displacement, which is primarily driven by a shortage of all housing types. Renters in particular are getting the worst of it, as they have no equity and are completely subject to regular cost of living increases.

Added density will also allow us to make inroads in beginning to reverse decades of housing discrimination, which froze persecuted groups out of certain neighborhoods until very recently in history.

Pass the most robust package possible as recommended by staff and the Planning Commission.

Thank you for your service, and stay safe and cool.

All the best,

Anders Ibsen

Windermere Professional Partners

Real Estate Broker

(253) 370-0201

www.andersibsenhomes.com

From: [Eric Boyd](#)
To: [City Clerk's Office](#); [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Subject: I support the Home in Tacoma proposal
Date: Monday, June 28, 2021 10:20:33 AM

Tacoma is in the middle of a housing crisis and it's going to get to 108 today. People will get heat stroke today because they don't have adequate shelter. We need more by-right development of multi-family homes, everywhere through the city, including wealthier areas that are currently zoned for single-family. Please do everything in your power to see that this legislation passes.

From: [Zach Chastaine](#)
To: [City Clerk's Office](#)
Subject: Support For At Home In Tacoma
Date: Monday, June 28, 2021 10:54:07 AM

Hello,

I am a resident of Tacoma in the Hilltop neighborhood, District 3.

I am writing to express my support for the At Home in Tacoma Project.

Our city must serve our residents, all of our residents. It is a disgrace to have so many people forced to fight over limited housing options where we are priced out by wealthy investors and small landlords from other cities.

It is a disgrace that we have entire tent cities of homeless residents forced to live under bridges in unsafe conditions, and forced to frequently relocate as police sweep them and what little they have away like garbage.

The At Home in Tacoma Project is a well intentioned plan with the potential to improve conditions for residents in our city. The long-term survival of our city and the best-possible care of the people who live here should be the absolute top priority for the City of Tacoma, not the complaints of a small group of residents who have the privilege of already being in a secure and safe housing situation.

The care of our neighbors does not cost our wealthy residents anything.

So I support At Home in Tacoma.

Thank you for your time,

-Zachary Chastaine and the Chastaine family

From: [Rubén Casas](#)
To: [City Clerk's Office](#)
Subject: In support "At Home in Tacoma"
Date: Monday, June 28, 2021 11:24:30 AM

Dear City Clerk,

I write to express my support for “At Home in Tacoma” and to urge members of City Council to vote to pass it. We have, through this proposal, both a tool and an opportunity to address a number of interrelated issues impacting livability in our city. It’s not a perfect proposal—sure—but we were never going to get one of those; instead, we have a strong set of options through which to ensure that more people who live in Tacoma get to stay, that those who may be hoping to purchase a home soon, will. This is a tool and an opportunity through which we continue to make progress on our stated goals to build an inclusive and just city, and through which we do more work towards mitigating the ongoing impacts of climate change and environmental degradation caused by long commutes.

To be sure, the voices you might hear loudest in the debates over “A Home in Tacoma” are likely those who already have a home here, not those who are not able to afford to live here or who may not be able to afford to live here if we don’t build out more capacity. As much as possible, I urge members of City Council to do the work of listening to those who aren’t otherwise invited to these debates or for whom participation is untenable; these are our neighbors, too, and their interests should be as front-and-center as those who have time, affluence, and privilege enough to make their voices heard.

Who is Tacoma for? That’s partly the question we are answering in taking up this proposal. I hope that members of City Council vote in such a way that we answer that question inclusively and in reflection of the type of place Tacoma has been and always wanted to be—the type of place that is currently being threatened due to lack of access and lack of affordability.

RC

From: [David Galazin](#)
To: [City Clerk's Office](#)
Subject: In support of Home in Tacoma.
Date: Monday, June 28, 2021 11:28:06 AM

I support the Home in Tacoma proposal. Liberalizing zoning restrictions is a first step towards creating more desperately needed housing units in our city. More needs to be done to address affordability, but please don't let the perfect be the enemy of the good.

Thanks for considering,

David Galazin

From: [David Eichner](#)
To: [City Clerk's Office](#)
Subject: Proposed zoning plan
Date: Monday, June 28, 2021 12:01:49 PM

In reviewing the proposed zoning plan, I am upset about the fact that our residential neighborhood east of the UPS campus along Alder/Cedar, N 15th and M Street all the way to the Stadium district has been zoned for 4 story apartments.

I understand the need for more housing and could understand it for areas like N 26th, 6th Avenue, etc. that already have a commercial aspect. However, the College Park Historic District area is a purely residential area that should be zoned for 4 story apartments.

I'm curious if the Planning Commission has been influenced by the University of Puget Sound and its desires to increase enrollment. I would hope that the City Council is more concerned about the interests of its existing citizens and their property rights than the undue influence of the University of Puget Sound.

Sincerely,

David Eichner, CPA
1511 N Cedar Street
Tacoma WA 98406

From: [David Eichner](#)
To: [City Clerk's Office](#)
Subject: Re: Proposed zoning plan (corrected)
Date: Monday, June 28, 2021 12:03:55 PM

In reviewing the proposed zoning plan, I am very upset about the fact that our residential neighborhood east of the UPS campus along Alder/Cedar, N 15th and M Street all the way to the Stadium district has been zoned for 4 story apartments.

I understand the need for more housing and could understand it for areas like N 26th, 6th Avenue, etc. that already have a commercial aspect. However, the College Park Historic District area is a purely residential area that **should not be zoned for 4 story apartments**.

I'm curious if the Planning Commission has been influenced by the University of Puget Sound and its desires to increase enrollment. I would hope that the City Council is more concerned about the interests of its existing citizens and their property rights than the undue influence of the University of Puget Sound.

From: David Eichner <david@icansoftware.com>
Date: Monday, June 28, 2021 at 12:01 PM
To: "cityclerk@cityoftacoma.org" <cityclerk@cityoftacoma.org>
Subject: Proposed zoning plan

In reviewing the proposed zoning plan, I am upset about the fact that our residential neighborhood east of the UPS campus along Alder/Cedar, N 15th and M Street all the way to the Stadium district has been zoned for 4 story apartments.

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Sincerely,

David Eichner, CPA
1511 N Cedar Street
Tacoma WA 98406

From: [Halley Knigge](#)
To: [Woodards, Victoria](#); [Walker, Kristina](#); [McCarthy, Conor](#); [Hunter, Lillian](#); [Beale, Chris](#); [Ushka, Catherine](#); [Blocker, Keith](#); [Thoms, Robert](#); [Hines, John](#); [Planning](#); [City Clerk's Office](#)
Subject: Re: Submitting my enthusiastic support for Home in Tacoma
Date: Monday, June 28, 2021 12:13:31 PM

Good afternoon -

I am writing today to RE-UP my enthusiastic support for the Home in Tacoma project. I truly believe that this is one of the most progressive and important projects that you will each have the opportunity to support in your tenures on council.

I am extremely appreciative of the work our **volunteer** planning commission has done to move this project forward, and have been disappointed to hear some of the council imply in various study sessions that their intentions and work have been for anything but the best interest of the majority of Tacoma residents. Frankly, those comments are more a reflection of the council members making them than of the work of the planning commission--hardworking, **VOLUNTEERS** who are trying to move us forward to the Tacoma of the future.

Tacoma is the city of destiny--and it's up to you to ensure that we live up to that ideal, by creating an inclusive and welcoming city where *anyone* (not just well-off property owners) can find their destiny.

I look forward to hearing all of your emphatic support for this critically important project.

Best,
Halley Knigge

On Fri, Apr 9, 2021 at 2:09 PM Halley Knigge <halleyrebecca@gmail.com> wrote:

Good afternoon, fine city council and planning commission -

I'm writing today to express my enthusiastic support for the Home in Tacoma project, and my deep appreciation for the team working on bringing it to life.

I grew up and spent most of my life in the Proctor neighborhood, and have loved to see the neighborhood continue to develop and thrive with increased density.

I love this project. We are on a high-speed train to a climate disaster, and we know that one of the best ways cities can combat the climate crisis is through [urban infill and creating compact, walkable cities](#). We cannot afford not to do this. We owe it to our children and grandchildren.

This is our opportunity to come together as a city to reimagine a vibrant and inclusive community that is welcoming and supportive to all of our neighbors. And good for the planet to boot!

Please support this critically important project - I get chills imagining the Tacoma frankensuburb of 2040 we are in danger of creating without it.

Thank you,

Halley Knigge

--

Halley Knigge (Griffin)
Writer | Editor | Spokesperson
[linkedin.com/in/halleyknigge/](https://www.linkedin.com/in/halleyknigge/)

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Halley Knigge (Griffin)
Writer | Editor | Spokesperson
[linkedin.com/in/halleyknigge/](https://www.linkedin.com/in/halleyknigge/)

From: [Tyler Stetson](#)
To: [City Clerk's Office](#)
Cc: [Blocker, Keith](#)
Subject: Home in Tacoma project
Date: Monday, June 28, 2021 12:17:39 PM

Dear Tacoma City Clerk, Council, and whom it may concern,

I write regarding my support for the Home in Tacoma project regarding building of homes and zoning changes.

I was pleased to participate in the Home in Tacoma process and look forward to the upcoming July 13th public comment meeting.

I have called Tacoma my home for almost 15 years, buying a lovely house after a few years of renting. I'm lucky to have started a family here.

In advance of the July 13th meeting, I wanted to share the below comments with you directly. Quite simply, we need to move forward with all deliberate speed.

The housing crisis in Tacoma is urgent. Now is the time to make meaningful forward progress in allowing more new homes in Tacoma.

We cannot afford to stall progress and endlessly delay with typical tactics of obstructionism, layer upon layer of design reviews, environmental impact studies, and parking requirements.

If we act swiftly, the City will continue to flourish. More people will live in Tacoma and support thousands of local businesses and community hubs.

Progress is a choice. Let's avoid making the mistake of choosing the status quo instead.

Details will develop throughout the project. We can proceed before every brick and stone are designed.

Affordable housing choices will come, but the data are quite clear that new housing, both affordable and market-rate, reduces the pressure on all housing types.

We can develop new housing in a way that protects the genuinely beautiful architectural heritage of our historic city.

If you ever doubt your resolve, take a walk out the doors of City Hall downtown. Walk by the empty storefronts – the ones which have been shuttered since before I moved here.

Imagine them instead as a lively mix of commerce, retail, and business, like the area of Pacific Avenue near UW, like 6th Avenue.

Our choices can make that happen. It will not come by default.

My parents' generation told me that, when I was very young, Tacoma was the joke of the Northwest. A family friend called it the stinking elbow of Washington.

The revitalization since that time is truly impressive. For it to continue, Tacomans new and old need

places to live, throughout the City's neighborhoods. All of them.

Approving Home in Tacoma's ambitions are of course not the end of this journey.

But, at least, they are a beginning.

Doing nothing is a dead-end.

Thank you for reading and listening.

With respect,

Tyler Stetson

South 9th Street

503-501-7343

From: [Sam Wietlispach](#)
To: [City Clerk's Office](#)
Subject: YES to "Home in Tacoma!!" be BOLD!
Date: Monday, June 28, 2021 1:30:35 PM

My wife and I love living in Tacoma and have income around 70k...we consider ourselves somewhat successful and comfortable. These housing costs are out of control...young people like us (28 years old) are spending way too much of our income on overpriced housing. Let's make Tacoma a more affordable place for everyone! This will open more income to spend at local Tacoma businesses!!

Ignore all the loud and hateful voices please, let's house everyone equitably!! Be BOLD!!
Thank you!

Sam Wietlispach
312-934-7779

From: [Carl Anderson](#)
To: [City Clerk's Office](#)
Cc: [Beale, Chris](#); [Walker, Kristina](#); [Blocker, Keith](#); [Thoms, Robert](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Woodards, Victoria](#); [Carl Anderson](#)
Subject: I support At Home in Tacoma
Date: Monday, June 28, 2021 1:58:15 PM

Dear City Clerk:

I would like to express my **Strong** support for At Home in Tacoma. We Need Housing!

Sincerely,

Carl Anderson
909 North I Street
Tacoma, WA 98403
253-307-6513

From: [edward goldstein](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma project
Date: Tuesday, June 29, 2021 9:49:22 PM

hello-

having read the [Planning Commission Letters and Findings and Recommendations Report](#), i am in favor of the city council adopting the Home in Tacoma project recommendations.

thanks for your consideration

edward goldstein

1217 S 9th St, Tacoma

From: [Chris Ferguson](#)
To: [City Clerk's Office](#)
Subject: Support for Home in Tacoma
Date: Tuesday, June 29, 2021 3:51:18 PM

I'm writing in strong support for the city's Home in Tacoma initiative, especially the proposed changes in residential zoning. Residential zoning has been one of the greatest, most intransigent barriers both to expanding the availability of affordable housing and to a meaningful reduction in racial disparities in housing. no coincidence, given the social origins of residential zoning in the early 20th century.

Changing our zoning regulations, therefore, is far more than just an economic or political matter. It is a moral issue. I urge that City Council adopt the residential zoning changes proposed in Home in Tacoma.

Sincerely,

Chris Ferguson
502 N. 11th St.
Tacoma

From: [Charles Grayson](#)
To: [City Clerk's Office](#)
Subject: Concerned citizen
Date: Tuesday, June 29, 2021 3:33:40 PM

Hi this is regarding the city council public hearing July 13th about the housing supply here in Tacoma. My concern is about the proposal to build duplexes, triplexes and cottages in single-family neighborhoods. Look, i think that is terrible idea it would be the second coming of Seattle and we all know what that city is like. I do NOT want to see Tacoma become like other out of control cities dealing with their growth. People here in Tacoma love their neighborhoods and don't want to see them up ended with rapid growth it has to be a better way.

Tyree (Tacoma)

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From: [Ushka, Catherine](#)
To: [Nolan Hibbard-Pelly](#); [City Clerk's Office](#)
Subject: RE: Home in Tacoma
Date: Tuesday, June 29, 2021 3:31:13 PM

Thanks for your feedback Nolan. Which specific proposal are you currently supporting? There were two initial and now a somewhat hybrid model proposed before us along with specific changes directed through phase II. What elements do you believe will most likely actually result in the construction of affordable housing with today's costs to build that will result in units that are actually available to those most in need? Right now the concentration of developable areas is most densely packed in one or two districts while the rest of the city has large areas of protected single family housing. There are additional questions suggestions and points of opposition throughout the community as well. Passing this plan could cement the outcomes of systemic racism in more diverse and more economically challenged neighborhoods. I just want to confirm that that is the intent of your request?

Thanks for your advocacy for the Tacoma community.

Catherine Ushka

Council Member, City of Tacoma - District 4
747 Market Street, Room 1020
Tacoma, WA 98402
253.594.7848 (*Donlisa Scott, to schedule an appointment*)
253.355.1276 phone

From: Nolan Hibbard-Pelly <hibbardpellyn@gmail.com>
Sent: Monday, June 28, 2021 12:26 PM
To: City Clerk's Office <ccwebmgr@cityoftacoma.org>; Ushka, Catherine <cushka@cityoftacoma.org>
Subject: Home in Tacoma

Hello I am emailing in support of the At Home in Tacoma proposal in its entirety. Please let the people have housing.

Thank you,
Nolan Hibbard-Pelly

From: [TMC](#)
To: [City Clerk's Office](#)
Subject: Opposed to "At Home in Tacoma" policy
Date: Tuesday, June 29, 2021 3:04:13 PM

To the Tacoma City Council,

The proposed drastic zoning changes to every single family residence neighborhood in Tacoma is NOT a proportional policy.

Like other Tacomans, I supported the addition of ADUs and DADUs in neighborhoods, and I supported up-zoning mixed use areas like the MLKs addition to the downtown zone.

However, this policy carpet-bombs every single family neighborhood in Tacoma. I would support this policy if it strategically up-zoned some neighborhoods close to mass-transit, major arterials or was close to mixed use centers. However, this is far from strategic up-zoning.

There is no great market surge of building in Tacoma in the areas already up zoned...which begs the question of how this massive upzoning of every single family neighborhood in our city is supposed to magically solve a real housing crisis?

Also, I am aware that the city council zoning and building development regulations make it's elected officials a key donations target of the "local growth coalition" (developers, real estate brokers, etc.) Be aware that engaged citizens will hold you accountable for your vote on this topic.

Best regards,
Tom McCarthy

Sent from my iPhone

From: [Andrew Horne](#)
To: [City Clerk's Office](#)
Subject: At Home in Tacoma
Date: Tuesday, June 29, 2021 2:43:06 PM

I as registered voter and long time resident, I do not support At Home in Tacoma.

Many neighborhoods are not close to public transportation and other services that are needed when multiple housing units are designed. 2-4 plex's won't solve the house challenges this region has.

We need to start with the world isn't creating more dirt to build on. And human kind is creating problems and won't be solved by building our way out of this. We keep getting more. & more people in smaller and smaller spaces. This creates bad situations & outcomes.

Andrew D. Horne
1424 Nth Baltimore St
Tacoma, WA. 98406

[Sent from Yahoo Mail on Android](#)

From: [Liz Hirschhorn](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Project - YES
Date: Tuesday, June 29, 2021 7:39:34 AM

I am writing again to voice my STRONG support for the Home in Tacoma plan. I have written before with a more detailed version (see email below to the Planning Commission). I am a North End homeowner (41st & Cheyenne) and fully believe that more diverse housing options, spread out across the city, maximizing equity and access, is what Tacoma needs--there is no other solution. Everyone deserves to have a home in Tacoma.

Thank you,
Liz Hirschhorn

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

From: **Liz Hirschhorn** <liz.hirschhorn@gmail.com>
Date: Wed, Mar 24, 2021 at 8:27 PM
Subject: Comment on Home in Tacoma Project
To: <planning@cityoftacoma.org>

To whom it may concern,

I am writing this email to submit my comment of **strong support for this project**. This approach to increasing housing density in a thoughtful and equitable way is exactly what Tacoma needs. I am a homeowner of a single family home in the North End, and I would welcome the diversity and opportunity that the proposed housing options (duplex, triplex, condo, all of the above) would offer to a much wider range of Tacomans. I am committed to holding local officials and projects accountable regarding incorporation of anti-racist policies, particularly in the arena of housing, and I am eager to see how this project would move anti-racist action forward with respect to housing.

Sincerely,

Liz Hirschhorn
3924 N Cheyenne St
Tacoma WA 98407

From: [Syed Meer](#)
To: [City Clerk's Office](#)
Subject: At home in Tacoma
Date: Tuesday, June 29, 2021 7:14:52 AM

Hello, thank you for reading my email. I want to share my opinion in favor of the new building codes suggested by the 'at home in Tacoma' maps.

I am a relatively recent transplant to Tacoma, by way of many other big cities. New York, Hong Kong, Philadelphia, DC, New Delhi, London and Atlanta. I came to Tacoma for all the usual reasons: the natural beauty, the progressive values, the creative spirit, and of course, the glass museum. However, the affordability and the diversity were really the factors that made the difference between Tacoma and the rest of the region. Tacoma's affordability is what makes it possible to be diverse. It's what makes it possible for creative people to try something. It's what attracts the kind of people who make families. We desperately need more affordable housing. We cannot build new businesses downtown, unless they can find staff who live nearby. Even contractors struggle to find minimum wage workers, because they can't afford to live in the area. Denser cities have less, not more crime. Affordable cities have less, not more homelessness.

I know people who are not accustomed to living in urban areas find density frightening, but it is a fear based in ignorance and lack of first hand experience. Density doesn't bring crime and vandalism, lack of investment does. Changing the zoning will open up new opportunities for investment that will attract money, business, and interest in our city. Each new living space comes with a new taxpayer, a new customer for local businesses, a new supporter of local nonprofits.

When I first moved here, I was a commuter, driving up to Seattle for work every day. Thanks to public transportation, I was able to leave my car at home. If not for the density of Tacoma, would we have a tax base to support our excellent public transportation? Thanks to the affordability of our city, I was able to start law school when the industry I was in started to wane. Now, I want Tacoma to also realize that the hollowed out shell of our city is not sustainable. It can be the beating heart, it just needs more. More housing, more people, more businesses, more jobs. This is a great first step to our future.

Thank you
Syed Meer
1256 S Ainsworth Ave
Tacoma, WA 98405.

Sent from my iPhone

From: [Julia Walsh](#)
To: [City Clerk's Office](#)
Subject: New Tacoma zoning
Date: Tuesday, June 29, 2021 4:06:09 AM

Hi, I'm a Tacoma resident, and I support "At Home in Tacoma."

It's high time Tacoma gets its act together and makes housing more affordable for people who make less than \$200,000 a year. Increasing housing units available is the most direct way to do that. Tacoma is a great place to live, and I want it to be great for anyone who wants to live here.

Sincerely,
Julia Walsh
98407

Get [Outlook for Android](#)

From: [Aimee Hamilton](#)
To: [City Clerk's Office](#); [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Subject: I support the Home in Tacoma proposal
Date: Tuesday, June 29, 2021 12:38:55 AM

Dear Mayor Woodards, Deputy Mayor Blocker, Tacoma City Council, and Tacoma City Clerk:

I'm a 10+-year resident of Tacoma, fortunate to be a home-owner in Hilltop after being a renter. I'm also one of Deputy Mayor Blocker's constituents. I wholeheartedly support these zoning changes to increase new housing capacity, to provide viable affordable housing and at higher market.

These changes must be placed into effect now to make the greatest impact for Tacoma's housing future.

Tacoma is in the middle of an urgent housing crisis. We need more by-right development of multi-family homes, everywhere throughout the city, including in wealthier areas that are currently zoned for single-family.

Please do everything in your power to see that these zoning changes pass.

Thank you,

Aimee Hamilton

From: [Angela Jossy](#)
To: [City Clerk's Office](#)
Subject: I support "At Home in Tacoma"
Date: Monday, June 28, 2021 9:59:55 PM

We need more housing options. This is something that is in our power so we should do it. Other solutions are too far off. This is immediate and its a win/win for home owners and renters who struggle to find openings. I don't want to keep receiving phone calls from mothers telling me they are living in their car with their children when I have no vacancies!

~Angela Jossy
[Duchess of Downtown](#)
PH#253.314.9418

From: [Bryant Dodson](#)
To: [City Clerk's Office](#)
Subject: Be a moral person
Date: Monday, June 28, 2021 7:54:12 PM

Good Afternoon,

High housing prices have been linked to a rise in local homelessness. High Housing prices keep those trying to get on the ladder of home ownership off. I have worked in a bank for four years and I have never referred a first time home buyer. Only a refi, or a second home purchase, or a rental property. Think about it. To listen to the NIMBY's is to listen to those who had help from parents for a down payment, or bought in when interest rates were double digits and property could be bought on one income.

NIMBY's are nothing more than socialists trying to protect what they have through local action. If we allow this to continue Democracy is at stake. Because when we argue over our interests more than debate ideas - that is when Democracy is on a dark path.

Thank you,

Bryant D Dodson

From: [Latasha Jenae Palmer](#)
To: [City Clerk's Office](#)
Subject: Comments for Home in Tacoma Public hearing 7/13/2021
Date: Monday, June 28, 2021 6:04:06 PM

Dear Tacoma City Council:

I am a single mother, college student and a constituent who lives in Tacoma, and I am writing to you about the rising cost of homeownership in Tacoma. Affordable housing, gentrification, and homelessness are negatively affecting most of Tacoma, particularly my neighborhood of Hilltop/Central Tacoma. I have spent a considerable amount of time researching these issues and believe that I have found one viable solution that can address a lot of these issues.

The rising cost of housing due to gentrification and the number of homeless individuals in my area are major issues that continue to come up in community meetings and discussions. I do not doubt that you are aware of the magnitude of this issue and are already working on solutions. It appears that the temporary solutions found through homeless shelters, section 8, and the Housing Opportunity Program aren't able to keep up with the growing shelter and housing demands of the community.

By researching solutions utilized by other communities I have learned of a program that aims to address these issues through permanent home ownership. Cass Community Social Services in Detroit, Michigan has designed a supportive program for very low-income individuals to work towards home ownership by taking the tiny house solution to the next level. The Cass program uses a rent-then-own model in which residents pay rent on economical and sustainable 250-400 square foot fully functional, beautiful tiny homes for seven years, then are awarded home ownership. All rent income is applied to operational expenses as the houses are paid for through charitable donations. This program has gained attention from millions of people on social media and major news programs because of its many impressive elements including no government funding, a self-governing community, a comprehensive application and screening process, resident homeownership and financial education, and accessibility to people with incomes as low as \$9,000/month.

I believe Tacoma would greatly benefit from a similar program as a permanent solution to our housing issues. We are a progressive and charitable enough community to make it happen. I would appreciate the council considering tiny houses as one type of missing middle housing in Tacoma and including them in any zoning changes. Here is a link to a video on the project by CNNMoney: <https://youtu.be/Im41GXjE-vM>. I also have a copy of the book *Tiny Homes in a Big City* that provides in-depth details about the program, written by Reverend Faith Fowler who heads the program. Please feel free to contact me for more information. Please also share this email with anyone who may find it useful or feel free to refer them to me.

Thank you for your time and attention.

Sincerely,

Latasha Palmer
1517 S. Sheridan Ave.
Tacoma, WA 98405
253.820.5256

From: [Christine Still](#)
To: [City Clerk's Office](#)
Subject: Zoning
Date: Monday, June 28, 2021 5:54:31 PM

Peace be yours.

I am supportive of additional housing in Tacoma. We truly need it and it needs to be affordable. I am supportive of additional housing in the College Park area where I live.

What I don't support are 3/4/5 story apartments/condos in a residential area. We have numerous small apartment complexes that are two stories and fit well in a residential neighborhood. A multiplex with numerous stories does not make sense in our area. If some small houses on side-by-side lots could be demolished and a fourplex could be built that fits into the neighborhood without destroying trees, neighborhoods, causing parking issues, increasing traffic safety issues, etc. can be built, I can support this wholeheartedly.

Please reconsider the approval of zoning that will destroy neighborhoods.

Thank you,
Christine Still

Sent from my iPhone

Choose to be safer online.

Opt-in to Cyber Safety with NortonLifeLock.

Get Norton 360 with LifeLock starting at \$9.95/month.*

https://store.netzero.net/account/showService.do?serviceId=nznLifeLock&utm_source=mktg&utm_medium=taglines&utm_campaign=nzlifelk_launch&utm_content=tag995&promoCode=A23457

From: [GEMMA STEPHANI](#)
To: [City Clerk's Office](#)
Subject: Affordable housing in Tacoma
Date: Monday, June 28, 2021 4:16:22 PM

Hi there,

I strongly believe that people need to live closer to work so loosening some building restrictions within Tacoma seems advantages.

I love the idea of building ADU and DADU to increase in city density rather than urban sprawl which clogs the freeways and highways-think climate change and it's just unhealthy to spend an hour a day or more on the freeway in your car.

It also provides additional income for lower income and retirees who do not have other options.

Along with this though, we need to increase our public transit-light rail down 6th and 21st, more frequent buses so that the development in city doesn't ruin neighborhoods with cars.

We are Americans and we love our cars, but we don't need them for everything if there is another way to get there.

I would not recommend allowing carriage houses or other 2 story structures in neighborhoods as that takes away from privacy. I am building a DADU as we speak and doing it to match original home roof design and pitch so it will be less obtrusive even though the house behind me has a 2 story addition over their garage. Nothing like people watching you from above-.

This will be my retirement income as well as income when my child support ends next July so that I can keep my home and stay in the neighborhood.

I think the bottom line is maintaining COMMUNITY while being sustainable and respecting our environment.

I am opposed to the huge new apartment structures in and around Tacoma. They are too big, do not have parking for residents, and I have seen nothing to improve public transportation with added residents moving in.

Please do not allow anymore to be built until some other issues and changes are addressed to sustain the added population.

These put money into corporations hands, so it leaves Tacoma. Doing more ADU and DADU type building would keep that money here and be more easily integrated.

Thank you,
Gemma Stephani
206-354-7561

From: [Nolan Hibbard-Pelly](#)
To: [City Clerk's Office](#); [Ushka, Catherine](#)
Subject: Home in Tacoma
Date: Monday, June 28, 2021 3:49:37 PM

Hello I am emailing in support of the At Home in Tacoma proposal in its entirety. Please let the people have housing.

Thank you,
Nolan Hibbard-Pelly

From: [Julie Cain](#)
To: [City Clerk's Office](#)
Cc: [Cain, Andrew](#); [Janna Bates](#); [Aaron Bates R&J](#); [Jerry Teel](#)
Subject: Written Comments: Home in Tacoma Project, July 13 City Council Public Hearing
Date: Wednesday, June 30, 2021 3:37:20 PM
Attachments: [Home in Tacoma Request Letter 2213 N Warner Street.pdf](#)
[2213 N Warner Street Transit Map.pdf](#)
[Home in Tacoma Project Zoning Map 2213 N Warner Street.pdf](#)

Dear Tacoma City Council:

Please accept the attached letter and clarifying maps as written comments for the Home in Tacoma Project City Council Public Hearing on July 13, 2021. Please reply back with confirmation of receipt.

Thank you,

Julie Cain

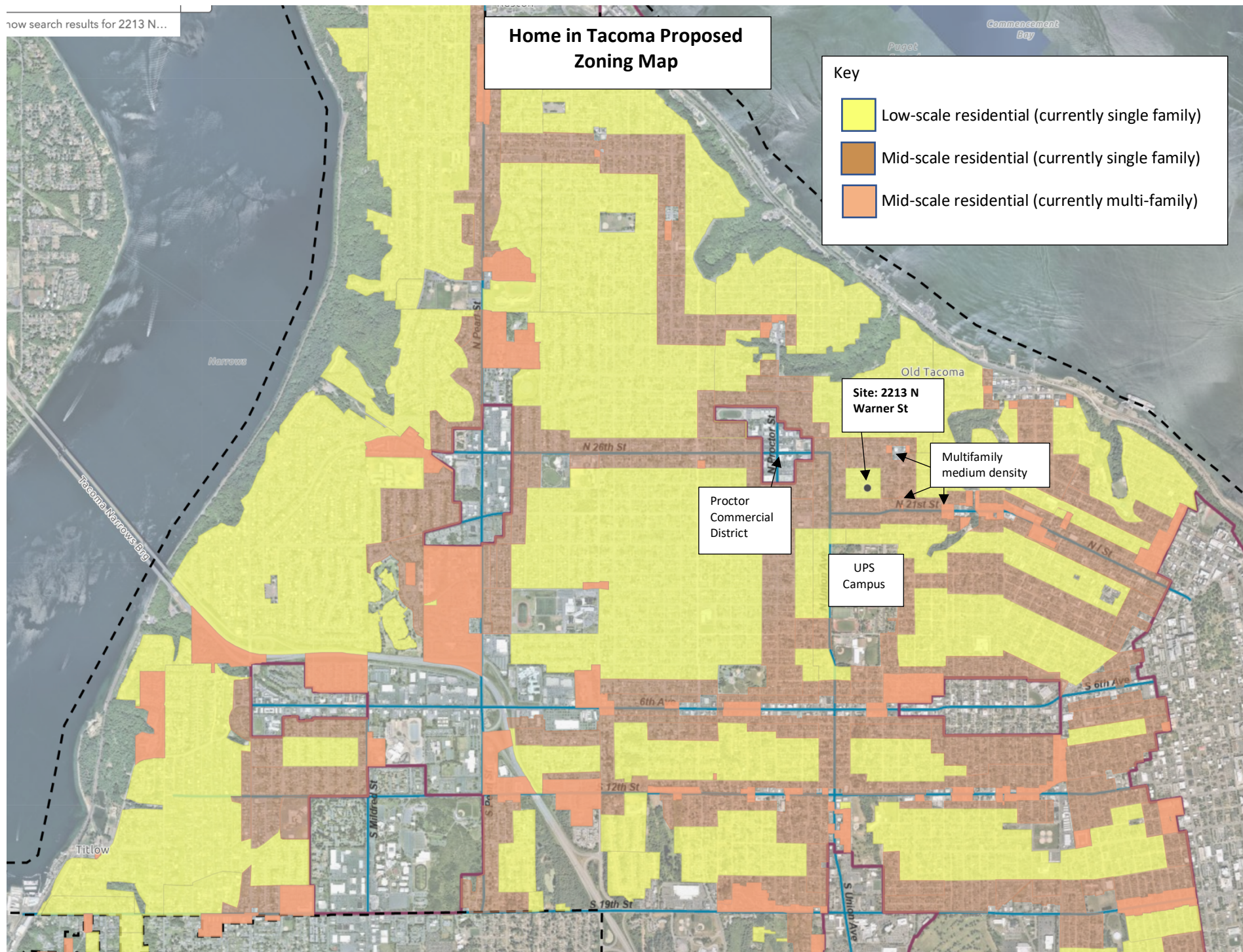
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Julie Cain
(206)852-4283

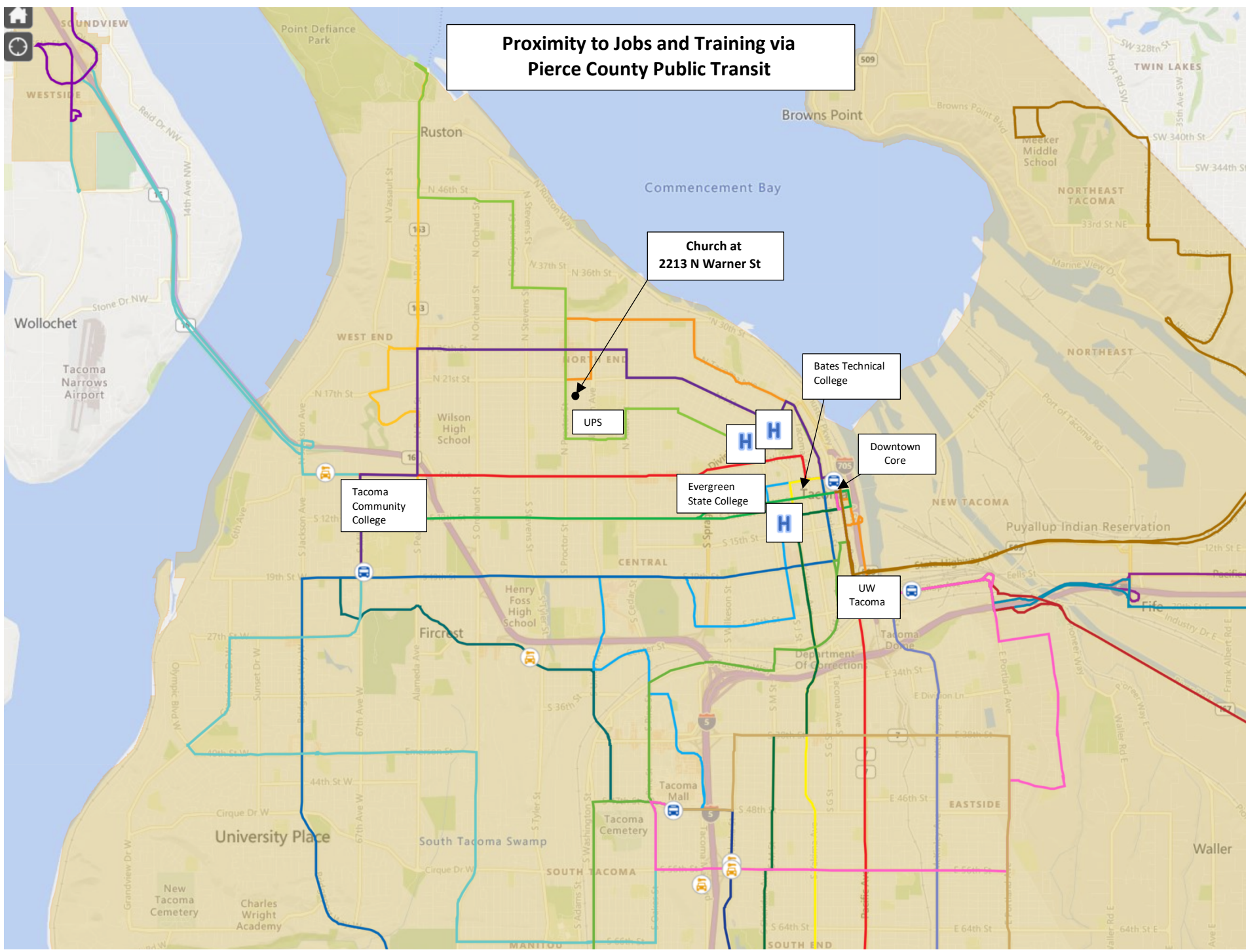
Home in Tacoma Proposed Zoning Map

Key

- Low-scale residential (currently single family)
- Mid-scale residential (currently single family)
- Mid-scale residential (currently multi-family)



Proximity to Jobs and Training via Pierce County Public Transit



Warner Street Amici House LLC
Andrew and Julie Cain
2213 N Warner Street
Tacoma, WA 98406
206.852.4283

June 30, 2021

Tacoma City Clerk's Office
cityclerk@cityoftacoma.org
733 Market Street, Room 11
Tacoma, WA 98402

Dear Tacoma City Council:

We recently purchased the church building located at 2213 N Warner Street in the Proctor area of Tacoma and would like to convert this historic building into affordable community living for young adults finishing their education, completing internships and apprenticeships, and starting careers.

Our Request: Include 2213 N Warner Street as mid-scale residential in the new plan

Site Location:	2213 N Warner Street
Building Type:	Church
Current Zoning:	R2 Single Family Residential
Home in Tacoma Proposal:	Low scale residential (this church is located in a small, 4 block, carved out section within a dominantly mid-scale area)



This beautiful 10,000 square foot building is sandwiched between the University of Puget Sound and the Proctor Commercial District in North Tacoma, easily walkable to both. It is within one block of major transit lines connecting the building to 5 colleges, all of the major hospitals in Tacoma, and many of the major employers in Tacoma.

The current proposed map places this building within a small 4 block low-scale zone with mid-scale zoning surrounding the building. The site is just one block from the mid-scale zone on all 4 boundaries.

Attached maps:

1. Homes in Tacoma Project Proposed Zoning Map showing the building's proximity to universities, job centers, and pedestrian shopping districts
2. Pierce County Transit Map showing the building's connectivity to educational institutions and employment centers

Parking Impact = 0

The site provides approximately 40 off-street parking spaces.

Exterior Changes Required = 0

No exterior changes to the building are required.

Neighborhood Impact = Change of Use, likely lower impact

Changing the use to residential housing from the event centered church or the previous use, a school throughout the week and church on the weekends, aligns with the residential zoning intent and will likely have significantly lower impact on neighbors. The building is also buffered on 2 sides by a wide street with sidewalks on both sides of the street. One side is buffered by an alley and tall hedge. The fourth side has barriers between the adjacent neighbors and the building by a large parking lot and tall hedge.

Why Young Adults?

Outside of the traditional 4-year college experience, there are currently few programs targeting young adults and helping them start out in life. Rents have increased significantly over the last few years and many young adults are not able to afford to move out on their own while finishing their education and beginning careers. With 5 universities or colleges within a 3-mile radius, easy proximity to hospitals, high tech centers, apprenticeship opportunities, and other major employers in Tacoma, this building is perfectly situated to house young adults.

Young adults are seeking community. After a high school experience full of community, young adults often feel isolated and stuck. Our vision is to create a community of young adults that are finishing their education and beginning their careers. This building is well situated to provide affordable housing in a community living environment where young adults can thrive. These 18 – 26 year olds will be immersed in an intentional community with mentorship, structure, activities, and educational support, while completing their degrees, apprenticeships, and the like.

Current Building Layout

The 2213 N Warner Street church building has a large community kitchen, expansive great rooms on each floor, multiple bathrooms, and classroom and office spaces that are easily converted into bedrooms. The kitchen, community rooms, and amenities will be shared. Each living suite will have a secure sleeping area, a large shared bathroom, and a common area. Young adults will live in community, sharing responsibility for chores and keeping each other accountable to the house rules. A live-in house manager and the ownership team will meet with the suite leaders weekly to teach and direct the leadership team, and to provide oversight

and accountability. Each young adult will participate weekly in a small group mentorship program.

Affordable Housing Units

This building easily houses 40 young adults while providing significant common amenity space.

Neighborhood Considerations

Being a resident of the Warner Street Amici House is a life style decision with a strict application process and commitment to house rules. Residents are choosing to be a part of a community and live by the rules of the house. If the rules are broken, the lease is broken. A couple of the key house rules related to this section are as follows:

1. Warner Street Amici House is a dry house. There will be no alcohol, tobacco, marijuana, or any other recreational drug or substance used on the property or in the house. Residents also commit to not use any of these substances on the surrounding blocks.
2. Warner Street Amici House residents will abide by the noise regulations set forth by the City of Tacoma, including a 9:00pm quiet hour.

This project directly fulfills the intent of the Home in Tacoma Project.

- It **increases housing options**, providing an **affordable option** in North Tacoma for young adults
- It **expands Missing Middle housing** in this neighborhood
- It is surrounded by sidewalks and **utilizes the existing infrastructure**
- It **complements Tacoma's distinctive Proctor neighborhood** keeping a historic building in use
- It is **inclusive**
- It **increases density** with minimal impact
- It is **pedestrian oriented** and provides walkable options
- It will **support neighborhood businesses**

We are supportive of and excited about the Home in Tacoma Project and hope that Tacoma leads the nation in creating inclusive zoning laws that allow for creative housing options while maintaining safe, vibrant neighborhoods. This is an exciting proposal. As you solidify these changes, **please consider including 2213 N Warner Street in the mid-scale residential zone.**

We support your great work.

Thank you,

Andrew and Julie Cain

Attached:

Zoning Map with Site Context

Transit Map with Site Context

From: [Kess Smith](#)
To: [City Clerk's Office](#)
Subject: Yes In My Back Yard!
Date: Wednesday, June 30, 2021 7:30:59 PM

Dear Mayor and Councilmembers,

My fiance and I are so lucky to have lived in both the Proctor area and now in our home in the North End on 48th St. We enjoy a beautiful view of Vashon to Maury Island. And if you have to block every inch of that view to make affordable housing, then please do it! Seriously, yes in my backyard!

Life is about decisions and when it comes to housing a growing population we have just three choices. We can build up. We can build out. Or we can have less babies. Policy wise, building up is the only pragmatic choice from both an affordability standpoint, and a not-totally-screwing over our planet standpoint.

I've listened to opponents' criticisms of this proposal and I think most of their arguments are capretious at best, and garbage at worst. Some opponents mistakenly think that blocking density magically equates to sustainable population growth. These are good people, many of whom care about our environment but haven't connected the dots that increased population growth means we need more housing and density is the least destructive option. Then there are the NIMBY's who simply (and innocently I might add) don't like change. I don't begrudge these folks but their head in the sand approach has led us to the mess we are in today. Then there are the folks whose opposition is rooted in fear, prejudice, and racism. We all know exactly what they mean when they say things like they don't want their neighborhoods being filled with "less desirable people." Simply put, these folks are assholes. God forbid we let younger folks or people of color have the same opportunities these folks had in life.

Increasing density protects farmland and critical habitat. Density saves money and energy on nearly every sector, especially transportation and infrastructure. Density provides affordable housing and is about as close to a silver bullet as you can get to providing opportunities for so many. Please, vote for these changes!

A few disclosures:

- 1) I've "retired" from campaign work and am not an active participant professionally on any local races. I do maintain a 30% ownership in a company that does.
- 2) I have a 1/3 ownership in a holding company that has a five plex in Tacoma for which I am also the property manager. I make no secret that if this measure is approved I will absolutely vote my shares to add a sixth unit.

Regards,

Kess Smith

--

Kess Smith
253-514-0814
onthespotdetail@gmail.com

From: [Donna Dolge](#)
To: [City Clerk's Office](#)
Subject: At Home in Tacoma-comments
Date: Thursday, July 1, 2021 11:19:22 AM

To whom it may concern-

I find myself in a situation where I have family members who go back to the early 1900's in Tacoma.

Our family had a business on So Tacoma Way for over 90 years. Family members who lived in the McKinley Hill

area, South Tacoma, Manitou, North Tacoma, Old Town, West Tacoma, East Tacoma.

We have family members who drove through Hill Top from the 60's to 2000's working At what is now St Joseph's Medical Center.

Growing up in Manitou, I remember the lifestyle of schools one could walk to, I walked home for lunches in elementary school. The big excitement then was when the Mt Tahoma Meadows homes were built..

We now live in our Tacoma dream area, love our home and neighborhood.

Homes that serve as multiplexes ... large units which serve as garages with apartments upstairs being tastefully built .. 2 homes built that do not in any way shape or form blend in with the homes around them, have all been observed in our neighborhood.

We have seen large expensive apartment buildings go up, and throughout Tacoma homes are coming down and multiplexes some smaller many large go up.

I feel that the following will benefit everyone in our fine City-

- protect neighborhoods from destruction of character while increasing housing density.
- increase AFFORDABLE housing, outdoor spaces.
- increase AFFORDABLE and readily accessible grocery stores.
- use empty spaces left behind by stores that have moved out of buildings, for AFFORDABLE housing.

As the 'At Home in Tacoma' plan is now, I don't know that the 4 items that I have suggested have been addressed and as such will not help out City of Tacoma residents.

Thank you for asking for community response, for all that you are doing to improve our fine City of Tacoma!!

D. M. Dolge

From: [Ken and Judith Karman](#)
To: [City Clerk's Office](#)
Subject: Help shape the future housing in Tacoma (Comments).
Date: Thursday, July 1, 2021 12:16:01 PM

My residence is 7508 S. M Street, Tacoma, 98408. Lived here since 1972

1. Rental housing in Tacoma is more often an eyesore compared to single family residences. Parking of multiple cars at duplexes and fourplexes in residential neighborhoods is usually and eyesore. Lawns are unkept and nobody seems to care about lawn maintenance or appearance of said housing units and grounds.
2. I walk the neighborhood everyday, 2.5 miles and enjoy talking to neighbors and to see how they maintain their property. On the large part, most owners keep their lawns maintained and we have talked and made friends with many of the owners who live in their residences. We largely stay away from walking around apartment complexes further down the road as they are usually unkept and there is no interaction because they are not out in their yards, if any yard at all. I feel that if you bring in disinterested renters into single family residential neighborhoods they will abuse the properties, no maintenance will be performed and they will negate the good in the neighborhood.
3. We have a special ed, multiple handicapped and deaf school, (Birney) at the end of our street. We get buses coming from many cities of Pierce and King County, etc. The traffic at school time is horrific and I have been hit by another driver at the end of our street because of parking conditions, visibility problems and speeding. Multi family housing in this neighborhood would only add to the problem not to mention the backup on 72nd Street to get onto the freeway. Also Winco and the Tacoma Place shopping center is always congested and cannot absorb anymore traffic.
3. Potholes are still a problem and I am overwhelmed to even try to start reporting them on your 311 site. They have improved at fixing them but we have a long way to go to keep up with them. Streets in general are not being maintained like they used to do in the past. This adds to the problem if we get more traffic.
4. I think that any multi family dwelling in residential neighborhoods should have provisions for penalty and fines for not maintaining lawns or landscaping. Otherwise they become an eyesore in the neighborhood because usually the renters, since they don't own the property, could care less. We have a couple of single family rentals on my street and I usually try to help them out with maintaining their yard. I recently had back surgery so I left one rental house neighbor stand alone without my help this year and the yard and sidewalk area is in disarray. A real eyesore. All owners who live in their houses on my street keep up their yards in fairly good shape.
5. I believe that supply and demand will take care of itself and I think you are over reacting or influenced by builders and developers to take drastic action that we as single family residence owners will pay for in the future. Therefore, when you start granting new zoning codes I would be very careful as to schools, current traffic abilities, adding restrictive requirements for yard maintenance, add parking space in the driveways, etc as a way to help keep the neighborhoods existing appearance as good as or better than it is presently. Nothing I hate worse than is to walk through my neighborhood and see an eyesore or cars parked on the sidewalk and all over the place.

Sincerely yours,

Ken Karman

From: [Trish Reiter](#)
To: [Schultz, Shirley](#); [City Clerk's Office](#)
Subject: Proposed Project at N. 33rd Street, Tacoma, WA 98407/Proposed Rezoning R-3 to R-4
Date: Thursday, July 1, 2021 12:37:35 PM
Attachments: [image002.png](#)
[image004.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)

To Whom It May Concern,

My name is Trish Reiter and I am a current resident living in the proposed rezoning area of North 33rd Street, North 35th Street and North Shirley Street; my family and I have occupied this residence since 1998. I am writing you not only as a concerned homeowner, but also as a mortgage consultant of over 20 years. I actively work with numerous borrowers who are below the 80th percentile of the median income in Pierce County/City of Tacoma—therefore, I do have a unique perspective on the need for Affordable housing in the area. Nonetheless, I strongly oppose allowing the rezoning of this Green Belt from a R-3 to R-4, for several reasons.

First, there is the potential affects it will have on the surrounding existing neighborhood and the North End of Tacoma (zoned R-2). My family (along with many others with whom I have spoken) purchased our homes partially due to the existing “Green Belt or Green Zone” as it brings privacy to our home while maintaining much needed trees and other flora. The matter of maintaining the existing Green Belt was so important to us, that we even verified with the City of Tacoma that R-4 zoning was not allowed directly behind our home. The city assured us that this was not a possibility. As recently as 2016, the city had considered a zoning changed to R4-L for this part of town during the citywide comprehensive plan reevaluation. Comments received from neighbors during that proposed zoning change indicated almost universal opposition to any zoning change to at all - let alone the higher density R4-L the city had suggested. Even the property owner (application no. LU21-0046) did not weigh-in in favor of R4-L zoning at that time.

Allowing this rezoning is not in keeping with sound zoning processes as the property was already considered for R4-L zoning with considerable public input. Backtracking now will eliminate this wonderful natural setting and green zone from our neighborhood, and alter the neighboring homes’ characteristics by adding significant housing density to what is already a high traffic, noise and air pollutant neighborhood street. I also fear a noticeable decrease in the market value of surrounding homes, while potentially increasing their assessments and property taxes.

Our opposition is also based on the following negative impacts:

- Expected significant decrease in surrounding property values as the proposed plans show common areas for all residences will start directly at all the existing homes’ property lines, and will only allow 20 feet for the 2-3 story 4-plex structures. This would mean that at any given time, there could/would be roughly 16+ people against our property line fences (some properties do not even have fences);
- The proposed plans only allow for 1.5 parking spots for each 2 bedroom unit,

which will add stress on the already heavy traffic conditions in the area.

- There are currently on 2 main points of road access to Point Ruston, North Pearl Street and Baltimore hill located around 45th and Baltimore. Our “side roads” are already being heavily used (with cars frequently exceeding the speed limit) to avoid the backup on those main roads. This has been exacerbated in recent years by the large development at Point Ruston. As we know, there is little parking on the Ruston waterfront, i.e. the more people, the more cars are being parked further up from there, for people seeking to access the Commencement Bay waterfront.
- There has already been a vast increase in traffic congestion, adding to multiple already-dangerous situations. With narrow streets, uphill approach on two sides, and vegetation obscuring the field of vision, the corners around this are “blind” corners, with no Stop or Yield signs, no speed bumps, or traffic lights; causing multiple accidents over the years.
 - The existing mature trees, as well as the wildlife that has thrived here for decades are proposed to be destroyed to be replaced with buildings, paved parking, and pollution. Proposed plans only allow for 5% of the site to remain uncovered by structures, with no consideration to the current habitat. We have deer, rabbits, squirrels, raccoons, owls, birds of diverse species and coyotes that populate the natural habitat in this area.
 - We already have over 400 apartment units in the surrounding area, including multiple “Section 8” housing units. Over the years, a rise in crime has accompanied apartment development in the neighborhood.
 - The local Junior High School, Truman Middle School, is already at capacity and there are few sidewalks along North Shirley Street for children to walk safely to school. Traffic proceeding on this section of North Shirley is limited to one car at a time, due to the narrowness of the street that already supports a significant amount of on-street parking.

Please reconsider the proposed R4-L zoning. The homeowners, existing families in this neighborhood, and the general public have already spoken on the matter of changing zoning in this part of town during the 2015-16 citywide comprehensive plan update. Zoning laws should be carefully considered in a methodical process and ultimately be beneficial to both existing Tacoma residents and to future residents of our communities. I ask you to maintain the integrity of this area and stay within the R-3 zoning, which would still allow for multifamily units (and at the same time help relieve the need for this type of housing) without the devastating impact on an established Tacoma neighborhoods to accomplish it.

Thank you.



P.S. - Referrals are the **heart** of my business. **If you know of anyone looking to purchase or refinance a home, please**

forward me their name and number. I am at my best when I am helping others!



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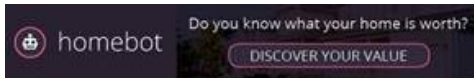
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C: 206.397.1279 **E:** lisa.smith@fairwaymc.com **F:** 425-974-2357

A: 4020 Lake Washington Boulevard NE Suite 202, Kirkland, WA 98033

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From: [Dave](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma Project Proposals - Proposed Rezoning of Pointe Woodworth Gated Community doesn't make sense ...
Date: Thursday, July 1, 2021 8:18:02 PM

It makes no sense to rezone Pointe Woodworth Gated Community for a number of reasons.

First off, every lot in the gated community is occupied with a house ... there are no open lots and home layouts occupy a majority of each lot. The community per city and county requirements has a storm overflow area, etc.. The community is privately owned and has no space/plans to expand ... its full. The community is only 20 years old so the homes are not anywhere near to a state that would need to be replaced. There is currently an Association with Covenants.

Second, the community does not fit your other critical criteria such as areas with easy access to services, etc. We are remote. Currently there is no way to fix that based on our location ...there is no room for implementing things like a safe bus stop on an already busy and narrow access road that is already overused and can't be expanded based on terrain ... often due to heavy traffic it takes us 5+ minutes just to get out of our neighborhood!!!

Quite frankly, why would you propose rezoning a gated community that is privately owned with a HOA, that has no plans/space for additional homes, is relatively new so no need/plans to replace any homes, and is remote with no easy access to services.

I'm requesting that you remove our gated community from your proposals ... I noticed many other areas throughout Tacoma that were not included in your proposals likely because they don't have open space to build on or didn't meet your critical criteria.

Respectfully,

Dave Larsen
1949 Lighthouse Lane NE
Tacoma, Wa. 98422
Resident of Pointe Woodworth Community

Sent from my iPhone

April 6, 2021

City of Tacoma
Attn: City of Tacoma Planning Commission
747 Market St.
Tacoma WA 98402

Dear Planning Commission Members:

The New Tacoma Neighborhood Council appreciates the opportunity to provide input on the Home in Tacoma project. Decisions moving forward have significant impact as the New Tacoma footprint includes the Port, Downtown core, parts of Stadium, Dome District, and Hilltop. We support the plan and need for affordable housing, housing type-choices, increased density, and early public engagement in any proposed developments well before the “shovel” is in the dirt. This provides a better understanding of what is being proposed within the zoning districts.

We are concerned given the magnitude of this project, and long-term impact, in the amount of time that was afforded for public input/comment as both the Transform and Evolve proposals represent significant change in zoning policies such as mid-scale development in 60% land area in one while others allow for 25%. This is a concern for us to ensure the City is engaged in smart, sound, and sensible planning in our housing developments going forward. We are not confident the Tacoma community is adequately aware of these significant changes and what they represent being proposed in their neighborhoods. The Infill Pilot Program lasted years before those zoning regulations changed. The community could see projects and had many opportunities, over years, to comment on that change.

We do see adding housing choices such as ADUs, cottage style, townhouses, small multifamily/lot as options to existing multi-family housing (condos/apartments) and single-family residences within the New Tacoma footprint. Easy access to public transportation, walkability communities to work, businesses/restaurants, parks, etc. are important for us. The Sound Transit Link extension is an example of successful planning as riders can start their journey along multiple stops from the Dome District or Hilltop – no need to drive which mitigates parking issues/congestion. Housing should be planned that is walk/bike friendly to a Link stop while looking for the same in housing options to support the future Sound Transit Tacoma Dome light rail extension project and future phases of the Link extension.


We are also concerned about the lack of senior housing. The data reflects the significance of the volume of an aging population without adequate senior living housing/facilities. The City joined AARP in the network of Age-Friendly Community – but the City is not postured and ready for it.

We support Tacoma’s plan for accommodating growth by focusing that growth downtown and in Mixed-Use Centers (MUCs); however, it is “cart before the horse” if adequate infrastructure is not part of the conversation along with detailed traffic mitigation/parking plans. These elements need to be in place well before breaking ground on a development. If maximizing density is the path forward, we caution any changes being made before these issues are explored. The Ruston Way development is a jewel; however, it comes with traffic congestion and parking issues actively being addressed – but after the buildings went up. Although not housing, an example of traffic mitigation concern for the City in its planning is the new Emerald Queen Casino. It is a welcome addition to the Tacoma community but was built at an intersection with already heavy traffic congestion as vehicles make their way to the I-5 interchange area. Both have residual effects of congestion within some areas of the New Tacoma footprint.

Finally, availability of affordability and equitable housing choices are critical for the City. Deliberate and strategic planning are a must in expanding affordable housing choices while considering blending

choices so not all low/high income housing is zoned – and relegated to specific areas.

Thank you and hopefully we can find a way forward that makes space for people who want to live, work, and play while preserving our neighborhoods and the long-term investments people made by choosing Tacoma as a home – or a home to be.

Thank you – 

Thomas Ebenhoh
Vice Chair, New Tacoma Neighborhood Council
info@newtacomanighbors.org
tomeben@yahoo.com

cc:

Councilmember Robert Thoms
City Manager, Elizabeth Pauli
Elliott Barnett, Senior Planner



Ms. Mary Lewis
4066 S Gregory St
Tacoma, WA 98409

City Clerk.

I don't know your
name - am writing
about the proposed
changes to housings in
many neighborhoods -

Please do a
real in-depth study.
Sometimes we have
great ideas and
do not look into
problems.

In my neighborhood -
we do not have a
bus route near us -
Recently lots of

work was done on
"up-dating" the roads -
new - roads are so
narrow - parking is
a joke - people have
resulted in parking
on lawns and side
walks).

This would not be
a draw to/for new-
comers to our city.

Please - really
study this project.

I have you
Mary Lewis



Ms. Mary Lewis
4066 S Gregory St
Tacoma, WA 98409

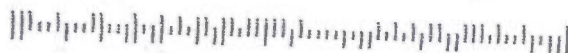
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City Clerk
733 Market St.
Tacoma WA
98402

RMH
11

98402-371633



From: [Jeremy BeBeau](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Friday, July 2, 2021 11:07:03 AM

I am a homeowner and I support moving away from single-family-only zoning.

I support changes necessary to provide low-income housing, diversity, and greater density--even in my neighborhood.

I believe transit (rail, walkability, bicycling safely) should be a priority alongside greater population density.

My family and I applaud moves in this direction.

Sincerely,

Jeremy BeBeau
3009 N 24th St

From: [J Cris Manassa](#)
To: [City Clerk's Office](#)
Subject: public hearing notice: Housing growth
Date: Friday, July 2, 2021 12:05:19 PM

Hi;

Essentially: I am AGAINST a "new" direction in Tacoma housing growth: Succinctly:

1. I do NOT agree with an increase in population density.
2. I do NOT agree that any present owner of a single family dwelling residence can summarily and arbitrarily decide that he/she/they can build whatever multi-family additional property dwelling unit("accessory dwelling unit") on lots presently zoned as one family residences.
3. I do NOT agree that ANY property owner, but especially those who do not actually RESIDE AT SAID RESIDENCE, can SUBDIVIDE their lot on its own 'FLAG RESIDENCE'.
4. I DO NOT accept that any arbitrary legislation that grants cheaper technology not only allowing but ENCOURAGING cheap, modular housing technology id in the long-term interest of Tacoma;
5. I do NOT ACCEPT reducing minimum lot sizes;;
6. I do NOT accept reducing minimum setbacks from the street and adjacent properties to get more buildings onto every property is in the long-term interest of Tacoma's suburbs;
7. I do not accept that any property owner within county designated proximity to a bus stop can arbitrarily choose to build an APARTMENT building;
8. I do NOT accept that there should be implemented another minimum parking stipulation for residential parking; people have a property right to a certain number of parking spaces; people pay taxes on their property so that they can enjoy their property, which includes parking on their property; a car has a general size; this size cannot be arbitrary, nor suddenly mitigated on the whim of some arbitrary city council member's edict; vehicle sizes and property vehicle parking spaces do not change from city council year to city council year.

It is CRUCIAL that Tacoma city council's ELECTED leadership? do not DISCOUNT THE FACT.... that prior Tacoma city council leadership chose to RECOGNIZE the Tacoma tax payer's opinion as an INTEGRAL part this community.... the TAX-PAYER in this community MUST have a say in ALL important community decisions.

If the Tacoma City Council in the least chooses to discount the tax-payer now? By most tax-payers? This will be deemed an UNFORGIVEABLE error in the City Council's judgment. The tax-PAYERS in this community support YOU, but we also EMPLOY you....please respect OUR opinion when you make your next move.

With best regards,

Jesse Cris Manassa

(206)953-2162

jcm2416@uw.edu

3611 North Verde Street
Tacoma, WA 98407-4825

2520 Jefferson Ave #B
Tacoma, WA 98402-1312

From: [Marty&Betsie Doust](#)
To: [City Clerk's Office](#)
Subject: Response to "new direction of Tacoma housing growth"
Date: Friday, July 2, 2021 12:42:53 PM

I am writing to express my opinion on the housing proposals for Tacoma. It has been my home my entire life (with the exception of leaving town to complete my college degree in Bellingham). I grew up in a community oriented neighborhood, knowing my neighbors and all watching out for each other. It was a safe and pleasant time. As an adult, 35+ years ago I built a home in Tacoma and continued – for a few years – to enjoy the same atmosphere. But the city has been changing. I used to enjoy shopping and participating in the activities in the Proctor district. The recent onslaught of “new housing types” has increased population and traffic, decreased parking and accessibility, and I feel pushed out. It’s one example of what is happening over and over in our city. It is as if the city council is chocked full of real estate developers – because those are the only people I see benefiting from the changes made thus far in the city.

As neighborhoods go, mine has gone downhill fast in the last several years. I used to know my neighbors – but now the majority of homes in my surrounding blocks were purchased and remodeled – not to be resold as homes to families putting down roots in Tacoma, but to transient renters, listed as AirBNB’s and housing multiple renters in my “single family” zoned area. If I enjoyed having this multitude of neighbors – taking up street parking, blocking my driveway, making noise at all hours – I would be living in an apartment building myself. But I don’t want that. Is there a statistic of owner occupied homes in Tacoma? I would really like to see it. It feels instead like the real estate gurus and pseudo contractors are destroying our neighborhoods while building their bank accounts.

Yes, we need a solution in Tacoma to the issue of homelessness. I have been a volunteer at various food banks, the Tacoma Rescue Mission and Habitat for Humanity. While I don’t have the definitive answer for you, what I do have is a question. When the covid pandemic hit us, suddenly I was seeing on the news all kinds of action. Immediately. Pop up housing for those infected- but not needing hospitalization, the purchase of hotels to house ill people, remodeling/refocus of existing buildings in preparation to house those in need. Military support. City, state and federal red tape skewed to provide relief. My question – Why hasn’t that same energy and commitment and drive and resolution been given to help the homeless and those in need of affordable housing? What? Not enough “profit” involved? I do not feel the solution is to cram more people into existing single family home neighborhoods. I feel that Tacoma has space, abandoned properties and lots of room to improve THOSE (the recently evacuated Highland Hill area comes to mind). Work with the right people to find solutions – it’s not the property owners who care about their neighborhoods.

Thank you -

Elizabeth Doust



Virus-free. www.avg.com

From: [diana sharon](#)
To: [City Clerk's Office](#)
Subject: Tacoma housing
Date: Friday, July 2, 2021 11:10:56 PM

Greetings,

I'm writing to say I'm all for allowing higher density in Tacoma by changing zoning. We do need the missing middle and also affordable housing for low income residents. I would like careful thought to go into rules for the design of new buildings so that they will fit in to their respective neighborhood character. I'd also like for their to be a 2 story height max in many areas unless the buildings are on arterial roads.

Also there should be a minimum green space or landscaped area on each lot(s) as opposed to zero lot line and ample parking should be accounted for.

Thanks kindly,

Diana Sharon
Stewart neighborhood

--

Diana Sharon
www.linkedin.com/in/diana-f-sharon
206-779-7779

From: [Burr Anderson](#)
To: [City Clerk's Office](#)
Subject: Housing growth new direction
Date: Saturday, July 3, 2021 8:36:27 AM

Tacoma City Council.

My name is Burr Anderson, 4310 N Lexington St. Tacoma WA

To change the land use designations of Tacoma Neighborhoods would be a serious break of good faith. When we bought our home, the zoning was single resident. To change my Neighborhoods zoning designation would be unethical.

Housing is a major problem for cities, yet the solutions must be ethical.

Thank you
Burr Anderson

Sent from my iPad

From: [Laura and Tom](#)
To: [City Clerk's Office](#)
Subject: Public Hearing Re; Housing in Tacoma
Date: Saturday, July 3, 2021 9:53:53 AM
Attachments: [Public Hearing On Housing in Tacoma July 2021 - Grubb pdf ltr.pdf](#)

Please find attached the comments I would like to submit with regard to the upcoming public hearing on July 13, 2021.

Sincerely,
Laura and Tom Grubb

City Clerk
733 Market Street, Room 11
Tacoma, WA 98402

Re: City Council Public Hearing on Housing Growth in Tacoma
"Help Shape the future housing in Tacoma"

It is our belief that you are approaching this situation without considering the landowners in the area and their needs and interests. As lifelong residents and homeowners in the City of Tacoma, albeit, in the later years of our lives, we wish to inform you of our thoughts on this topic. We believe it is not only our duty but we would be remiss in our responsibilities if we remain silent.

We are homeowners of a single family home. We have rights too. We live in this environment because we do not want to live by or next to a multifamily home. We invested in our property. We wish to feel safe and secure knowing that our neighbors are also enjoying their single family homes. The whole beauty of a single-family home is just that... you have environment to create, play and feel safe. We wish to maintain the current quality of life and living that we enjoy today. My neighborhood is comfortable, pleasant and peaceful. If we wanted, we could choose to live in an apartment or multifamily home. There are many dwellings of this sort available for us to select from in the city. They truly are readily available and pretty much everywhere!

In addition to wanting the environment that we have chosen not to be spoiled by a towering building next door and along with this type of growth is congestion, clogged roads, and ugliness. We envision the residents would be locked in their homes as their neighborhood is filled too many people, cars and stuff that obstructs the area.

In addition, where would you suppose these additional residents' shop? How will they travel? What does that mean to those of us already in place and waiting in line for our food, supplies and our needs? The lines get longer, the roads are congested, the power and the airwaves are already full...

Currently because of all of the existing multifamily dwelling spaces already built, we can't even enjoy the waterway we have loved all our life. We are unable to get to it from the congestion of the existing locals. We are unable to get to the zoo for the same reason, etc. Recently, we have watched a high-rise apartment being built in the Procter District. In our humble opinion the area has been tarnished! And that's not all, more are planned to be built. It is a shame, as this was such a great area to shop, see a movie, have a meal and visit the farmers market. So very sad to see this happen to what was such a nice area. Enough is enough!

Your need for more structures, more housing, more money and taxes should be found elsewhere! Move outward to the undeveloped areas of the city and county. Build it right, with the right infrastructure to support the multifamily homes and leave the areas already developed as single family homes alone to live in peace as this is what we want and **we have rights too!** You represent us also... we vote, we pay taxes and you need us --- we are already here – do not discount, nor dismiss our needs in this process.

Sincerely,

Laura & Tom Grubb
3524 N. Orchard
Tacoma, WA 98407

From: [katherine.whitehead](#)
To: [City Clerk's Office](#)
Subject: Public Hearing - Resident comments on Housing
Date: Saturday, July 3, 2021 12:28:19 PM

Good afternoon and Happy 4th of July weekend,

My name is Katherine Whitehead. I moved to Washington 6 years ago from Sacramento California. I lived in Renton for four years before moving to Tacoma. I work for TSA and earn a middle class wage (\$48,000). My boyfriend moved here from New York about ten years ago, he also makes a middle class wage (\$48,000) working for the Department of Army. Neither one of us comes from money nor do we have anyone we have ever received money from (no well off parents - I was abandoned at birth and raised by a caring but poor woman).

All I want to be able to do is buy a house. The housing market out here is outrageous. I do not want a duplex nor a triplex nor a town house. I want to be able to afford a simple 3 bedroom 2 bathroom house that won't cost me an arm and a leg! In Sacramento I would be able to buy a very nice 3 bedroom 2 bathroom house for about \$350k. That's not the case here. I moved down to Tacoma from Renton thinking it would be more affordable - instead it's costing me almost the same amount in rent, plus it's far more dangerous and not nearly as visually appealing.

Please consider building more single family homes for hard working middle class citizens like myself. Thank you.

Katherine Whitehead

[Sent from Yahoo Mail on Android](#)

From: [Barnett, Elliott](#)
To: [Planning](#)
Subject: Home In Tacoma Project - Public Hearing and Info Meetings
Date: Sunday, July 4, 2021 12:15:15 AM
Attachments: [image002.png](#)
[image003.png](#)



City Council Public Hearing

Provide comments to the City Council as they consider actions to increase housing supply, choice, and affordability, along with steps to get housing growth right.

Click to view our new [Home In Tacoma Intro Video!](#)

It's getting harder to find housing in Tacoma. The City is considering changes to housing rules intended to adapt to evolving housing needs, including:

- Allow diverse housing types such as duplexes, triplexes and cottages in Tacoma's predominately single-family neighborhoods
- In areas close to shopping and transit, allow diverse housing types up to mid-scale multifamily housing
- Ensure new housing complements the scale and design of each neighborhood
- Expand policies and programs to make housing more affordable and reduce displacement
- Guide housing growth to support multiple community goals

On Tuesday, **July 13, 2021**, the City Council will conduct a public hearing on the proposed Home In Tacoma Project housing policy actions, including amendments to the One Tacoma Comprehensive Plan and the Land Use Regulatory Code, along with recognition of a Housing Action Plan to guide ongoing implementation, as recommended by the Planning Commission. The public hearing will begin no earlier than 5:15 p.m., upon completion of the regular agenda items. Meeting details are below.

To learn more about the proposals and upcoming events, visit www.cityoftacoma.org/homeintacoma.

Information Meetings

The City will host two information meetings to present the proposals and respond to questions.

Tuesday, July 6, 2021 at 5:30 p.m. on Zoom

TOPIC: Overview + focus on proposed Low-scale Residential

- Link to join: <https://us02web.zoom.us/j/81033903352>
- Or dial to join: 253-215-8782
- Webinar ID: 810 3390 3352

Thursday, July 8, 2021 at 5:30 p.m. on Zoom

TOPIC: Overview + focus on proposed Mid-scale Residential

- Link to join: <https://us02web.zoom.us/j/89970966133>
- Or dial to join: 253-215-8782
- Webinar ID: 899 7096 6133

Meetings will be recorded, and staff will follow up with updated FAQ's.

*Infórmese sobre los cambios al sector de viviendas propuestos para Tacoma
Traducción en vivo al español (Spanish live translation)*

Public Hearing

The hearing will be held on **July 13, 2021** during the City Council meeting and will begin upon the completion of the regular agenda items, **no earlier than 5:15 p.m.** The City Council meeting will not be conducted in-person and will have telephonic and virtual access for the public to attend.

The meeting and public hearing can be heard by dialing 253-215-8782 or through Zoom at <http://www.zoom.us/j/84834233126>, and entering the meeting ID 848 3423 3126 and passcode 349099, when prompted.

Sign up to provide oral comments by clicking the "Raise Hand" button at the bottom of the Zoom window or press *9 on your phone. Those wishing to submit written comments may do so by email to the City Clerk's Office at cityclerk@cityoftacoma.org or by mail at 733 Market Street, Room 11, Tacoma, WA 98402, by 4:00 p.m. on Tuesday, July 13, 2021. Written comments will be compiled, forwarded to the City Council, and posted on the City's webpage at www.cityoftacoma.org/writtencomments.

How to learn more

For more information, visit www.cityoftacoma.org/homeintacoma, send an email to planning@cityoftacoma.org, or call (253) 591-5030 (Option 4).

We hope that you will continue to participate!

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!



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

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

From: [David Sieberns](#)
To: [City Clerk's Office](#); [Hines, John](#)
Subject: Proposed city-wide zoning changes, i.e., mid-scale residential along south Jackson Avenue.
Date: Sunday, July 4, 2021 9:26:03 AM

Re-zoning west of Jackson will cause significant infrastructure issues. Currently the sewage pipes servicing residents between south Fairview drive and Jackson will need increased capacity to support 3 and 4 story buildings. Power lines running along the west side of Jackson will need to be relocated, since higher structures will be too near the high voltage lines. Underground parking will be necessary for any multistory building west of Jackson, since Fairview drive cannot support street parking (i.e., currently any significant street parking will result in a single lane street, thus limited fire truck access) without a wider street.

According to the proposed 3 and 4 story building map, a small portion south of south 12th street and west to Aurora Avenue is included. This additional area will impede the view to the South West and North West for residents along Fairview drive.

David Sieberns

1710 S. Aurora Av., Tacoma, WA 98465, 253-564-1715 landline or 408-781-8225 cellphone

From: [Kevin Kordestani](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Proposed city-wide zoning
Date: Sunday, July 4, 2021 12:39:57 PM

I am a resident of West Slope neighborhood, and have learned about the proposed city-wide zoning changes.

I am a retired individual with some health problems. We moved to our neighborhood in the hope to have a peaceful and quiet life. Many other residents of our area have the same expectations while we are all paying hefty amount of taxes that are on the rise.

As it is, we are constantly bothered by the sound of train blowing horn at random hours during day and night. Also the areas around Jackson and, 6th Avenue, 12th Street, 19th Street are already noisy with lots of traffic.

The proposed zoning will seriously affect us by way of increase in the noise, traffic and pollution. With that in mind, I am very much against the proposal and respectfully request disapproval of the zoning plan.

Sincerely,

Kevin Kordestani

e are constatnly bothered

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Home In Tacoma Project - Public Hearing and Info Meetings
Date: Monday, July 5, 2021 7:50:04 AM

From: Chuck Brock <prinmancz@yahoo.com>
Sent: Sunday, July 4, 2021 11:54 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>
Subject: Re: Home In Tacoma Project - Public Hearing and Info Meetings

Dear Mr. Barnett,

The meeting schedule below lists a series of meetings to move towards more equitable housing policy in Tacoma. Regardless of how one feels about the proposed plans and their potential impact, one can hardly miss the **Structural barriers**, built in to the "meetings". By making all the "meetings" virtual Zoom meetings, the City of Tacoma is putting up massive barriers to traditionally under-served groups within the community.

I would encourage the city leadership to reconsider this approach, since it can certainly be considered structural racism, and is, therefore, counter productive to your stated intent.

Regards,

Charles Brock
622 N Fernside Dr
Tacoma, WA 98406

From: "Barnett, Elliott" <EBarnett@cityoftacoma.org>
Date: July 4, 2021 at 12:17:57 AM PDT
To: Planning <planning@cityoftacoma.org>
Subject: Home In Tacoma Project - Public Hearing and Info Meetings



City Council Public Hearing

Provide comments to the City Council as they consider actions to increase housing supply, choice, and affordability, along with steps to get housing growth right.

Click to view our new [Home In Tacoma Intro Video!](#)

It's getting harder to find housing in Tacoma. The City is considering changes to housing rules intended to adapt to evolving housing needs, including:

- Allow diverse housing types such as duplexes, triplexes and cottages in Tacoma's predominately single-family neighborhoods
- In areas close to shopping and transit, allow diverse housing types up to mid-scale multifamily housing
- Ensure new housing complements the scale and design of each neighborhood
- Expand policies and programs to make housing more affordable and reduce displacement
- Guide housing growth to support multiple community goals

On Tuesday, **July 13, 2021**, the City Council will conduct a public hearing on the proposed Home In Tacoma Project housing policy actions, including amendments to the One Tacoma Comprehensive Plan and the Land Use Regulatory Code, along with recognition of a Housing Action Plan to guide ongoing implementation, as recommended by the Planning Commission. The public hearing will begin no earlier than 5:15 p.m., upon completion of the regular agenda items. Meeting details are below.

To learn more about the proposals and upcoming events, visit www.cityoftacoma.org/homeintacoma.

Information Meetings

The City will host two information meetings to present the proposals and respond to

questions.

Tuesday, July 6, 2021 at 5:30 p.m. on Zoom

TOPIC: Overview + focus on proposed Low-scale Residential

- Link to join: <https://us02web.zoom.us/j/81033903352>
- Or dial to join: 253-215-8782
- Webinar ID: 810 3390 3352

Thursday, July 8, 2021 at 5:30 p.m. on Zoom

TOPIC: Overview + focus on proposed Mid-scale Residential

- Link to join: <https://us02web.zoom.us/j/89970966133>
- Or dial to join: 253-215-8782
- Webinar ID: 899 7096 6133

Meetings will be recorded, and staff will follow up with updated FAQ's.

Infórmese sobre los cambios al sector de viviendas propuestos para Tacoma

Traducción en vivo al español (Spanish live translation)

Public Hearing

The hearing will be held on **July 13, 2021** during the City Council meeting and will begin upon the completion of the regular agenda items, **no earlier than 5:15 p.m.** The City Council meeting will not be conducted in-person and will have telephonic and virtual access for the public to attend.

The meeting and public hearing can be heard by dialing 253-215-8782 or through Zoom at <http://www.zoom.us/j/84834233126>, and entering the meeting ID 848 3423 3126 and passcode 349099, when prompted.

Sign up to provide oral comments by clicking the "Raise Hand" button at the bottom of the Zoom window or press *9 on your phone. Those wishing to submit written comments may do so by email to the City Clerk's Office at cityclerk@cityoftacoma.org or by mail at 733 Market Street, Room 11, Tacoma, WA 98402, by 4:00 p.m. on Tuesday, July 13, 2021. Written comments will be compiled, forwarded to the City Council, and posted on the City's webpage at www.cityoftacoma.org/writtencomments.

How to learn more

For more information, visit www.cityoftacoma.org/homeintacoma, send an email to planning@cityoftacoma.org, or call (253) 591-5030 (Option 4).

We hope that you will continue to participate!

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!



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

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

From: [Kelly](#)
To: [City Clerk's Office](#)
Subject: Public Hearing Comments for July 13th, 2021
Date: Monday, July 5, 2021 10:57:52 AM

Please listen and discuss these comments and opinions at the Public Hearing as I will be unable to attend. Thank you.

Crowding existing neighborhoods is a bad direction that will cause more problems than it will solve. The **assumption** is that **building more** apartment buildings, putting a duplex/triplex on every corner lot and putting a rental in every existing lot **will bring down the cost of housing**. But **is this true?** Do not let lobbying developers and empty City coffers make more buildings seem the only possible solution. Also since so many people are out of work and will likely never return to their jobs - who is going to be paying the rent? Are these future ghettos? Be realistic and acknowledge this City's future will be much different than yesterday, last year, etc. Throw assumptions, guesses or "it worked before" out the window; **base future plans on facts - not assumptions**.

Much of the City of Tacoma was built over 100 years ago - that means old streets, old sewers, old electrical services (that are already crisscrossing every alley and trespassing lot lines) - **make those improvements to our infrastructure FIRST** so that you are not creating more problems. It is **plainly admitted** in these proposals **that Parking isn't going to be** accounted for or **a factor in future buildings**. How can that be? Right now you cannot walk down Tacoma sidewalks safely now (in any neighborhood) because every house seems to have at least 2 vehicles they are trying to squeeze into their lot frontage - **sidewalks are now parking lots**. Now put a second house on every lot, build several story apartment buildings every few blocks (which has already happened) and forget to or turn a blind eye to everyone's vehicles? Is the reasoning that everyone will be taking the bus - after Covid? That they will be using the light rail? That isn't going to be the reality and Tacoma will suffer for this kind of irresponsibility. When the Covid restrictions begin to be lifted you will find that **there is massive traffic congestion already** even if it isn't easily seen right now. **Do not make it worse!**

I have had to visit the **Emergency Room** more times recently (due to my aging parents) than I'd like and there are **sick, bleeding people packed in** against the walls like sardines. Does Tacoma have **sufficient hospitals, doctors, nurses, fire responders, police officers right now?** If not, how can anyone suggest building more housing when **the existing population isn't protected?**

The **most important problem** facing my city right now **isn't lack of housing**. I want to know what is going to be done to keep Tacoma from overflowing with the **HOMELESS?** I see that Washington State showed the biggest increase of homelessness in the United States and that was Pre-Covid! Tents on city streets, alongside schools. People living in cars and recreational vehicles everywhere now. Excrement, needles and trash surround them. Beggars in front of every grocery store parking lot. This is Tacoma's, Seattle's, every city's biggest problem right now and there are not enough solutions or plans that really work. **Deal with this problem first. Devote everyone's time, money and energy into this problem and find some answers.** Do not continue to overbuild Tacoma until it is ready and healthy enough to support everyone.

Thank you.

To: City of Tacoma

Re: Proposed Project at N. 33rd Street, Tacoma, WA 98407/Proposed Rezoning R-3 to R-4

Dear Sir/Madam:

My name is Stephen M Clements and I am the current resident at 3316 N Shirley St. I'm writing to oppose the rezone of the property on N33rd St from R3 to R4 and the construction of a 68 high density Units in the middle of our residential community.

I understand the need for housing in Tacoma and developing this land within the original R3 format would alleviate some the housing problems for Tacoma and keep the neighborhood on the same scale. My understanding of R3 is it would develop the land to match what is across the street at Village at the Pointe.

I know the owner of this land {Bruce Arneklev} has tried to rezone this land before and was denied with the same developer. He has told me and my other neighbors he is banking on the city's need for more housing to be able to rezone and maximize his profits. The more units they build the more money he makes, so clearly, he is not interested in Tacoma's need for housing but making money on his land. **{In his own words to the city of Tacoma (public record) he wants his land rezoned but doesn't want to pay more taxes on it until the development is complete!}** He has also said that he thinks it will be approved because of the existing apartments on Pearl St, but those apartments are over 2 blocks away from our residential area where he is building. Those apartments have adequate parking and access to Pearl St, **that this development will not have.** The proposed construction plans put a two-story townhouse within 20 ft of my property line looking down into my yard and the neighbors along the back. This give absolutely no privacy and will actually require one of the neighbors trees to be cut down. This will truly ruin one of the most beautiful areas in North Tacoma West End.

In case that is not enough justification here are some other areas of concern about this rezoning.

Parking and Traffic

There is not enough parking for the proposed new apartment complex on N. 33rd Street (only 1.5 per unit). Most homes require at least 2.2 per unit. **With just 1.5 per unit that's 105 new vehicles added to this area!** Ironically Mr. Arneklev has sued Tacoma multiple times to put speed bumps in due to traffic concerns on Shirley St because his son was hit by a car on our street. He also sued the City not to extend the 33rd St Dead End to cut down on traffic!! Now he wants the city to add over 100 cars to our traffic because he will move away after the project is complete.

North Shirley Street is school bus route and is already constricted due to the existing level of on-street parking. It is a normal route for kids walking to and from both Truman Middle School and Point Defiance Elementary school. The street has incomplete or non-existent sidewalks and the roads are narrow and there are no stop signs/crosswalks nor bike lanes. On garbage day, with the bins and the garbage trucks, there is zero room for driver error. And the corner of N. 35th and Shirley, buses and trucks already have difficulty maneuvering this corner--it is a "blind" corner. Cars already speed up and down Shirley St and 33rd St at an alarming rate. The lack of parking at this proposed housing unit will force people who don't want to line up to get on Pearl St, to come through N Shirley St and use 35th to Orchard or continue

down Shirley St to 37th and go past Truman Middle School. This will be a nightmare, cause accidents, and put our children in danger.

Crime

Crime in our neighborhood has already risen substantially over the past 7 years I have been here. People have been assaulted and houses have been broken into on Shirley Street and surrounding areas. Vagrants have lived on the side of 33rd street and they work on their cars and camp in the street. Packages have been stolen and mail also. The detective across the street told me that it is a fact that when you add that number of housing units and the number of people that will be in and out of that development crime will rise exponentially!

CLIMATE AND WILDLIFE

Another area of concern is the impacts on the CLIMATE!. The environmental impacts are the added congestion and pollution. *Did the developer do an environmental impact study that addresses the stormwater and natural biosphere of this area?* This will destroy homes for our wildlife. We have coyotes, raccoons, rabbits, opossum and deer and other wildlife that are all housed in that area. If at least a portion of this area could be preserved it would make a difference for the animals.

I understand about the housing shortage, but this land could be developed in a way that would have less impact on the Climate/Environment, less traffic and congestion, less potential crime, and safer for our children. Rezoning this land to R4, is a slap in the face of the residents of one of the nicest neighborhoods in North Tacoma (West End). Building a complex of this size, cutting down all those trees and taking away the wildlife, building 2 story townhomes 20 ft away from existing neighbors in rent controlled high density buildings will forever change the dynamic of this area. It will also adversely affect everyone's property value and privacy.

I urge you to reconsider rezoning this land to R4 for the sake of our community, our children, the wildlife affected and our environment. I appreciate your addressing my concerns

Sincerely

Stephen M Clements

From: sclcmc17@gmail.com
To: [City Clerk's Office](#)
Subject: rezoning of land on 33rd St
Date: Monday, July 5, 2021 11:51:32 AM
Attachments: [rezoning of land to r4.docx](#)

Please see attached letter

Sent from [Mail](#) for Windows 10

To: City of Tacoma

Re: Proposed Project at N. 33rd Street, Tacoma, WA 98407/Proposed Rezoning R-3 to R-4

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Sincerely

Stephen M Clements

From: [Pete Gauger](#)
To: [City Clerk's Office](#)
Subject: Public Hearing on Housing
Date: Monday, July 5, 2021 11:58:10 AM

To whom it may concern:

Increasing Tacoma's density should not be a goal. The city is already strained. We have traffic problems, homeless camps, and parking shortages throughout the city. We continue to pay a raising property tax and in return we get less policing and a blind eye towards vagrancy, vandalism, and minor crimes. We have seen many nice neighborhoods in Seattle become apartment riddled slums, that now chase away many families to other suburbs.

All of the above problems will be exacerbated by increasing the population density of Tacoma. Please reject the zoning proposals.

Sincerely,
Pete Gauger
Life long Tacoma resident and business owner.

From: [Steve Clements](#)
To: [City Clerk's Office](#)
Subject: The proposed rezoning of land on 33rd St
Date: Monday, July 5, 2021 12:19:19 PM

victoria.woodards@cityofTacoma.org"
<victoria.woodards@cityofTacoma.org>,
"

Shirley.Schultz@cityofTacoma.org" <Shirley.Schultz@cityofTacoma.org>,
"

John.Hines@cityofTacoma.org" <John.Hines@cityofTacoma.org>,
"

Robert.Thoms@CityofTacoma.org" <Robert.Thoms@CityofTacoma.org>,
"

Keith.Blocker@cityofTacoma.org" <Keith.Blocker@cityofTacoma.org>,
"

Catherine.Ushka@cityofTacoma.org" <Catherine.Ushka@cityofTacoma.org>,
"

Chris.Beale@cityofTacoma.org" <Chris.Beale@cityofTacoma.org>,
"

Lillian.Hunter@cityofTacoma.org" <Lillian.Hunter@cityofTacoma.org>,
"

Conor.McCarthy@cityofTacoma.org" <Conor.McCarthy@cityofTacoma.org>,
"

Kristina.Walker@cityofTacoma.org" <Kristina.Walker@cityofTacoma.org>
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From: [Dee Dee](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: West Slope proposed zoning
Date: Monday, July 5, 2021 3:00:53 PM

NO NO NO NO NO NO NO NO NO NO NO!!!!

I could not be MORE AGAINST this zoning proposal.
My home is directly across from the "mid-scale" residential zoning proposal.
The city doesn't need to decimate the value of our properties. There are plenty of nearby multi-family dwellings nearby on So 12th street and a plethora of complexes on So 19th.

These are residential homes with property values close to and exceeding a million dollars.
God knows we pay exorbitant property taxes to maintain our residential, valuable properties and maintain that value by keeping the zoning single family residential with building height restrictions.

And now, someone thinks it's a GOOD idea to build multi-family (apartments, multiplexes, triplexes, etc) literally right in our front yards!?!?

Would you want a complex built across the street/next door to your home and family?
Would you spend a large amount of money to BUY a home directly across a now quiet street/next door to an apartment complex?
You probably wouldn't spend ANY money to own a home in that terrible situation.

Why should we have that kind of development FORCED DOWN OUR THROATS?!

Property values will plummet drastically. For some of us, we will lose the value of our lifetime investments.

And finally, bottom line, lower property values = less taxes = less money in the city coffers.
Maybe the multiplexes will pay higher taxes. And THAT is what the city cares about.

Forget about us. Apparently, you already have by even putting this proposal on the table.

DeeDee Ritchie
1222 South Fairview Drive.

From: [Timothy F. Fikse](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Re-zone proposal
Date: Monday, July 5, 2021 3:03:11 PM

July 5, 2021

Doris Sorum
City Clerk
CC John Hines
City of Tacoma

Dear Ms. Sorum,

I'm concerned about the pending change in zoning regulations in Tacoma, and I would like to convey my concerns to the city council. I understand the concerns that the proposed changes seek to address: providing opportunities for residents with a wider range of income levels to live in safe, pleasant settings that foster a sense of community is a noble goal. I believe, however, that the proposed zoning changes will, in fact, exacerbate rather than reduce housing problems. I have a direct stake in these proposals since my wife and I live in an area that would change into a mid-scale residential zone if the proposals are carried out.

Among the rationales for single-family residential zoning is the recognition that many people want their families to live in neighborhoods that are not hectic or impersonal. They want to live in areas where their neighbors can sit in their living rooms or front yards and help keep watch over neighborhood children playing outside. They want to live where they can allow their own children to move about the neighborhood without the risk of getting hit by a car or worse. Densely packed on-street parking will deny them that opportunity. The greater population density promoted by multi-family residency would also increase anonymity in neighborhoods. It would do so by increasing the number of residents in a given area AND by speeding up the turnover of residents in that same area. With that increased anonymity comes decreases in the senses of security and neighborhood harmony that draw many families to single-family zoned areas.

While I could list many more of the negative trade-offs associated with this proposed re-zoning, I'll leave those to others. I mainly want to state the fact that there will be real human costs for the families living in these areas right now and in the future—middle-class families that have themselves made real trade-offs for the opportunity to live in a calm, uncrowded setting.

Ironically, a proposal that attempts to reduce the impact that family income has on our residents' housing choices will make it much harder for thousands of residents of modest means to live in the type neighborhoods they desire. Tacoma can do better.

Sincerely,

Timothy Fikse

Tacoma, WA

From: [Ryan Meacham](#)
To: [City Clerk's Office](#)
Subject: Public comment from Ryan Meacham for Home In Tacoma Program
Date: Monday, July 5, 2021 4:45:36 PM

Hi Planners, Planning Commission, and Council Members,

As a local homeowner to the North End of Tacoma, a local Realtor, and a local builder, I strongly support the most dense aspects of the Home In Tacoma Program. I've written statements like this before and want to continue to bring my voice to the record that additional housing options are necessary and that the need for density is urgent. As a Realtor with Windermere, I can't tell you how many times I've lost good buyers to different communities since Tacoma has limited available housing. Additionally, homeowners don't have options to downsize into simpler homes when smaller square footage inventory isn't available or affordable in apartments, condos, cottage housing, backyard cottages, etc. We need more of this product to keep our community open and helpful to current and future occupants. As a builder, I am already designing new townhome projects that target an entry level buyer and wherein we can justify the build by getting more units on a site. I'd love to build these in my own neighborhood but the few parcels of land that I obtain are typically in South or East Tacoma. Either way, we need more smaller units and I believe that these townhomes will help while being appealing to entry level buyers, downsizers, singles, couples, and partners, etc. As an owner and property investor in Tacoma, I simply want to continue to see growth and believe that growth can only occur when there is available land and change. Currently, the available land is rare and requiring more demo of existing structures to provide in-fill.

Finally, I was at Gray Lumber and one of the local employees—Harry—mentioned that he wanted to have more options and was really a proponent of Tacoma's new plan to add housing selections. I inquired as to what his motivation was and his response was to provide a down-size opportunity as well as to allow for his kids to eventually be able to buy a home someday, wherein a smaller home type would provide increased density and a more entry home buying option.

In fin, I know that there are a lot of NIMBYs and neysayers that don't want change. I simply want you to know that there are a lot of us working folks that don't have as much time to come forward and speak to all of the positives we see in this plan of continued growth and equal opportunity.

I hope this email sheds light on a mere few of the positives of increased density, opportunity, and home selection.

Ryan Meacham
Windermere RE / Professional Partners
253-222-5883

From: [BARRY/KIM BECKNER](#)
To: [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Schultz, Shirley](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#); [Blocker, Keith](#); [City Clerk's Office](#); [Planning](#)
Subject: Rezone of 4 parcels, application# LU21-0046
Date: Monday, July 5, 2021 7:42:31 PM
Attachments: [LETTER OF OPPOSITION.docx](#)

To whom it may concern,

Attached is our letter opposing the rezoning of 4 parcels on application #LU21-0046 at 5517 33rd St. Please read it with an open mind and consider our viewpoints and the impacts rezoning would have on our family and neighborhood. Thank you.

Regards,

Barry and Kim Beckner

LETTER OF OPPOSITION

to Proposed Rezoning and Development at 5517 N 33rd St

To Whom It May Concern:

This is Barry and Kim Beckner, longtime West End Tacoma residents living at 3328 N Shirley St. We have lived here for over 18 years and this project is literally in our backyard.

We are writing to express our opposition to the proposed rezoning from R3 to R4 and development of the property with 4-plex and high-rise apartments. In just 2016 this property was rezoned, although opposed by homeowners, with the following statement from the Tacoma Planning Commission: *"Staff recommended several modifications to the proposed rezone to ensure greater compatibility with the overall neighborhood and adjacent single family residential streets and to limit the overall allowed density. The Commission further modified staff's proposal and elected to propose an R3 2 family dwelling district for the entire site."* According to the *2016 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code*, this decision was made based on the concerns of the community regarding impacts on habitat, property values, tree canopy, traffic, air quality, and safety. These are the same issues now as they were then. R3 is what The Commission decided upon just 5 years ago and we feel that this should still be the zoning for this property.

Our opposition is based on these potential/probable negative effects:

- Increased traffic congestion at N 33rd and N Pearl, N 33rd and N Shirley, N 35th and N Shirley, and N 37th and N Shirley: These intersections are already notoriously dangerous with no stop signs at 3 of the intersections and limited visibility. There are 3 dead end streets surrounding the property in question leading to only 2 ways in and out. This will substantially increase the traffic along N Shirley St which is already highly traveled. There are very limited sidewalks on this stretch of road forcing kids and residents to walk in the street.
- The destruction of green space and mature trees as well as driving animals out of the area: The following statement comes directly from the West End Tacoma Community Website: "The area also has numerous natural areas along the shoreline as many gulches and creeks extend into the interior. In many cases, sections of these creeks have been left in their natural state which provides a vibrant natural habitat for wildlife. Deer, owls, eagles, raccoons, and various birds can be found in the hidden natural areas of the West End." There are close to 100 mature trees on the proposed property. This space is home to many types of wildlife. The proposed development plans allow for only 5% of the green space to be left. This destruction of natural habitat is irresponsible and dangerous for future generations.
- This type of apartment complex does not fit into the single-family neighborhood: Directly across the street from the proposed property is a private gated community of single-story condos. This type of housing would be more appropriate for our neighborhood.

- Once the property is rezoned, the developer can then change the original concept within the approved R4 zoning: This could allow the developer to make changes that increase the impact of the above complaints.
- The loss of neighborhood and community character: We would have a 2-story apartment building just 20 feet from our backyard property line. The 2nd story of this apartment would allow multiple people to stare into our daughter's bedroom, our bathroom, and our kitchen. Our home would no longer feel like our safe haven as we would have to be weary of strangers peering into our house.
- A decrease in the market value of our home: It would be hard to imagine that our house would not lose value with a large 2-story apartment looming over the backyard just 20 feet from the property line.

Please DO NOT rezone this site to R4.

Respectfully, Barry and Kim Beckner

bandkbeckner@comcast.net

(253)380-5778

3328 N Shirley St

Tacoma, WA 98407

From: [Bob Harmon](#)
To: [City Clerk's Office](#); [Planning](#); [Thoms, Robert](#)
Subject: Upgrading for commercial use
Date: Monday, July 5, 2021 10:27:49 PM

Dear City Council Members:

I've been made aware of the councils discussion on upgrading the neighborhood zoning to become more developer friendly for increased density housing. I know of no one in my neighborhood who is favorable to increased density. Please discard ANY thoughts of making my beloved neighborhood less residentially attractive. This is a RESIDENTIAL area and the RESIDENTS of THIS AREA want it to stay the way it is. Again, leave this neighborhood alone.

Sincerely and Respectfully,

Robert D. Harmon

1412 N. Steele St

Tacoma, WA 98406

From: [ken miller](#)
To: [City Clerk's Office](#)
Subject: Support for Home in Tacoma
Date: Tuesday, July 6, 2021 7:49:04 AM

Home in Tacoma will boost neighborhood businesses, strengthen home values, and add revenue to the City treasury. I support it.

Ken Miller
253.973.3171

From: [Schultz, Shirley](#)
To: [BARRY/KIM BECKNER](#); [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#); [Blocker, Keith](#); [City Clerk's Office](#); [Planning](#)
Subject: RE: Rezone of 4 parcels, application# LU21-0046
Date: Tuesday, July 6, 2021 7:53:52 AM

Good morning –

Thank you for your comments. They will be included in the file and comments to the Hearing Examiner. To the extent that it's possible (and appropriate) there will be a response to comments in the staff report. In addition, the applicant will have an opportunity to respond to comments during the public hearing (information below).

My goal is to have the staff report issued by the 22nd of July; you will be added to the mailing list.

Have a good day!

Shirley Schultz, AICP

City of Tacoma | Development Services

c: 253-345-0879

shirley.schultz@cityoftacoma.org

www.tacomapermits.org

We work with the community to plan and permit a safe, sustainable, livable city.

Take our survey!

Below is Zoom teleconferencing information for this hearing:

Topic: Bruce & Dixie Arneklev AND John Gibson

Time: Jul 29, 2021 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/91776879745?pwd=emEzYlgyZmwvMzZPUHp4UXk2dCswQT09>

Meeting ID: 917 7687 9745

Passcode: Hearing

One tap mobile

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+16699009128,,91776879745#,,,,*4055516# US (San Jose)

Dial by your location

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+1 669 900 9128 US (San Jose)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 917 7687 9745

Passcode: 4055516

Find your local number: <https://zoom.us/j/91776879745>

Soon the same will be posted online, at the Hearing Examiner Office's City of Tacoma web page at <https://www.cityoftacoma.org/cms/one.aspx?portalId=169&pageId=11963> (See the left side bar for the web page titled "Video-Hearing Schedule"). The following is the direct video-hearing schedule link: <https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=188241>

From: BARRY/KIM BECKNER <bandkbeckner@comcast.net>

Sent: Monday, July 5, 2021 7:42 PM

To: Woodards, Victoria <victoria.woodards@cityoftacoma.org>; Hines, John <John.Hines@cityoftacoma.org>; Thoms, Robert <robert.thoms@cityoftacoma.org>; Schultz, Shirley <SSchultz@cityoftacoma.org>; Ushka, Catherine <cushka@cityoftacoma.org>; Beale, Chris <chris.beale@cityoftacoma.org>; Hunter, Lillian <lillian.hunter@cityoftacoma.org>; McCarthy, Conor <Conor.McCarthy@cityoftacoma.org>; Walker, Kristina <Kristina.Walker@cityoftacoma.org>; Blocker, Keith <Keith.Blocker@cityoftacoma.org>; City Clerk's Office <ccwebmgr@cityoftacoma.org>; Planning <planning@cityoftacoma.org>

Subject: Rezone of 4 parcels, application# LU21-0046

To whom it may concern,

Attached is our letter opposing the rezoning of 4 parcels on application #LU21-0046 at 5517 33rd St. Please read it with an open mind and consider our viewpoints and the impacts rezoning would have on our family and neighborhood. Thank you.

Regards,

Barry and Kim Beckner

From: [Alyssa Donohue](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 6, 2021 10:28:19 AM

I do not support relaxing zoning rules in the "neighborhoods" of Tacoma. Please do not turn us into the next Seattle. Seattle is a disaster and we should learn from their mistakes. Let's revitalize downtown Tacoma and convert old abandoned buildings into affordable housing for middle-income households with restaurants/shopping/businesses in the bottom. Let's also incentivize the building of housing in areas that are not already packed with historic single family homes. South 19th would be a great place to start.

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Oppose Mid-Scale Zoning Vista Drive
Date: Tuesday, July 6, 2021 11:02:23 AM

From: alpodog@harbornet.com <alpodog@harbornet.com>

Sent: Tuesday, July 6, 2021 9:40 AM

To: Planning <planning@cityoftacoma.org>

Subject: Oppose Mid-Scale Zoning Vista Drive

Dear Elliott Barnett

I **strongly oppose** the city's proposed mid-scale housing zoning. I suggest you view the map you posted on the HIT website. You show sections of Jackson Avenue AND Hegra Road completely exempt from mid level housing? Why did you exempt these homeowners? Those homes are right on Jackson? The map shows more bias especially after noting where certain community leaders reside. **We strongly oppose any mid level housing zoning along Vista Drive.**

630 Vista Drive
Tacoma WA 98465



S Hegra Rd

S Fairview Dr

S Jackson Ave

S Aurora Ave

00ft

52 Degrees

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Focus on the "stroad"
Date: Tuesday, July 6, 2021 11:07:47 AM

From: K Mur <kmurshop@gmail.com>
Sent: Friday, July 2, 2021 7:31 PM
To: Planning <planning@cityoftacoma.org>
Subject: Focus on the "stroad"

For your consideration in the upcoming discussions:

I think people freak out when they hear "low income housing" (I personally think of Cabrini Green fiasco in Chicago)...but I think everyone can agree that there are parts of Tacoma that just ain't pretty and that could use a makeover: the stroads. This is one of my favorite videos about this topic:

<https://youtu.be/ORzNZUeUHAM>

From what I can tell in your proposal you are trying to change Tacoma's stroads into a more European way of living. Framing it this way, I think everyone would LOVE this!! This would benefit Tacoma in so many ways that aren't outlined in your introduction to the public. Getting rid of stroads would look gorgeous--and OH, by the way!, solve the housing crisis.

Instead, the proposal sounds like ALL single family homes will be replaced eventually and the whole reason folks moved from Seattle's mess is gone. Nothing like threatening people's future investments to get them all riled up!

But what if you showed some before and after photos of what you'd like to do along 6th Avenue (what a stroad!)? I would love to be able to bike and walk around to do shopping down there. With more mixed use development, I'd want to live there. I'm sure there are more people like me that don't want to have to own a car to live/work in Tacoma.

I'm not sure why the proposal focuses so much on describing "the housing crisis" just from the viewpoint of "affordability" when fixing stroads will make the roads more safe for cars, more safe for cyclists, more safe for pedestrians, more "walkable" (a factor that HELPS home prices), probably save the city maintenance costs, generate more tax revenue (you should share the data that single family homes cost cities more), increase housing diversity exponentially-which will solve the housing crisis and humans will think it's prettier :)

I like this video too about how suburbs cost taxpayers
more: <https://youtu.be/VVUeqxXwCA0>

I hope this helps. I think you all are on the way to doing great things for Tacoma!
Trina

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Housing in Tacoma
Date: Tuesday, July 6, 2021 11:19:13 AM

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

From: Roxann Murray <atouchofwanderlust@gmail.com>
Sent: Sunday, July 4, 2021 8:57 PM
To: Planning <planning@cityoftacoma.org>
Subject: Housing in Tacoma

My public comment on the future of housing:

You all are just going to do what you want without the public's input so I don't know why you asked the public to comment. This is all smoke and mirrors. Use what has already been built. Stop over-developing Tacoma and building multi-million dollar condos that only Seattle techie trash can afford. Use empty buildings to house homeless people. Require all new buildings to have solar panels.

Sent from my iPhone

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Upgrading for commercial use
Date: Tuesday, July 6, 2021 11:24:07 AM

From: Bob Harmon <rdh71254@hotmail.com>
Sent: Monday, July 5, 2021 10:28 PM
To: City Clerk's Office <ccwebmgr@cityoftacoma.org>; Planning <planning@cityoftacoma.org>;
Thoms, Robert <robert.thoms@cityoftacoma.org>
Subject: Upgrading for commercial use

Dear City Council Members:

I've been made aware of the councils discussion on upgrading the neighborhood zoning to become more developer friendly for increased density housing. I know of no one in my neighborhood who is favorable to increased density. Please discard ANY thoughts of making my beloved neighborhood less residentially attractive. This is a RESIDENTIAL area and the RESIDENTS of THIS AREA want it to stay the way it is. Again, leave this neighborhood alone.

Sincerely and Respectfully,

Robert D. Harmon
1412 N. Steele St
Tacoma, WA 98406

From: [Jennifer Kilts](#)
To: [City Clerk's Office](#); [John Kilts](#)
Cc: [Hines, John](#)
Subject: No to Low Scale Residential for West Slope
Date: Tuesday, July 6, 2021 1:56:25 PM
Attachments: [image001.png](#)

Dear City Council,

We, John and Jennifer Kilts, DO NOT want this area to be reclassified in anyway to allow duplexes, multi-family and especially apartments be built here. This will decrease the value of our home that we have worked so hard to procure. We have moved 22 times in our 32 years of marriage and this is our very last home we ever intend to live in. If the City Council changes the zoning of this area to include the "Low Scale Residential" verbiage it will drastically change the dynamics of this amazing already diverse neighborhood.

Please reconsider this very opposed proposition from us and all our neighbors! We want our neighborhood to stay "AS IS".

Thank you,



Jennifer Kilts
CFO, Leroy Newton Construction, LLC

o: 253.888.9402
c: 360.789.3346
e: jennifer@leroynewtonconstruction.com

10309 'A' Lakeview Ave SW
Lakewood WA 98499

www.leroynewtonconstruction.com

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From: [Carol Lobdell](#)
To: [City Clerk's Office](#)
Subject: City rezoning
Date: Tuesday, July 6, 2021 2:29:44 PM

I am very much against the rezoning of our single family areas. It is very important to me to single family dwelling. As older person I like my neighborhood and feel more secure knowing my neighbors and knowing they have my back if I need help. You don't get that with apartment living. The area on 6th Ave. where the Chinese restaurant used to be makes me very sad and sad for the families living. Causes more congestion and possible other problem that more people in a small area can bring. I hope the city council will think about this because I won't be voting in the future for anyone who votes this horrible plan into reality. Bad plan!!

.Carol Lobdell
Sent from my Verizon 4G LTE Droid

From: [stoll](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: How HIT Will Ruin Our Neighborhood
Date: Tuesday, July 6, 2021 3:12:57 PM

Dear Sir/Madam -

We are alarmed at the proposal to rezone our neighborhood to allow Mid-scale housing. We live on Vista Drive, a small semi-circular street just off S. Jackson Avenue on the West Slope. Our little street consists of about 10 well-maintained, upper-middle-class homes with South Sound views.

1. There is no undeveloped land on Vista Drive, so any mid-scale redevelopment will require the demolition of existing homes. Apart from the moral issue of destroying perfectly good family houses, the cost of acquiring existing property would seem to preclude any construction of affordable housing on this block. We understand the need for creating more affordable housing in Tacoma, and we could support creative and low-impact approaches to Low-scale Residential development in our neighborhood.
2. Vista Drive is a semi-circular street. All current homes have off-street parking. Since the city does not seem to require the construction of at least one parking stall for every apartment unit, this will force cars onto the street for parking. When we have had overflow parking from an apartment complex across Jackson in the past, this caused access problems for garbage trucks, recycling trucks, and mail carriers as well as general car-related noise from non-neighbors late at night or early in the morning.
3. Increasing housing density is supposed to encourage people to walk more and drive less. But that is not a reality for our block. There is no public bus service on our section of S. Jackson Avenue. There is a Sound Transit Express bus stop about 2 blocks away on 6th Avenue, but the nearest Pierce County bus stop is 0.6 miles away at 6th & Mildred. With the closing of the Highland Hills Safeway on 6th Avenue, the nearest full-service grocery store is 1.3 miles away in the James Center. The people who live on our block are dependent on their automobiles for everyday life.
4. There is still undeveloped land on 6th Avenue near Mildred that would be far more logical to develop as mid-scale housing than anything on the West side of S. Jackson Avenue between 12th and 6th. The Highland Hills shopping mall could support mixed redevelopment with housing in addition to retail, and the old K-Mart property east of Pearl Street could absorb lots of new housing. Why disrupt an existing and stable neighborhood when other nearby land is still vacant?

In summary, we are very opposed to the rezoning of our neighborhood to Mid-scale Residential. We are open-minded about the possibility of re-zoning as Low-scale Residential, however.

Henry Stoll
Wendy Hamai
609 Vista Drive
Tacoma, WA 98465

From: [Jimmy McCarty](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma Comment
Date: Tuesday, July 6, 2021 3:39:30 PM

I write in support of all proposed initiatives to expand types of housing, access to said housing, and housing that is affordable across the city of Tacoma. We cannot meet our region's projected growth or impact our homelessness crisis without much more and more affordable housing across our city.

As a resident of the 98407 zip code since 2012, first as a renter and now as a homeowner, I especially encourage such developments in North Tacoma, Proctor District, and West Tacoma as neighborhoods that have historically been exclusionary and have not borne their fair share of affordable housing needs in the area.

This is the minimum we can do to make our housing crisis less dramatic and all efforts and resources possible should be devoted to it. It is one of the most important things we can do for justice in Tacoma and for making our city a livable place for all people.

I want more multifamily units in my neighborhood. I want more economic and racial diversity in my neighborhood. I want more reasons for expanding public transit in my neighborhood. I want to live in a neighborhood where supports are in available to those facing hard times. I want Tacoma to live up to its promise and be as just as it can be.

James W. McCarty
Tacoma, WA 98407

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: Comments on Home In Tacoma
Date: Tuesday, July 6, 2021 4:20:25 PM

Public comment taken by phone:

- I do not think that the City should be making such big changes to zoning until in person public hearings are allowed. You're locking people out of these public hearings and denying them the right to participate.
- I do not think that Tacoma should densify. Instead, growth should be allowed outside of cities – reverse the GMA minimum lot size so people can build outside of cities.
- We have tons of people living under bridges, without basic facilities such as port-o-potties. These people should be taken out and placed in rural land and be forced to live outside of the City. Enforce existing laws, no camping should be allowed in the city.
- The City should allow RV parks again. At least there would be some rules.

Aldoren Kauzlarich

From: [Jusden Aumand](#)
To: [City Clerk's Office](#)
Subject: Housing Growth - Public Comments
Date: Tuesday, July 6, 2021 5:04:56 PM

I am against adding in multi-family housing to established single family residence neighborhoods. I have worked very hard for decades to be able to get a nice SFH with space, in a quiet neighborhood in NE Tacoma. In most instances if not managed perfectly (initially and ongoing), multifamily residential zoning promotes/introduces increased crime, pollution, noise, and degradation of neighborhoods that normally do not recover.

Will the city council members be fine with one of these buildings going up next door to their personal place of residence? That should be foremost in their mind when making decisions. Do not be above laws and ordinances yourselves.

Thank you,

Jusden

From: [Scott and Donna](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); [Donna](#)
Subject: Proposed City Zoning Changes-effects near S.19th and Jackson St.
Date: Tuesday, July 6, 2021 6:57:52 PM

We wish to express our concerns for proposed zoning changes surrounding our neighborhood on three sides, north, west and south. Specifically we are concerned about changes proposed with Mid-Scale Residential zoning.

We are Scott and Donna Proctor. We live at 7314 S. 16th St, Tacoma, Wa. 98465. Our home is at the intersection of South Geiger St. and South 16th St., on the south side of 16th facing north.

This is not a visual concern for us from our single story home. We might view upper portions of buildings three or four stories tall to the west or north of our residence. It will be a concern visually for our neighbors in two story homes, especially those with views of Puget Sound and the Narrows Bridges.

If development is allowed as shown on the map, Mid-Scale Residential development would leave our approximately four block by four block neighborhood essentially an island next to the existing James Center, Tahoma Village and James Center North development to the east and the new Mid-Scale Residential zones surrounding our neighborhood on the north, west and south. The south and west Mid-Scale Residential zoning would be within half a block distance of our home. One block away is the proposed Mid-Scale Residential zone to the north. This would be a very undesirable and excessive zoning change for this area.

Like so many neighborhoods, we have a growing senior as well as young family population and more driving/pedestrian interaction would bring increased potential problems. As proposed, our only access home would be through or adjacent to the Mid-Scale developments via 19th St., 12th St. or 15th St. This is unreasonable and may be very inconvenient or hazardous for pedestrians or drivers. We want at least one access to our home without having to travel through or adjacent to a Mid-Scale Residential development, either from 19th St. or 12th St..

Mid-Scale Residential proposal states:

- "Building frontage along the street and side property lines would be limited". What does that mean? It leaves lots of room for interpretation.

- "Moderate to low onsite parking". What will happen to parking availability if our neighborhood is essentially surrounded by a dramatically increased residential population. Developments should include all residential onsite parking with no effect on neighboring residential parking, i.e. fenced/gated access to the development that requires parking onsite, with generous guest parking. Developments need to prevent off-site, existing neighborhood parking by their residents and guests. One example appears to be Lakeside Landing (12th and Mildred) with gates and parking within the fenced property. We realize developers want to build residences and not parking availability, but adequate parking for developments is critical to minimize detrimental effects on neighborhoods. We don't want to have parking problems like other residential areas of Tacoma. We don't want to have distance walks for ourselves or our guests to or from parking. It does not appear parking has been seriously considered in these proposed zoning changes. Increase development requirements with maximum consideration for existing neighborhoods. How can the current neighborhood population

accept these residential changes without such considerations?

- "Building height and scale would transition down to abutting low-scale areas. Yards and open space onsite would be moderate to small and include shared spaces." Since building heights will transition, parking, yards and shared areas will probably be located where building heights are not an issue, in other words, promoting proximity closer to streets and property lines. This creates, in part, more vehicle, socializing, maintenance and garbage collection sound adjacent to existing neighborhoods. Solid, sound-reducing barriers should be constructed to maximize privacy for existing neighborhoods. For visual and security purposes deteriorating fence material, i.e. cedar or other wood or degradable material should not be acceptable. Effective, obligatory maintenance plans of all facilities must be in place.

Mid-Scale development is a concern for increased traffic in our neighborhood as many people already drive south from 12th St. to 19th St. via S. Myers and S. Geiger, then west on 16th St and again south on Geiger to 19th St.. It is a shortcut that avoids traffic lights and traffic on 12th St. and 19th St. There is significant traffic the opposite direction, also. Many people travel this route during the week to St. Charles (S. 12th and S. Myers) for church or during weekdays to drop off and pick up their students from St. Charles school. We have seen this during daily walks at release time of students from St. Charles. Mid-Scale development would only add to this traffic. In addition, there is access concern to the three block area of MacArthur St. only from the west from 17th St or 16th St., again, potentially through these Mid-Scale Residential developments. How does such development comply with codes for emergency services access? So, access and traffic flow daily in our neighborhood, especially if a large-scale emergency event occurred is a major concern.

. How will the developments improve and not detract from appearance in our neighborhood? What will be done to guaranty maintenance, short term and long term, of Mid-Scale Residential developments so they don't surround our neighborhood with degrading value?

What is the thought behind extending the Mid-Scale Residential proposal half a block north on S. Geiger and S. Myers streets from 19th St.? Is it because of Merrill Gardens establishment and continues that zoning trend? The rest of Rosmount in that development is individual single family homes, they just happen to be behind fences and gates. They do not use the Myers St. gate at Rosmount for residence access or egress. It is always locked. The only access to the development is from 19th St.. This minimizes traffic on S. Myers St.. Parking for these developments, similar to Lakeside Landing is all onsite with no neighboring street parking. The same should be required of the Mid-Scale Residential developments. If they can develop unique high density residential housing near low density housing they need to develop high density parking facilities, enough for at least two vehicles per one family residence.

Why is Mid-Scale Residential zoning proposed as far north on the east side (for half a block approximately) and further north on the west side (to Sunray Dr.) of Jackson St. from the intersection of Jackson and 19th? Traffic at 19th and Jackson/Bridgeport is already hazardous. When turning east off of Bridgeport onto 19th in order to travel one block and turn north onto S. Geiger from the turn lane, west-bound drivers preparing to turn south onto Bridgeport also enter the turn lane resulting in near head-on collisions. We have experienced this. Added congestion at this intersection due to higher density residential development is not beneficial. It seems greater distance from 19th/Jackson intersection for Mid-Scale Residential development is more reasonable.

How were potential Mid-Scale developments included in school district planning? How will Geiger and Hunt be affected? Development of such residential living facilities should not receive special property tax breaks.

We hope you can find ways to increase housing area in Tacoma while not making neighborhoods less livable. For us, this proposal would reduce the livability of our home, neighborhood and West Tacoma. No doubt driving through and adjacent to Mid-Scale developments, as this rezoning promotes, daily in our lives or for someone looking to purchase, the personal, community and monetary value will be diminished.

We ask you to modify requirements of Mid-Scale Residential zoning and the proposed rezoning is far too excessive! Scale it back!

Sincerely,
Scott and Donna Proctor

From: [julie rhodes](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma Project
Date: Tuesday, July 6, 2021 7:19:01 PM

I am very concerned about the acres of green space that will be destroyed by adding the scale of density to Tacoma that is being proposed.

We are undergoing extreme climate change and the effects are felt right here in Tacoma with record breaking temperatures.

I'm concerned that insufficient planning has occurred regarding the infrastructure for the city: Water, electricity, sewer, schools, fire, police, medical facilities and the staff to run them.

And of course parking and transportation as well as overcrowded parks and grocery stores has been mentioned numerous times.

These resources are not limitless and lack of foresight would mean every citizen in Tacoma would suffer the predictive consequences.

Has any planning been done to consider establishing a limit on the number of residents Tacoma can comfortably support with these resources????

What about the quality of life for the residents that are already here in existing, established neighborhoods who bought houses because it was zoned single family, not mixed use or commercial? Why should these families suddenly have to expect apartments, duplexes, and multiple family structures to disrupt their hard earned quality of life???

Why does every part of Tacoma need to be rezoned when empty commercial buildings exist already???

Is it really reasonable for everyone to expect to live in any part of Tacoma just because they want to????? I'd like to live on Mercer Island too but I don't expect that city to provide affordable housing to me!

I suggest city council table this entire proposal until careful considerations of all of these issues can be addressed.

Julie Rhodes
1362 Lenore Dr
Tacoma, Wa 97406

Julie

From: [N Elizabeth](#)
To: [City Clerk's Office](#); [Hines, John](#)
Subject: Fwd: west slope zoning proposal
Date: Tuesday, July 6, 2021 9:06:56 PM

Attn City Clerk - Please see below comments and consider as you evaluate options for west slope rezoning. To be clear, rezoning single family view property is not the most efficient way to house people in an affordable, environmentally friendly way. Build housing near mass transit, grocery stores, malls and colleges. Please don't let the city succumb to the allure of making as much money as possible off high-end high density view property. I understand that would help the city's short-term revenue but at a cost to neighborhoods. The empty condos at Pt Ruston are a good example of what high density view property does for affordable housing.

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

From: **N Elizabeth** <nmills@stanfordalumni.org>
Date: Tue, Jul 6, 2021 at 8:57 PM
Subject: Re: west slope zoning proposal
To: Hines, John <John.Hines@cityoftacoma.org>

Thank you so much for the fast, comprehensive response. I just finished walking in the neighborhood where other residents shared concerns as well. We are worried that developers have already bought land expecting zoning to change. Ultimately if housing as many people as possible is the goal, rezoning near the Narrows Bridge would not be the way to achieve that, but if enriching a select few property owners who sell to developers is the goal, then of course rezoning fits that need. I hope City Council does the headcount that voters in the neighborhood are more representative of constituents than developers. Look no further than the vacancies at Pt Ruston to see how high density view property pans out.

On Tue, Jul 6, 2021 at 12:48 PM Hines, John <John.Hines@cityoftacoma.org> wrote:

Good Afternoon Elizabeth,

Thank you for your email and for sharing your concerns about the Home in Tacoma proposal. I have been having many conversations and fielding many emails about the Home in Tacoma Project. The city council will be holding a public hearing on July 13th ([link here](#)) on Home in Tacoma during our council meeting. I have been encouraging residents to either participate and share their comments or submit written comments to the city clerk ([email address here](#)).

After the public hearing the council will debrief and discuss how we will make adjustment and changes (including scope and scale) before anything is put in place. Overwhelmingly, I have heard from residents that want this process slowed down and want more questions answered before we move forward. This is something that the council has agreed to and the will discuss further at our July 20th Study Session follow up of the public hearing ([link here](#)).

Some of the concerns you share about the burdens of density, traffic, pedestrian safety and impacts on city services are also concerns that I have. As an active runner, with small children, safety on our streets is a paramount responsibility for me. The city staff has begun looking into these issues that we have raise from the council, and more information will be forthcoming in the weeks ahead.

In regards to litter, I have been working with my Council colleagues to fund a citywide post-COVID clean-up. After months of takeout food, plastic utensils and disposable cups, city litter has become a growing problem. I was able to set aside \$500,000 as part of our American Rescue Plan funds to address litter and graffiti in Tacoma. City staff is currently working on how we are going to do this, so I look forward to more details in the weeks ahead. I have also been working with city staff and the Washington State Department of Transportation (which handles the Narrows Bridge and Hwy 16) to get some more community work crews in our area.

Tacoma is growing and I want to make sure that we both allow for growth, but it needs to be balanced with other consideration like the ones you raise. I think looking at the area along 6th Ave and around TCC is a good idea and I have been working to support that growth, especially with light rail scheduled to come to TCC (some day).

Again, thank you for sharing your thoughts and I am happy to talk further. I take my responsibility as a representative of the resident very seriously and will work with my colleagues on this policy to ensure it balances changes with mitigating the concerns of current residents. This plan would have long term impacts on our community and I agree that we need to take the time to get it right.

John

From: N Elizabeth <nmills@stanfordalumni.org>

Sent: Sunday, July 4, 2021 7:56 PM

To: Campbell, Haley <HCampbell2@cityoftacoma.org>; Hines, John <John.Hines@cityoftacoma.org>

Subject: west slope zoning proposal

Mr. Hines and team -

West slope Tacoma is not engineered for high density housing off Fairview, Jackson, Vista View or S 12th, because the roads are too narrow, there are no stop lights or roundabouts and frankly I take my life in my hands every time I run in the neighborhood. Let me remind you as I am sure you already know that accidents are a leading cause of death for dogs and children; rezoning will increase the likelihood of car accidents killing children and dogs in this neighborhood. I have already been hit by a car once while running so am very adamant that cramming higher density housing into neighborhoods designed for single family homes is an accident waiting to happen. Now if the city had planned ahead with light rail nearby, built garage-less buildings to ensure fewer cars on the road and ran high-cost parking permit requirements, you would be better positioned to increase housing density; you have done none of these on the west slope. You cannot take the upside from high density housing in terms of more property taxes per square foot without the downside of increased gridlock, car accidents and pedestrian deaths.

By the way, I ran along the Narrows Bridge overpass yesterday, and there is a lot of trash. Will increasing housing density along the Narrows Bridge help the situation? Have you picked up trash lately on the main Tacoma thoroughfares? That would be a great City Council venture, much better for quality of life than adding housing to narrow roadway neighborhoods that lack the infrastructure investment to sustain this growth. You are better off building near TCC, grocery stores, and parks. P.S. a more sustainable approach is to fill the housing Tacoma already has.

Elizabeth

From: [Mary Kachelmyer](#)
To: [City Clerk's Office](#)
Subject: Public Housing Hearing
Date: Wednesday, July 7, 2021 7:20:01 AM

City Council members,

Thank you for this opportunity to provide you feedback.

I am aware of the housing demand in our city. My hope is it can be address with respect to all home owners and citizens.

As a home owner in North Tacoma, I support the Proctor areas condos built in recent years. However, my concern for moving away from single-family zoning in all areas is losing historical value and beauty of the older homes. We have Ruston development and Proctor development which is great. However, taking out the old craftsman and well build older home in the north end to put up additional condos, can and will affect change that can never be recovered. Once the old houses are gone, they cannot be replaced.

Please consider how this change in zoning will effect individuals who have worked hard most of their lives to be able to enjoy living in such a beautiful area. Also, please be aware of the Traffic impacts of the proposed rezoning.

My hope is that the above factors will make a difference in the final decision.

Respectively, Mary

From: [Dawn Nanfite](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma comments
Date: Wednesday, July 7, 2021 8:02:26 AM

Tacoma City Council:

This email is in regards to the Home in Tacoma rezoning proposals. I have sent a version of this email to Mayor Woodards, Councilman Hines, and Councilwoman Walker. I live on N. 26th St. in a 103 year old craftsman four houses to the west of Madison – right outside the Proctor Business District and in an area that is proposed to be rezoned mid-scale.

For starters, the timing of this project is simply awful. Mayor Woodards was quoted in the media on June 30 as saying: “This has been a very stressful year for all of us...I think we deserve just a moment to sit back and relax....” Not so for me because of this proposed rezoning. I AM stressed, as well as confused, but most of all afraid.

To get to the point, about mid-scale, we are adamantly opposed to it in a residential district such as ours. No data has been provided to support the need for this type in a residential neighborhood (although I keep asking). As I am a research librarian, I have looked for myself and I do not find evidence of this height and reduced setback in a residential area. Height appears to be the main reason citizens become upset about this, and subsequently do not support upzoning, which makes this a curious choice. In fact, author Daniel Parolek in his book [Missing Middle Housing](#) – from which pictures used by Planning were obtained – says: *Although the core of Missing Middle Housing is at the scale of single-family homes, at the upper end of the spectrum they can reach three to four stories and deeper on a lot. **It is important to differentiate these types and this scale from the core of the Missing Middle to build support for the idea of Missing Middle Housing. These should be clearly classified as Upper Missing Middle Housing, which is appropriate only in some locations.***

There should be more discussions about creative ways to address the actual affordability and inventory problem. What do more renters do for the equation? *People want to buy houses.* According to a [June 16 Associated Press article](#) (that was also in TNT) citing a recently published [Harvard report](#), “While renting is not necessarily a bad thing since it provides more flexibility, homeownership has been the primary driver of wealth generation in the U.S. since World War II.” Some additional points for consideration:

- [Housing economists differ](#) in their estimates of the supply-demand balance. [National Association of Realtors](#) says the U.S. needs 5.5 million units. A Freddie Mac study earlier this year estimated that the national deficit of single-family homes stood at 3.8 million units at the end of 2020. Industry consultant John Burns estimates the U.S. has a deficit of fewer than a million homes. Tacoma appears to be following the NAR’s estimates (Please consider the source here).
- Outside of a massive increase in homebuilding, [Harvard researchers](#) pointed

to government home affordability programs as [likely the best solution](#) to address the problem long term. “Any of a number of new proposals to provide down payment assistance to socially disadvantaged buyers would potentially bring millions of low-income households and households of color into homeownership.” This be a better - and quicker – option.

- In the longer term, the [Harvard report](#) also says that impending demographic changes cloud the housing outlook. Falling birth rates, sharply lower immigration, and higher-than-expected mortality rates have already left population growth at its lowest level in 100 years. The [adult population isn't growing as fast as it used to](#), so “we don't need to build as much,” John Burns also said. [Lyman Stone](#), a demographer and research fellow at the Institute for Family Studies, cautions “What happens to mortgages in a country where real estate depreciates like a used car because the population is falling and we need fewer and fewer houses all the time? We're totally unprepared for that.” Although this slowdown may help to alleviate the current imbalance between housing demand and supply, it also has serious implications for the broader economy.
- [National Association of Realtors](#) is calling for a *suite of policy responses* to increase housing supply, including expanding the tax credit program for low-income rental housing, encouraging renovation of distressed properties and supporting converting commercial buildings for residential use.

This happening now and on top of everything appears cavalier and greedy. Despite the protestations of the Planning Commission and Planning Department, there has NOT been enough outreach. This is a large, **unproven**, complex, and consequential proposal that requires careful consideration and MORE outreach. Why hasn't there been reporting from the city about example cities mentioned so far – [Minneapolis](#), [Portland](#), [Austin](#) – as well as cities that have paused these efforts, such as [Bloomington](#), [Charlotte](#), [Boise](#). Informing constituents should be the goal.

There is no way I will ever support mid-scale zoning in established residential neighborhoods. Period, full stop. I could have supported low-scale rezoning, but this whole thing now is so messed up. I did not sign on to live next door to a 4-6 story apartment building. This isn't about NIMBY just like it isn't about affordability or racial inequity. ***It's about money.*** I live too close to a business district that is and has been targeted for development, the examples I am seeing so far do nothing but worry me even more, and I don't trust you. **I don't feel welcome or safe here anymore, and I don't agree with your vision for my city.** Please don't do Home in Tacoma as it is currently outlined.

Dawn Nanfito

From: [Dawn Nanfito](#)
To: [City Clerk's Office](#)
Subject: Upzoning research
Date: Wednesday, July 7, 2021 9:05:00 AM

City Council:

This is a semi-updated version of an email sent to Planning on April 2, 2021. I had requested data regarding the upzoning proposal. I never heard back, so did my own research. It's clear that missing middle housing has [found traction](#) politically, escalated by Daniel Parolek's book. For cities who have paused these efforts, additional review and public comment is typically the reason. [Austin's](#) rezoning efforts currently appear to be dead in the water.

What isn't clear is whether this will work as intended. Even urban planners don't agree - there's an entire issue of the [Journal of the American Planning Association](#) dedicated to the debate around revisiting single-family zoning. Results so far are decidedly mixed or non-existent, making this a *theory*, with thin to no real world results. A January 2020 article in [Curbed](#) said that *"because upzoning of single-family residential land is a relatively new phenomenon—and land markets and regulations differ from city to city—there are few studies that analyze the effects. **There is also very little data from pro-upzoning lawmakers on how many units their legislation can or would create, since the housing market is unpredictable.**"* In other words, the jury is still out. A [2019 analysis](#) by economic geographers was particularly enlightening. The findings indicated that **liberalizing zoning rules and building more won't solve the urban affordability crisis, and could exacerbate it.** No wonder you have not been able to respond with the requested data. Needless to say, this is a problem for your proposal.

Below my signoff is an annotated bibliography of articles addressing this, followed by a synopsis of the findings. Please get back to me with any questions. In conclusion, for Tacoma's proposal specifically, the "vision" stage of it makes these discussions lack necessary substance.

Dawn Nanfito

Annotated bibliography

[Tacoma's Missing Middle Housing: Planning for Access, Affordability, and Mobility](#)

The Urbanist, Rubén Casas, January 22, 2021

Placing this missing middle housing along existing transit corridors is also a necessary step towards the city's accessibility goals, but **only if those transit corridors count as high-quality transit service.** Whether or not Tacoma's transit corridors meet the criteria that would qualify them as high-quality is another question....revisions to housing policy and strategy in Tacoma (and really any city who is serious about equity and access) are bound to fall short if these aren't fully engaged with transit policy and strategy.

[The real reason California's upzoning bill failed](#)

Curbed, By Alissa Walker, Feb 7, 2020,

But while trying to change the rules to punish the rich into increasing density near them may [sound](#)

[good in theory](#), it can't be the sole strategy for increasing housing supply. **Because the rich—and the reps they elect—will continue to do whatever it takes to skirt those zoning rules.**

[More Housing Could Increase Affordability—But Only If You Build It in the Right Places](#)

Shelterforce, By Alan Mallach, June 19, 2020

Focusing on zoning in hot-market urban centers misses economic realities—and major opportunities.

[Will upzoning neighborhoods make homes more affordable?](#)

Curbed, by Diana Budds, Jan 30, 2020

Cities and states across the country are proposing new upzoning laws to combat the housing crisis. Will they work?

[‘Build More Housing’ Is No Match for Inequality](#)

Bloomberg CityLab, By Richard Florida, May 9, 2019

An [analysis](#) finds that liberalizing zoning rules and building more **won't solve the urban affordability crisis, and could exacerbate it.**

[Why U.S. cities need more multi-racial, mixed-income neighborhoods: Can they be created without displacing anyone?](#)

Curbed, by Alissa Walker, Aug 21, 2018

The author of the [City Observatory study](#) says that the dialogue around neighborhood change should be redirected around **achieving a good level of socioeconomic mixing to ensure that long-term residents will stay**

[How to Build Inclusive Cities](#)

Bloomberg, by Tanvi Misra, June 17, 2016

Ángel Gurría, secretary general of the Organization of Economic Cooperation and Development (OECD) said in 2016: “Mayors tell us that affordable housing is one of the biggest challenges, and the topic remains on the top of the urban agenda. But it’s too often divorced from a broader strategy for urban development and transport and access to services. So we need housing policies that **aim to build cities, rather than build houses.**”

Synopsis

Issues around upzoning do not yet appear to have been ironed out. Many are skeptical about upzoning's impact on affordability, since the housing market is structured to maximize profit, with a January 2020 [Curbed](#) article going on to say that the definition of success in upzoning is subjective. A [study](#) published January 2019 in the journal [Urban Affairs Review](#) analyzed the impact of new upzoning policies Chicago passed in 2013 and 2015 that allowed denser housing near transit stops. The study concluded that over a five-year timespan, upzoning didn't increase housing supply, but it did increase land values. A May 2019 [Bloomberg article](#) discussed a [paper](#) by two leading economic geographers published in the journal [Urban Studies](#) that suggests building more housing is “simply too good to be true.” According to one of the authors: *“Upzoning is far from the progressive policy tool it has been sold to be. It mainly leads to building high-end housing in desirable locations.”*

A key factor here is the growing divide between highly-paid techies and knowledge workers and much lower-paid people who work in routine service jobs. These service workers end up getting the short end of the stick, spending much more of their income on housing in expensive cities....upzoning does little to change this [fundamental imbalance](#). Because land in superstar cities and tech hubs is so expensive to begin with, upzoning tends to create even more expensive condominium towers. [Demand drives construction](#) and therefore prices.

Rezoning is not enough for success. A [comprehensive approach](#) is necessary, one that includes preservation of affordable housing, as well as [transformative public spaces](#) and [better transit infrastructure](#). Gentrification and displacement shows why comprehensive planning, and not just rezonings, are needed. As [Curbed](#) put it, the real debate around upzoning is an ideological reckoning over whether housing is a commodity or a right. Solutions that fail to address this question cannot solve the housing crisis. Joe Cortright, author of the [City Observatory study](#), offers a suggestion for indicating [success at the neighborhood level](#): how well the neighborhood has integrated, **both racially and economically**.

According to a June 2020 [Shelterforce article](#), aside from the **potential damage to neighborhood fabric—which does matter**—aggressive zoning reforms all suffer from the same basic problem. With rare exceptions, to densify meaningfully in built-up urban areas, something has to be removed and replaced. If the resulting housing is more expensive than what it replaces, or if it eliminates working-class jobs, any benefits from increasing supply—assuming they exist at all—will be offset by these negative impacts. **Densifying urban areas is not a free lunch.**

From: [Alice and Chris Skilton](#)
To: [City Clerk's Office](#)
Subject: Written comments re: Home In Tacoma
Date: Wednesday, July 7, 2021 9:34:41 AM

Areas zoned Single Family Residential (SFR) are mainly populated by families that chose the area for the amenities of SFR neighborhoods: privacy, green space, tree canopy, gardens, and parking. Single family neighborhoods attract families, many "bootstrapping" toward membership in the middle class. Few families aspire to be packed shoulder to shoulder with their neighbors.

Claims that 75-90 percent of Tacoma are zoned Single Family Residential (SFR), are an attempt to equate SFR with lack of rental stock. This argument is spurious. Tacoma is only half owner occupied.

Use of the politically correct phrase, "equitable housing" is cynical at best. Runaway density zoning, especially in lower income neighborhoods, creates one of two outcomes: high rise ghettos or condominium gentrification. The recent hot weather event revealed "heat islands" throughout the Puget Sound region. These largely coincided with areas of high density, poverty, and lack of tree canopy. These also coincided with low income areas with low levels of home ownership. Talk of "equity" is just talk, in this case. A prime example can be found along Martin Luther King Jr. Way in Seattle: stacks of charmless boxes displacing generations of families. Lower income neighborhoods, which are the entry level for home ownership will be the first victims of "densification."

This scheme will strip neighborhoods of character, enrich developers, and pack more and more population into the cycle of renting, cheek by jowl with their neighbors. In the longer term, those that can afford it, will move to suburbs, further from the city, but still close enough to sell height credits and air rights they'll never use. Any elected official going along with this agenda will have the destruction of Tacoma's historic neighborhood character as their legacy.

The Planning Commission uses the Growth Management Act (GMA) as the excuse to strip the city of Single Family Residential (SFR) zones, and it is clear why they do so. Under GMA, the Governor can strip local taxing authority from counties which do not go along with this politically driven scheme. Not only will the Home In Tacoma scheme pack more tax base (population) into the city limits, but it will also protect the taxing authority -- both powerful political motives. This "project" has been rushed and ramrodded along, and the citizenry given a "choice" between two unacceptable options -- which is no choice at all. The existing zoning corridors along major thoroughfares in Tacoma offer ample development potential -- just not at the cut-rate market that developers prefer. The artificial urgency hints at the purely political motives underlying the project.

Leave the neighborhoods alone! All of them, not just the north end.

Don't Seattle My Tacoma!

From: [Jill Esau](#)
To: [City Clerk's Office](#)
Cc: [Dicki Sorensen](#); [Gregory Esau](#); [Barnett, Elliott](#); [Magoon, Jana](#); [Haycock, Kristina](#)
Subject: Public Comment - New Housing Plan- Low Scale
Date: Wednesday, July 7, 2021 10:11:50 AM

Hello, we would like to submit my support for the recommended modifications to the Home In Tacoma permitting codes. We currently have an application under review for a low-scale project at 3120 N. 8th St., corner of Alder.

We applaud the Tacoma City Council for its proactive, logical approach to our housing crisis. It is time to re-evaluate the conditions around the core arteries and maximize housing units for a healthier and more vibrant business and economic future of our beautiful, burgeoning city.

We would like to increase the property capacity with a separate unit (already under consideration) on top of the existing house, plus a 3rd unit adjacent to the existing, built on slab. According to Tacoma Environmental Services and TPU, all 3 units could share a 6" sewer line, as long as each has its own designated water line. This seems reasonable. There will still be 6 off street parking places after the remodel. There were no negative neighbor comments.

Our property is a large corner lot with an old 1940 single family house. It has been a student rental for more than 25 years. We could rent the house 10 times over each year to UPS or UWT, or TCC students. Our house is priced below market with intention of serving lower income people and/or students because we like them. Our neighbors have never complained about noise, messes, or other typical problems of our demographic because I run a tight ship with clear expectations and procedures.

I am only one of thousands of such landlords along the corridors of town that could and want to participate in this forward-thinking growth design. I believe we smaller, mostly owner-occupied landlords can provide a huge percentage of housing units with the help of you in decision-making positions. This is what your consultants report suggests.

Please help us help you, by reducing some of the seemingly arbitrary codes, the outdated parking restrictions, and the red tape delays that only drive costs up, which frustrate the residents and exacerbate the problem, kicking the can down the road for the next council to address. Tacoma doesn't have that kind of time. Opportunity is here today: to emerge from this societal shutdown and lead the way to a brighter future for everyone.

We can do this; we are Tacoma's Boots On The Ground. We are your best solution to a dire problem. We are not greedy corporate big-shots who want to control the town. We are your neighbors who want safe, attractive neighborhoods to raise our kids, grandkids and yours, too. And we can be a positive influence on some folks who have fallen on hard times.

Thank you, again, for your courage in opening up the intimidating process of changing our city regulations. It will be temporarily uncomfortable for some, but mostly beneficial long term.

Jill & Greg Esau

Homeowners

Sent from [Mail](#) for Windows 10

From: [Barnett, Elliott](#)
To: [Jill Esau](#); [City Clerk's Office](#)
Cc: [Dicki Sorensen](#); [Gregory Esau](#); [Magoon, Jana](#); [Haycock, Kristina](#)
Subject: RE: Public Comment - New Housing Plan- Low Scale
Date: Wednesday, July 7, 2021 10:41:02 AM

Thank you so much for submitting comments on the Home In Tacoma Project!

Sincerely,
Elliott Barnett, Senior Planner

From: Jill Esau <JillEsau@msn.com>
Sent: Wednesday, July 7, 2021 10:12 AM
To: City Clerk's Office <ccwebmgr@cityoftacoma.org>
Cc: Dicki Sorensen <brownspointdesign@gmail.com>; Gregory Esau <gesau@elmlaw.com>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Magoon, Jana <JMAGOON@cityoftacoma.org>; Haycock, Kristina <KHaycock@cityoftacoma.org>
Subject: Public Comment - New Housing Plan- Low Scale

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Jill & Greg Esau
Homeowners

Sent from [Mail](#) for Windows 10

From: [Barnett, Elliott](#)
To: [Planning](#); jondolar2@comcast.net; [City Clerk's Office](#)
Subject: RE: Home in Tacoma Project
Date: Wednesday, July 7, 2021 11:01:48 AM

Dear Mr. Higley,

Thank you for voicing your views and concerns about the Home In Tacoma Project. I am forwarding your comments to the City Council as part of their Public Hearing process.

While I always regret to hear that people are only now learning of the proposals, the City has done extensive steps to get the word out – three public notices, including two citywide postcards have gone out, along with social media, email updates, and online information. There has been extensive TV, radio and newspaper coverage. Still, we understand it's difficult to get the word out and are always looking for ways to do that better. I also want to say that while this is a significant decision point, it is also far from the conclusion of opportunities to participate and provide input. I will add your email to our project updates list.

Lastly, I think your views would be shared by all property owners regarding property values – no one wants to see property values be harmed. We do not anticipate that – rather, we fully expect property values to continue to rise with or without these changes.

I am happy to answer questions, and invite you to visit www.cityoftacoma.org/homeintacoma where last night's Info Meeting video will be posted later today, and to join Thursday's Info Meeting. The City Council's public hearing is July 13th if you wish to provide oral comments.

Sincerely,
Elliott Barnett, Senior Planner
253-312-4909

From: Planning <planning@cityoftacoma.org>
Sent: Wednesday, July 7, 2021 8:43 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>
Subject: FW: Home in Tacoma Project

LIHUANG WUNG

Senior Planner
City of Tacoma – Planning & Development Services (PDS)
(253) 591-5682

[Please take the PDS Customer Survey](#)
[To help us improve our customer service!](#)

From: JON HIGLEY <jondolar2@comcast.net>
Sent: Tuesday, July 6, 2021 11:17 PM
To: Planning <planning@cityoftacoma.org>

Subject: Home in Tacoma Project

To Whom It May Concern:

Tonight I received information from Jim West of Dash Pt. informing the NE Tacoma area of the "Home In Tacoma" project.

I've lived in the City Limits of Tacoma for the past 36 years. Today, July 6th, is the first time I've heard of this project. Yet, the opening paragraph from the project page states the following:

As directed by the City Council, Tacoma's Planning Commission developed policy recommendations to help meet Tacoma's housing needs. Over the past year, Tacoma's Planning Commission engaged with the community in a discussion about housing needs, development trends, and neighborhood change. **The planning process included two public hearings, an online survey, housing café discussion series, an interactive housing growth scenarios map, about 50 stakeholder meetings, and citywide notice.** The Commission received about 900 comments on their preliminary recommendations, and made multiple changes to reflect community ideas, questions and concerns. On May 19, 2021, the Commission forwarded the its recommendations to the City Council.

How can this project have had so many neighborhood and community hearings, surveys, discussions, stakeholder meetings, and citywide notices, yet today is the first time ever learning this project has been "in the works"? To any reasonable city property owner/tax payer, the outreach notification process seems poor at best. Now, much of the NE Tacoma area within the city limit has **ONLY one week** to garner information about this project's potential impact on their neighborhood's property value!

If this project ends up harming our property value, we will be selling our house and moving to where we can continue enjoying our retirement!

Jon Higley (former Pierce Co. Planning Commissioner)
5313 24th Ave NE
Tacoma, WA 98422

= = = = =

Without freedom of speech we would not know who the idiots are!

From: mj@thetravelcompany.net
To: [City Clerk's Office](#)
Subject: HIT
Date: Wednesday, July 7, 2021 12:46:46 PM

This project has not been well presented to the residents of the city, nor has it been well thought out.

We are already in an infrastructure crisis as well as having issues with sewer discharge into Puget Sound.

This project will do nothing to provide affordable housing but will result in "Gentrification" of existing neighborhoods. It will also enrich developers, who will NOT be required to pay impact fee. Tax abatements for such developers will also not produce the intended results.

This project needs to be set aside for further study for the good of our city and its residents.

Mary Jo Strom Copland
The Travel Company
mj@thetravelcompany.net
253-564-8189

By appointment

Those who travel without a travel advisor, travel alone.

From: [B](#)
To: [City Clerk's Office](#); [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Walker, Kristina](#)
Cc: [.Lauri-gmail.](#)
Subject: Do not make Tacoma into Seattle,
Date: Wednesday, July 7, 2021 1:13:00 PM

Please do not support the major ZONING CHANGES the City Planning Department is proposing for our neighborhoods? We residents do not want the laws passed in Tacoma to make us a Seattle that many of us Tacoma residents we will not even visit. We want our Tacoma to stay a family friendly neighborhood city, We do not want to be packed in like sardines so you can collect more political donations for your political career. Remember when you took your oath of office to represent us Tacoma resident taxpayers.

Brian Dammeier
715 N. M St.
Tacoma, WA

From: mj@thetravelcompany.net
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Wednesday, July 7, 2021 1:38:19 PM

My opposition to this plan includes many different observations.

This plan has not been thoroughly thought out and the unintended consequences are many.

We are already in an infrastructure crisis in Tacoma. Our roads need repair, we are having a sewage discharge issue and we have homeless encampments that will not benefit from this idea.

This project will result in no new affordable housing and will only benefit developers who will only build in parts of the city that offer the best return on investment for them.

There is no impact fee on these new large structures. Home in Tacoma, if implemented WILL result in ruining the small town charm that is Tacoma. It will also result in a rise in taxes that will drive existing residents of the city out of their homes. It could also result in a rise in homelessness of another kind, people on fixed incomes could see their homes taken from them when they are unable to pay their mortgages due to the rise in taxes.

In addition, a significant number of residents are unaware of this plan. Although the city of Tacoma feels it has made an outreach effort, that effort is not enough. This plan is being hastily pushed thru and it needs to be slowed down and a better effort be made to reach the current residents of Tacoma.

Some parts of this plan were quietly put in place already and the results have left neighbors angry and with no avenue to block the implementation, Some have given up and sold their longtime homes and have left. This is not something that good stewards of the public trust should want to see happening in our city.

Slow down, develop a better public outreach plan and listen to the people who live and work here.

Mary Jo Strom Copland
The Travel Company
mj@thetravelcompany.net

253-564-8189

By appointment

Those who travel without a travel advisor, travel alone.

From: [Ronald Joyal](#)
To: [City Clerk's Office](#)
Subject: Recommendation to Eliminate Single-Family Zoning
Date: Wednesday, July 7, 2021 2:34:05 PM

I live at 615 North Fairview drive. I understand there is a rezoning effort in my area to Mid-scale residential housing, which includes multiplexes up to 4 stories.

If that means anyone of my neighbors could sell their home for development of a three or four story multiplex, then naturally I am horrified and deeply concerned.

What can you tell me about this rezoning effort and specifically could my concerns really happen?

Thank you,

Ron and Marilyn Joyal
615 N Fairview Dr
Tacoma WA 98406

From: [Barnett, Elliott](#)
To: tgrubbl@msn.com; City Clerk's Office
Subject: RE: Housing and Zoning in Tacoma
Date: Wednesday, July 7, 2021 3:15:10 PM

Dear Laura and Tom,

I'm writing back to let you know that we are providing your comments to the City Council as part of their Public Hearing process. If you want to learn more about the project, or to provide oral comments in person at their July 13th Public Hearing (on Zoom), all the info to do that is at www.cityoftacoma.org/homeintacoma.

Just to respond regarding your strong concerns, as a staff person on the project, I want to say that I hear you. Whatever one's views are about housing rules, everyone cares deeply about our neighborhoods. For what it's worth, these proposals are coming from a good motivation to benefit both existing and future residents of Tacoma. If I can answer questions, please let me know.

Thank you for participating!
Elliott Barnett, Senior Planner
253-312-4909

From: Haycock, Kristina <KHaycock@cityoftacoma.org>
Sent: Wednesday, July 7, 2021 11:40 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; PDS Land Use and Zoning <pdszoning@cityoftacoma.org>
Subject: FW: Housing and Zoning in Tacoma

Hey Elliott, forwarding this to you since I'm guessing it's Home in Tacoma related 😊

From: Laura and Tom <tgrubbl@msn.com>
Sent: Wednesday, July 7, 2021 11:35 AM
To: PDS Land Use and Zoning <pdszoning@cityoftacoma.org>
Subject: Housing and Zoning in Tacoma

Dear Leader,

I'm not sure what your role would be in this situation.... But thought it wouldn't hurt to reach out and share my strong feelings about this situation.

As lifelong resident and homeowner over the years of several single family homes in the City of Tacoma, I wish to inform you of my thoughts on this topic. Currently, I am a homeowner in a single family home, a home I have owned for over 40 years. I have rights too. I live in this environment because I do not want to live by or next to a multifamily home. I invested in the property. I wish to feel safe and secure knowing that my neighbors are also enjoying their homes. The whole beauty of a single-family home is just that... you have atmosphere to feel safe,

create and enjoy. I wish to maintain the current quality of life and living the life in my home that I enjoy today. My neighborhood is comfortable, pleasant and peaceful. If I wanted, I could choose to live in an multifamily home or apartment. There are many places of this sort available for me to select from in the city. They truly are everywhere already!

I do not want the place where I live to be spoiled by a low-scale or mid-scale residential housing....it would be the beginning of the end... enough is enough... apartments do not belong next to single family homes! And along with this type of growth comes, congestion, clogged roads, and ugliness. I envision everyone locked in their homes. The neighborhood would be filled too many people, cars, stuff that obstructions the area. And where would you suppose these additional residents' shop? How will they travel? What does that mean to those of us already in place and waiting in line for our food, supplies, needs? The lines get longer, the roads, power grids and airwaves are congested.

The city's need for more structures, more housing, more money and taxes should be found elsewhere! Move outward to the undeveloped areas of the city and county. Build it right, with the right infrastructure to support the multifamily homes and leave the areas already developed as single family homes alone to live in peace as this is what I want and I have rights too!

You represent all of us also... I vote, I pay taxes and you need all of us -- do not discount nor dismiss my needs in this process.

Sincerely,

Laura and Thomas Grubb
Tacoma WA Lifelong Resident

Sent from [Mail](#) for Windows 10

From: devonabejo@gmail.com
To: [City Clerk's Office](#)
Subject: Comments on home in Tacoma plan
Date: Wednesday, July 7, 2021 7:14:15 PM

I live at 8th and Anderson. My husband and I bought out home 7 years and have fallen in love with the area. We were surprised at the lack of stop signs and speed bumps considering so many people use both 8th and Anderson to get through Tacoma. We have spoken to the city with our neighbors and are still waiting for some sort of action. We had also asked about permit parking and fixing the sidewalks being so close to 6th ave. We often have no where to park and cars block visibility parking on the wrong side of the road. (One side is no parking) We have had drunk people in our yard, drunk people on our porch and have witness many drunk people using the tree in front of our home as a toilet. We put up a fence. It's helped some. My concern is that none of these issues have been addressed and adding MORE people to a congested area will continue to increase these issues along with, robbery, car vandalism and other issues. We have small apartments, we have multiple halfway houses. I would like to see these issues solved before the city decides to fill the community with tall condos that are not in anyway affordable and that will have a small amount of section 8 housing. There are many old and abandoned buildings in Tacoma, why not consider revamping them and making them all affordable housing? We need to solve the issues and provide help to those most venerable, not build more condos.

Thank you,
Devon Abejo

Sent from my iPhone

From: [Alexandria Swanson](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Wednesday, July 7, 2021 8:50:53 PM

Hello,

I wanted to share my support of the “Home in Tacoma” plan that will soon be discussed by the city council to encourage/protect affordable housing in the city. Thank you,

Lexi Swanson

From: [President Truman Heights HOA](#)
To: [City Clerk's Office](#)
Subject: Proposed North 33rd Street project, Tacoma, WA 98407
Date: Wednesday, July 7, 2021 10:43:30 PM

Katy Bloom, President
Truman Heights Homeowners Association
3526 N. Shirley Street
Tacoma, WA 98407
(253) 219-6428

To: City of Tacoma:

Mayor Victoria Woodards (victoria.woodards@cityoftacoma.org)

Shirley Schultz, AICP (Shirley.Schultz@cityoftacoma.org)

John Hines (John.Hines@cityoftacoma.org)

Robert Thoms (Robert.Thoms@CityofTacoma.org)

Keith Blocker (Keith.Blocker@cityoftacoma.org)

Catherine Ushka (Catherine.Ushka@cityoftacoma.org)

Chris Beale (Chris.Beale@cityoftacoma.org)

Lillian Hunter (Lillian.Hunter@cityoftacoma.org)

Conor McCarthy (Conor.McCarthy@cityoftacoma.org)

Kristina.Walker (Kristina.Walker@cityoftacoma.org)

Re: Proposed Project at North 33rd Street, Tacoma, WA 98407/Proposed Rezoning R-3 to R-4

Dear Sir/Madam:

I am the President of the Truman Heights Homeowners Association (HOA) and am writing this letter on behalf of our small community. There are eighteen (18) homes in our HOA located on North 35th Street and North Shirley Street, on the same block as Truman Middle School.

We were alerted to the new project being proposed for North 33rd Street off of North Pearl Street. Additionally, it is our understanding that the city wants to change the zoning of our area from R3 to R4.

While all of us understand the need for housing in Tacoma, our small community is

concerned about the shortened timeline and several details that directly impact our homes, lives and environment. We are hoping that you will consider our concerns before rushing to complete this project.

Our main concerns are the environmental, traffic, and parking impacts on our neighborhood.

One of our primary concerns regarding the environmental impact in this specific location is our HOA retaining wall (that surrounds Truman Middle School) and our HOA stormwater drainage and detention system. Our systems are downhill from this proposed development, and will be adversely affected by the changes to the runoff patterns, because there would be much less greenspace. The grass, plants and trees of this natural greenspace absorb, diffuse and filter stormwater uphill from our system, reducing the water throughput into our system by virtue of its existence; this North 33rd Street development is a negative externality that will adversely affect our taxpaying homeowners and community. Our HOA has invested tens of thousands of dollars on repairing, maintaining and insuring these systems, which were designed and constructed with the currently existing water flow and runoff capacities. Who is going to pay for repairs or reconstruction on our system and wall when they are overwhelmed? There may be a conflict of interest in the environmental study. We would like a third-party review of that study in light of this legitimate concern.

Other environmental impacts are the added congestion and pollution. *We are doubtful the environmental impact has considered the stormwater and natural biosphere of this area. If we could be provided with this study, it would be appreciated.*

The greenbelt area between North 33rd and North 35th is important to this area as well. Destroying that greenspace will definitely destroy habitat for our wildlife. We have coyotes, raccoons, rabbits, opossum and deer and other wildlife that live in that area.

We are doubtful the impact studies consider the heavier traffic on North Shirley *in consideration of recent Ruston Way projects*. Traffic has increased due to development of the Copperline, the Ruston Market and Silver Cloud Hotel, and improvements at Point Defiance Park, the Tacoma Yacht Club and other existing restaurants/businesses. In the last few months, traffic and parking along our residential streets have *substantially* increased since these developments on Ruston Way. Because of increased congestion on North Pearl, traffic is often diverted through our neighborhoods, at speeds above the residential speed limit. At the corner of North 35th and Shirley, buses and trucks already have difficulty maneuvering this corner--it is a "blind" corner. At North 37th and Shirley, there are no traffic signs or painted crosswalks (let alone sidewalks!) and we frequently see near-collisions. We also have steady foot and car traffic due to the 400 apartments, Truman Middle School/Point Defiance Elementary, in addition to being close to a busy highway (North Pearl). On garbage day, with the bins and the garbage trucks, there is zero room for driver error.

Truman Middle School field draws a lot of participants and supporters on weekends and evenings for sporting events. Parking for these school and local events fill up our

entire neighborhood, and we have had frequent issues with illegal parking on our drainage system lot. Individuals park in front of our fire hydrants and too close to the corners. The noise levels are already at a high in this area due to the extra activities. Additionally, Vassault Park also has sporting events and practices, and traffic from those events are absorbed by our neighborhood.

There are over 400 apartment units between North 30th and North 38th Street. The path for traffic on North Shirley Street is constricted due to the existing level of on-street parking; in addition, it is a busy school bus route. It is unsafe for our kids walking in the neighborhood to and from both Truman Middle School and Point Defiance Elementary school, as there are incomplete or non-existent sidewalks on North 35th Street and North Shirley Street; in addition, the roads are narrow and there are no stop signs/crosswalks nor bike lanes.

Another concern that was mentioned is the parking for the True Vine church on N 33rd street. The congregation is a very active congregation that will be directly impacted by this development. We hope that their needs have been considered as well in this decision process.

Again, while we understand the housing shortage, it is irresponsible to place a complex of this size, without adequate traffic and environmental impact studies on our *specific* area, adequate parking, sidewalks, bike lanes and signage. We believe that this project will adversely impact our small neighborhood community without careful consideration of these reasonable concerns.

We greatly appreciate your consideration of our concerns and look forward to your response.

Katy Bloom

President, Truman Heights HOA

cc: Truman Heights HOA officers and members

From: [Kirk Jay Kessler](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma comments
Date: Thursday, July 8, 2021 7:24:26 AM

Hello -

As a Civil Engineer, homebuilder, and homeowner in the City of Tacoma I would like to relay my strong **opposition** to the Home in Tacoma program. As a homebuilder and landlord in Tacoma, the Home in Tacoma program would likely be a boon to my business, but I do not think that it would benefit the City. From the research I've done where in Minneapolis where this has been tried I understand that once single family zoning is dropped that much of the housing stock is then bought up by out of town investors and more and more of the residents become renters. This is a negative for Tacoma for a couple of reasons. First, I know as a landlord that owners tend to invest more in their homes and their neighborhoods which is what makes a great community. Second, the path to getting ahead financially begins for most people with the purchase of a home. The Home in Tacoma program might bring down rents a little but it will make it even more difficult for first time homebuyers to get ahead.

Despite my opposition to the massive changes in the Home in Tacoma program, I do support the recent changes in zoning to allow the DADU. I actually built one of them myself on my latest project and it was great. It fits within the neighborhood and makes a lot of sense to increase density of SFR neighborhoods. This program appears to be working great and I'd ask the council to continue to let this program run and do not implement the Home in Tacoma program.

Thanks for your time.

Kirk Kessler, P.E.

From: [jackie pedersen](#)
To: [City Clerk's Office](#)
Subject: ..HIT..
Date: Thursday, July 8, 2021 9:20:26 AM

I do have a comment and request.....130 people came to zoom meeting. Tacoma population is **221,259**. This is not acceptable. It's pitiful. I'm thinking City Council will just write off 130 people...no big deal.

We also need to acknowledge that a large portion of this population might not have access to zoom meetings.

This indicates most of Tacoma aren't aware of the many, many implications and consequences of this huge proposal.

City of Tacoma needs to do better than this...City Council needs to do better than this.

My original concerns of this project is that the young professionals (8-9?) on the City Council shouldn't have that much power in making decisions that will change in major ways our city...they might feel self-important but it's us..**221,259** citizens who should have the vote!!

[Sent from Yahoo Mail for iPad](#)

From: [Barnett, Elliott](#)
To: [jackie.pedersen](#); [Planning](#); [City Clerk's Office](#)
Subject: RE: Home In Tacoma Project - Info Meeting video available
Date: Thursday, July 8, 2021 9:27:08 AM
Attachments: [image002.png](#)

Hi Jackie,

I hear what you're saying, and I agree – the proposed changes are significant and relevant to everyone. We are doing our best to get the word out. For what it's worth, at this point, several thousand people have regularly participated in some manner (through meetings, the survey, email updates and web resources). There has been a significant amount of media coverage as well. While I agree that everyone should pay attention to planning issues, there is only so much that we can do – though we are trying new things like multilingual info, interactive maps, and videos. If there is anything that I can do to inform people or answer questions please let me know.

I am forwarding your comments on to the City Council, and encourage you to comment directly to them.

From: jackie pedersen <jpnova24@yahoo.com>
Sent: Thursday, July 8, 2021 9:16 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Planning <planning@cityoftacoma.org>
Subject: Re: Home In Tacoma Project - Info Meeting video available

Thank you Elliott for sharing this info.

I do have a comment....130 people came to zoom meeting. Tacoma population is **221,259**. This is not acceptable. It's pitiful. I'm thinking City Council will just write off 130 people...no big deal.

We also need to acknowledge that a large portion of this population might not have access to zoom meetings.

This indicates most of Tacoma aren't aware of the many, many implications and consequences of this huge proposal.

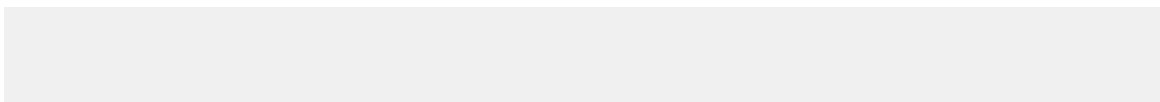
City of Tacoma needs to do better than this...City Council needs to do better than this.

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Jackie

[Sent from Yahoo Mail for iPad](#)

On Wednesday, July 7, 2021, 4:33 PM, Barnett, Elliott <EBarnett@cityoftacoma.org> wrote:





Information Meetings

Last night about 130 people participated in the first of two information meetings intended to present the Home In Tacoma Project proposals and respond to questions.

Click to view the recording of the [July 6th Information Meeting](#).

We hope you will participate in the second information meeting:

Thursday, July 8, 2021 at 5:30 p.m. on Zoom

TOPIC: Overview + focus on proposed Mid-scale Residential

- Link to join: <https://us02web.zoom.us/j/89970966133>
- Or dial to join: 253-215-8782
- Webinar ID: 899 7096 6133

Meetings will be recorded, and staff will follow up with updated FAQ's.

Infórmese sobre los cambios al sector de viviendas propuestos para Tacoma

Traducción en vivo al español (Spanish live translation)

City Council Public Hearing

Provide comments to the City Council as they consider actions to increase housing supply, choice, and affordability, along with steps to get housing growth right.

It's getting harder to find housing in Tacoma. The City is considering changes to housing rules intended to adapt to evolving housing needs, including:

- Allow diverse housing types such as duplexes, triplexes and cottages in Tacoma's predominately single-family neighborhoods
- In areas close to shopping and transit, allow diverse housing types up to mid-scale multifamily housing
- Ensure new housing complements the scale and design of each neighborhood
- Expand policies and programs to make housing more affordable and reduce displacement
- Guide housing growth to support multiple community goals

On Tuesday, **July 13, 2021**, the City Council will conduct a public hearing on the proposed Home In Tacoma Project housing policy actions, including amendments to the One Tacoma Comprehensive Plan and the Land Use Regulatory Code, along with recognition of a Housing Action Plan to guide ongoing implementation, as recommended by the Planning Commission. The public hearing will begin no earlier than 5:15 p.m., upon completion of the regular agenda items. Meeting details are below.

To learn more about the proposals and upcoming events, visit www.cityoftacoma.org/homeintacoma.

How to provide comments

The hearing will be held on **July 13, 2021** during the City Council meeting and will begin upon the completion of the regular agenda items, **no earlier than 5:15 p.m.** The City Council meeting will not be conducted in-person and will have telephonic and virtual access for the public to attend.

The meeting and public hearing can be heard by dialing 253-215-8782 or through Zoom at <http://www.zoom.us/j/84834233126>, and entering the meeting ID 848 3423 3126 and passcode 349099, when prompted.

Sign up to provide oral comments by clicking the "Raise Hand" button at the bottom of the Zoom window or press *9 on your phone. Those wishing to submit written comments may do so by email to the City Clerk's Office at cityclerk@cityoftacoma.org or by mail at 733 Market Street, Room 11, Tacoma, WA 98402, by 4:00 p.m. on Tuesday, July 13, 2021. Written comments will be compiled, forwarded to the City Council, and posted on the City's webpage at www.cityoftacoma.org/writtencomments.

How to learn more

For more information, visit www.cityoftacoma.org/homeintacoma, send an email to planning@cityoftacoma.org, or call (253) 591-5030 (Option 4).

We hope that you will continue to participate!

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!



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

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

From: [lu roger](#)
To: [City Clerk's Office](#); [Hines, John](#)
Subject: rezoning plan concerns
Date: Thursday, July 8, 2021 9:51:52 AM

We are residents in the Tacoma area considered for zoning changes and have great concern over the impact in our neighborhood. We live just off Jackson and 6th on North Fairview drive, a dead end narrow street. In the last couple of years we have seen an increase in parked cars around the neighborhood from non-residents.

Currently there are seven apartment complexes across Jackson within approximately one block of us. Just up 6th ave from that is a new large complex. These apartments, although only partially finished, are adding significant numbers of residents. As a trend apartments are seeing increased numbers of drivers per rental unit and thus parking of cars from these apartments are filling the surrounding neighborhoods. With apartment builders required to provide only moderate to low onsite parking this is only going to exacerbate the current situation. We are experiencing apartment residents parking several blocks from their apartments, taking away any guest parking from homes, making narrow streets difficult for garbage and emergency vehicles to navigate, and causing frustration for drivers having to back up to driveways to allow two cars to pass each other. New apartments on 6th Ave are providing onsite parking of only one car per unit. The apartment complex is only half completed and occupied however, already cars are parking on the street filling North and South Rochester. We drove by and had difficulty making our way through the streets. On N Fairview Drive we have experienced, over the last year, an increase in multiple cars parked by the current apartment residents and some are parked long term, remaining there for months without moving. This impacts service vehicles and our ability to safely navigate. Our concern is that rezoning allowance on moderate to low onsite parking, and yards and open space to be small, puts apartment residents into the residential areas without consideration of their impact. It allows builders to benefit and profit while the burden is absorbed by the community.

with great concern,
Roger and Lu Bergstrom
619 N Fairview Drive
Tacoma

From: [Holly P](#)
To: [City Clerk's Office; Campbell, Haley](#)
Subject: Comments from District 3
Date: Thursday, July 8, 2021 9:58:38 AM

Hello Keith and all,

I am writing to tell you I have a big problem with this Home_In_Tacoma initiative. I just moved to Tacoma hoping to be able go live for decades in the house that I struggled for 10 years to be able to afford, and now I learn you all are going to be demolishing the neighborhood for multi-dwelling housing.

The city's actions will change my historic neighborhood dramatically. I have spent thousands of dollars taking pride in my yard, my house, and my neighborhood. The proposed land action would change the neighborhood dynamics as well as the climate of my property significantly.

Additionally, adding more structures does nothing to help the housing crisis, and I don't see anything in this proposal about rent cap, affordability, or otherwise benefit to the housing crisis. I see that you all received recommendations for this, but I see no commitment on the your part actually do it. The only piece you apparently took from the recommendations was that we needed mid level housing. All I am reading is that the city knows there is a housing demand, and that they know they have the power to densify the population, and that they can and will pack more people into smaller square footage. There is no promise that this is something for the benefit of the community. Demand is so high for housing right now it feels like you are jumping on the band wagon to get something out of it while it is still hot. This smells like a money grab. Someone is making millions off this and it's so transparent.

I have deep concerns about the level of planning and research behind this proposal. There are critical parts that are too vague, and after lack of clarity despite researching, I am thinking this is intentional.

I do not consent to the city's proposed use of land, and I will ask for reparation in the case the use of land in my neighborhood negatively impacts my investment, or destroys the historic homes in my neighborhood. I also do not see an ecological impact statement. Migrating birds use my neighborhood as a stopover. Where are they to go when trees and greenery are gone? My neighborhood cares for the animals that need us to survive. There are so many unanswered concerns.

I am casting my vote as "no" and I want you to hear me.

Holly

Sent from my Sprint Samsung Galaxy S9.

From: [Jean Jones](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma.
Date: Thursday, July 8, 2021 10:23:36 AM

I am concerned about rezoning the area known as Narrowmoor. This is between Bridgeport way, Between 19th and 6th, And down hill to MtView and Sunset. This area has protective covenants that prevent dividing the properties and putting more than 1 house up. As a neighborhood we have already sued and won to prevent extra homes. Sadly the city of Tacoma does not enforce covenants. So it puts these neighbors in the position of constantly suing to maintain the covenants. This is costly and unfair of the city since they are sued too.

If you rezone this area then the neighbors will be in court all the time! I feel you are breaking the contract made with me when I bought my home. I knew it was a single family neighborhood. This is why I bought here. Please do not the one this area.

Thank you. Jean Jones. 1740 S Fernside Dr.

Sent from my iPad

From: [Mark perrow](#)
To: [City Clerk's Office](#)
Subject: Housing in Tacoma - Comments for July 14 meeting
Date: Thursday, July 8, 2021 10:41:37 AM

Housing In Tacoma Phase 1 & 2 relies on public transportation and removes most onsite parking requirements for new construction. However, the plan does have adequate supporting documentation for this assumption.

- In Pierce county 49% commute to other counties requiring vehicles
- Looking at the census and government studies for Tacoma residents
 - Only 6.23% use public Transportation to get to work
 - Of this 3.1% are using Sound transit to get to jobs in King County and seattle
 - So only 3.1 percent of Tacoma uses Public Transit in the city
- Residential auto ownership in Tacoma - 76% have over 2 cars, 22 % have one car and around 2% do not own a car.

The assumption that people will not use cars and rely on public transportation is a dangerous assumption. The fire department has noted in SEP paperwork this will affect EMT response times and fire equipment access. The increased congestion will result in loss of life and longterm disabilities.

Additionally, current residents will be effected by overflow parking impacting residents quality of life.

Developers will be a clear winner, with lower costs and increased profits. But current residents will be the losers.

Before approval, an independent study should be done on the assumption that limited or no onsite parking is needed.

From: [David Galazin](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Thursday, July 8, 2021 11:14:52 AM

City Clerk,

To: The Tacoma City Council

From: [Your Name]

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,

[Your name]

David Galazin

davidgalazin@gmail.com

812 n grant ave

Tacoma, Washington 98403

From: [Glenn Mcmillin](#)
To: [City Clerk's Office](#)
Subject: Zoning changes to the west slope of Tacoma!
Date: Thursday, July 8, 2021 11:24:04 AM

Dear City Council, I received your notice to the possible changes in my neighborhood to add multi-family housing to our established single family neighborhood. What was not made clear to me was whether or not our current height restrictions would be respected or not. Where I currently live you would allow 3-4 story multi-family building and directly below me you would allow duplex, triplex and quadplexes. If you allow developers to come in and build a quadplex etc.. on our already developed slope it could block my view along with many others. Our current height restrictions we just passed is that you are not to build higher than 20 feet, is this rule going to stay in place?

Glenn McMillin
253-720-1700

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Approve Home in Tacoma
Date: Thursday, July 8, 2021 11:26:01 AM

From: Courtney Love <info@email.actionnetwork.org>
Sent: Thursday, July 8, 2021 11:15 AM
To: Wille, Tadd <tadd.wille@cityoftacoma.org>
Subject: Approve Home in Tacoma

Deputy City Manager Tadd Wille,

To: The Tacoma City Council

From: [Your Name]

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,

[Your name]

Courtney Love

unluckyclovers@gmail.com

3705 McKinley Ave

Tacoma, Washington 98404

From: [Bill McGovern](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); [Joan McGovern](#)
Subject: Proposed zoning changes
Date: Thursday, July 8, 2021 12:13:04 PM

To whom it may concern-

I am opposed to the proposed zoning changes of Tacoma's West Slope on several levels.

- Property valuation. I would expect, that if this passes and multi family structures are developed, my property value/taxes will decrease by 30-35%.
- Denigration of views and general area optics.
- The council's reliance on building developers for their 'expert' input. (re: Ken Millers' TNT article)
- Lack of an area wide study to address affordability. Because the lot size, in these areas, are large the re-zoning plan is following the least line of resistance rather than studies in areas more financially fitting.
- The best description of this plan is lazy zoning. If your impetus is to provide affordable housing, look to areas that are more financially and setting appropriate. This plan could ruin one of the most desirable single family neighborhoods in Tacoma.

Thank you,
Bill McGovern
930 S Aurora Ave.

Bill McGovern
Pacific Western Lumber
(o) 253-588-2132
(c) 253-691-1170
(f) 253-581-1343

From: [Heath Breneman](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Thursday, July 8, 2021 12:37:10 PM

City Clerk,

To: The Tacoma City Council

From: [Your Name]

Because of our commitment to undoing Tacoma's racist past and in light of the city's enduring housing crisis, please pass the Home in Tacoma plan.

Home in Tacoma will do much good for the city. Reducing rents and increasing housing affordability will relieve housing cost burdening Tacomans. Inclusionary zoning requirements will share the benefits of development 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 the following alterations to the plan should be enacted:

- 1) Stronger emphasis on anti-displacement policy.
- 2) Slash parking mandates.
- 3) 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) 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. 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,

[Your name]

Heath Breneman

heath.breneman@gmail.com
423 South 35th Street
Tacoma, Washington 98418

From: [Ryan Talen](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Thursday, July 8, 2021 12:43:42 PM

City Clerk,

To: The Tacoma City Council

From: Ryan Talen

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,

Ryan Talen

Ryan Talen

ry.talen@gmail.com

4301 East F Steet

Tacoma, Washington 98404

From: [Karla Rixon](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Thursday, July 8, 2021 12:53:17 PM

City Clerk,

To: The Tacoma City Council

From: [Your Name]

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:

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- 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.
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- 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.

I believe that Tacoma CAN become a modern, equitable city. It's up to you to do the work to get us there.

Thank you,

Karla Rixon

Karla Rixon

rixon.karla@gmail.com

431 Broadway

Tacoma, Washington 98402

From: [Katie Hohnstein-Van Etten](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Thursday, July 8, 2021 1:13:21 PM

City Clerk,

To: The Tacoma City Council

From: [Your Name]

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,

[Your name]

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

From: [Michelle Hunter](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Thursday, July 8, 2021 1:24:06 PM

City Clerk,

To: The Tacoma City Council

From: Michelle Hunter

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.

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- 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,

Michelle Hunter

Michelle Hunter

huntermichelle0715@gmail.com

233, St Helens Ave

Tacoma, Washington 98402

From: [Chris Hughes](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma proposal
Date: Thursday, July 8, 2021 1:28:16 PM

In light of the public hearing on July 13, 5:15 pm, I would like to submit my comments to this proposal. The main points are from the downtownseattlemytacoma.com website, with my own comments underneath. Thank you for your consideration.

The City Should Not Implement Mid-Scale Zoning

- The City hasn't conducted effective outreach on the Mid-scale Proposal
I only found out about it a few weeks ago via the Nextdoor website.

- A pandemic is no time to propose sweeping changes
Even though the pandemic is almost over, it is still with us on a limited basis.

- There's been no in-depth analysis of potential impacts of Mid-scale within neighborhoods
In addition, it appears that the City Council, with plans for low-scale and Mid-scale housing options, desires to create a whole city of renters, not homeowners. Such measures would decrease housing diversity in the city. It is important to keep homeowners living inside the city limits to care for their properties, and to maintain an attractive cityscape.
I should also mention that a drastic plan for Low-scale and Mid-scale housing would put a significant strain on our current infrastructure.

- Changes could be rapid as developers buy properties with the most profit potential — affordable, or where taller buildings gain expensive views
My property is located in a mid-scale zone. If a tall building were to replace my home, my neighbors' property across the street, which is in a low-scale zone, would have their property shadowed out. Also, the impact of rapid development would force those living in the city limits to flee to the suburbs to purchase single-family homes, requiring them to commute into the city to work, further creating congestion and traffic on our freeways, increasing air pollution, and further contributing to the current global warming crisis.

- Neighborhoods will become noisier and more congested, with loss of open space and tree canopy
Properties in the city with yards that contain fruit trees, large fir trees, bushes and lawns make for pleasant neighborhoods and improve air quality inside the city.

- Tall new buildings shade out yards and homes and eliminate privacy
People living on top floors in apartment buildings can see into yards of private homes next to them.

- The streetscape will become a visual hodgepodge of tall apartment buildings and smaller houses
Not everyone will want to sell out and move away.

- Many neighborhoods are already seeing big population increases due to development
This is true. Just one street over from me, an individual garden spot with one house on it was converted to a total of three small lots with single family homes. This is in a proposed Mid-scale zone. I have noticed similar construction in several neighborhoods nearby. How will re-zoning affect the investments of people who purchased larger properties, divided them up, and recently built single family houses on them?

- Each of Tacoma's diverse neighborhoods is unique. If Mid-scale is ever implemented, it must be tailored to local conditions, with early neighborhood involvement, and strict Neighborhood-specific design standards must be established
Agree.

- The City should emphasize developing downtown and areas already zoned for Mid-scale • Low-scale zoning by itself would be a huge change. The City will have a massive amount of work just to create the standards and regulations to make Low-scale successful
Yes. This needs to happen very gradually over time, with much planning, pilot programs, etc., in place. Perhaps think about gradually changing the zoning as current properties come on the market, as families move, older people downsize their family homes, etc.

- Evaluate and manage impact of Low-scale zoning first, before unleashing further changes!
It makes sense to try Low-scale first, then move up to Mid-scale over time.

- Most places zoned for Mid-scale don't have adequate transit options and aren't likely to gain more options for decades, if ever!
In addition, adequate infrastructure (water, power, sewer, internet access, streets, roads, parking) needs to be in place.

- Home in Tacoma policies don't encourage ownership or ladders to equity. We shouldn't just be shipping Tacoma's value off to investment firms with no interest in Tacoma's neighborhoods
As stated above, having a whole city of renters, or even multi-unit condo dwellers, would be horrifyingly damaging to the city.

--

Christine Hughes
Mailing: 1625 E 72nd St., Ste 700 PMB 224
Tacoma WA 98404
Residence: 6220 A St
Tacoma WA 98408
253-359-2556

From: [Jill weinman](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: City wide zoning changes
Date: Thursday, July 8, 2021 1:42:51 PM

Hello,

I am emailing in opposition of the new proposed zoning changes. These changes would change our historic homes and neighborhood. Most of us have bought our homes for the large lots, quiet area, and view. The proposed changes would drastically change our neighborhood and would increase the congestion to our roads and schools.

Thank you for your time,

Jill Weinman
1724 s Jackson ave

From: [Matthew Caras](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Thursday, July 8, 2021 1:48:08 PM

City Clerk,

To: The Tacoma City Council

From: [Your Name]

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,

Matthew Caras

Matthew Caras

m23echoes@gmail.com

2618 Thornhill Road

Puyallup, Washington 98374

From: [william johnston](#)
To: [City Clerk's Office](#)
Subject: Zoning proposed change
Date: Thursday, July 8, 2021 1:50:13 PM

Not well thought out at all a developer's dream who is on the take????

Housing problems cannot be solved this way will change the entire personality of the city.

Bill Johnston
705 North 'J'

From: [Stephen Clements](#)
To: [City Clerk's Office](#)
Subject: Proposed rezoning of land on 33rd st and N Shirley St Tacoma WA 98407
Date: Thursday, July 8, 2021 1:50:18 PM
Attachments: [rezoning of land to r4.docx](#)

To whom it may concern

I have attached a letter addressing my concerns about this rezoning.

To: City of Tacoma

Re: Proposed Project at N. 33rd Street, Tacoma, WA 98407/Proposed Rezoning R-3 to R-4

Dear Sir/Madam:

My name is Stephen M Clements and I am the current resident at 3316 N Shirley St. I'm writing to oppose the rezone of the property on N33rd St from R3 to R4 and the construction of a 68 high density Units in the middle of our residential community.

I understand the need for housing in Tacoma and developing this land within the original R3 format would alleviate some the housing problems for Tacoma and keep the neighborhood on the same scale. My understanding of R3 is it would develop the land to match what is across the street at Village at the Pointe.

I know the owner of this land {Bruce Arneklev} has tried to rezone this land before and was denied with the same developer. He has told me and my other neighbors he is banking on the city's need for more housing to be able to rezone and maximize his profits. The more units they build the more money he makes, so clearly, he is not interested in Tacoma's need for housing but making money on his land. **{In his own words to the city of Tacoma (public record) he wants his land rezoned but doesn't want to pay more taxes on it until the development is complete!}** He has also said that he thinks it will be approved because of the existing apartments on Pearl St, but those apartments are over 2 blocks away from our residential area where he is building. Those apartments have adequate parking and access to Pearl St, **that this development will not have.** The proposed construction plans put a two-story townhouse within 20 ft of my property line looking down into my yard and the neighbors along the back. This give absolutely no privacy and will actually require one of the neighbors trees to be cut down. This will truly ruin one of the most beautiful areas in North Tacoma West End.

In case that is not enough justification here are some other areas of concern about this rezoning.

Parking and Traffic

There is not enough parking for the proposed new apartment complex on N. 33rd Street (only 1.5 per unit). Most homes require at least 2.2 per unit. **With just 1.5 per unit that's 105 new vehicles added to this area!** Ironically Mr. Arneklev has sued Tacoma multiple times to put speed bumps in due to traffic concerns on Shirley St because his son was hit by a car on our street. He also sued the City not to extend the 33rd St Dead End to cut down on traffic!! Now he wants the city to add over 100 cars to our traffic because he will move away after the project is complete.

North Shirley Street is school bus route and is already constricted due to the existing level of on-street parking. It is a normal route for kids walking to and from both Truman Middle School and Point Defiance Elementary school. The street has incomplete or non-existent sidewalks and the roads are narrow and there are no stop signs/crosswalks nor bike lanes. On garbage day, with the bins and the garbage trucks, there is zero room for driver error. And the corner of N. 35th and Shirley, buses and trucks already have difficulty maneuvering this corner--it is a "blind" corner. Cars already speed up and down Shirley St and 33rd St at an alarming rate. The lack of parking at this proposed housing unit will force people who don't want to line up to get on Pearl St, to come through N Shirley St and use 35th to Orchard or continue

down Shirley St to 37th and go past Truman Middle School. This will be a nightmare, cause accidents, and put our children in danger.

Crime

Crime in our neighborhood has already risen substantially over the past 7 years I have been here. People have been assaulted and houses have been broken into on Shirley Street and surrounding areas. Vagrants have lived on the side of 33rd street and they work on their cars and camp in the street. Packages have been stolen and mail also. The detective across the street told me that it is a fact that when you add that number of housing units and the number of people that will be in and out of that development crime will rise exponentially!

CLIMATE AND WILDLIFE

Another area of concern is the impacts on the CLIMATE!. The environmental impacts are the added congestion and pollution. *Did the developer do an environmental impact study that addresses the stormwater and natural biosphere of this area?* This will destroy homes for our wildlife. We have coyotes, raccoons, rabbits, opossum and deer and other wildlife that are all housed in that area. If at least a portion of this area could be preserved it would make a difference for the animals.

I understand about the housing shortage, but this land could be developed in a way that would have less impact on the Climate/Environment, less traffic and congestion, less potential crime, and safer for our children. Rezoning this land to R4, is a slap in the face of the residents of one of the nicest neighborhoods in North Tacoma (West End). Building a complex of this size, cutting down all those trees and taking away the wildlife, building 2 story townhomes 20 ft away from existing neighbors in rent controlled high density buildings will forever change the dynamic of this area. It will also adversely affect everyone's property value and privacy.

I urge you to reconsider rezoning this land to R4 for the sake of our community, our children, the wildlife affected and our environment. I appreciate your addressing my concerns

Sincerely

Stephen M Clements

From: [Mary Kay High](#)
To: [City Clerk's Office](#); [Hines, John](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Subject: Home in Tacoma
Date: Thursday, July 8, 2021 2:20:10 PM

I am writing to express my concern for the pace and scale of the Home in Tacoma rezoning project. Slowing down the process to allow more input and inclusivity is requested. For the past 30 years I have lived in the same residential area on North 13th Street between Orchard and Stevens, as have many of my neighbors. John Hines, Position 1, District 1 is my representative. Our neighborhood is already hosting a tiny village on the corner of N.6th and Orchard which, sadly, has had adverse impact on the safety and quality of our lives. We have watched our real estate taxes skyrocket as our home values have increased. For most of us, our homes are only asset of any significance. As well, the quality of our neighborhood is important to us and infilling with multifamily housing is distressing to contemplate. The visual compatibility of projects, including street scape and visual landscape details, scale and design of multi-family housing, and parking availability present major concerns.

Design review and impact mitigation is essential before a project is approved, this should apply to all development proposals including low and mid-scale housing infills. A design review process that includes the public, and the historic preservation office regardless of whether the building is on the historic register, is necessary to avoid the design failures of incompatible buildings that have been approved in the past. A quick drive down N. Prospect highlights the failure to design compatible buildings that marry design, scale, and street scape with neighboring properties.

If you would like to discuss my concerns, please do not hesitate to contact me, Mary Kay High

From: [karen.dugan](#)
To: [City Clerk's Office](#)
Subject: Zoning
Date: Thursday, July 8, 2021 3:45:41 PM

Tacoma City Council Members,

I wish to state my opposition to this zoning change. I believe it is not good for Tacoma or its residents.

The only ones who will benefit are the developers and whomever facilitates those contracts.

This would take rights away from homeowners who are invested in their homes and communities.

The covenant between land owner and city should be honored, not demolished with this heavy handed approach.

A contract is proposed when the city outlines the property uses allowable. This binding contract is accepted by the property owner, upon signing.

One of the considerations made before a massive investment, like buying a home, is who will be living in the area, what kind of properties adjoin it and safety of the area, for people who are equally invested.

Renting property doesn't allow for building equity. Tenants without equity are more transient and less invested in the property and community.

The impact to our infrastructure will be costly. Who will be liable for the added burdens to our roads, storm drains, sewers, electrical systems, schools and retail stores? Not the profiting developers. The tax payers.

With reduced enjoyment and property devalued, but increased taxation?

Some of the people moving to this area, are attempting to escape the congested conditions that you are trying to impose.

What is the maximum capacity of our beautiful, historic region?

Please don't let this destroy our city.

Do we really want to become Seattle or New York?

As a lifelong resident,
Thank you for your consideration,
Karen Kammerer

Get [Outlook for Android](#)

From: [Mark perrow](#)
To: [City Clerk's Office](#)
Subject: RE: Housing in Tacoma - Comments for July 14 meeting
Date: Thursday, July 8, 2021 4:22:30 PM

Please replace my comments with the following , I missed a not in the document.

Thanks

Housing In Tacoma Phase 1 & 2 relies on public transportation and removes most onsite parking requirements for new construction. However, the plan does **not** have adequate supporting documentation for this assumption.

- In Pierce county 49% commute to other counties requiring vehicles
- Looking at the census and government studies for Tacoma residents
 - Only 6.23% use public Transportation to get to work
 - Of this 3.1% are using Sound transit to get to jobs in King County and seattle
 - So only 3.1 percent of Tacoma uses Public Transit in the city
- Residential auto ownership in Tacoma - 76% have over 2 cars, 22 % have one car and around 2% do not own a car.

The assumption that people will not use cars and rely on public transportation is a dangerous assumption. The fire department has noted in SEP paperwork this will affect EMT response times and fire equipment access. The increased congestion will result in loss of life and longterm disabilities.

Additionally, current residents will be impacted by overflow parking impacting residents quality of life.

Developers will be a clear winner, with lower costs and increased profits. But current residents will be the losers.

Before approval, an independent study should be done on whether the assumption that onsite parking will not be needed.

From: Mark perrow
Sent: Thursday, July 8, 2021 10:42 AM
To: cityclerk@cityoftacoma.org
Subject: Housing in Tacoma - Comments for July 14 meeting

Housing In Tacoma Phase 1 & 2 relies on public transportation and removes most onsite parking requirements for new construction. However, the plan does have adequate supporting documentation for this assumption.

- In Pierce county 49% commute to other counties requiring vehicles
- Looking at the census and government studies for Tacoma residents
 - Only 6.23% use public Transportation to get to work
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The assumption that people will not use cars and rely on public transportation is a dangerous assumption. The fire department has noted in SEP paperwork this will affect EMT response times and fire equipment access. The increased congestion will result in loss of life and longterm disabilities.

Additionally, current residents will be effected by overflow parking impacting residents quality of life.

Developers will be a clear winner, with lower costs and increased profits. But current residents will be the losers.

Before approval, an independent study should be done on the assumption that limited or no onsite parking is needed.

Warner Street Amici House LLC
Andrew and Julie Cain
2213 N Warner Street
Tacoma, WA 98406
206.852.4283

June 30, 2021

Tacoma City Clerk's Office
cityclerk@cityoftacoma.org
733 Market Street, Room 11
Tacoma, WA 98402

Dear Tacoma City Council:

We recently purchased the church building located at 2213 N Warner Street in the Proctor area of Tacoma and would like to convert this historic building into affordable community living for young adults finishing their education, completing internships and apprenticeships, and starting careers.

Our Request: Include 2213 N Warner Street as mid-scale residential in the new plan

Site Location:	2213 N Warner Street
Building Type:	Church
Current Zoning:	R2 Single Family Residential
Home in Tacoma Proposal:	Low scale residential (this church is located in a small, 4 block, carved out section within a dominantly mid-scale area)



This beautiful 10,000 square foot building is sandwiched between the University of Puget Sound and the Proctor Commercial District in North Tacoma, easily walkable to both. It is within one block of major transit lines connecting the building to 5 colleges, all of the major hospitals in Tacoma, and many of the major employers in Tacoma.

The current proposed map places this building within a small 4 block low-scale zone with mid-scale zoning surrounding the building. The site is just one block from the mid-scale zone on all 4 boundaries.

Attached maps:

1. Homes in Tacoma Project Proposed Zoning Map showing the building's proximity to universities, job centers, and pedestrian shopping districts
2. Pierce County Transit Map showing the building's connectivity to educational institutions and employment centers

Parking Impact = 0

The site provides approximately 40 off-street parking spaces.

Exterior Changes Required = 0

No exterior changes to the building are required.

Neighborhood Impact = Change of Use, likely lower impact

Changing the use to residential housing from the event centered church or the previous use, a school throughout the week and church on the weekends, aligns with the residential zoning intent and will likely have significantly lower impact on neighbors. The building is also buffered on 2 sides by a wide street with sidewalks on both sides of the street. One side is buffered by an alley and tall hedge. The fourth side has barriers between the adjacent neighbors and the building by a large parking lot and tall hedge.

Why Young Adults?

Outside of the traditional 4-year college experience, there are currently few programs targeting young adults and helping them start out in life. Rents have increased significantly over the last few years and many young adults are not able to afford to move out on their own while finishing their education and beginning careers. With 5 universities or colleges within a 3-mile radius, easy proximity to hospitals, high tech centers, apprenticeship opportunities, and other major employers in Tacoma, this building is perfectly situated to house young adults.

Young adults are seeking community. After a high school experience full of community, young adults often feel isolated and stuck. Our vision is to create a community of young adults that are finishing their education and beginning their careers. This building is well situated to provide affordable housing in a community living environment where young adults can thrive. These 18 – 26 year olds will be immersed in an intentional community with mentorship, structure, activities, and educational support, while completing their degrees, apprenticeships, and the like.

Current Building Layout

The 2213 N Warner Street church building has a large community kitchen, expansive great rooms on each floor, multiple bathrooms, and classroom and office spaces that are easily converted into bedrooms. The kitchen, community rooms, and amenities will be shared. Each living suite will have a secure sleeping area, a large shared bathroom, and a common area. Young adults will live in community, sharing responsibility for chores and keeping each other accountable to the house rules. A live-in house manager and the ownership team will meet with the suite leaders weekly to teach and direct the leadership team, and to provide oversight

and accountability. Each young adult will participate weekly in a small group mentorship program.

Affordable Housing Units

This building easily houses 40 young adults while providing significant common amenity space.

Neighborhood Considerations

Being a resident of the Warner Street Amici House is a life style decision with a strict application process and commitment to house rules. Residents are choosing to be a part of a community and live by the rules of the house. If the rules are broken, the lease is broken. A couple of the key house rules related to this section are as follows:

1. Warner Street Amici House is a dry house. There will be no alcohol, tobacco, marijuana, or any other recreational drug or substance used on the property or in the house. Residents also commit to not use any of these substances on the surrounding blocks.
2. Warner Street Amici House residents will abide by the noise regulations set forth by the City of Tacoma, including a 9:00pm quiet hour.

This project directly fulfills the intent of the Home in Tacoma Project.

- It **increases housing options**, providing an **affordable option** in North Tacoma for young adults
- It **expands Missing Middle housing** in this neighborhood
- It is surrounded by sidewalks and **utilizes the existing infrastructure**
- It **complements Tacoma's distinctive Proctor neighborhood** keeping a historic building in use
- It is **inclusive**
- It **increases density** with minimal impact
- It is **pedestrian oriented** and provides walkable options
- It will **support neighborhood businesses**

We are supportive of and excited about the Home in Tacoma Project and hope that Tacoma leads the nation in creating inclusive zoning laws that allow for creative housing options while maintaining safe, vibrant neighborhoods. This is an exciting proposal. As you solidify these changes, **please consider including 2213 N Warner Street in the mid-scale residential zone.**

We support your great work.

Thank you,



Andrew and Julie Cain

Attached:

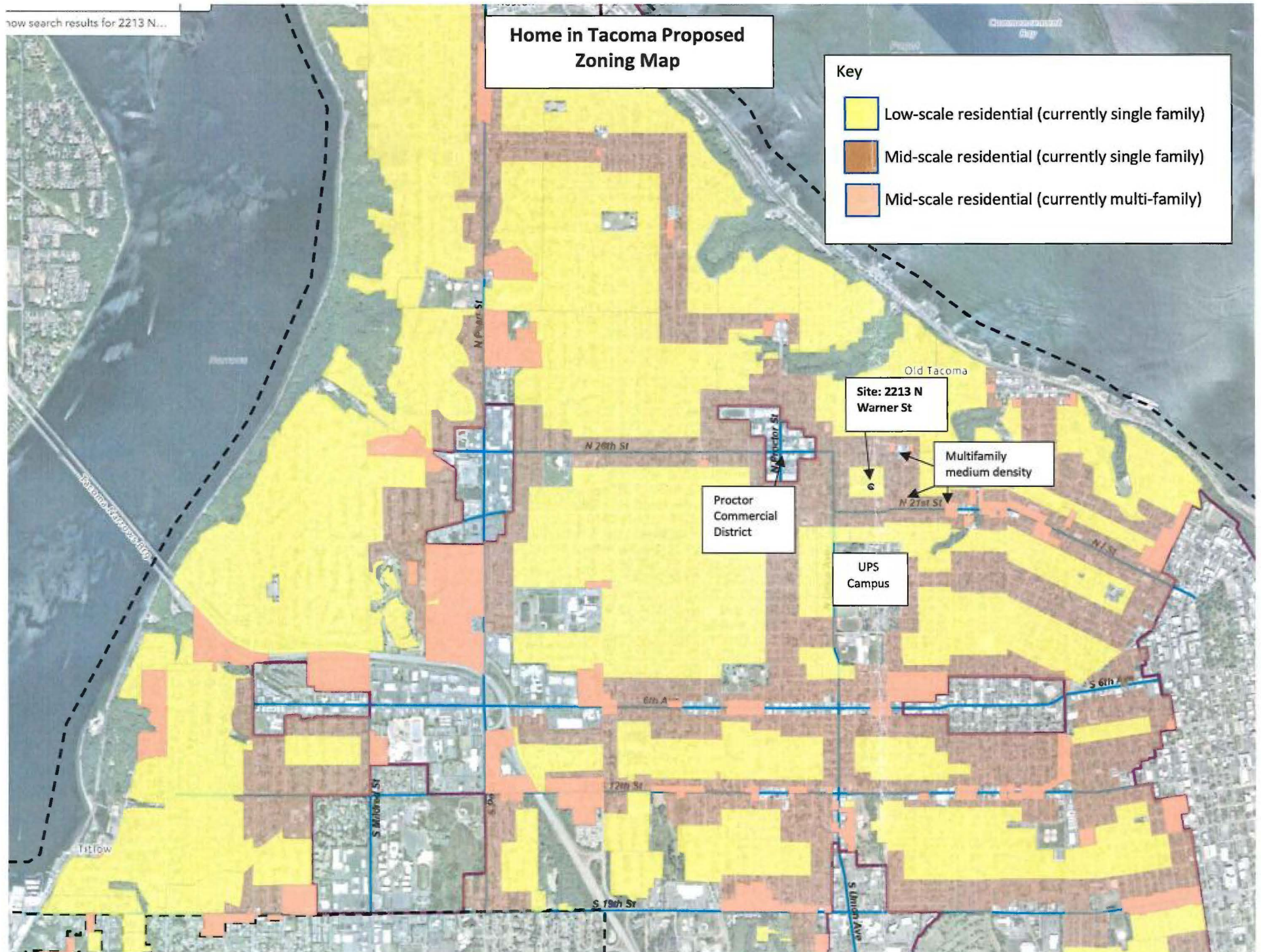
Zoning Map with Site Context

Transit Map with Site Context

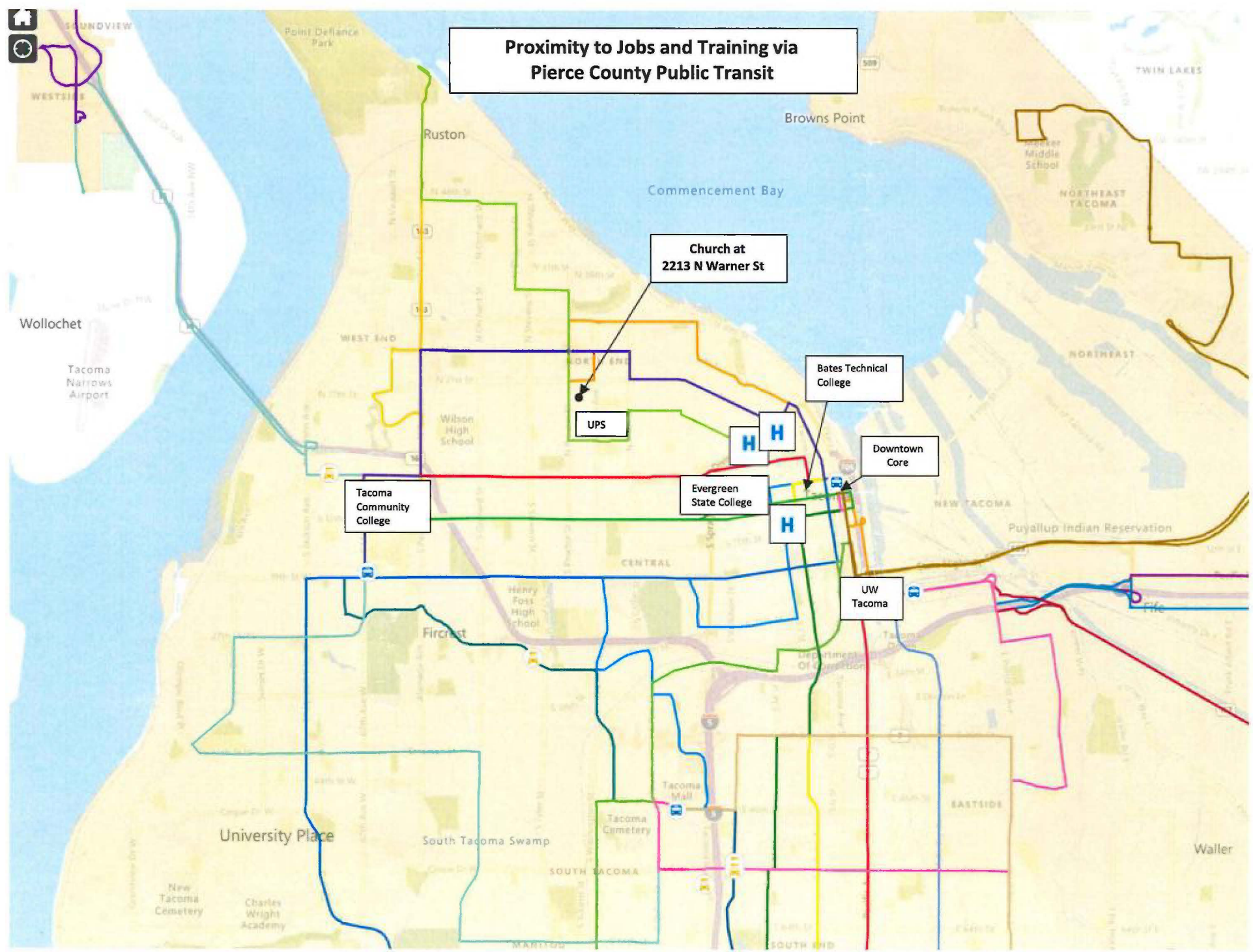
Home in Tacoma Proposed Zoning Map

Key

- Low-scale residential (currently single family)
- Mid-scale residential (currently single family)
- Mid-scale residential (currently multi-family)



Proximity to Jobs and Training via Pierce County Public Transit



From: [Alex Harber](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Thursday, July 8, 2021 7:56:45 PM

City Clerk,

To: The Tacoma City Council

From: Alex H.

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

Most folks just don't want to worry about getting kicked out of their homes. Start from that human need; that human right, to build systems which let people meet their needs before throwing everything to the market. It has proven unsustainable and unjust. I know that there are complex economics around housing, but we will accomplish nothing without a bold vision that might inspire other cities and communities to follow.

Thank you,

Alex

Alex Harber

xandriatilda@gmail.com

102 N G St Unit 704

Tacoma, Washington 98403

From: [Kimberly Mueller](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: City-wide zoning changes along 6th Avenue and 12th Street, 19th Street and Jackson Have
Date: Thursday, July 8, 2021 8:20:35 PM

To the City Counsel,

I am a resident who lives at 1234 S. Geiger St, Tacoma WA. I moved to this neighborhood 16 years ago because of its beautiful views, spacious lots, and sense of space. The current proposal to change my neighborhood to be classified as "Mid-scale Residential" is completely unacceptable due to the following reasons:

1. The city can't currently deal with the pot holes on my street, let alone throughout the city. More density will increase wear and tear on our streets furthering damage.
2. I see no pre-planning and/or updating of current infrastructure such as our utilities, transportation, (e.g., light rail link's current path wouldn't help anyone in this area be served – but it's to be further populated) community resources, parks and recreation, and/or police to accommodate the increase of population due to this shift to "Mid-scale Residential classification."
3. Why our neighborhood? Why not the Stadium district, the Proctor District (the single housing sections), or Browns Point neighborhoods? Did you assume we would just let this slide because of our zip code? My neighbors and I paid premium prices for our homes to have the views and spaces around us. We moved to a single family neighborhood because we wanted a single family experience. This proposal jeopardizes our property values as well as rip us off of what we paid for... a single family neighborhood.

This proposal is inequitable. If you are going to classify neighborhood as "Mid-scale Residential" then all neighborhoods should be subjected to this poor solution for our housing shortage – not just ours. Tacoma is only so big and we who live here do by choice and desired location. Instead, we need to look at the community's current places we could build Mid-scale Residential – like off of Commerce and 9th where there is empty space that could be used for your initiative.

If you need to reach me, please call at 253-431-5092.

Best regards,
Kimberly

From: [Anita Latch](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Thursday, July 8, 2021 8:35:27 PM

City Clerk,

To: The Tacoma City Council

From: [Your Name]

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.

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

Thank you,

[Your name]

Anita Latch

anita.latch@gmail.com

319 South G St, #102

Tacoma, Washington 98405

From: [Nathan Schumer](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Thursday, July 8, 2021 8:40:42 PM

City Clerk,

To: The Tacoma City Council

From: [Your Name]

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.

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

Thank you,

[Your name]

Nathan Schumer

nss2108@gmail.com

3521 N. Stevens

Tacoma, Washington 98407

From: [Barbara McElfish](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Proposed city-wide zoning changes
Date: Thursday, July 8, 2021 9:24:21 PM

Dear City Council,

Unfortunately, I am out of town on the day of your hearing or I would gladly be there in person to voice my concern of the proposed city-wide zoning changes. Two and a half years ago, I bought a home off Jackson Avenue. I was fortunate enough to get a little view of the water ...for now... I cannot fathom the changes that may haphazardly take place.

Jackson is a very busy street and I make sure I do not back into it. Any additional traffic caused by potential four story low scale residential housing would be disastrous. An apartment building with multiple families, when this is not a neighborhood for children, would be unfathomable. Recently, a large house was built facing Jackson and the builder had a wife with three little children. When his dream house was done, his wife and the children tried living there with no room to play outside. That only lasted three weeks. The house sat empty for almost a year before an extended family moved in with no little ones.

Those of us with houses facing Jackson do not think of it as a neighborhood. I lived in an apartment for a short time with my two little ones. I moved into a house as soon as I could afford one with a backyard to play.

As an elementary teacher, I saw the impact of apartments on our schools. Geiger Elementary is in danger of being dumped on with an influx of students if apartments are built without planning for the children. We had eight portables cut into the playground area to house the extras. That has a huge impact on recesses, lunch times, specialists, and teachers. No one wants to be in a portable that is not part of the school building...again, poor planning.

My hope is that you will take into consideration the impact zoning changes can make. In two short years, I am amazed at the changes I have seen on 6th Avenue with multi-family homes. I would also like to know what is happening with the closure of the Safeway and surrounding stores?

I am disappointed that your public hearing is in the middle of summer when many of us are out of town. I hope you have a huge turnout regardless, and listen to our concerns.

Sincerely,
Barbara McElfish

From: [Don Gourlie](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Comment
Date: Thursday, July 8, 2021 10:43:03 PM

Hello,

I live in hilltop tacoma. I generally support the home in tacoma project. I think having large swaths of the city designated as single family residential is outdated and unnecessary and I would like to see more medium density housing and mixed use pockets around the city. I'm not convinced, however, that rezoning and increased housing inventory will dramatically improve affordability in Tacoma. Other policies and incentives are necessary to achieve that, many of which the city is currently using or contemplating.

Of the concerns I have heard voiced, the one I find most compelling is about the city being able to keep up with infrastructure and services (transportation, wastewater, green infrastructure and space, etc) to accommodate greater density and population. I agree that our community needs to better understand and plan for these challenges before significant growth occurs in response to zoning changes.

Thank you for you hard work.

Don Gourlie

From: [Nick O'Leary](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Concerns
Date: Thursday, July 8, 2021 11:04:38 PM

Hello

Like many of my neighbors, I have many concerns with the Home in Tacoma proposal. I feel there needs to be much more clarity and accountability on what is actually being proposed.

There are many concerns that I have heard brought up, but very few answers on how these concerns will be addressed.

I know cities must grow, but I don't want Tacoma to become another Seattle, and lose its identity and the character of the neighborhoods and neighbors that make this city so great.

There are so many vacant lots that are sitting empty all over the city, why not develop these lots for additional affordable housing? Building similar like architecture buildings to the neighborhoods that surround them.

I believe the current proposal is being rushed, and needs much further input from the community and reconsideration on how it will impact the great neighborhoods that we do have.

Regards
Nick

From: [Jennifer Barfield](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Thursday, July 8, 2021 11:47:06 PM

City Clerk,

To: The Tacoma City Council

From: Jennifer Barfield

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,

Jennifer Barfield

Jennifer Barfield

jennbar77@gmail.com

5627 S Puget Sound Ave

Tacoma, Washington 98409

From: [JC](#)
To: [City Clerk's Office](#)
Subject: Per Mailer on Future of Housing in Tacoma
Date: Friday, July 9, 2021 7:42:12 AM

Dear Council,

Please consider scrapping entirely the study of upzoning single family residential neighborhoods to multifamily housing.

The example of Seattle has shown how upzoning ruins cities and neighborhoods. In the 80s Seattle was a pleasant neighborhood driven city. Now it is an unpleasant mess. Most Tacomans I know avoid it like the plague.

My long term neighbor passed away recently. Her home is now in the possession of her daughter and her daughter's husband. This is what single family residential does; it incentivizes multi-generational occupancy and stability. Neighborhood stability is the key to livability. Multifamily housing does just the opposite, it encourages neighborhoods composed of temporary occupants. It also leads to greater congestion. Please oppose any upzoning of single family residential neighborhoods particularly NE Tacoma.

Regards,

Jeff Cox

6326 Agnes Rd NE

Tacoma, WA 98422

From: [Dawn Nanfito](#)
To: [City Clerk's Office](#)
Subject: Additional housing research
Date: Friday, July 9, 2021 7:48:50 AM
Attachments: [image.png](#)
[Portland Building.png](#)

Dear City Clerk:

This is an email I sent this morning to Councilman Hines, also. I had mentioned I would get some other housing ideas I have seen to him. I have listed several below my signoff. Looking at what other cities are doing is not a bad idea. I've seen none of that from the city, although I have asked repeatedly. Which is why I have to do my own research (not like I have nothing else to do). Please note a picture of a building I took in Portland's Sellwood district. It was built in 2001. Why can't Tacoma do that?

Essentially, I agree with TNT's [Matt Driscoll](#), who wrote in his June 24 column *"Since long before 2019, what Tacoma has needed is a neighborhood-by-neighborhood approach that identifies precisely what is necessary to spur thoughtful development in each area, and then flexibly adjusts the city's economic development dials — like available tax credits — accordingly to achieve the desired results. That has yet to happen."*

BTW, the mid-scale informational meeting last night was a very unsatisfactory experience – a waste of time. They did not really address that topic much at all. The consultant controlled the narrative. If you wonder why people don't get involved or have trust issues, this is why.

If there are any questions regarding this, please let me know. Thank you for your time.

Dawn Nanfito

Jul 25, 2017 Curbed article, [Solving affordable housing: Creative solutions around the U.S.](#), identifies some of the innovative solutions that cities such as Denver, Philadelphia, and Salt Lake City have turned to to help solve the affordability shortage, concluding that "when city leadership, government leaders, and nonprofits get creative and get serious about solving the issues, solutions can take shape."

Portland Monthly, Summer 2021:

Some businesses are going to stay virtual, leaving their downtown office space up for grabs. So why not follow Boise, Idaho's lead and convert some of these empty buildings into affordable housing?...In Boise, the city has an affordable land trust set up....to fund public-private partnerships with housing developers.

ADUs were discussed in the mid-scale meeting night (I thought they were a low-scale solution, minor detail). Apparently there haven't been that many built in Tacoma since 2019. Perhaps there should be more effort in that regard. According to a June 10, 2021 [Wall Street Journal](#): Pasadena, Calif., is addressing the [lack of affordable housing] problem by enticing people to build

homes in their backyards. The city's so-called Second Unit ADU Program offers low-interest loans of up to \$150,000 for homeowners to turn garages or vacant land on their property into rentals for tenants with Section 8 housing vouchers. Loans of up to \$75,000 are available for lower income homeowners to bring existing accessory dwelling units up to code. The city in April selected five homeowners for its first batch of loans, and hopes the program can become a blueprint for the rest of the state. Pasadena's housing director, William Huang, says he is looking at ways to expand the program to more people, for example by bringing in commercial lenders for part of the financing.



RECEIVED

JUL 09 2021

CITY CLERK'S OFFICE

To: City Council c/o City Clerk

I'm opposed to the Proposed Zone Code change
Brought Forward by the Planning Comm.

As a home owner in excess of 30 years, I feel
that the Blight ~~but~~ that will Result, will Negatively
effect our Property Values. All one has to do is drive down
Pine Street by the Evergreen Post office AND see their
ugly eye sore of an Apartment Complex AND then
Look at what is left of the Properties on Pine Street,
to say nothing about the lack of parking this complex
fails to provide. Cars are parking in the dirt by
the sidewalk due to NOT enough parking at this complex.

With the Increase in Building Supplies Costs, lumber
alone is said to be about \$30,000 more compared to
last year. Is the City going to pay these costs? It's
time for the Council to stand up for the ~~the~~ People
of Tacoma AND say NO to these developers. Who
do you Represent? ~~==~~

It is said that this will help homeless, But
with a low income built into the rents, these
projects won't pencil out, AND the only ones
to benefit will be the developers after they build,
rent, and sell these properties.

This plan will create a City-wide Ghetto, just as
it has across the street from Evergreen station.

Michael Bury
6876837 50 W PASE ST

RECEIVED

JUL 09 2021

CITY CLERK'S OFFICE

July 8, 2021

To: Tacoma City Clerk

Re: NO to West Slope Rezoning

The proposed low scale and mid-scale residential areas are damaging to the existing single-family residential neighborhood that features homes built mostly since 1946. The West Slope is a uniquely planned residential community built upon view sensitive slopes overlooking the Puget Sound and the Narrows. Many of the areas are overlayed with height restrictions and building design covenants that are still being enforced by Architectural Committees. Many of the lots platted and sold for single family dwellings had lots that extended the depth of the City block. To change the zoning after over 70 years, to increase density, would drastically harm the current appeal of the West Slope and reduce the values of these special treasures in Tacoma.

I would also question the thought behind increasing density along Jackson Avenue since Pierce Transit does not run busses between 6th Avenue and South 27th Street. Furthermore, it does not seem to be a good idea to consider increasing density that has moderate to low onsite parking when Jackson Avenue has no street parking anywhere from 6th Avenue to South 27th.

It is well known that Cities all across our nation are tasked with increasing urban density and reducing urban sprawl into the rural areas and fertile farmlands. Tacoma would be well served to continue increasing density in our downtown and Hilltop Slope that already has the infrastructure to support large numbers of new residential opportunities with mixed configurations. Every street is an arterial, there are multiple bus lines and light rail, and lots of parking options in city garages as well as street side.

Thank you for considering what is best for the greatest number of our City's inhabitants.

Sincerely,



Nilmah G. Mills

1224 S Aurora Ave

Tacoma, WA 98465

From: [Ronald Joyal](#)
To: [City Clerk's Office](#)
Subject: Rezoning and Home in Tacoma Proposal
Date: Friday, July 9, 2021 8:51:11 AM

A followup email.

I would like to elaborate on our concern for rezoning the street we live on at 615 N Fairview dr, Tacoma WA, 98406.

Losing our peek a boo view is certainly a concern, but a bigger concern is parking congestion. The street we live on is a dead end and our backyard borders Jackson Avenue. We are the third house from the intersection of 6th Avenue and Jackson St. There are only 6 houses on the West side of the street and 9 houses on the East side, it's a short block.

If cars are parked on both sides of the street, there is only room for one vehicle to pass between the parked vehicles and at times, cars parked close to our driveway can make it difficult to get into and out of our driveway.

At night our street is scary dark because we have no street lights. Most of the residents of the 15 homes park their vehicles in their garage, a few park in their driveway and with an occasional exception, none of the residents park on the street. It's dark at night and cars left on the street eventually get broken into.

There is not a week that goes by, that we don't have a non resident parked in front of our house. Sometimes for days. We believe it is because of our convenient proximity to the freeway (car breakdowns and car pooling), the War Memorial park, the Narrows Bridge (people like to walk or run the bridge) and the multiple apartments on the East side of Jackson and on 6th Avenue (those apartments already have very limited parking, 6th avenue from Jackson East is parked bumper to bumper on both sides for two blocks).

At this hour, 9:36 pm, Thursday, there are 4 cars parked on the street that do not belong to residents of our street and whoever owns them are not visiting residents on this street.

Replacing any house with a multiple family unit on our street or building a multiple family unit at the end of our street would definitely make street parking worse.

We are all for making the city a better place to live, but rezoning our street for multi family units would not make things better for the residents living on this street?

Having expressed our concerns in this matter, we would like to feel that these concerns will be taken into consideration for rezoning, even if we don't have the opportunity to express them again at a zoom meeting.

Sincerely, thank you,

Ron and Marilyn Joyal



Virus-free. www.avast.com

From: [Rebecca Boucher](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Proposed zoning changes affecting my home and neighborhood
Date: Friday, July 9, 2021 11:06:38 AM

To Whom it may concern,

I have a letter from my neighborhood coalition that notifies me (without a reference or case number) that the city is considering allowing my whole neighborhood to be changed zoning to "mid scale residential" to include housing to be built that includes 4 story high apartment buildings and multi family homes. Currently my neighborhood is single family residences, as are 90% of the zoning for Tacoma. Only 10% of the Tacoma housing is multi-family. As I am understanding this and looking at the proposed map, it makes my home area and entire neighborhood be eligible for multi-family housing (proposed low scale residential; duplex, triplex, fourplex, small multi family, townhouse, tiny house, cottage house) and there is an area that flanks both sides of the maybe 500 foot section of street I live on as well as behind me directly on the Jackson Ave corridor that is mapped for proposed mid scale residential (buildings up to 3 or 4 stories tall).

I strongly oppose these changes. There has been a pressure over the years in my opinion on the city from forces outside of our neighborhood to try to change building parameters in my neighborhood, development companies and big business whose interest is not for the current and longstanding residents of my neighborhood but to build and make profit. My neighborhood is quiet, diverse, safe and really very lovely. But we have a great view of the Puget Sound that developers and big business wants to take a chunk of when it is not theirs to take. I rely on the value of my home as a safety net for my family. I am a single working mother in the process of trying to adopt my 2nd child. I am a psychiatrist with 23 years time in service on active duty and reserve in the Army, one year away from Retirement. I don't let others push me around and I speak up for those who would be pushed by those with power in unequal power dynamics. Changing the zoning does not benefit the current residents of our neighborhood at all. The increased building will result in more people packed into a smaller space, more noise, more traffic, and I think it will lessen the value of my house making it a less desirable neighborhood because our single family homes are not protected in this historic district from the economic incursion by those seeking to profit from residential development. And I don't care what builders say or promise, there will present a threat to the existing views of the homeowners if more building outside of the current parameters is allowed to take place. These changes will lessen the quality of life in my neighborhood, lower my home value, and potentially cause increased risk of safety concerns and violence for me and my daughter.

Please do not approve this. I will put my vote and voice to power if needed to vote out or block such development/zoning changes.

Rebecca Boucher
1534 S Fairview Dr
Tacoma, WA 98465
(301)807-9442

From: [Corso.](#)
To: [Woodards, Victoria](#); [Thoms, Robert](#); [McCarthy, Conor](#); [Hunter, Lillian](#); [Walker, Kristina](#)
Cc: [City Clerk's Office](#)
Subject: I support the GMA but oppose the Home in Tacoma Project Proposal
Date: Friday, July 9, 2021 12:51:27 PM

Dear Mayor and City Councilmembers,

I support the Growth Management Act but oppose the Home in Tacoma Project for several reasons including the Preliminary Mitigated Determination of Environmental Nonsignificance.

Please order a full SEPA EIS and incorporate the results into the One Tacoma Comprehensive Plan during Phase #1 to help ensure that the city is better prepared to draft municipal code that balances its density goals and pollution-reduction goals.

Given that Tacoma has been a significant source of pollution in the Puget Sound region for more than a century with its:

- Eighty-four superfund sites (with only 35 archived) [Tacoma, WA Hazardous Waste Superfund in Pierce County \(homefacts.com\)](#)

[Tacoma, WA Hazardous Waste Superfund in Pierce County](#)

What are Superfunds? Superfund: A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

- Unsatisfactory wastewater treatment system that dumps too much nutrients into the Sound, stimulating bacteria blooms that make it unsafe to eat the shellfish, swim in the Sound, etc., and results in falling dissolved-oxygen that can cause mass die-offs (according to the American Society of Civil Engineers Seattle, Tacoma-Olympia, and Inland Empire Infrastructure Report Card) [Washington Infrastructure | ASCE's 2021 Infrastructure Report Card](#)

[Washington | ASCE's 2021 Infrastructure Report Card](#)

Download the latest state report card highlighting Washington infrastructure from the American Society of Civil Engineers (ASCE).

infrastructurereportcard.org

|

- Unsatisfactory stormwater system that dumps untreated stormwater directly into the Sound, a significant source of nonpoint pollution including fecal matter, copper, mercury, PCB's, PCDD/F's, pesticides, PAH's, DEHD's, etc., again, making it unsafe to eat the shellfish, swim in the Sound, etc.

(according to the American Society of Civil Engineers Seattle, Tacoma-Olympia, and Inland Empire Infrastructure Report Card and the Washington State Department of Ecology). [Issues & problems - Washington State Department of Ecology](#)



[Issues & problems - Washington State Department of Ecology](#)

Much of Puget Sound appears to be vibrant, clean, and healthy, but our scientific studies show that this unique marine estuary has a variety of environmental issues and problems. Changing water chemistry is making

[ecology.wa.gov](#)

I'm concerned that increasing density will result in even more pollution. The City of Tacoma has done little to upgrade its infrastructure to support the current population and reduce pollution let alone prepare for a more densely populated future.

During a June 24th Zoom meeting with constituents, US Representative Kilmer argued for a more densely populated city that cleans up its current pollution and upgrades its infrastructure to reduce the amount of

pollution discharged into the environment. However, this vision is less likely to be realized without a full SEPA EIS because upzoning most of the city is a significant change in land use, and the city will need the help of all affected parties imagining a more densely-populated Tacoma to better anticipate the pollution-related problems of the future.

Sincerely,

John Corso
701 N J St
Tacoma

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Housing Proposal
Date: Friday, July 9, 2021 1:22:42 PM

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

From: Joseph Munizza <munizza@harbornet.com>
Sent: Friday, July 9, 2021 10:13 AM
To: Planning <planning@cityoftacoma.org>
Subject: Housing Proposal

I am not in favor of the proposal to duplex and triplex additions to neighborhood areas.

Thank You,
Joseph Munizza
3716 North Washington Street
Tacoma, WA 98407
munizza@harbornet.com

From: [Claudia Ellsworth](#)
To: [City Clerk's Office](#)
Cc: johnhines@cityoftacoma.org
Subject: Home in Tacoma
Date: Friday, July 9, 2021 1:55:34 PM

I am writing to express my concerns about the Home in Tacoma proposal.

I reside in a view sensitive area and do not wish to see any changes to the view protection regulations just recently approved by the Council.

We are in an area with narrow streets and very limited parking. When a fire engine enters the area, they have great difficulty weaving between parked cars. More cars parked on the street are a danger to emergency response in this area.

To be truthful, we are engaged in a four lot short plat with our neighbor (if City Planning ever responds to us), which will of course double the density of our lots. Most of our neighbors have already short platted their lots, so there isn't a lot more to do in this area. Our short plats will provide off street parking, and hopefully not add significantly to the crowded on street parking. We live on South Sunset, which is already a conduit for speeds taking a "short cut" from 6th to 19th, despite the speed bumps.

Claudia Ellsworth
1405 South Sunset Drive
Tacoma 98465

From: [Tom Healy](#)
To: [City Clerk's Office](#)
Subject: deleting single family zoning
Date: Friday, July 9, 2021 2:19:21 PM

Deay City Clerk, We are opposed to eliminating single family zoning in the City of tacoma. As proposed it would set up too many legal conflicts with existing CC&R's. A rezone of this type would be a disaster akin to the downtown parking garage fiasco. Tom & Katia Healy, 1514 S Aurora Ave. Tacoma, Wa., 98465

From: [Nancy Bickford](#)
To: [City Clerk's Office](#); [Hines, John](#)
Subject: Proposed Tacoma Rezoning Plan
Date: Friday, July 9, 2021 2:37:35 PM

Good afternoon

Please do not make the same mistake that the City of Seattle made by moving too fast and doing too much. It has turned out to be a mess. Recommend starting in a few areas with good access to mass transit.

We live on the west slope on Narrowmore on Karl Johan South

- Existing established neighborhoods should remain as is and not be changed by Home in Tacoma
 - This process is moving too fast. More pilot programs, such as design standards, and broader community input need to occur before a City Council vote
 - Changes to zoning should not override existing covenants within Tacoma
 - There should be no changes to View Sensitive District Overlay zones and height limits
-
- More time is needed to develop a phased-in approach with in-person meetings, or
 - No to Home in Tacoma rezoning

Nancy Bickford
1202 S Karl Johan Ave. Tacoma WA 98465

From: [La Tonya Cooper](#)
To: [City Clerk's Office](#)
Subject: CAP ON RENTAL AMOUNTS WORLD WIDE
Date: Friday, July 9, 2021 2:38:30 PM

Hi.

I believe that there should be a Cap(max amount allowed) that a landlord is allowed to change per the square footage of the house and there should be inspection of property made mandatory for rental increase and claims of property destruction and to determine additional rental amounts allowed by documented (receipts) showing improvement of property such as painting ,new stove, carpet,blinds ect.

Thank You In Advance

La Tonya Cooper (253)273-8677

[Sent from Yahoo Mail on Android](#)

From: [vickiemcdougall](#)
To: [City Clerk's Office](#)
Subject: Home Project
Date: Friday, July 9, 2021 9:11:06 PM

I have commented before and will comment again.

If what you have in mind regarding multifamily housing is like the two apartment complexes that were built in the Proctor Neighborhood then I will say NO loud and clear.

You say the new housing will complement the scale and design of each neighborhood and I say bull. Those in the Proctor area are too high for the neighborhood and too modern. They should of been made to blend in with the style and design of the neighborhood. Also, Parking is a MUST for all the residents at a reasonable price.

You talk about wanting it to be near shopping and transit. Well, what's in Proctor is killing the shopping and dining. There are not enough parking spaces for the apartment buildings that were built , the cost for what parking there is is too expensive, all of which leaves the residents in those complexes using up the street parking for the businesses and other residents in the area. I love to shop, dine and support the Proctor district. Alas, I can rarely do so anymore because I can't find parking.

The city allowed those apartment buildings to be built without adequate parking and w/o the character of the neighborhood and I don't see you doing any better on further projects if Proctor is any example.

It appears all the city is concerned about is building more and more mega apartment complexes and allowing contractors/developers to come in and make ton's of \$\$ w/o really considering the needs of the communities you are invading and I don't see it benefiting small businesses in those communities in Tacoma.

Vickie McDougall, North Tacoma resident

Sent from my Verizon, Samsung Galaxy smartphone

From: [Angie Wolle](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Zoning in the West Slope areas
Date: Friday, July 9, 2021 9:31:27 PM

Hello,

I was just made aware of the proposed new zoning classifications. I vehemently oppose this. This will adversely affect our neighborhood in the following ways: increased traffic, noise, property devaluation, obstruction of views, and safety. This is not a good idea.

I urge you to NOT approve these proposed changes.

With deep concern,

Angie Wolle

Fairview Drive - 98465

From: [Jim Straub](#)
To: [City Clerk's Office](#)
Subject: Please pass Home in Tacoma without further delay
Date: Friday, July 9, 2021 10:14:46 PM

City Clerk,

To: The Tacoma City Council

From: Jim Straub (District 2 resident)

Please don't delay Home In Tacoma any more!

We absolutely need more housing supply to alleviate the multi-year scarcity of new housing in Tacoma, and we need it *two years ago*. Further delay just turns more Tacomans into homeless Tacomans.

Home in Tacoma will do a lot of good for the city. 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.

If you want to make Home In Tacoma better, I'd suggest:

- Some clarity on the role of design standards and a commitment that this will not serve as a veto point for housing production.
- 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.
- Slash parking mandates!! This one small thing can do so much good!!!
- 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.
- Expand the area where the 12 year Multifamily Property Tax Exemption can be utilized, because it has affordability requirements.
- Complete elimination of the 8 year Multifamily Property Tax Exemption.

Thank you,

Jim Straub
422 N L St #3
Tacoma WA 98403
253.221.0809

Jim Straub

rustbeltjacobin@gmail.com
422 N L St, Apt 3
Tacoma, Washington 98403

From: [Dave Roberts](#)
To: [City Clerk's Office](#)
Cc: [Nadine Roberts](#)
Subject: FW: Home in Tacoma Initiative - public comment not in favor of the initiative.
Date: Friday, July 9, 2021 11:51:09 PM

Please accept this as public comment previously sent to my district's council member for the July 13th Public Hearing regarding the home in Tacoma initiative.

I would also add to the email below, having three public meetings on this initiative in two weeks during the first vacation window we've had since the start of a pandemic doesn't build trust that the City leaders are actually interested in receiving public feedback. Most of us have jobs and if we are fortunate enough to travel in July, will be excluded from the process. There is no way that this pace can be justified based on a "crisis" that is nation wide and decades in the making.

Regards,

Dave Roberts

30-year Tacoma Resident.

From: Dave Roberts
Sent: Wednesday, May 26, 2021 9:49 AM
To: robert.thoms@cityoftacoma.org
Cc: Nadine Roberts <robertsn12@yahoo.com>
Subject: FW: Home in Tacoma Initiative

Good morning Mr. Thoms,

I am writing to express my concern regarding the City's current initiative to convert existing single family residential neighborhoods into high density development for the good intention of creating equal access to affordable housing. In short, this goes against the basic principle of fairness and creates a take from the existing residents. The initiative has not received appropriate environmental review, and our current public infrastructure (Roads, Sewer, Solid Waste, etc) and public education system cannot support it.

I've worked in the private and public sector in many different roles ranging from development oversight to City Administrator and know that dollars associated with development are intoxicating (and necessary) for running government business and for the overall health of the community. Having said that, I can't believe that anyone on the council or planning commission is sufficiently naive to believe that Developers are acting for the good of their communities and that they will be sacrificing profits to achieve the goals of the City of Tacoma. This is why we elect public officials. We expect that our electeds will serve in our best interests.

For all of the information I've consumed regarding this initiative, I have yet to hear one reason why it will benefit the City's existing residents. My wife, 7 year old son, and I live in your district (and I've lived in the City for almost 30 years now). Our property would be on the fringe of allowable 4 story housing – just to the south of us on the opposite side of the street. If this were to happen, our entire house would be cast in the shade all day. We bought in a single family neighborhood that was zoned exclusively as single family for a reason. This is a basic principle of buying a home. Understand the zoning that you are buying in establishes the character and future for the neighborhood. Now the City is proposing to change those rules which would unjustly devalue my hard earned housing investment. We already fight for

parking, the brand new elementary school is already beyond capacity, we pay \$7,000 per year in property tax, more than \$600 every two months in utility service, and enjoy almost nightly car prowls as it is. There is no reason to make this worse. The City will ultimately be displacing its own residents for the benefit of developers. A number of our neighbors have already indicated that they've decided not to improve their properties as they want to see how this plays out to determine if they want to put their houses on the market and leave Tacoma before our neighborhood is destroyed and their houses are significantly devalued.

If you read through the local blogs (Nextdoor) for your District, you'll be hard pressed to find anyone that is excited about this initiative.

On a more practical level – there is no way the City's infrastructure can support this initiative and **there needs to be a careful environmental review completed prior to adoption of this plan**. I understand the Planning Commission is anticipating issuing a DNS or MDNS under SEPA. I was still on the TEAMS meeting late when the Commissioners asked about this issue that I raised during public comment and their legal counsel indicated that "we can work through all of that". There is absolutely no doubt this initiative will face legal challenges from an environmental policy perspective. As I noted during my public comments to the planning commission, the roads in our neighborhood are unacceptable (even arterials such as Alder are in horrible condition recently made worse by construction traffic created by the 6th and Alder Development with no plans for repair). As previously noted, the local elementary which has been in service for less than 1 full year is at capacity (I understand they are unable to build excess capacity), but how much more can we pay in property tax to build more schools and fix the roads.

In addition to schools and road taxes, my utility service is approximately \$600 every two months. I work in public infrastructure and understand this to be a fee for service and not a tax. However, the City of Tacoma has led two lawsuits against Department of Ecology in the last three months over pending nutrient discharge limits to the Sound. The basis for the lawsuit is that the improvements necessary to meet the proposed limits would cost the sewer utility "Billions" and would limit the City's discharge limits thereby stopping all growth (not increasing it per this initiative). Although the cost to add additional tankage and modify the treatment process is not Billions and other communities on the Sound already meeting the future proposed discharge limits (such as LOTT Clean Water Alliance), there is no doubt that building more homes in Tacoma would result in greater loading the Sound. This issue needs to be addressed as part of any Environmental review associated with the Home in Tacoma Initiative. Local Tribal Leaders will no doubt be watching this with keen interest.

The justification for this entire initiative is based on a false premise of creating more housing will equate to affordable housing. Look at Six and Alder Apartments. They are leasing units for up to \$3,500/ month the last I checked. The market will absolutely charge the maximum that it can bare and simply put, living in the north end is never going to be "affordable" regardless of development initiatives. At the same time ramming this through during COVID with limited access for public education and record high material pricing just doesn't make sense. It costs double to build housing than it did just two years ago. The supply chain and resulting pricing issues will likely extend well beyond when the first "affordable" housing units are constructed.

Finally, the Planning Commission has yet to bring forth any evidence, such as hard research data or other communities' success stories with similar initiatives to provide this proposal any validity.

If we are going to make developers wealthier at the cost of the community, at least do the right thing and make them buy properties where the underlying zone supports the type of development being proposed. Sixth avenue is loaded with opportunity for redevelopment and the people that bought there already bought in a commercial zone and would love to see their neighborhood improved. Downtown Tacoma has plenty of space and tall building under-utilized (for decades). Incentivize developers to create a vibrant downtown core so people want to bring their businesses here to create good paying jobs. Developers will never buy more expensive commercial property if they can come in and doze two or three private residences for a fraction of the cost. The City will inadvertently stop the downtown revitalization effort as an unintended consequence of this initiative.

When the Council hears from the Planning Commission on June 8th, please do the right thing and remand this back to:

- Collect further public comment (and tell them to actually adjust recommendations based on feedback received).
- Spend the money now for the Environmental Impact Statement that will be required (rather than waiting to be sued by the tribes and other environmental organizations so the City can spend tax payer dollars to defend this initiative while completing an EIS later),
- Study impacts on our existing infrastructure that we've already invested in but are not seeing the benefits. This should include a financial evaluation that demonstrates future capacity of our infrastructure (Roads, Sewers, Stormwater, and Shools) will be paid for by developers rather than the existing residents that are already taxed at unsustainable levels.

Let's not sell the future of Tacoma for a quick buck today.

Regards,

Dave Roberts

Tacoma Resident

253.820.8537 | mobile

From: [shortcakerme](#)
To: [City Clerk's Office](#)
Subject: Public Comment Deadline for Home in Tacoma
Date: Saturday, July 10, 2021 8:50:10 AM

Hi good morning,

There should be no changes to View Sensitive District Overlay zones and height limits. The existing established neighborhoods should remain as is and not be changed.

Thanks, Regina and Rafael Escribano
922 South Karl Johan Avenue
Tacoma, WA. 98465

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

From: [Billee](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: proposed density increase
Date: Saturday, July 10, 2021 10:32:42 AM

We wish to let you know our concerns regarding changing density regulations in our area.

The area from Jackson to Linden Lane primarily consists of very narrow streets with few sections of sidewalk and limited access to public transportation.

If residences with larger populations and more vehicles are allowed it would become a serious traffic safety issue, as well as parking difficulties.

There may be a very few properties that abut arterials which could be exceptions, but generally increasing density would not be appropriate or safe.

Thanks you for listening,
Jack and Billee Brown
1258 S. Fernside Drive
Tacoma, WA

From: [Malcolm & Sheila Reeve](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); clinetg@comcast.net
Subject: Public Comment for Home in Tacoma
Date: Saturday, July 10, 2021 12:36:37 PM

As a homeowner in the Narrows area we feel very strongly about maintaining the look and feel of the area which. has many beautiful mid century, view homes with strong covenants.

We feel that

- Existing established neighborhoods should remain as is and not be changed by the Home in Tacoma proposal.
- Some additional housing density may be possible without infringing on the neighborhood by concentrating on thru-ways like Jackson / Bridgeport. Any development should come with appropriate parking facilities.
- This process is moving too fast. More pilot programs, such as design standards, and broader community input need to occur before a City Council vote
- Changes to zoning should not override existing covenants within Tacoma.
- There should be no changes to View Sensitive District Overlay zones and height limits

Thank you
Malcolm Reeve
7601 S 19th Street
Tacoma 98466
818 458 3944

Sent from my iPhone

From: [Hayley Henry](#)
To: [City Clerk's Office](#)
Subject: In opposition of Home in Tacoma
Date: Saturday, July 10, 2021 12:44:57 PM
Attachments: [Letter to planning commision for 7.13.21 review.docx](#)

Please see attached letter addressing my comments and concerns for the Home in Tacoma Project.

Thank you,
Hayley Henry

Sent from [Outlook](#)

Tacoma City Council and Planning Commission
7/10/21

To Whom it May Concern,

I am writing in opposition of the City of Tacoma Planning Commissions revised Home in Tacoma affordable housing/rezoning proposal particularly in my neighborhood of Strawberry Hill, East Tacoma. I have listed reasons for my opposition below.

Before I share these concerns, I would like to share my ideas on how to address expected housing demands. I propose that you slow the process of your proposal. I propose that you change all residential areas throughout Tacoma to low density rezoning. After an allotted time, let's say two years of collecting data then reassess additional unzoning. This would allow execution of pilot programs, impact on traffic, how current rezoning met the needs of housing, expected changes in infrastructure like increase demands on schools, transportation, utilities, water drainage etc. It would clarify gaps that need to be addressed before major changes. Then once data has been collected and more details on neighborhood specific needs become clear do you reassess rezoning neighborhood to neighborhood.

Reasons for opposition of rezoning Strawberry Hill:

2019 Rezoning proposal of Strawberry Hill rebrand:

I strongly opposed the 2019 Comprehensive Plan and Land Use Regulation proposal in my neighborhood of Strawberry Hill and I strongly oppose your ongoing project which is a rebrand of the last proposal.

Let me refresh your memory on the outcome of the 2019 Future Land Use Implementation Summary of Planning Commission Review and Recommendations for the E L St & E 29th and why one year ago it was determined to not be upzoned. These reasons still ring true today; a year later.

"The Planning Commission recommends maintaining the existing zoning and re-designating these properties in the Future Land Use Map of the Comprehensive Plan as Multi-Family (Low Density) rather than Multi-Family (High Density), consistent with the current zoning. Furthermore, the Commission recommends a reconsideration of the View Sensitive Overlay District and the application of the District Citywide".

"The recommendations are supported by the following considerations:"

- *Public Testimony*
- *The existing zoning is supports missing middle housing*
- *High density zoning is supported in the McKinley Neighborhood Center*
- *Potential View Impacts*
- *Establishing appropriate zoning transitions*
- *Lack of adequate supporting services and infrastructure*
- *Lack of connectivity to surrounding business districts*

Document is listed on:

What has changes since 2019 given the listed considerations above to not continue with the rezoning of the Strawberry Hill neighborhood?

Design NOT congruent:

The currently proposed rezoning of Strawberry Hill/McKinley Hill will overhaul these neighborhoods at the expense of current and future residents – and at the irreplaceable cost of a unique piece of Tacoma’s history. The revised plan continues to be too drastic of a change that would completely overhaul the charm, character of this neighborhood, use of public space and accessibility to these major corridors. My property line is the cut off from the proposed “low-scale residential zoning” to the proposed “mid-scale zoning”. The fact that my home could be/ will likely be next to a tall luxury condo because it is eligibility of being located near a major corrido and given its views means my property and investment is diminished at the cost of others. I understand the goal is to establish and implement anti-displacement strategies so new development doesn’t come at the cost of current residents; but intention is not enough. Current homeowners need more than the intention in order to support such a change. This is the livelihood of many homeowners who’s main asset is their home and property value.

This will not only block the views of my home and neighbors, impeding my neighborhood, increasing traffic, noise. It is not a welcomes change for me nor my neighbors. In March and April I personally walked door-to-door to pass out informational handouts to my neighbors about this proposal. Not only were little informed about this drastic proposal but very few were in favor. In 2019, the proposed change on Strawberry Hill was strongly opposed by neighbors. Please listen to the people that would be most impacted by your decision.

Disregarding the fact that my neighbor, who’s only access to his home is the alley way between the two proposed zoning (low to multi density). Despite quality of roads and side walks, despite lack of walkability due to hilly terrain, despite limited services such as schools and grocery stores, despite the limited visibility of the neighborhood roads due to hills, despite the infrastructure concerns like drain water issues... this area is still demeaned appropriate for upzoning because of its location to I-5. However, as acknowledged in 2019 it is these reasons listed that should disqualify this neighborhood for multi-density. I encourage you to walk/drive the neighborhoods you’re wanting to rezone to better see the area you are working with. Each neighborhood is unique and just because it’s next to a major corridor does not mean its appropriate for up zoning.

In addition, I find it important to correct the planning commissioner chair, Anne Petersen, on a statement she made during a recent meeting. She incorrectly stated during a meeting on April 21, 2021 that resources come to an area AFTER the development of up zoning. Well, this may be true to affluent areas like Ruston Way, this has not been the case for lower income areas like East Tacoma. East Tacoma is the second leading area in Tacoma that currently has the highest density and yet these issues listed above are not addressed! Funding for maintenance of roads,

sidewalks, crime (I can't get a police officer to my house), maintenance of McKinley Park are all lacking. Below is a picture of the sidewalk leading up from McKinley park to bus stop 42 on McKinley Ave. The sidewalk is completely overgrown with brush, inaccessible (as it's next to a bus stop, not handicap accessible or family friendly). What you can't see is the garbage that is also in the overgrown brush. This picture is not an outlier. The area of East Tacoma is full of examples of lack of resources/funding. Goes to show that higher density areas does NOT mean your area will be well maintained, increase walkability, increase access to resources and services. I do not appreciate her false advertisement and statement; it is not a true reflection of funding and attention that comes from being in high density areas.



The vague nature of proposal:

I understand the details and design are to be determined during phase two of this proposed project, however, the lack of details and concrete constructs in phase one is too vague for me to support this plan.

The fact that you provide little to no details about how this proposal will blend low density with multitenisty neighborhoods, nor can you guarantee that these changes will not impede on current views therefore protect my home value... your asking residents to put quite a bit of trust in your department to be ethical and moral and frankly I this is not a risk I'm willing to make. This is the livelihood of myself and my neighbors and again for this reason I can't support this proposal.

During the recording of the informational meeting on 7/6, Elliot Barnett provided a visual demonstration that he quoted as “compatible”. At 45.02 seconds of the recording, the demonstration shows 4 story building next to a one story building and this was described by Mr. Barnett as compatible because of the setback. This is greatly concerning. This is not compatible to me. He made the statement that “a 4 story building will only be in the right place”; this is too vague of a statement and how do I possibly trust this given I don’t agree with your current standards of compatible. In previous meetings it was acknowledged that developer would be granted permission to increase height of buildings an additional floor if they provided a percentage of low-income/affordable housing for designated number of years. So there is a chance of having a 5 story building in front of my house (a 2 story home) and this is compatible? NO. Such change in zoning does not acknowledge scale compared to current housing zooming.

Affluent areas have pre-existing protection for homeowners:

Affluent areas like North East Tacoma and North Tacoma have protections for homeworkers so although there may be limited proposed up zoning in these areas, protections like View Sensitive Overlay and Historical District recognition prevent such as drastic change in those neighbors. East Tacoma has never been granted these protections despite the fact that family homes on Strawberry Hill were built in early 1900s and that the historical district representatives have acknowledged the lack of recognition of historical homes in low-income areas like East Tacoma and Hilltop. It’s also interesting to note that major corridors like Schuster Parkway, most of 30th hill and Stadium way are not being proposed to change to multi-density. Again, it seems higher density is inequality distributed in Tacoma based on socio-economic status. This is not equitable, this does not help distribute wealth in our communities. In fact this proposal would continue to segregate areas, impacting lower income communities/home owners.

In closing, I am writing to strongly urge you to reconsider the proposed rezoning of the Strawberry/McKinley Hill neighborhoods and to express my concerns on the broader execution of the rezoning changes throughout Tacoma. The current proposal to rezone Strawberry Hill/McKinley Hill will overhaul these neighborhoods at the expense of current and future residents – and at the irreplaceable cost of a unique piece of Tacoma’s history.

Effectively, the proposal would allow most or all of the area to be redeveloped into large rental buildings. This drastically changes the dynamic of our neighborhood – a neighborhood that already provides missing middle family homes but is not structured for this level of density. It doesn’t reflect the existing development patterns and represents a significant departure from its’ current character.

Again, I strongly urge you to drive or walk around the neighborhoods you propose great changes in zoning to between understand the impact to current residents.

Thank you for your time,
Hayley Henry

From: [Terrence McCarthy](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Proposed Zoning Changes
Date: Saturday, July 10, 2021 12:55:37 PM

48 years ago we bought our home in the single family neighborhood of Narrowmore .We have loved living and raising our family here. I am very much against the proposed rezoning of our neighborhood and the surrounding neighborhoods. One of the reasons we live in Tacoma and not Seattle is that Tacoma is a city of neighborhoods. I understand that we have a housing shortage (as does almost everywhere in the USA) and that people want to relocate here as many are priced out of Seattle. Do we want to become another Seattle? The beauty of Tacoma is it's size and friendliness. Do we want to change that?

We are located in the proposed low scale residential area but two blocks above us is the proposed mid scale area. The proposed Mid Scale Residential would provide "moderate to low onsite parking". Where are these proposed residents supposed to park? Jackson Avenue does not allow on street parking. Our neighborhood has very narrow streets and can't take more cars. If you think everyone is taking the bus or biking to work, look around. That is not happening. People are going to keep their cars. Take a drive through West Seattle to see the effects of this kind of zoning. It is a nightmare to try to drive on the residential streets there. Do we want this for Tacoma?

I hope you will reconsider this proposal.

Sincerely,
Kathleen McCarthy
1237 S Fernside Drive
Tacoma, WA 98465
253 565 2961

Sent from my iPad

From: [Gordie LAST_NAME](#)
To: [City Clerk's Office](#)
Subject: West slope neighborhood land use designations changes
Date: Saturday, July 10, 2021 1:32:08 PM

To whom it may concern,

I live on S. Geiger street and vehemently oppose these proposed changes. The reason we purchased our view home WAS to have a single family dwelling in a neighborhood of single family dwellings. To allow this change could potentially impact our real estate value if some one were to tear down a home in our line of sight to the sound and build a 3-4 story multi-use building. Please consider other areas that would not be impacted by potential view blocking new construction.

Sincerely,

Gordon Peters

From: [N Elizabeth](#)
To: [City Clerk's Office](#); [Planning](#); [Hines, John](#)
Subject: Fwd: west slope zoning proposal
Date: Saturday, July 10, 2021 1:44:33 PM

Hi City Clerk and Planning Commission -

Tacoma is amazing, and affordable housing and access to resources are admirable goals. Your new zoning proposal is not the most effective way to achieve them, and certainly not the best way to grow Tacoma long-term. You have tremendous power to shape the City for generations. The Planning Commission needs to do more research and obtain qualified expert affirmation to prove (1) roads, stoplights, sidewalks, transit, parking, crime, etc. will not worsen due to increasing housing without actually first investing in infrastructure, (2) you are responsibly stewarding public resources toward shared goals as efficiently as possible, and (3) you have projected out the long-term consequences on quality of life metrics based on comparables from other cities. I see your Commission has people with backgrounds in real estate, planning, architecture, and development, and these are among the interests that stand to profit from your Missing Middle plan. You have not done the work to bridge the gap between your beautiful mockups and the realities of day-to-day Tacoma. As best I could tell, Missing Middle is an architect's concept from modern times that harkens back to pre-WW2; I don't need to remind you we did not have as many residents or cars then as we do now, so therefore Missing Middle nostalgia does not square with the realities of 2021 Tacoma. Frankly when I first read "Missing Middle" I thought this was what happened to my waistline in my mid-30s (that is an attempt at humor on an otherwise very serious topic).

Your Missing Middle proposal creates opportunity for property owners and developers to profit by building up land but does NOT ensure that housing will be made affordable; your proposal enables people to profit from their rezoned land at a cost to the neighborhood. You left implementing your plan to the people who are incented to maximize profit, not housing or public safety. Speaking of public safety, please include storefront workers and more varied industries on the Planning Commission as you need more representation from people impacted by these issues.

In sum, your rezoning will not materially improve affordable housing as efficiently as possible. What your proposal will do is make opportunities for for-profit special interests, and for noise, congestion, traffic, car accidents and lack of parking. Please instead just build more transit and high density housing near urban corridors, etc. and don't leave addressing the housing crisis up to people who stand to profit from redeveloping single family homes. I know firsthand what effective high density housing and transit looks like, as I have lived my adult life in high density housing and did not even own a car until my mid-30s. Likewise I know that your rezone will not help struggling people find housing as efficiently as possible. Please please do the work of an end-to-end plan and vet it with experts, rather than drastically changing the City based on aspirational architectural concepts removed from the struggles of everyday life.

Respectfully,
Elizabeth

[We All Make One Tacoma LRP News and Updates \(February 2020\).pdf \(cityoftacoma.org\)](#)
[Why is a duplex house so expensive? - Quora](#)

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

From: N Elizabeth <nmills@stanfordalumni.org>

Date: Tue, Jul 6, 2021 at 9:06 PM

Subject: Fwd: west slope zoning proposal

To: <cityclerk@cityoftacoma.org>, Hines, John <john.hines@cityoftacoma.org>

Attn City Clerk - Please see below comments and consider as you evaluate options for west slope rezoning. To be clear, rezoning single family view property is not the most efficient way to house people in an affordable, environmentally friendly way. Build housing near mass transit, grocery stores, malls and colleges. Please don't let the city succumb to the allure of making as much money as possible off high-end high density view property. I understand that would help the city's short-term revenue but at a cost to neighborhoods. The empty condos at Pt Ruston are a good example of what high density view property does for affordable housing.

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

From: N Elizabeth <nmills@stanfordalumni.org>

Date: Tue, Jul 6, 2021 at 8:57 PM

Subject: Re: west slope zoning proposal

To: Hines, John <John.Hines@cityoftacoma.org>

Thank you so much for the fast, comprehensive response. I just finished walking in the neighborhood where other residents shared concerns as well. We are worried that developers have already bought land expecting zoning to change. Ultimately if housing as many people as possible is the goal, rezoning near the Narrows Bridge would not be the way to achieve that, but if enriching a select few property owners who sell to developers is the goal, then of course rezoning fits that need. I hope City Council does the headcount that voters in the neighborhood are more representative of constituents than developers. Look no further than the vacancies at Pt Ruston to see how high density view property pans out.

On Tue, Jul 6, 2021 at 12:48 PM Hines, John <John.Hines@cityoftacoma.org> wrote:

Good Afternoon Elizabeth,

Thank you for your email and for sharing your concerns about the Home in Tacoma proposal. I have been having many conversations and fielding many emails about the Home in Tacoma Project. The city council will be holding a public hearing on July 13th ([link here](#)) on Home in Tacoma during our council meeting. I have been encouraging residents to either participate and share their comments or submit written comments to the city clerk ([email address here](#)).

After the public hearing the council will debrief and discuss how we will make adjustment and changes (including scope and scale) before anything is put in place. Overwhelmingly, I have heard from residents that want this process slowed down and want more questions answered before we move forward. This is something that the council has agreed to and the will discuss further at our

July 20th Study Session follow up of the public hearing ([link here](#)).

Some of the concerns you share about the burdens of density, traffic, pedestrian safety and impacts on city services are also concerns that I have. As an active runner, with small children, safety on our streets is a paramount responsibility for me. The city staff has begun looking into these issues that we have raise from the council, and more information will be forthcoming in the weeks ahead.

In regards to litter, I have been working with my Council colleagues to fund a citywide post-COVID clean-up. After months of takeout food, plastic utensils and disposable cups, city litter has become a growing problem. I was able to set aside \$500,000 as part of our American Rescue Plan funds to address litter and graffiti in Tacoma. City staff is currently working on how we are going to do this, so I look forward to more details in the weeks ahead. I have also been working with city staff and the Washington State Department of Transportation (which handles the Narrows Bridge and Hwy 16) to get some more community work crews in our area.

Tacoma is growing and I want to make sure that we both allow for growth, but it needs to be balanced with other consideration like the ones you raise. I think looking at the area along 6th Ave and around TCC is a good idea and I have been working to support that growth, especially with light rail scheduled to come to TCC (some day).

Again, thank you for sharing your thoughts and I am happy to talk further. I take my responsibility as a representative of the resident very seriously and will work with my colleagues on this policy to ensure it balances changes with mitigating the concerns of current residents. This plan would have long term impacts on our community and I agree that we need to take the time to get it right.

John

From: N Elizabeth <nmills@stanfordalumni.org>

Sent: Sunday, July 4, 2021 7:56 PM

To: Campbell, Haley <HCampbell2@cityoftacoma.org>; Hines, John <John.Hines@cityoftacoma.org>

Subject: west slope zoning proposal

Mr. Hines and team -

West slope Tacoma is not engineered for high density housing off Fairview, Jackson, Vista View or S 12th, because the roads are too narrow, there are no stop lights or roundabouts and frankly I take my life in my hands every time I run in the neighborhood. Let me remind you as I am sure you already know that accidents are a leading cause of death for dogs and children; rezoning will increase the likelihood of car accidents killing children and dogs in this neighborhood. I have already been hit by a car once while running so am very adamant that cramming higher density housing into neighborhoods designed for single family homes is an accident waiting to happen. Now if the city had planned ahead with light rail nearby, built garage-less buildings to ensure fewer cars on the road and ran high-cost parking permit requirements, you would be better positioned to increase housing density; you have done none of these on the west slope. You cannot take the upside from high density housing in terms of more property taxes per square foot without the downside of increased gridlock, car accidents and pedestrian deaths.

By the way, I ran along the Narrows Bridge overpass yesterday, and there is a lot of trash. Will increasing housing density along the Narrows Bridge help the situation? Have you picked up trash lately on the main Tacoma thoroughfares? That would be a great City Council venture, much better for quality of life than adding housing to narrow roadway neighborhoods that lack the infrastructure investment to sustain this growth. You are better off building near TCC, grocery stores, and parks. P.S. a more sustainable approach is to fill the housing Tacoma already has.

Elizabeth

From: [Barbara Harrison](#)
To: [City Clerk's Office](#)
Subject: comments on Home in Tacoma for city council meeting
Date: Saturday, July 10, 2021 5:08:32 PM

Dear City Council,

I would like the city council to consider getting rid of the mid-rise plan and have the plan be all low rise. I think you would make most people happy doing this. I live in what would be a mid-rise area if this current plan goes through and it would be ruining the flavor of the neighborhood if mid-rise is adopted. Let's do this right and be an example for other cities.

.In mid-rise the building potentially would block views and light.

The low rise seems to be the most acceptable, reasonable and won't change the feel of the city. In low rise, town houses, duplexes, etc are available, which would fit into a single-family neighborhood.

Just because much work has already been done by the planning commission for both low rise and mid-rise development in now single-family zone areas doesn't mean the plan has to be carried out. When fighting a war, if the generals see a better plan than they had at the beginning, they would be foolish to stick to the old plan and loose the war.

The mid-rise could be built in areas that are not zoned for single family neighborhoods.

PLEASE CONSIDER HAVING ONLY LOW RISE IN AREAS CURRENTLY ZONED FOR SINGLE FAMILY NEIGHBORHOODS AND KEEP THE LOOK AND FEEL OF OUR SINGLE-FAMILY NEIGHBORHOODS.

Respectfully,
Barbara Harrison
Proctor neighborhood

From: [Terrence McCarthy](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Proposed Zoning Changes
Date: Saturday, July 10, 2021 6:10:39 PM

I've been living in and around Tacoma since 1958. I attended the University of Washington in Seattle and Willamette Law School in Salem, Oregon. I then clerked for the Washington State Supreme Court in Olympia and then worked in the office of the Pierce County Prosecuting Attorneys office. I was caucus attorney for the Washington State Senate. I then co-founded McCarthy & Causseaux law firm.

My wife and I purchased our home on Fernside Drive 48 years ago. Fernside Drive is right below Jackson. Our house is just a short distance from So 12th Street. Our residential area has many well maintained single family homes. The area is one of many residential areas we considered when buying our home. I consider it one of the entrances to Tacoma.

There does not appear to be any justification under the standards for amending zoning laws to change the zoning in this area of the city. Basically, you would be authorizing the destruction of single family homes which are well maintained to build multi family homes .

My wife and I chose Tacoma because it was not Seattle. Tacoma is a city with a distinctive character that distinguishes it from Seattle. We do not need to become a bedroom community of Seattle. There is still substantial property in the downtown area that can be developed with multi family residences without invading historic, well maintained neighborhoods.

Residents in our area have spent their income raising children and investing in their homes and their neighborhood. We spent our incomes on our homes relying on the zoning. For the city to change the zoning, in violation of traditional reasons for zoning changes, is really like the city stealing from residents who have invested in their homes.

The small increase in density as a result of the proposed rezoning would not justify the damage to the character and beauty of the area. Nor can it justify the damage to all of us property owners who have invested our income in maintaining this area. Property owners need to rely on existing zoning.

Please don't copy Seattle. Don't let us become a residential area for Seattle.

Sincerely,

Terrence F McCarthy
1237 S Fernside Drive
Tacoma, wa 98465
253 565 2961

Sent from my iPad

From: [Hilary Schumer](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Saturday, July 10, 2021 6:42:02 PM

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,

[Your name]

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

From: [James Williams](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Saturday, July 10, 2021 7:02:03 PM

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,

[Your name]

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

From: [Constance Hoag](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); [Jonathan](#)
Subject: Regarding the proposed zoning changes in the West Slope
Date: Saturday, July 10, 2021 8:03:03 PM

My husband and I are writing to voice our objection to the proposed zoning changes for Tacoma, specifically to the West Slope neighborhood. We purchased our “forever” home here in November 2019. My husband is in the Army and will be retiring in just a few years, so we have given a lot of thought to where we and our 7 children would ultimately settle down. We chose the West Slope for multiple reasons, but the lack of residential congestion, the amazing views, and the quiet neighborhoods were front and center.

If the proposed zoning changes occur, all of attributes listed above will be threatened. Tacoma is a fast growing city that is thriving from the influx of residents it’s seen in the past several years. Having lived in Tacoma since 2010, I’ve watched the city flourish and it’s been exciting to see the commitment the city council and mayor have made to enhancing so many areas of the city, specifically revitalizing downtown and expanding the light rail. Our city is rapidly becoming a rival to Seattle when it comes to points of interest, restaurants, and tourism. One only needs to look at the home values in this area over the past 5 years to see that many are recognizing the value of living in Tacoma.

That said, affordable housing is an expected issue and one that each city that finds itself in such a meteoric rise in a short period of time will need to deal with. However, I think we should look to other cities that have found themselves in similar situations (Boston, Ma; Austin, TX; Asheville, NC, etc.) and use them as guideposts. Those cities have a clear grasp on neighborhoods and what makes sense within those neighborhoods.

Opening a door for developers to potentially build apartment complexes within quiet and established single family home neighborhoods is not only an affront to those of us who have chosen this as our home, but also an obvious deterrent to those who are looking to make Tacoma their home. Tacoma is not a small city. The council needs to look deeper within the city’s footprint to determine the best place for apartments and not place buildings willy-nilly where they have no business being.

I sincerely hope you take our firm opposition, as well as our neighbors’, into consideration when making this decision. We elected all of you because we trust you to do what is in our best interest, so please take those interests to heart when making decisions regarding the neighborhoods and homes of your constituents.

Thank you,

Constance and Jonathan Hoag
620 Vista Dr
Tacoma, WA 98465

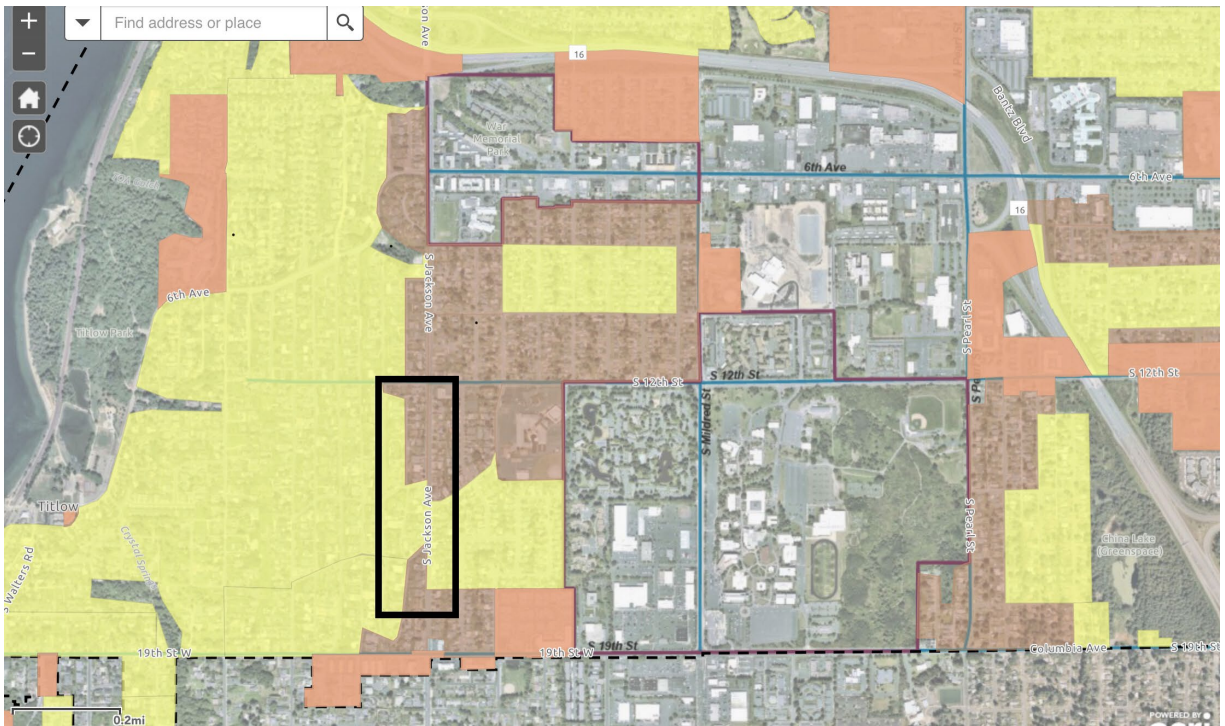
From: [Home In Tacoma](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home In Tacoma - City Council public hearing
Date: Sunday, July 11, 2021 6:40:06 AM

City Council and Commission:

Thanks for your efforts to date in working on this project as well as your broader efforts to improve equality and affordability in Tacoma. These are important issues given the correlation between the adequacy of affordable housing and homelessness. There are also other causes for homelessness however; as such, it is important that a comprehensive plan to address homelessness also addresses issues unrelated to the affordability of housing in our community. Otherwise, there is risk that an ambitious plan to address one cause does not address several other root causes.

There appear to be odd inconsistencies currently within the map, particularly in West Tacoma that are at odds with the stated approach to nearby structures (with the potential for houses which may have views currently to have Mid-Scale structures placed in front of them, particularly on streets between South 12th and South 19th). It is unclear what the Commission's perceived benefit is to dropping in a number of Mid-Scale structures in the map in areas that are supposed to be subject to height restrictions particularly in areas where Low-Scale properties are directly both due west and east of these potential Mid-Scale properties) in a manner that is inconsistent with the overall strategy and framework that has been indicated.

Consistent adherence to the proposed framework is important to obtaining community support (if desired). This could be significantly adverse to nearby properties in a way that seems unnecessary, and impractical. Also, starting and stopping Mid-Scale housing multiple times on a given street / neighborhood seems inconsistent with the stated goals, objectives and framework and does not seem very strategic. The subject area is in the rectangle below. It seems that the properties due west of this area may have had stronger representation or lobbying thus far as they do not reflect the odd inconsistencies that appear unique to this area. The sandwiched properties have Low-Scale properties west of them but can build higher and larger than the Low-Scale properties due east of them.



From: [Sally Perkins](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma topics
Date: Sunday, July 11, 2021 8:15:06 AM

Dear Members of the City Council:

There is a robust conversation going on in the community about Home in Tacoma. I've read the consultant's report on how Home in Tacoma would work, and offer the following comments and questions:

- **Many of the most pressing topics**, like addressing racial disparities, preventing displacement of long-time residents, design standards, etc. **are covered only by generalities in the consultant's report.** It's nice to think that there will be plans and initiatives to address each of these, but for now, all we have are generalities. Anyone can make a general promise, but how is the City going to carry these promises out? Will future Councils feel obligated to do all the things that this Council wants to promise?
- **Has the City literally modeled out—on a map, with actual parcels—the infill needed to generate the number of additional housing units?** How much more density is created (1/3 more density? 2/3 more density?) by the annual goals for growth in the number of units? If the density is addressing affordability, how does the location of the density tie to land values throughout the City? It is not difficult to picture the density going into the historically under-invested neighborhoods, creating a disproportionate impact on lower-income residents and folks of color.

And if the modeling needs to cover several scenarios, then let's see the various scenarios and how they impact different parts of the City.

- **The City has been talking about design standards for years.** Nothing has been done, and I direct you to the 1700 block of S Sheridan or the 900 block of S. M Street for current examples of new residential construction ("design") that are totally out of character and scope and scale with the Hilltop neighborhood. At this point, I do not believe the City will actually enact or enforce design standards, which is a key promise of Home in Tacoma.
- **Has the City modeled out the loss of tree canopy and green space** caused by greater density? There are a lot of trees that would either have to be cut down to make room for more housing units on a parcel...or whose root systems will be damaged by construction, resulting in the loss of the tree in the future. I would like to see the specific Metro Parks property acquisition plan for more green space (parks) in neighborhoods throughout the City to offset loss of green space in residential areas, including the MPT inventory of available open lots that could be used for park purposed. We know from our experience during the COVID restrictions how important access to outdoors and

green space is.

The related issue here, made clear at the end of June, is the Heat Index. As climate change brings higher heat levels, what is the impact on the Heat Index in the City of more buildings, fewer trees and less green space? Have you modeled this out to determine the increase in the Heat Index degrees? How much hotter is it going to get in Tacoma as a result of this plan?

See the report from the Pew Charitable Trusts, July 6, 2021, on trees being the critical lacking infrastructure in poor neighborhoods.

<https://www.pewtrusts.org/en/research-and-analysis/blogs/stateline/2021/07/06/tree-the-critical-infrastructure-low-income-neighborhoods-lack>

- The last question I've seen, that is important to do additional research on, is this: **how fast does Tacoma need to build additional units to keep pace with the number of people who want to move here?** Essentially, what is "functional zero" for handling growth? We have a backlog of existing people who do not have housing or who can no longer afford housing in Tacoma. We have steadily increasing home purchase prices, and rental prices. How many additional people are moving into Tacoma? **How fast do we have to build to 1) house the current Tacoma folks who do not have housing; 2) house the current Tacoma folks who are being priced out of their current housing; and 3) house the folks who want to move here?** To do this, you need to use accurate numbers for unhoused people (the City consistently low-balls this number), and for people being priced out.

The related question is...**how fast are land values and construction costs rising...in terms of affordability of whatever units are actually built? In other words, will "the market" make provision for lower-priced housing** or has that ship already sailed?

Modeling these two questions out, with real data and sensible assumptions, could be really helpful in understanding the actual potential of the Home in Tacoma proposal to help solve the problems of affordable housing in Tacoma.

Many assertions are being made about how Home in Tacoma will solve the housing affordability crisis. These assertions may be true and...until they are backed up with analytical evidence like the modeling I am suggesting here...they are only assertions that still need to be tested more rigorously than I've seen so far.

Sally Perkins

District 3

sally@practicalsolutionstacoma.com

From: [Melissa Young-Williams](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home in Tacoma Project
Date: Sunday, July 11, 2021 9:18:45 AM

Who we are:

Mike and Melissa Williams
3602 N Proctor, Tacoma, WA

We recently attended the informational meeting (July 6th) focused on proposed Low Scale Residential and left the meeting feeling very strongly about the following issues:

- **Design Review Board for the City of Tacoma:** The plan presented by Elliott Barnett, with its attractive graphics of desirable setbacks and pitched roofs, hinges entirely on a robust and strident Design Review Board intensely reviewing every proposed infill project in this new iteration of our City. The scale of review required to accommodate an ENTIRE CITY now eligible for infill, multi-family development, will be enormous. I am not aware of any Design Review Board in the City of Tacoma that could even begin to meet the Design Review that will be required to review the volume of plans submitted after this sweeping zoning change. How many FTEs are being budgeted in the planning department's budget to ENSURE this level of development will be consistent with neighborhood scale? Elliott Barnett repeatedly referred to "Design Review" as Tacoma residents' singular line of defense against an unsightly tri-plex looming over them after the house next door to them is torn down in the name of "affordable housing."
- **Affordable Housing:** Home in Tacoma is being proposed as a key "tool" to create "affordable housing" in our City, yet when questioned how HIT would actually result in affordable housing, Mr. Barnett and his team said they were "working on those details." It has been my experience that developers of infill are business people...they are not interested in undertaking a project that won't create a profit. This is why Madison 25, the multi-storied, "infill" apartment building in Proctor charges the following rents:
 1. Studio (578 sq ft): Starts at \$1,600
 2. 1 Bed/1 Bath (622 sq ft) Starts at \$1,800
 3. 1 Bed/1 Bath/Den (760 sq ft) Starts at \$2,380
 4. 2 Bed/2 Bath (869 sq ft) Starts at \$2,775
 5. 2 Bed/2 Bath/Den (1192 sq ft) Starts at \$2,850

This is NOT affordable housing. We own a couple of well maintained, little bungalows in Proctor that we rent to people like educators. We charge approximately \$1500 for our little houses, each of which has off-street parking to minimize the impact to our neighbors. Home in Tacoma will encourage property owners, such as ourselves, to consider the profit that could result from tearing down our little houses and building THREE in their place. In order for that to be profitable, however, we (and every infill developer considering such a project) would need to charge the sort of rent Madison 25 is charging. NOT AFFORDABLE.

- **Parking:** In the HIT presentation we attended, building attractive, detached, pitched-roof garages (ensured/enforced by our new, extremely busy Design Review Board) was

shown in a number of graphics to ease our concerns as citizens. Will sufficient parking requirements be enforced under this zoning change? We are aware of many rentals in the Proctor neighborhood with multiple tenants living in them. With each resident comes a vehicle - 7 or 8 cars that park in front of neighbors' houses. What parking requirements are being written into this unilateral, and potentially disastrous zoning change?

City Council - we understand your desire to "APPROVE SOMETHING" to say you have done your part to deal with affordable housing in the City of Tacoma, but HIT is NOT the answer. Please demand, on behalf of your citizens, that HIT be fully conceived and ready to deal with the onslaught of permitting requests that will result from changing zoning across the entire city. Please demand that something better than a non-existent Design Review Board is our citizens only defense against unsightly, incompatible development happening around them. Please demand better than "we're working out the details of how this will create affordable housing." Please demand something better than "we think people will stop driving cars once we have more transportation services," and parking won't be an issue that ruins neighborhoods.

Thank you for doing the hard work of demanding a solution that is more than pretty graphics and big dreams and promises of equity and affordability. We know numerous developers that are VERY EXCITED by this zoning change proposal. We do NOT know any local residents (who are not developers) that think HIT is a good idea.

Very Sincerely,
Mike and Melissa Williams

From: [Laura Gardner](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Support of Home In Tacoma Project
Date: Sunday, July 11, 2021 9:55:07 AM

I support the Home in Tacoma project. I attended all the information sessions earlier in the year and understand the need for more housing, more housing options and more affordable housing in Tacoma. This project is one of many steps that need to be taken to improve the housing options in Tacoma.

I live on the West Slope with a beautiful view of the water. Some of my neighbors (West Slope Neighborhood Coalition) have been very vocally NIMBY about this project. I received a letter from the coalition encouraging me to comment on Home in Tacoma and to cc my City Council member, John Hines. The letter was very interesting to me because NOWHERE in the letter did the Coalition explain WHY the city was proposing these changes. These neighbors don't want change because they have a good situation now. I know the "squeaky wheels gets the grease" and that you will receive more comments from those opposed to this project than from those who support it. I hope you remember that there are many UNSPOKEN voices who will be much more directly impacted (positively) by these changes than the people who live in my neighborhood. We have to look at the WHOLE CITY and the residents who are unable to afford housing in Tacoma.

Thank you,

Laura Gardner
1702 S Mountain View Avenue

From: [Lyn Powers](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: West Slope Proposals
Date: Sunday, July 11, 2021 10:34:36 AM

Lyn Powers
Jim Kaul
7917 N. 8th St.
Tacoma, WA. 98406
July 11, 2021

Dear City Council Members,

Our city's proposed Mid-Scale Residential housing along Sunset does not aesthetically transition into our immediate neighborhood. Also there are no active transit services down 6th Ave. to our area, and our local streets do not support on-street parking for a large number of cars.

My family spent two years searching for a neighborhood that was primarily ramblers. One that had a strong sense of community, was friendly and walkable to a park. We found it on Sunset in the West Slope area.

Our children, grandchildren and seniors can safely enjoy activities on our local streets. Traffic is consciously slower and more aware of others. We greet, wave and talk to each other.

We are apprehensive that Mid-Scale Residential housing will compromise our community by increasing noise and congestion on our streets, created a greenhouse effect along Sunset from 6th Ave. to N.8th St., restrict safety of our children's outside activities and impact our property values.

West Slope Mid-Scale housing should have on-site parking included to support the number of units, green spaces to buffer the noise and provide cooler spaces around the building. Finally, limit the height so transitioning fits with the design of our ramblers in our neighborhood.

Sincerely,
Lyn Powers
Jim Kaul

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Dannie Sayers](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Proposed zoning changes Comments
Date: Sunday, July 11, 2021 11:07:09 AM

I recently received a letter and map regarding the West Slope housing growth proposed zoning changes being considered by the City Council. Please reconsider **not changing** the Westslope zoning for more housing.

We live in a Wetland sensitive area. My home is surrounded by wetlands and streams. We already struggle with soil that is over saturated with chemicals, fertilizers, sprays and other toxins. And, when the land gets covered with asphalt or topped with a home, then there is another 'blockage' in the life cycle. I have deer, coyotes, bird migration twice a year, visiting my backyard. I feel this process is moving too fast in this wetland and view sensitive area.

Please reconsider there should be no changes.

Sincerely,
Dannie Sayers
1533 South Sunset Drive
Tacoma, 98465

From: [Mike](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Proposal to change Tacoma's residential areas (HIT)
Date: Sunday, July 11, 2021 11:45:29 AM

Mayor Woodards & City Council members,

Whoa... slow down this major residential change now being proposed by the Planning Commission!

Please heed the many concerns expressed in the Commission's MINORITY Report. (And take note of how rare it is that you ever receive such a minority report!)

If you watched the Planning Commission's discussions and vote on this proposal, the chairperson appeared to brow-beat hesitant members into voting for this proposed action. Without that undue influence, the essence of the minority report would very likely have been the majority report and actual recommendation to the City Council.

Staff did explain that the Planning Commission was under the gun, in trying to be responsive to the fast-track schedule set by you folks on the City Council. So please consider backing off of rushing into such a momentous change to Tacoma's residential areas. Instead, please take a more cautious "try and adjust" approach, similar to what the City has done with their ADU pilot program.

Thank you,

Mike Fleming
1520 S Fairview Dr.
Tacoma, WA 98465

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From: [Grant Gardner](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Support of Home In Tacoma Project
Date: Sunday, July 11, 2021 11:45:32 AM

I support the Home in Tacoma project. Tacoma suffers from a lack of affordable housing. I believe this is already stunting the economic and social vitality of our city, and this problem will only grow worse with time. This project is a good first step toward improving housing options in Tacoma.

I live on the West Slope. I recently received a letter from West Slope Neighborhood Coalition that was critical of this project. The letter encouraged me to comment to my City Council member John Hines. I am happy to follow that suggestion, but I oppose the views of the WSNC. The letter did not address the the critical housing needs that the Home in Tacoma project is trying to address. Instead is was a quintessential NIMBY effort to protect the status quo--status quo that damages the future of Tacoma. The City Council needs to look beyond the narrow vested interests of the vocal few and do what is best of the city.

Grant Gardner

From: [Jon Sagawa](#)
To: [City Clerk's Office](#)
Subject: Housing Crisis Zone Changes
Date: Sunday, July 11, 2021 12:27:51 PM

My neighbors to my left and across the street are Multifamily units. They were allowed during World War 2. The other homes in my neighborhood are single dwelling. One of the units is a duplex and the other is a 4 PLEX with no additional parking spots built. They park on the street as 90 percent of primary Tax Payers in single dwelling units do.

If the single dwelling zone is changed to Multifamily, I'd like to you enforce to have additional parking added onto those who decide to go this route. 2 spots per rented space!

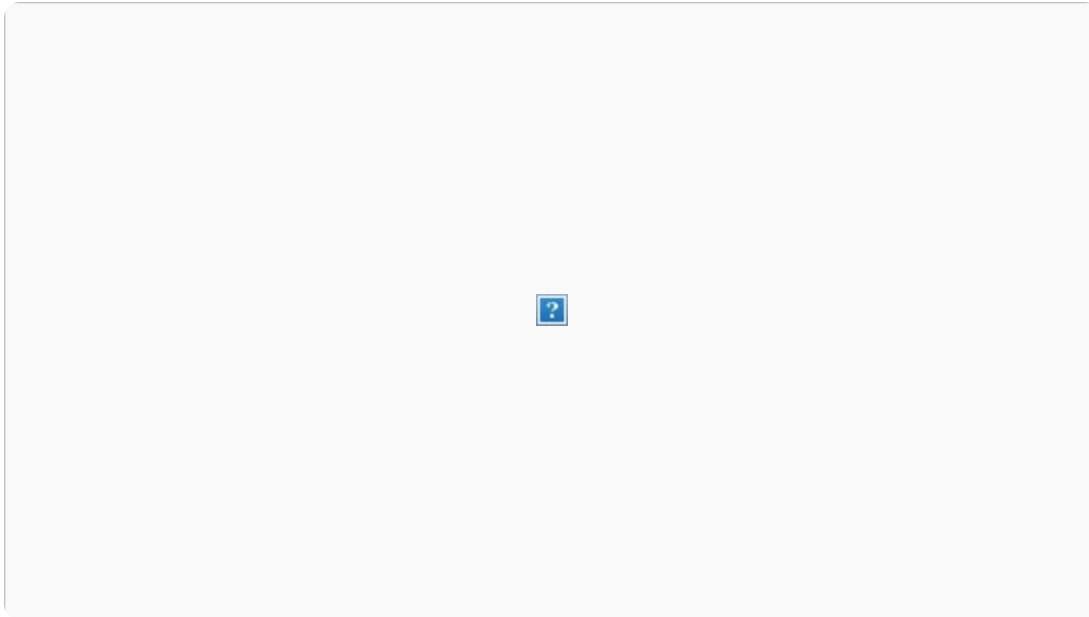
Also, before we move forward, where are we on our capacity levels for public schools, sewer systems, utility power, road maintenance, police enforcement, etc?

Thank you
Jon Sagawa
Property Payee in the City of Tacoma for 35 years.

Sent from my iPhone

From: [Peter Gulsrud](#)
To: [City Clerk's Office](#); [gulsrudp](#)
Subject: Home in Tacoma Proposals
Date: Sunday, July 11, 2021 12:39:49 PM

Carol Becker West Slope • 30 Jun



City of Tacoma Housing. BE AWARE! The City of Tacoma is scheming to turn our neighborhoods into multifamily affordable housing. Every voice is needed!

Posted in **General** to **Anyone**

 **Wow**

 187 Comments

Share

Repost



Marty W. • Warren Drive

Geez! Oh no, affordable housing!!

30 Jun [Like](#) [Reply](#) [Share](#)



67



Samuel Robinson • University Place West

Marty Wallace Somebody call the press!

1 Jul [Like](#) [Reply](#) [Share](#)



48





20

 See 8 more replies



Kim Vascik • Optimist Park

The city just needs to drop the word affordable. Housing will be market rate it's capitalism.

30 Jun **Agree** Reply Share



20



Laura Himes • DeLong Park

Exactly! There are no teeth in the City's proposal to force affordable housing prices of any units.

1 Jul Like Reply Share


9

 See 6 more replies



Penny Smithengail • Fircrest/Arleo

Why do you have a problem with affordable housing?

30 Jun Like Reply Share


13



Carol Becker • West Slope

No problem with affordable housing just put multi-family housing in areas that have already been zoned for that. Don't rezone the entire city. If I as a business owner tried to get a rezoning permit it would be impossible.

1 Jul **Agree** Reply Share



19



Chad B. • Peacock Hill/154th

Nothing guarantees that this will create affordable housing. The market will continue to set the price. Housing prices will continue to skyrocket and the... [See more](#)

1 Jul **Agree** [Reply](#) [Share](#)



13



Michael White • Proctor District West

Chad B. I totally agree. That's one of my biggest concerns about the proposal. I hope that we/they can find ways to compromise on this. I think this can only be part of the solution. Such a complicated issue but we have to be smart about it. Perhaps a one size fits all proposal isnt the right answer.

What do you think about only rezoning main thoroughfares for this type of housing? Keep it closer to commerce and public transit. I'm afraid there would have to be subsidies for building or they will be built on the cheap and be crap buildings in our neighborhood. I'm open to another way. It must ensure rent stays affordable.

1 Jul **Agree** [Reply](#) [Share](#)



5



Ripley Claiborne • Edison

Carol Becker so because your business can't get a rezoning permit no one else should be able to? Okay. Never mind the fact that businesses and Residences are quite different and policies managing them should never be interchangeable. Depending on the contract, if you stop paying your lease the owner can come in and change the locks immediately. So no, they're not comparable

5 days ago [Like](#) [Reply](#) [Share](#)



Kami Wimbush • New Hilltop

Carol Becker , you're super concerned with zoning. How mundane.

5 days ago [Like](#) [Reply](#) [Share](#)



Carol Becker • West Slope

No. What I don't like is when city and government can try to zoning changes by the gener public without our vote.

5 days ago **Agree** Reply Share



4



Carol Becker • West Slope

And not so mundane when it generates conversation and viewpoints from 45 neighbors and 145 posts. Your response was mundane.

5 days ago Like Reply Share



1



Nancy S. • Olalla

Carol Becker Are you as a business owner pleased with the people who work and can afford to live in a tent near your business? Likely not. We have a housing... [See more](#)

5 days ago Like Reply Share



Nancy S. • Olalla

Lonnie Staab Typical comment of the "I've arrived, now shut the door" type.

5 days ago Like Reply Share



1



Carol Becker • West Slope

Nancy Sutton

5 days ago Like Reply Share



David Winfrey • Titlow Beach

Nancy Sutton says the person from Olalla, lol

5 days ago Like Reply Share





Chris Smith • Stevens to Orchard

Michael White that is reasonable ... I also agree that building to a price point leads to low quality (it must) and doesn't solve anything in terms of resale... [See more](#)

2 days ago [Like](#) [Reply](#) [Share](#)



1



The Collected Home • University Place West

A geez...

1 Jul [Like](#) [Reply](#) [Share](#)



Pete C. • North Creek

Just follow the money. Under Biden's last massive "covid" relief bill, cities, like Tacoma, will receive millions to billions of fed money to centralize the populations surrounding them. The claim is to prevent urban and suburban sprawl and allow concentrations of services like transportation, busses and choo- choo trains. The reality is political....to tighten control of the actions, movements, voting?, culture, etc, of as many as possible.

And look at how well that is already working in almost ALL (blue) inner cities.

1 Jul [Like](#) [Reply](#) [Share](#)



18



Debbie Roslan • N Proctor to Stevens

The reality is that it's unsustainable to continue to sprawl. The

infrastructure cost alone would kill us. Unfortunately we have to centralize, otherwise the... [See more](#)

2 Jul [Like](#) [Reply](#) [Share](#)



7



[Ripley Claiborne](#) • [Edison](#)

Except with covid-19 more people are moving to more Suburban and even rural areas so your theory is not really all that solid

5 days ago [Like](#) [Reply](#) [Share](#)



[Ashley Zauri](#) • [University Place](#)

[Pete C.](#)

I couldn't agree more. It's such a relief to know someone else sees the true political agenda here.

5 days ago [Like](#) [Reply](#) [Share](#)



[Pete C.](#) • [North Creek](#)

Debbie Roslan We do NOT have to centralize. If we truly want to build out, we can easily do it. Even with onerous and blocking environmental regs. You do know,... [See more](#)

5 days ago [Like](#) [Reply](#) [Share](#)



[Roberta Schmidt](#) • [North End](#)

No!! No!! With all this new construction WHY is none of that your affordable housing??

1 Jul [Like](#) [Reply](#) [Share](#)



1



[Matt Linden](#) • [University Place West](#)

They are trying to incentivize/allow construction of smaller units

that would be affordable. Construction otherwise tends towards higher end homes, when it can... [See more](#)

1 Jul [Like](#) [Reply](#) [Share](#)



4

See 1 more reply



[Gerry Greene](#) • [11th & Monroe](#)

I live/lived in a residential area. My neighbor sold their home and the new owners informed me that it was going to be converted into a care facility. Contacted the city and they... [See more](#)

1 Jul [Like](#) [Reply](#) [Share](#)



9



[Ripley Claiborne](#) • [Edison](#)

This is not what they are proposing at all exclamation point read it again. Duplexes and triplexes not 300 unit buildings

5 days ago [Like](#) [Reply](#) [Share](#)



[Rachael Bouma](#) • [North Old Town](#)

Why not build higher density housing on the many vacant lots downtown?

1 Jul [Like](#) [Reply](#) [Share](#)



10



[Pat K.](#) • [South Artondale](#)

Rachael B. Because that is not considered the suburbs. They want it in neighborhoods that are predominately single family homes. Neighborhoods that have no... [See more](#)

1 Jul [Like](#) [Reply](#) [Share](#)



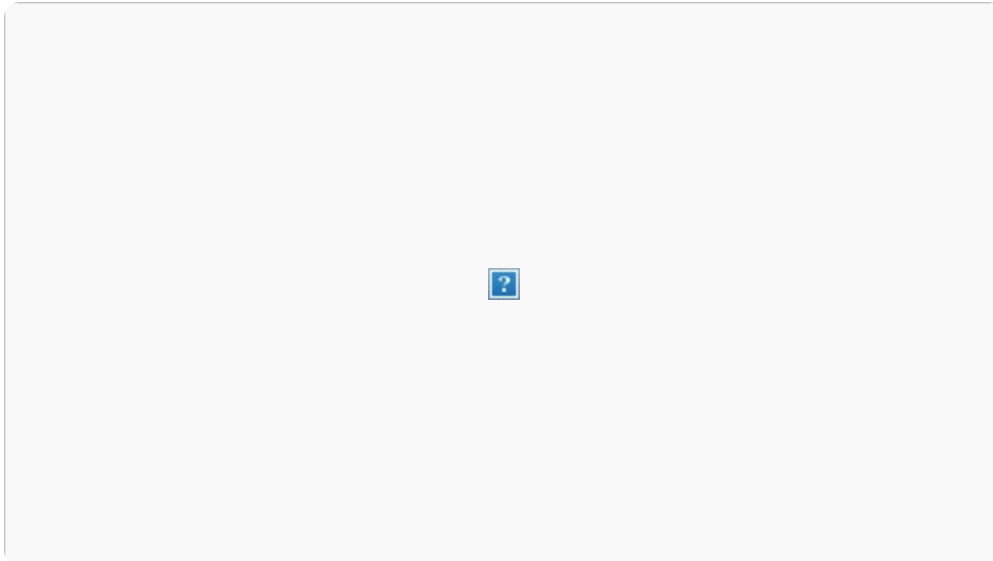
5

See 10 more replies



Peter Jung • [Evergreen](#)

Every time someone freaks out about this.



1 Jul [Like](#) [Reply](#) [Share](#)



7



Rich Ellis • [University Place](#)

Housing is unaffordable because of the constant inflation of the US dollar supply. This has been building for decades and nothing will change as long as everyone keeps using the US... [See more](#)

1 Jul [Like](#) [Reply](#) [Share](#)



2



Dorothy Wayne • [University Place West](#)

Wow, so much misinformation, gross generalizations and exaggeration in that post that my head is spinning faster than “they” can even print all those trillions... [See more](#)

4 Jul [Like](#) [Reply](#) [Share](#)



1

 [See 1 more reply](#)



Tori Laird • [Titlow Beach](#)

What a weird post. This issue surely has supporters on all sides of the issue. To say that an entire city is “scheming” is simply fear mongering. It’s important for us to all be... [See more](#)

1 Jul [Like](#) [Reply](#) [Share](#)



12



[Dee Barrera](#) • [Edison](#)

Please excuse my ignorance, Tori Laird. Where exactly is Titlow Beach? Is it part of, or immediately adjacent to, Tacoma? (edited)

1w [Like](#) [Reply](#) [Share](#)



[See 12 more replies](#)



[Gary Johnson](#) • [Point Defiance - Pearl W.](#)

Close the doors to Tacoma! We don't need more people in our city. Its way to over populated as it is. Go to Seattle or Portland stay away from Tacoma we don't want anymore. Our... [See more](#)

1 Jul [Like](#) [Reply](#) [Share](#)



9



[Kathleen Kelley](#) • [Proctor](#)

Gary, new businesses bring new people bringing new business. All that cycle generates NEW money to support the city's EXISTING infrastructure, schools,... [See more](#)

2 Jul [Like](#) [Reply](#) [Share](#)



7



[See 9 more replies](#)



[Bree Hill](#) • [Oakland - Madrona](#)

And where are families with low income supposed to go...? Seriously? Do you want families on the streets? God forbid we make homes for families in need.

1 Jul Like Reply Share



11



Amy Parshall • New Hilltop

Lonnie Staab I live on hilltop and apparently am considered median income. I am a social worker so that should tell you something about my income. My neighbors... [See more](#)

1w Like Reply Share



5

 See 3 more replies



Sierra Miller • S. 12th- S. 15th

There are lots of duplexes, triplexes and other small apartment communities throughout tacoma- including the north end etc. Many are decades old. I'm a bit confused why there is... [See more](#)

1 Jul Like Reply Share



6



Heidi White • Manitou

Because people buy single dwellings to have a somewhat quality of life with available parking and a community to raise children if a person so chooses. This... [See more](#)

1 Jul Like Reply Share



7

 See 2 more replies



Colleen T. • Seeley Lake

This is also going on in Atlanta...concern to me is that, our beautiful wooded, tree filled neighborhoods will diminish. To erect a say six story, complex, 36 units,wouldn't... [See more](#)

1 Jul Like Reply Share



4



Kurt Meier • South of Sixth

Want to know how to ruin a once great city and its surrounding neighborhoods? You don't have to go to Atlanta. Just go to Ballard. Shameful.

4 Jul Like Reply Share



1



[See 2 more replies](#)



Lynn Her • University Place West

Some of us want to live in a quiet single family neighborhood. Apt and duplexes have a purpose and place just as single family homes deserve a place. There will always be... [See more](#)

1 Jul Like Reply Share



12



nath schum • Proctor

I just want to point out that single family zoning is the government interfering with what property owners can build and not letting the market work

1 Jul Like Reply Share



4



[See 3 more replies](#)



Al Chi • University Place West

Marty Wallace enjoy the prices of gas and property taxes increase to pay for it all. Let's not forget all the closed businesses, high unemployment and restrictions placed on legal... [See more](#)

1 Jul Like Reply Share



2



Michael White • Proctor District West

Ali chi stop watching alt-right media. I can tell you aren't a

Trumper but can tell you have been drastically misinformed.
Allow me to help. Gas prices are set... [See more](#)

2 Jul Like Reply Share



13



[See 5 more replies](#)



[Debby Herbert](#) • [University Place](#)

It's Tacoma. They have a solid track record of doing what they wish, despite citizen push back. The truth is, quality of the neighborhoods decline with in-fill. But the city will... [See more](#)

1 Jul Like Reply Share



4



[Kathleen Kelley](#) • [Proctor](#)

Debbie, in-fill for the last 90 years has created the richly diverse community of children, elderly and everything in between that is today. Ironically,... [See more](#)

4d Like Reply Share



1



[See 2 more replies](#)



[Holly M.](#) • [Oakbrook](#)

I think having duplexes and cottages in back yards is workable in some neighborhoods, maybe not the whole city. I have lived places where there was an apartment above the back... [See more](#)

1 Jul Like Reply Share



6



[Marylou Anderson](#) • [New Hilltop](#)

Agree about the parking

3 Jul Like Reply Share



3



Kathleen Kelley • Proctor

The northend has been FULL of multi-family housing since at least the 1930's. Drive around ... there are multi-family homes, duplexes, multiplexes and APARTMENTS in every single... [See more](#)

2 Jul Like Reply Share



14



Sly Boskovich • Tacoma Narrows

And they are not affordable to most families.

3 Jul Like Reply Share



4



[See 6 more replies](#)



John Thomas • University Place

There is a different agenda afoot in this most recent effort by the city...more information on it... [See more](#)

2 Jul Like Reply Share



4



Michael White • Proctor District West

Tucker Carlson isnt news. He doesnt have reporters on his staff. When people sue him for lying on air, his attorneys argue in court that he doesnt have to tell... [See more](#)

2 Jul Like Reply Share



13



[See 10 more replies](#)



Darin Dressler • Skyline

Everyone is so honest and transparent in expressing their thoughts and true feelings Nothing is held back or filtered. No fancy words. I feel so blessed to live in Tacoma where... [See more](#)

2 Jul Like Reply Share



2



[kirk knutson](#) • [Narrows](#)

I would like to see some local government agency really define the term 'affordable housing'. The News Tribune recently published a story about a new apartment complex to be built... [See more](#)

2 Jul Like Reply Share



2



[nath schum](#) • [Proctor](#)

at or below 80% of area median income (see HUD for definitions), Area Median Income for Pierce County is about 80,000, so that definitely checks out (another... [See more](#)

2 Jul Like Reply Share



1



[Suzy Britain](#) • [Fircrest](#)

Dory Monson was taking g about this week.

2 Jul Like Reply Share



4



[Gina Eury](#) • [New Hilltop](#)

Equitable, without prejudice

2 Jul Like Reply Share



1



[Darin Dressler](#) • [Skyline](#)

It is so informative to read everyone's comments. It is so clear what the true feelings of so many of my fellow neighbors I just find that it seems the most calm, objective... [See more](#)

2 Jul Like Reply Share





Chris Anderson • University Place East

Nothing new about this....it's just part of the UN's Sustainable Development Agenda

<https://www.un.org/sustainabledevelopment/development-agenda/>

2 Jul Like Reply Share



2



Kathleen Kelley • Proctor

And ... nothing news about issues of growth in cities and how to house the population. Tacoma has been zoning/rezoning, trying to deal with urban sprawl etc as... [See more](#)

4 Jul Like Reply Share



2



Rachael Bouma • North Old Town

FYI Here are times/dates/Zoom links to the information sessions and the hearing. Information Meetings Tuesday, July 6 at 5:30 PM on Zoom
TOPIC: Overview and focus on proposed... [See more](#)

2 Jul Like Reply Share



3



Joy Johnson • Titlow Beach

Seems like what we need is a better way to understand issues together, as a community. We first have to agree on what the problems are, agree on the causes, and then discuss all... [See more](#)

2 Jul Like Reply Share



6



Joy Johnson • Titlow Beach

Lonnie Staab It is not my expertise to give you stats on why and how people are attracted to Tacoma. There are many databases that track this and predict... [See more](#)

2 Jul Like Reply Share



 See 2 more replies



Carol Becker • West Slope

Bottom line, if you care about the direction of the city we care about, make your voices heard loud and clear!!

3 Jul Like Reply Share



Darin Dressler • Skyline

It is vital that neighbors share their feelings about their neighborhoods. What makes it special to them. Don't hold back. Tell the City Council about what you don't want to... [See more](#)

3 Jul Like Reply Share



Dan B. • Point Fosdick

How can they (the city and county) find "affordable" when they hiked our taxes sky high? They are the problem.

3 Jul Like Reply Share



Kathleen Kelley • Proctor

Property taxes have increased primarily because the value of land and the homes has SIGNIFICANTLY increased each year for 8? years. Homes in some parts of... [See more](#)

4 Jul Like Reply Share

 See 1 more reply



Sarah McAlister • Sherman

The "problem" is the City of Tacoma....trying to make even more \$

3 Jul Like Reply Share



Donna Strunk • Edison

That is exactly what they are doing. If your property is zoned as a multi family property, they can charge you multi family taxes on it.

6 days ago Like Reply Share



See 1 more reply



Donna Strunk • Edison

I have to ask, is the city forcing builders to make an allotted amount of the units they are building, say 50%, low income?

If not, this is noting more than a tax grab.

6 days ago Like Reply Share



Debby Herbert • University Place

So, so true.

5 days ago Like Reply Share



Diane Stojakovich • Tacoma

Part of the Biden plan.

6 days ago Like Reply Share



Kathleen Kelley • Proctor

Diane. NOT. This re-zoning has been in the works over 15 months ago (under the prior administration). And frankly, if you

read American history at all, you... [See more](#)

6d [Like](#) [Reply](#) [Share](#)



[See 2 more replies](#)



[Kellie E.](#) • [SW Lakewood](#)

Scheming? Sounds a bit odd.

6 days ago [Like](#) [Reply](#) [Share](#)



[susan vanhorn](#) • [Tacoma Narrows](#)

seems exactly what they are doing, semantics doesn't change it. Their tune changes from affordable housing for those that have limited means, to how this will... [See more](#)

6 days ago [Like](#) [Reply](#) [Share](#)



[Kellie E.](#) • [SW Lakewood](#)

“Ensure new housing complements the scale and design of each neighborhood.” That’s not “scheming”. It’s Informing. But if it “seems” that way to you then I guess you’re right.

6 days ago [Like](#) [Reply](#) [Share](#)



[Annie Ragin](#) • [Wapato Hills](#)

multifamily units are already in our neighborhood. rear entrance of the mall. 74th near Home depot, on south Wapiti just name a few. so what are you talking about and how do we... [See more](#)

6 days ago [Like](#) [Reply](#) [Share](#)



[Ripley Claiborne](#) • [Edison](#)

Your opinion is misguided. Having duplexes and triplexes in single-family neighborhoods is nothing new and already exist. It just creates a path for more affordable housing. It's... [See more](#)

5 days ago Like Reply Share



Trina Murphy • [Proctor-Cushman](#)

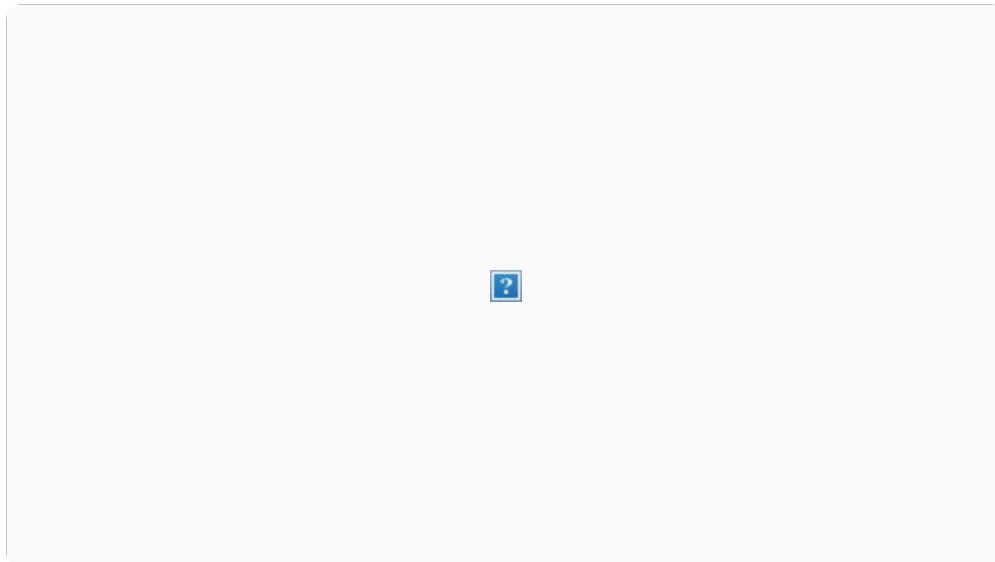
Would be cool if they got rid of the "stroad" and planned more walkable areas... which would also create affordable housing. Check out this great explanation of stroad:... [See more](#)

5 days ago Like Reply Share



Karen Sharp • [Skyline](#)

[Dorothy Wayne](#) Dept of.....



5 days ago Like Reply Share



Jennifer Barton • [Optimist Park](#)

What does mid scale mean? Expensive housing?

5 days ago Like Reply Share



Trina Murphy • [Proctor-Cushman](#)

[Jennifer Barton](#) I copied this from the Tacoma planning info <https://www.cityoftacoma.org/cms/one.aspx?>

[pageId=180033](#) Mid-scale Residential areas support the... [See more](#)

5 days ago Like Reply Share



1



[Kimberly Olsen](#) • [University Place West](#)

I feel like we cant have it both ways. Iv seen so many posts about the homeless being a problem. The answer to that is subsidized (HUD) housing. It take 8 to 10 years for a family... [See more](#)

5 days ago Like Reply Share



2



[Anthony Kiss](#) • [North End](#)

So what? People need affordable places to live...and any job around here need to start paying their employees twice as much. And get Vaccinated so we can go back to normal

4 days ago Like Reply Share



1



[Barb Mooers](#) • [West Slope](#)

De-valuing existing homes and neighborhoods is what this will accomplish as well as more urban crowding and no parking available in your own neighborhood. The builders are most... [See more](#)

4d Like Reply Share



3



[Khedron Frank](#) • [Stadium District](#)

That's awesome! Thank you for letting me know so I can express my support.

4 days ago Like Reply Share



[Mike Przekwas](#) • [University Place North](#)

What is wrong with this?!?

4 days ago Like Reply Share



1



Kacey Burdge • Sherman

People will be pushed out of their homes in order to have space to build. The taxes on homes will increase.

3 days ago [Like](#) [Reply](#) [Share](#)



[See 2 more replies](#)



Tim Ki • Titlow Beach

Do you believe the council will do the right thing when this rezoning has no impact on them?!?



3 days ago [Like](#) [Reply](#) [Share](#)



David S. • Gig Harbor-Midway

Build high density around public transportation. Don't allow in single family neighborhoods. It makes absolutely no sense and will drive everyone crazy!!

3 days ago [Like](#) [Reply](#) [Share](#)



Jeff B. • South Artondale

I've seen this happen before. This is the worst thing that can happen to a neighborhood, property values, etc. Everyone needs to fight like hell to avoid this. Same goes for the... [See more](#)

3 days ago Like Reply Share



Greta Reynolds • New Hilltop

Don't those of us who need the affordable housing count

2 days ago Like Reply Share



Judith dy Ritchie • Proctor District West

Don't think the developers will actually produce affordable housing.
Don't know what the answer to it is.

2 days ago Like Reply Share



Cynthia Turco • Tacoma

Where is this idea coming from that the City Council members will not be personally impacted? I don't think they all live in an HOA-protected neighborhood with a water view.

2 days ago Like Reply Share



David Eichner • UPS East Side

By allowing 4 story apartments "near transit" they have written it to allow developing 4 story apartments in single family neighborhoods anywhere there is a bus line like along N... [See more](#)

1 day ago Like Reply Share



Jessica Subedi • Fircrest/Arleo

I think affordable housing is great! I live in Fircrest and am afraid of being pushed out because of the ridiculous housing prices.

21 hr ago Like Reply Share



 1 Reply

From: [phonut](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Sunday, July 11, 2021 12:55:35 PM

No to Home in Tacoma rezoning !!!, Thomas R. Huff 4838 South C Street Tacoma
Wa. 98408.

From: [Kinnear](#)
To: [City Clerk's Office](#)
Subject: HIT zoning changes in Narrowmoor neighborhood
Date: Sunday, July 11, 2021 1:23:17 PM

Tacoma City Council:

I have reviewed the Recommended Housing Growth Scenario (HIT recommendations) for zoning which would change our single family neighborhood to medium density.

I would ask that you vote against changing our zoning.

Michael Kinnear
640 Vista Drive
Tacoma, WA 98465

From: [Teri Wiseman-Kuhlman](#)
To: [City Clerk's Office](#)
Cc: [James Kuhlman](#)
Subject: Home in Tacoma Feedback for 7/13 City Council Meeting
Date: Sunday, July 11, 2021 2:12:02 PM
Attachments: [Home in Tacoma Response to Tacoma City Council.docx](#)

Please see attached. I am assuming that these comments will be shared with the City Council members.

Thanks,

Teri Wiseman-Kuhlman

Home in Tacoma Response to Tacoma City Council c/o City Clerk – 7-11-21

I listened with interest to the presentation 7-8-21 about changes made to the plan since I last provided feedback on 4-8-21. I am in general agreement with the updated proposal **except for** the following two items, which I believe must be addressed in writing and formalized, in Phase I planning and approval:

- A. Homeless housing – what is needed: clear, unambiguous guidelines for anyone seeking a permit to build housing or housing extensions on current residentially zoned property – or any property that is not residential now that will be allowed to use a building for housing. This includes specifically how the permit seeker will:
 - Create living units for those currently unable to afford housing, including how many of these units are required under various scenarios and which scenarios are exempt from this requirement.
 - Guidelines for how equity is defined in terms of how the living units are designed and located in the structure
 - How this will be enforced, including any sunset dates, exclusions or what triggers a review/reversal of these guidelines.
- B. Environment. Needed: a statement from the City regarding their commitment to open spaces in light of increasing population and how the City will insure these needs are met. How have the recommendations of the Urban Design Program been folded into the Home in Tacoma program, specifically open space requirements on page 31 of their January, 2020 report?
 - What is the City's vision for livability, including how many people the city can sustain within city limits before we have to say "we have reached our maximum capacity without compromising our vision?"
 - Is the City committed to environmental balance between humans and other forms of life (flora, fauna) that are part of our ecosystem? What is our vision and our commitment? When there is a collision between economic needs and environmental destruction – which takes precedence? What sources do we rely on for our conclusions and decisions? Or, state you have no intention of working toward this.
 - If you believe open space is needed – and this is a separate issue from requirements for yards and set-backs – state what your formula is for determining # of acres required per a unit of population – and how that is being met within Tacoma City limits, since this is where all the new construction will be occurring.

~Teri Wiseman-Kuhlman, property tax payer and resident of the Stadium District for 20+ years

From: [Richard Frederick](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); jane.evanchow@wamail.net
Subject: West slope zoning comments for Council meeting
Date: Sunday, July 11, 2021 2:13:33 PM

Dear Council members,

As a longtime homeowner in the West End I object to the proposed up zoning in the area. Accepting the somewhat pejorative label of being a “Not-in-my-backyard” follower, I simply must ask: If we don’t try to protect the places we love, what hope do we have for any kind of sustainable future? By luck or not, my neighbors and I live in a beautiful area and don’t want to see it degraded.

Specifically, tiny houses, four-plexes, etc, that will increase density and decrease vegetation are inappropriate in the proposed Low Scale Residential area.

As for Mid-Scale Residential, this promises to be a disaster of high rises at the top of the hill. (And, as it appears from the map, in a small area adjacent to the park—an especially bad idea to have that looming over the common green.) As it says on the map: "Building frontage would be limited along the street and property lines." How ugly where that’s been done elsewhere in the city. There should be a mandatory greenbelt and pleasant streetscape around any dense development, not only for the sanity of the residents but also for drivers on the street.

In closing, I implore that these changes be rejected. While the Council and Planning Commission may wish (at inevitable longterm peril) to sidestep a wider view—it truly is a preposterous economic theory that endless growth is possible on a finite planet. We’re at a crisis point. That obviously is the big picture, but all big pictures must start with application to local issues.

Sincerely,

Richard Frederick
1563 Seashore Dr.
Tacoma, WA 98465

From: [J DAY](#)
To: [City Clerk's Office](#)
Subject: I Do Not Support HiT!
Date: Sunday, July 11, 2021 3:36:28 PM

Mayor Woodard and Members of the City Council,

Tacoma's plan for housing is ill planned –

The City of Tacoma has more pressing things to deal attend to
–

INFRASTRUCTURE:

- Water shortage
- Sewer System – old and breaking down
- Power – demand going up on a system that is old and breaking down
- Roads – miles and miles needing repair

NOTE: poor funding and planning for upkeep; short on funding while demand going up every year for repairs.

Then we have the homeless issue. The homeless will not be able to pay for any of the housing you are proposing. Many do not want to be in a home or unit. They prefer to stay outside with no controls. You speak about creating affordable housing – affordable to whom? None of the housing you are proposing will be affordable to homeless people.

One more thing – “What are your plans for the families who will lose their homes under HiT?”

Check out the video of the county in California where boats were impounded and destroyed because they appeared not to be sea worthy. Those boat owners are now in an encampment.

Your HiT program will displace more seniors and other homeowners who worked hard to buy their homes to live out their lives in them. I VOTE NO on HiT!

Respectfully,

J. L. Day

From: [Esther Day](#)
To: [City Clerk's Office](#)
Subject: I Vote No on Home in Tacoma
Date: Sunday, July 11, 2021 3:47:48 PM
Attachments: [image003.png](#)
[Esther Day.docx](#)

Mayor Victoria Woodard and City Council
City of Tacoma

Re: HomeInTacoma Rezone

Dear Mayor Woodard and City Council,

First, this plan is extremely excessive. If you found that your home is in the Mid-scale part of the rezone, I'm sure you would not be happy. Secondly, why do we have to do what Seattle is doing? Here are our concerns:

- Will our property taxes be higher because the Midscale rezone will increase land values? We have worked so hard to earn our home, and we were low income when we bought our home. Now we are retired. How will this Midscale rezone affect the city's tax base and how will it affect individual property owners in the single family homes.
- What is the effect of this citywide, massive up-zone on water availability? How is the city going to deal with less snow pack and more drought conditions – exacerbating our short water resources with more density? Our water reservoirs are not recharging as they should and the other aquifers that we have require that the CITY recharge them. Climate change is here. Don't ignore it. Don't stress out our resources.
- What will the city do about upgrading infrastructure like sewer lines with the proposed increased density? The Home in Tacoma proposal ignores these issues. Our police and fire need to grow to support the growth. That is not happening.
- Where is the requirement for neighborhood public design review? Home in Tacoma makes lots of claims about compatibility and appropriate design but provides no policies to implement a public design review process that will ensure continuity and stability of our neighborhoods.

Don't rezone Tacoma and create density that is not needed. We need jobs – good paying jobs. People want to be able to buy a single family home for their families. Single family homes are the wealth we work so hard to achieve. Don't make this change and have us lose this. It's all we have.

Thank you for reading my comments. We have so many more. We beg you to not allow this rezone to happen. Think smarter – take climate change into consideration – without water – we do not live.

Sincerely,
Esther Day

Esther Day
214 S 54th Street
Tacoma, WA 98408

July 10, 2021

Mayor Victoria Woodard and City Council
City of Tacoma

Re: HomeInTacoma Rezone

Dear Mayor Woodard and City Council,

First, this plan is extremely excessive. If you found that your home is in the Mid-scale part of the rezone, I'm sure you would not be happy. Secondly, why do we have to do what Seattle is doing? Here are our concerns:

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Thank you for reading my comments. We have so many more. We beg you to not allow this rezone to happen. Think smarter – take climate change into consideration – without water – we do not live.

Sincerely,
Esther Day

From: [DANA ASH](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Re: Home in Tacoma
Date: Sunday, July 11, 2021 5:17:43 PM

My wife and I live in the West Slope Neighborhood in Tacoma. We purchased our home primarily for the view of the Sound and Olympics and Narrows Bridge. We cannot see that the proposals will have any benefit for affordable housing in Tacoma. Our properties here are view sensitive and the proposals will definitely affect the character of this neighborhood.

For these reasons alone, we believe the current proposal needs more time and input from the Tacoma residents. Please, pause and reconsider.

Sincerely,

Dana Ash
1710 S Jackson Ave
Tacoma, WA 98465

Sent from [Mail](#) for Windows 10

From: [Timothy F. Fikse](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home in Tacoma
Date: Sunday, July 11, 2021 6:24:11 PM

I would like to know more about the apparent need for the Home in Tacoma project. The words "housing crisis" have been used. Based on what? I hope the rationale isn't the homeless situation, because that is a totally separate issue.

I believe I read that 50,000+ new units need to be added in Tacoma by 2040. Again, based on what? The City of Tacoma is a nice size. We don't need to be bigger. We are not Seattle, thank goodness!

What about all the additional cars? Parking and traffic will be a nightmare. The idea that people are not going to need cars is a pipe dream. The idea that people can be talked into giving up their cars is ridiculous. I went to Bonney Lake today. Was I supposed to walk there? Ride a bicycle? Take a bus? Or perhaps just not go?

So what are the actual reasons for radically changing our zoning laws? I listened to the first information meeting. I've read the information on the website. I have yet to hear any sound rationale to justify destroying the neighborhoods of Tacoma.

Sincerely,
Janice Fikse
1608 S Meyers St
Tacoma, Washington 98465

Janice

"In a time of universal deceit, telling the truth is a revolutionary act." -George Orwell

Sent from my iPad

From: [Bronnie Miller](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Project
Date: Sunday, July 11, 2021 6:27:19 PM

Dear City Council and all involved in this project. It is inappropriate and not the business of the city to tell it's citizens how they may use the property they have bought in good faith and to say who will live there and how they may live there. Tacoma has many nice residential areas; they are quiet and well maintained; this is why people want to live in these areas. What you are proposing can only decrease our property values. The people who live in these rental structures will have no vested interest in the neighborhood and will seek to move when they too are able to purchase living space in a single family neighborhood. This will leave the citizens who own the homes in the neighborhood in a constant state of change with new people coming and going frequently. This is not why people purchase homes. Owning a home is the american dream and takes many years to achieve; it is done with the intent the property will increase in value or at least remain stable. What you are proposing can only decrease values and more importantly satisfaction. It is hoped that you realize that the people who own property pay taxes which in most instances pays the salaries of Tacoma city employees as well as keeps our schools open. Wh

From: [Kris Scattaglia](#)
To: [City Clerk's Office](#)
Subject: Housing growth in Tacoma
Date: Sunday, July 11, 2021 7:36:31 PM

I bought a single family home in the north end of Tacoma. I feel that the proposals to change the single family homes to multi family homes is a terrible idea. The infrastructure of the north end is no where it needs to be to facilitate many more families. Parking and schools are just the tip of the iceberg.

Thank You,
Christine Scattaglia

Sent from my iPhone

From: [Karen Kelly](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma
Date: Sunday, July 11, 2021 9:01:46 PM
Attachments: [HomeInTacoma letter.docx](#)

7-11-21

Mayor Woodard and City Council Members,

I won't belabor the many issues that have been raised repeatedly throughout this rush to irreversible changes to the character of our City, including buildings out of scale with established neighborhoods, affordability, design standards, infrastructure, and more.

I was distressed to witness the Planning Commission Chairperson bully fellow planning commissioners who raised concerns about the Home in Tacoma (HIT) plan. This resulted in an extremely rare Planning Commission Minority Report. The Minority Report recounted many of the concerns expressed many Tacoma residents verbally and in writing.

The blanket approach of this plan will result in unintended adverse impacts to the residents of the City of Tacoma.

Please stop this rush, slow down and consider the City wide impacts. A well thought out pilot program in specific areas as have been done in the past, with a review and assessment followed by appropriate corrections is the right course of action.

Thank you,

Karen Kelly
916 S. Mountain View Ave
Tacoma, WA 98465

From: [DANA A ASH](#)
To: [City Clerk's Office](#)
Cc: JohnHines@cityoftacoma.org
Subject: Home in Tacoma
Date: Sunday, July 11, 2021 9:43:03 PM

Home in Tacoma will not respond to the affordable housing crisis that we are experiencing in Tacoma.

Dana Ash
1710 S. Jackson Ave
Tacoma, WA 98465

From: [Chris Karnes](#)
To: [City Clerk's Office](#)
Subject: re: Home in Tacoma
Date: Sunday, July 11, 2021 10:14:56 PM

Mayor Woodards and City Council-

I hope that you will agree that Tacoma is committed to the values of multiculturalism, inclusion, and environmental stewardship. It is my belief that this City holds those values broadly and deeply, and in that way Home in Tacoma Phase 1 is in my view an action that is in line with our City's values and that it should be adopted.

I believe that it will help to address the housing and homelessness crisis, the climate crisis, and will help the City move in the direction of addressing the effects of historically racist policies in the area of housing. What's more it does so in a way that is within the authority of the City to implement and would yield a net surplus of revenues for the City and its Utilities from new residents-revenues that can go to supporting existing streets and sidewalks, parks, and services like fire protection, public safety and education.

What Home in Tacoma requires is an open mind. It requires empathy for the younger generations trying to find a place to live here that's on a bus line, it requires yet more empathy for seniors or people with disabilities on a fixed income trying to find housing that will not isolate them from their friends and family. It behooves us to have compassion for those experiencing homelessness and to consciously worry about their safety as fellow human beings who are vulnerable when they are unhoused. It requires us to brainstorm about how we can make room for new neighbors, while retaining and revisiting core aspects of the City's urban identity.

You should adopt Home in Tacoma, not because it is perfect, but because you should trust your own processes. In the real world, where there is so much work to do, we do not have the luxury of letting the perfect be the enemy of the good, nor do we have the luxury of unanimous votes where some may disagree. Our time is limited and the clock is ticking. Tacoma needs more housing at various price points provided by the market so that the City can effectively focus its very limited resources on those who need the most help. The Low-scale residential areas in the plan support housing supplies in the ownership market on one hand and Mid-scale areas help with affordability in the rental market on the other.

Expanded access to transit helps affordability, while reducing dependence on the automobile. This helps to expand access to all the City has to offer to those who cannot or choose not to drive due to age, disability, financial status or otherwise. Home in Tacoma is a solution that the Planning Commission and staff have worked very hard to develop in response to Council's request to look at adding missing middle housing choices to the City's neighborhoods and to do so under the timeline so specified by resolution.

I know many Commissioners on the Planning Commission are eager to get on with the work of developing building and design standards for Council's future review and consideration.

With respect,

Chris Karnes
Tacoma

From: [Jeff H. Tepper](#)
To: [City Clerk's Office](#)
Subject: Concerns about proposed revisions to zoning
Date: Sunday, July 11, 2021 10:51:12 PM

Dear City Clerk,

I am writing to express my strong opposition to the proposed Mid-Scale Zoning plan in its current form. I fully appreciate the need to plan for significant population growth in the coming years, I agree that we need to focus on 'building in' rather than sprawling outward, and I in general support the goal of increasing the amount of 'missing middle housing'. (Yes, I have read the Home in Tacoma Project website.) However, the proposed plan strikes me as an inadequately explained, one-size fits all gift to developers.

Listed below are my main concerns. They are focused in part on the Proctor District, where I live, but I believe most of these issues are relevant to other neighborhoods as well.

1. The middle housing category includes 3 (or even 4) story apartment buildings. Structures this size cannot be inserted into a block of single family homes without profoundly **degrading the visual appeal** of the neighborhood. As a city we should care about that. The illustration on the Home in Tacoma website implies that there will be some sort of gradation, with smaller scale structures sited among the single family homes, but that is not happening on N27th Street where a four story apartment building will soon tower over adjacent single family Craftsman homes.
2. In current form the zoning plan designates any property along a bus route as suitable for mid-scale housing. These streets are lined with single family homes too; why should they be more vulnerable to **incompatible development**?
3. Inserting apartment buildings in parts of the city where real estate is very expensive is **not a path to affordable housing**. Rents at Proctor Station range from \$1350 - \$3100 per month. Rents for new housing will also be at what the market will bear.
4. One of the city's goals was (and I assume still is) to increase the number of trees, a means of mitigating warming. Inserting apartment buildings into residential neighborhoods reduces tree canopy. It also results in more impervious surfaces and greater urban runoff, which is already a threat to Commencement Bay / Puget Sound. Are these **environmental concerns** addressed in the zoning plan in a way that is enforceable?
5. One of the stated goals of Home in Tacoma is to provide walkable neighborhoods with shopping, but it is not realistic to think that people will walk multiple blocks to the grocery store, nor will mass transit for this kind of activity be a viable option in the foreseeable future (if ever). It seems inescapable that most people will drive. The Proctor business district cannot expand, and **parking** is already tight. We cannot continue to increase population density around a commercial district with finite capacity.

Looking forward, I would like to offer these suggestions:

1. Start with the best possible projections for population growth (~180,000 for entire county by 2040) and on this basis estimate the amount of additional housing we will need in Tacoma. Is it necessary to rezone so much of the city as mid-scale?
2. **Focus on building more neighborhoods like Proctor (site of Kmart on 6th for example) rather than overcrowding the existing ones.**
3. Provide assurances that mid-scale development will respect the character of existing neighborhoods and define what that means. In Proctor that has been inconsistent at best (Proctor Station blends in well; the proposed building on N 27th will not.)
4. Accept that not every neighborhood has to be the same: some will have more single family homes and duplexes, others will have denser housing. Rents will reflect that; the emphasis should be on ensuring that all neighborhoods are walkable, have a nearby commercial district, etc. – not on making them all the same in terms of housing options.

Tacoma is fortunate in having many historic buildings and neighborhoods, treasures that in other cities have been lost. I hope you will encourage the council to proceed carefully with regard to zoning changes; poor decisions of this type cannot be undone.

Thank you for reading my letter.

Sincerely yours,

Jeffrey Tepper

3718 N 30th St.

From: [daniel millar](#)
To: [City Clerk's Office](#)
Subject: Rezoning
Date: Monday, July 12, 2021 7:03:02 AM

To Whom it May Concern,

Please register our disapproval of the proposed rezoning proposals. We are disappointed at the speed and lack of communication around this issue. It appears that the City Council is moving without thoroughly studying and publishing detailed design plans for new construction. It seems that highrises are taking precedence over well established, attractive residential areas, many with homes steeped in historic design. This proposal seems to favor business over families and individuals, and it is very doubtful, in our minds, that the low income sector will benefit. Case in point, how has Proctor Station and the Madison complex alleviated the lack of affordable housing? By all means, encourage builders to focus on available disused or derelict land downtown and other areas, but leave well established neighborhoods intact. Please reconsider all current proposals, and act out of consideration of those you were elected to serve.

Sincerely,
Daniel & Teres Millar
3725 North 29 St,
Tacoma WA 98407

Email: daniel1565@comcast.net

From: [Shelly Campos](#)
To: [City Clerk's Office](#)
Cc: [Woodards, Victoria](#); [Hines, John](#)
Subject: Home in Tacoma Project Proposal
Date: Monday, July 12, 2021 7:08:07 AM

Good Afternoon,

I am reaching out in regards to the Home in Tacoma Project Proposal. I am not in favor with this proposal at all. This is not the solution for more equitable housing nor will it solve our current housing crisis. I moved to the west slope when I was as senior in high school and after college, my husband and I bought a house on the same block that my parents did back when I was in high school. What I love most about this neighborhoods is the tight knit community and the feeling of togetherness. I felt it was a good place to come back to and raise a family. And I think that if you change the zoning here on the west slope, we are going to lose that sense of community. As it stands now, we live on a block with significantly more elderly couples than younger couples. If this rezoning passes, I can see builders coming in and buying up these houses belonging to the elderly and putting in these three/four story apartment complexes and ruining the whole sense of a neighborhood. Besides that, parking on our block is already difficult and with influx of these multifamily complexes, it will be impossible to park on the street. We are struggle with the condos across 19th not having enough parking and their overflow coming to our street and taking up street parking. Also, the west slope does not have the infrastructure to support this proposal. With the closing of Safeway, the Fred Meyer marketplace has seen an influx of customers and sometimes its hard to find the grocery items we need. If we start building these low and mid scale zone buildings finding groceries is going to become even more difficult. And traffic along here is just going to get worse. If I wanted to live in a metro area where buildings were side by side and your view was the adjacent building, then I would move to Seattle. I chose the west slope because I wanted my children to grow up in a neighborhood where they had a nice yard and a street to ride bikes in. These new zoning proposals would change all that. I ask that you please reconsider and do more planning before hastily passing these zoning changes. Please don't Seattle my Tacoma.

Thank you,

Michelle and Phillip Campos

From: [Jeanne Apffel](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Zoning changes
Date: Monday, July 12, 2021 8:20:49 AM

I live at 930 S Mountain View Ave in the Narrowmoor area.

I am opposed to the proposed zoning changes because:

This area was developed to be view sensitive and the value of our properties is high so the city benefits because of the high taxes levied.

The streets are narrow so parking on the street would not allow emergency vehicles easy access.

There is no access to transit in this area. The closest bus stop is one half mile uphill.

Tacoma needs homes for lower income folks. I do not believe the rents in this area would be affordable for many of them.

I believe Low Scale Residential is not appropriate for this area.

Jeanne Apffel

Sent from my iPad

From: [Foster, Katie](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Written Comment
Date: Monday, July 12, 2021 8:23:24 AM
Attachments: [HIT Comment Elson.pdf](#)
[HIT Comment Grisaffe.pdf](#)
[HIT Comment Terrill.pdf](#)
[HIT Comment Mello,J.pdf](#)

Written comment received through mail by the City Clerk's Office.

Katie Foster
City of Tacoma | City Clerk's Office
Phone: 253-591-5153 | Fax: 253-591-5300

City Clerk
733 Market Street, Room 11
Tacoma, WA 98402

Re: "Help Shape the future housing in Tacoma"

I am a homeowner in a single family home for over 80 years!

I live in this area of the city because I do not want to live by or next to a multifamily home.

I invested in the property.

My neighborhood is comfortable, pleasant and peaceful. If I wanted, I could choose to live in an apartment or multifamily home.


There are many dwellings of this sort available for me to select from in the city. They truly are readily available and pretty much everywhere!

It is my belief that you are approaching this situation without considering the landowners in the area and their needs and interests.

I do not want a large building next door! And along with this type of growth comes, congestion, clogged roads, and ugliness. I envision too many people, cars, stuff that obstructs the area. In addition, where would you suppose these additional residents' shop? How will they get around? What does that mean to those of us already here?

You already ruined the Procter District with a high-rise apartment building! The area has been altered forever and that's not all, more are planned to be built. It is a disgrace, this was such a nice area to shop, have a meal and visit the farmers market. So awful to see this happen to what was such a nice area. Enough is enough!

All you really want is more money and taxes... If its housing that is needed - find it elsewhere! Move to the undeveloped areas of the city and county. Build it correctly with the right infrastructure to support the multifamily homes. Leave the areas already developed as single family homes alone to live in peace as this is what my neighbors and I want and we have rights too! You represent all of us ... we vote, we pay taxes and we are already here – do not discount nor dismiss our needs in this process.


Ron Elson
Tacoma, WA 98407

City Clerk
733 Market Street, Room 11
Tacoma, WA 98402

Re: City Council Public Hearing on Housing Growth in Tacoma
"Help Shape the future housing in Tacoma"

We would like to take this moment to share our belief that you are approaching this situation without considering the landowners in the area and their needs and interests. As lifelong residents and homeowners in the City of Tacoma, albeit, in the later years of our lives, we wish to inform you of our thoughts on this topic. We believe it is not only our duty but we would be remiss in our responsibilities if we remain silent.

If we wanted, we could choose to live in an apartment or multifamily home. There are many dwellings of this sort available for us to select from in the city. They truly are readily available and pretty much everywhere! The environment that we have chosen should not to be spoiled by a towering building next door, along with this type of growth comes, congestion, clogged roads, and ugliness. We envision the residents would be locked in their homes as their neighborhood is filled too many people, cars and stuff that obstructs the area. Where will all the new residents go for their food, gas, supplies. The lines get longer and the roads are congested!

We are homeowners of our single family home. We have rights too. We live in this environment because we do not want to live by or next to a multifamily home. We invested in the property. You are taking away from those that earn their living taking care of single family homes. You are changing the beauty of the home. The place where we raised our families and wish to live out our lives for as long as we can. We wish to feel safe and secure knowing that our neighbors are also enjoying their single family homes. We wish to maintain the current quality of life and living that we enjoy today. My neighborhood is comfortable, pleasant and peaceful.

Already there are many multifamily dwelling spaces already approved and built. We can't even walk along the waterway we have loved all our life. We are unable to get to it from the congestion of the existing locals. We have watched a high-rise apartment being built in the Procter District. The area has been spoiled! And we hear there are more multifamily apartments planned to be built. It's too much...it must stop!

Your need for more housing, more taxes and money needs to be found somewhere else! Build it right, with the right infrastructure to support the dwellings and leave the areas already developed as single family homes alone to live in peace! Respect our rights! We vote, we pay taxes and you need us --- we voted for you and you need to treat us with respect and dignity.

Sincerely,

Delores and Dino Grisaffe
4024 N. Whitman
Tacoma, WA 98407

City Clerk

733 Market Street Room 11

Tacoma WA 98402

RE: Home In Tacoma Project

Honorable City Council,

I whole heartedly support the Plan to increase housing supply in the City of Tacoma.

Sincerely,

A handwritten signature in cursive script, appearing to read "John A. Terrill".

John A Terrill

John Terrill

2018 N 30TH ST Unit 8

Tacoma WA 98403

johnaterrill@gmail.com

City Clerk
733 Market Street, Room 11
Tacoma, WA 98402

Housing Growth in Tacoma "Help Shape the future housing in Tacoma"

I need to share my belief that you are not considering the landowners in the area and their needs and interests. As lifelong resident and homeowner of several single family homes in the City of Tacoma, I wish to inform you of my thoughts on this topic. I believe it is not only my duty but I would be remiss in my responsibility if I remain silent.

I am a homeowner in a single family home, a home I have owned for over 40 years. I have rights too. I live in this environment because I do not want to live by or next to a multifamily home. I invested in the property. I wish to feel safe and secure knowing that my neighbors are also enjoying their homes. The whole beauty of a single-family home is just that... you have atmosphere to feel safe, create and enjoy. I wish to maintain the current quality of life and living the life in my home that I enjoy today. My neighborhood is comfortable, pleasant and peaceful. If I wanted, I could choose to live in an multifamily home or apartment. There are many places of this sort available for me to select from in the city. They truly are everywhere already!

In addition, I do not want the environment that I have chosen to be spoiled by a towering building next door! And along with this type of growth comes, congestion, clogged roads, and ugliness. I envision everyone locked in their homes as their neighborhood is filled too many people, cars, stuff that obstructs the area. And where would you suppose these additional residents' shop? How will they travel? What does that mean to those of us already in place and waiting in line for our food, supplies, needs? The lines get longer, the roads are congested, power grids and airwaves are full...

Currently because of all of the existing multifamily dwelling spaces already approved and build, I can't even enjoy the waterway I have loved all my life. I am unable to get to it from the congestion of the existing locals. I am unable to get to the zoo for the same reason, etc. Recently, I have seen a high-rise apartment built in the Procter District. In my humble opinion the area has been tarnished and that's not all, more are planned to be built. It is a shame, this was such a nice area to shop and see a movie, have a meal and visit the farmers market. So very sad to see this happen to what was such a nice area. Enough is enough!

Your need for more structures, more housing, more money and taxes should be found elsewhere! Move outward to the undeveloped areas of the city and county. Build it right, with the right infrastructure to support the multifamily homes and leave the areas already developed as single family homes alone to live in peace as this is what I want and I have rights too! You represent all of us also... I vote, I pay taxes and you need all of us -- do not discount nor dismiss my needs in this process.


Janet Mello
5406 N 40th
Tacoma, WA 98407

July 11, 2021

To whom it may concern;

I am writing this letter in opposition to the changes in the zoning regulations that the Planning Commission is proposing. I watched and participated in both zoom meetings last week and I have many concerns regarding this project moving forward. I live in the West Slope North End area. My concerns are mainly in relation to this area.

***Isn't Tacoma crowded enough already? It is stated that its harder to find housing in Tacoma. That's because we have no more space! I feel that this proposal wants to pack people in like sardines in an already over populated area. Do you want to make us a mini-Seattle? If so, I'll fight while I can, or I'll move to a different city. We live on a peninsula, and there are only a few ways in and out. More condensed housing is going to make things worse—especially now that Pt. Ruston is up and running. This proposal will make the American Dream of owning a house with a front and back yard and a private lot a thing of the past. It'll ruin the city...not make it better.

***I've lived in Tacoma 47 years and I've never seen traffic as heavy as in the last few months. The north end/west slope traffic is getting out of hand and safety is a big concern. According to the zoom meetings last week, the parking situation hasn't been figured out yet and the planning commission is hoping people will rely on the public transportation system although even low-income residents have vehicles. Parking needs to be addressed before creating mid and higher scale multifamily housing in small areas. This could become a nightmare.

***I don't agree that creating this higher multifamily housing will help the lower income as all new developments in Tacoma seem to be out of people's price range. People are still going to struggle to pay rent. Private developers are the ones who will benefit by this proposal...not the people.

***I feel that the empty lots and abandoned business areas are where the focus should be. Those areas are prime for lower income housing as a lot of those lots are near major streets, shops, and public transportation and that land might already be at a lower price point. Here in the north end, lots are worth almost as much as the structure built on it.

***I'm embarrassed to live in Tacoma. I've lived here all my life and never have I seen homelessness as bad as it is now. I feel this should be the bigger issue of funding help/housing for this population. It is out of hand as more and more homeless camps are popping up around Tacoma—even in neighborhoods creating a tremendous amount of trash and crime. I don't agree with the commission when it was stated in the zoom meeting that this proposed project will actually help the homeless population.

Please consider these concerns as you are making your decision. Thank you for your time.

Sincerely,

Kim Beckner
3328 n Shirley St.
Tacoma, 98407
253-380-5778

From: [Steve Carnell](#)
To: [City Clerk's Office](#)
Cc: cityoftacoma@public.govdelivery.com
Subject: Single-Family Zoning Changes
Date: Monday, July 12, 2021 8:35:19 AM

This email is in response to the proposed zoning changes for Tacoma to drastically change the single-family zoning in the City of Tacoma to allow for cheap high-rise apartments in single-family neighborhoods. **I am totally opposed to any such change.** I've lived in Tacoma for 71 years, since my parents moved from Seattle in 1950. There is no housing shortage and there is no reason to destroy safe single-family neighborhoods by allowing high-rise apartment buildings to be built in them. This has been tried in mid-west and easter cities before with disastrous results. Just google "Cabrini-Green" to see the 60 year disaster of poverty and crime such high-rise apartments created in Chicago between 1950's and 2011. Don't think it won't happen here. All of you on the city council should know better than to propose such a foolish idea. **Shame on you if you proceed with this!**

Steve Carnell
2333 N Narrows Drive
Tacoma

From: [Carol Serdar](#)
To: [City Clerk's Office](#)
Subject: Proposed revisions to "Mid-scale Zoning" plan
Date: Monday, July 12, 2021 8:43:35 AM

To whom it may concern,

I am writing to express my opposition to the proposed "Mid-Scale Zoning" plan in its current form. I fully appreciate the need to plan for significant population growth in the coming years, and I agree that we need to focus on infilling rather than sprawling outward, and I in general support the goal of increasing the amount of 'missing middle housing'. However, the proposed plan is inadequately explained, appears to be a developers dream come true, and the long term issues have not been vetted.

Listed below are my main concerns. They are focused in part on the Proctor District, where I live, but I believe most of these issues are relevant to other neighborhoods as well.

1. The middle housing category includes 3 (or even 4) story apartment buildings. Structures this size cannot be inserted into a block of single family homes without creating blockages out our windows throughout the neighborhood. As a city we should care about that. The illustration on the Home in Tacoma website implies that there will be some sort of gradation, with smaller scale structures adjacent to and among the single family homes, but that is not happening on N27th Street where a four story apartment building will soon tower over adjacent single family homes.
2. In current form the zoning plan designates any property along a bus route as suitable for mid-scale housing. These streets are lined with single family homes too; why should they be more vulnerable to incompatible development?
3. Inserting apartment buildings in parts of the city where real estate is very expensive is not a path to affordable housing. Rents are high throughout the north end of Tacoma.
4. One of the city's goals was to increase the number of trees, a means of mitigating climate change/warming. Inserting apartment buildings into residential neighborhoods reduces tree canopy. It also results in more impervious surfaces and greater urban runoff, which is already a threat to Commencement Bay / Puget Sound. Are these environmental concerns addressed in the zoning plan in a way that is enforceable? How do you see stormwater being addressed (your municipal stormwater permit needs to be reviewed for the proposed expansion to our neighborhoods)?
5. Your plan does not explain how these smaller/four story apartment buildings will be assessed for slope stability. The glacial stratigraphy we have under Tacoma is fraught with challenges for your planning department and their understanding of slope stability. The Narrow Ridge development was permitted by Tacoma within WA State rule-identified landforms that are known to cause landsliding. Yes, a mapped hazard was permitted for building within and Tacoma allowed (even permitted) cutting trees for these new homes to have a better view, forgetting there is a railroad down the slope. A factor of safety of 1.5 should be REQUIRED especially with the proposed "Mid-scale Zoning" plan you propose.
6. One of the stated goals of Home in Tacoma is to provide walkable neighborhoods with shopping, but it is not realistic to think that people will walk multiple blocks to the grocery store, nor will mass transit for this kind of activity be a viable option in the foreseeable future (if ever). It seems inescapable that most people will drive. The Proctor business district cannot expand, and parking is already a huge challenge. We cannot continue to increase population density around a commercial district with finite capacity. Your proposal should show what infrastructures will also be brought into the neighborhoods.

Looking forward, I would like to offer these suggestions:

1. Start with the best possible projections for population growth and on this basis estimate the amount of additional housing we will need in Tacoma. Is it necessary to rezone so much of the city as mid-scale? Please start with infilling with duplexes BEFORE apartment buildings in our neighborhoods.
2. Focus on building more neighborhoods like the Proctor District (other locations are near 6th Avenue and Orchard and near I-5) rather than overcrowding the existing neighborhoods.
3. Provide assurances that mid-scale development will respect the character of existing neighborhoods and define what that means. In Proctor that has been inconsistent at best.
4. Accept that not every neighborhood has to be the same.

Thank you for your careful consideration.

Sincerely,

Carol Serdar Tepper

From: [Mark Matteson](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma - Public Comment
Date: Monday, July 12, 2021 9:26:00 AM

Thank you for allowing me to comment on the Home in Tacoma proposal. I am a Proctor resident and have lived in Proctor since 2002.

While I am not opposed to densification, I am opposed to the Home in Tacoma proposal as it stands. I believe that allowing the rezoning of Union Avenue north of N 21st Street, and other places around Proctor where Pierce Transit has eliminated North-South routes, for mid-scale multiunit housing, is inappropriate. Duplexes, Triplexes, and cottages are fine. But the scope of the proposal, if implemented, will adversely affect the character of the Proctor community — which is already dealing with the ramifications of Proctor Station and Madison 25: Loss of traditional retail gathering establishments; excessive congestion and noise at times; etc. And: DO NOT MAKE THE SAME MISTAKE THAT LED TO PROCTOR III.

Thank you for your consideration.

Mark Matteson

From: [Jack Trainor](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Monday, July 12, 2021 9:32:02 AM

Greetings-I would like to comment on the proposed new development standards for property owned by religious institutions in Tacoma:

- It is my experience that religious institutions have a unique opportunity to meet a variety of objectives in housing projects sponsored by them:
 - Address the housing shortage in the City of Tacoma
 - Provide a ministry to both the community and their congregation
- To that end, I strongly suggest that the City allow a maximum of flexibility, density allowances and permitting costs even beyond that proposed in the new development standards based on the above considerations.

I am grateful for the opportunity to comment on the issue and am eager to provide any additional feedback if appropriate.

Sincerely,

Jack Trainor

Jack Trainor

Trainor and Associates

Putting Real Estate to Work for Non-Profits

2103 60th Ave NW

Gig Harbor WA 98335

jack@trainorandassociates.com

(775)771-6533

www.trainorandassociates.com

From: [Maureen Howard](#)
To: [Woodards, Victoria](#); [Blocker, Keith](#); [Thoms, Robert](#); [Hines, John](#); [Ushka, Catherine](#); [Hunter, Lillian](#); [Walker, Kristina](#); [McCarthy, Conor](#); [Beale, Chris](#)
Cc: [Robinson, Jeff](#); [Barnett, Elliott](#); [Stewart, Linda](#); [Harding, Melanie](#); [Pauli, Elizabeth](#); [City Clerk's Office](#)
Subject: Tacoma Pierce County Coalition to End Homelessness: Public Comment on Home In Tacoma
Date: Monday, July 12, 2021 9:42:57 AM
Attachments: [TPCCEH Home In Tacoma 7.11.2021.pdf](#)

Mayor Woodards and Council Members,
Please find attached our public comment on Home In Tacoma.

As always, we are available to you in any manner that moves Tacoma toward safe and decent and permanent housing for everyone.

Thank you for your work and your commitment,
Maureen

Maureen Howard
Senior Policy Analyst
Tacoma Pierce County Coalition to End Homelessness
3320 S. 8th St.
Tacoma, WA 98405

Tel. 253-756-8146 LL
253-255-2200 cell

Living in Tacoma or Pierce County and Behind on rent?
[Rental Assistance | Pierce County, WA - Official Website](#)

"I'm no longer accepting the things I cannot change. I'm changing the things I cannot accept."
Angela Davis

"Never, ever be afraid to make some noise and get in good trouble, Necessary trouble." John
Lewis



Tacoma Pierce County Coalition to End Homelessness

<https://pchomeless.org/> - info@pchomeless.org

July 11, 2021

Mayor Victoria Woodards
Members of Tacoma City Council

We, the Tacoma Pierce County Coalition to End Homelessness, have reviewed the proposed Home In Tacoma and have had opportunities to respond to presentations to the Coalition by City staff. We know that Home In Tacoma will not of itself create the thousands of housing units we need affordable to people living at 0-30% of Area Median Income.

We also know that only housing ends homelessness. We simply have to have more housing units in Tacoma and we want them to make good use of all of our land. We want a variety of types of housing and a variety of both ownership and rental opportunities. We want public investments to secure land and housing on into the future. We agree that some housing should build generational wealth but public investment should also build community wealth. We want people to have security of tenure. We want them to remain in their housing as long as possible and when they leave one home, they go seamlessly to another.

We are all weary of people completely without shelter but those most weary are those without a safe and decent and permanent place to live. Those without any place to live.

We all understand the importance and impact of stable and appropriate housing to every stage of development - to every child, every parent, every elder, every youth. We have learned through the actions of the City of Seattle during the pandemic that people experiencing homelessness can move from encampments and from congregate shelters to hotels. There is no substitute for a room of one's own. Not for the addict. Not for those with medical needs. Not for those who speak with people we cannot see. Not for the lonely. Not for the student. Not for the woman who goes to work from her car. Not for those who age and then die preventable deaths years before those of us who are housed.

You have an opportunity to take the leadership for which voters elected you. Through all of the conversations about technical changes and timing and stages of implementation and the transparency of decision-making the community rightly demands, we want you to remember one thing: We want everyone to have a home.

To help make that happen, we, the Tacoma Pierce County Coalition to End Homelessness, endorse Home In Tacoma.

Sincerely,

Maureen Howard
Senior Policy Advisor
mhoward@pchomeless.org

From: [mary.young](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Monday, July 12, 2021 10:00:07 AM

I do not support the proposed code changes. This will negatively impact existing residents. I do not support the lack of parking required for ADUs. Parking is already way too limited. I do not support the ability for multi-unit dwellings to be built in areas that were coded as single family. People bought in those areas b/c they were single family. I do not want a developer to purchase property next to me and then build an apartment building or four plex and block the natural light, increase the traffic, and noise.

Mary Young

From: [Julie and Jay TURNER](#)
To: [City Clerk's Office](#)
Subject: letter to Council Members re HiT
Date: Monday, July 12, 2021 10:15:22 AM
Attachments: [Zoning letter to CC.pages.pdf](#)

Hello,
Yesterday I sent a letter that is in a format I don't think the council members can download. So, here is my letter again, in a pdf format. I am sorry for my negligence.

Julie Turner
817 North J St.
Tacoma, 98403

Tacoma City Council Members
747 Market St.
Tacoma, WA 98402
July 10, 2021

Dear Council Members,

My letter today is to ask you to act cautiously on the massive "Home in Tacoma" package from the Planning Commission and the Planning Department. There are many pitfalls in the package that are not being addressed, so the whole thing should be broken into steps and slowed way, way down. Please - because if this behemoth is worth doing, then the city's neighborhoods need time to digest this huge change to our city.

1. For instance, the declaration that we need more housing is not being addressed in HiT realistically; the **low-income level is too high** and the proposals will end up with more and more housing for the affluent citizens and families in Tacoma. But, what we need is low-income housing.

2. Where do our many **minimum-wage workers go to live?** That is the question, and fancy new buildings of 5 or 6 stories are not the answer. *We need actual, lower-income rentals in Tacoma.*

3. In addition, there are no **design guidelines** yet in place - probably not even in planners' minds - to ensure that livability in the many neighborhoods where the "mid-level" buildings are scheduled to go will not be seriously compromised. This includes the scale and design of new buildings to *fit* the neighborhood. Think of any house in town, and then think of a 4 or 5 story building snuggled up right beside it. **It will be really hard to sell this house.**

4. The city has created numerous **Multi-Use Centers** where it planned to accommodate large, tall buildings. Why not stick to this plan now? We surely cannot be out of room in all the MUCs, and since livability in any homes nearby is already compromised, why not use the MUC space for large buildings? **No one answers that, probably because builders want space in affluent areas.**

5. There is no mechanism to **avoid demolition** of buildings and homes, which would be the obvious choice to increase housing as cheaply as possible; fix them up. and rent pthem. There needs to be a **no demolition policy** unless the building is unsafe, otherwise entire neighborhoods will disappear.

Please send this back to the Planning Commission with suggestions for easing into this massive upsetting of all zoning areas in town. Get them to focus on providing 2,000 or 3,000 homes for the chronically homeless - that is what we really need right now - not the **gift to builders** that the "Home in Tacoma" currently is.

Thank you all for your service to Tacoma's citizens. We appreciate your hard work.

Sincerely,

Julie S. Turner
817 North J St.
Tacoma, WA 98403

From: [Devin Rydel Kelly](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Monday, July 12, 2021 10:21:40 AM

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,

[Your name]

Devin Rydel Kelly
peopleofearth@gmail.com
910 South M Street
Tacoma, Washington 98405

From: [Ellis, Alexandria](#)
To: [City Clerk's Office](#)
Cc: [Jessica Gamble](#)
Subject: Home in Tacoma Written Comment from MBA Pierce
Date: Monday, July 12, 2021 10:32:09 AM
Attachments: [Home in Tacoma Letter MBA Pierce.pdf](#)

Hi there,

Attached is MBA Pierce's written comment regarding the Home in Tacoma Project.

Best,

Alex Ellis
Seattle University School of Law | J.D. Candidate, 2023
Health Law Society | Vice President



July 12, 2021

Mayor Victoria Woodards
Tacoma Municipal Building
747 Market Street, 12th Floor,
Tacoma, WA 98402

Dear Mayor Woodards and City Council Members,

We, the Master Builders Association of Pierce County (MBA Pierce), are writing this letter in support of the Home in Tacoma Project.

MBA Pierce is committed to promoting attainable housing solutions and we are appreciative of the Tacoma's Affordable Housing Action Strategy (AHAS) efforts to prioritize affordable housing, zoning changes, and new housing types. We feel that it is important that Tacoma make policy choices that positively affect the balance between housing and community goals during Phase 1 of this project. Below, we have outlined four policy considerations that Council should weigh in its evaluation. On behalf of MBA Pierce and our 750 members, thank you for your consideration to these comments.

Introduction

MBA Pierce would like to acknowledge that our members build the houses currently desired by Tacoma homebuyers, which is primarily single-family homes, and that our comments are contextualized by the issues we see reflected by the current real estate market. Tacoma's rapid population growth amidst its limited housing options has created a housing crisis marked by unaffordable prices, gentrification, displacement, and regulatory barriers.¹ We believe that the Home in Tacoma Project adequately addresses these problems through its goals to increase the housing supply, affordability, and diversity of housing types.²

MBA Pierce hopes that this Council will recognize the benefits of the Home in Tacoma Project and we have provided our reasoning for support. First, we will discuss the positives of changing current housing regulations. Second, we will outline how the Home in Tacoma Project provides a solution to the missing middle housing crisis in Tacoma. Finally, we will discuss the growth

¹ City of Tacoma's Affordable Housing Action Strategy, *Home in Tacoma Project*, Planning Commission Recommendations (2021), <https://storymaps.arcgis.com/stories/63476315c3f54736b846e477126959f1>.

² *Id.*

vision under the Home in Tacoma Project and the likely rate of change to Tacoma's neighborhoods.

1. Regulatory Changes to Tacoma's Comprehensive Plan

The regulatory changes proposed by the Home in Tacoma Project would increase housing flexibility, influence important policy choices, and streamline processes by changing Tacoma's Comprehensive Plan. Currently, Tacoma's Comprehensive Plan designates about 75% of all homes as detached single-family housing.³ The housing regulations that favor single-family housing in the majority of Tacoma's buildable land is partially responsible for Tacoma's housing crisis.⁴ Historically, housing regulations have more influence on both the cost of construction and price of housing rather than limited supply of land.⁵ Additionally, expensive housing markets are correlated with more regulations and inelastic supply sides.⁶ Tacoma's housing crisis is a direct result of restricted housing types and regulatory limitations.

Under the Home in Tacoma Project, proposed changes to the regulations on single-family housing would increase housing flexibility and influence future policies.⁷ Housing flexibility would be achieved through the addition of Low-scale and Mid-scale Residential Areas as viable housing designations.⁸ Both designations would require the development of new zoning and design standards, which would impact the pace of population growth, building sizes, the size of dwelling units, lot size and width, transition standards, associated housing costs, and the shape of residential patterns in existing neighborhoods.⁹ Because the proposed changes have the ability to transform Tacoma for the better, MBA Pierce fully supports the Home in Tacoma Project's efforts.

MBA Pierce also views Phase 2 of the Home in Tacoma Project as an avenue to allow for the administrative approval of final plats. Over the last few months we have discussed the importance of streamlining the platting process with the City. Modifying the approval process to be consistent with state law would reduce unnecessary bureaucratic procedures by switching

³ *Id.*

⁴ Stephen Fesler, *Home in Tacoma Project Chugs toward Citywide Zoning Overhaul*, The Urbanist (last visited July 6, 2021) <https://www.theurbanist.org/2021/03/15/home-in-tacoma-project-chugs-toward-citywide-zoning-overhaul/>

⁵ Edward Glaeser and Joseph Gyourko, *The Economic Implications of Housing Supply*, 32, Journal of Economic Perspectives. 3-30, (2018), at 14.

⁶ *Id.* at 18

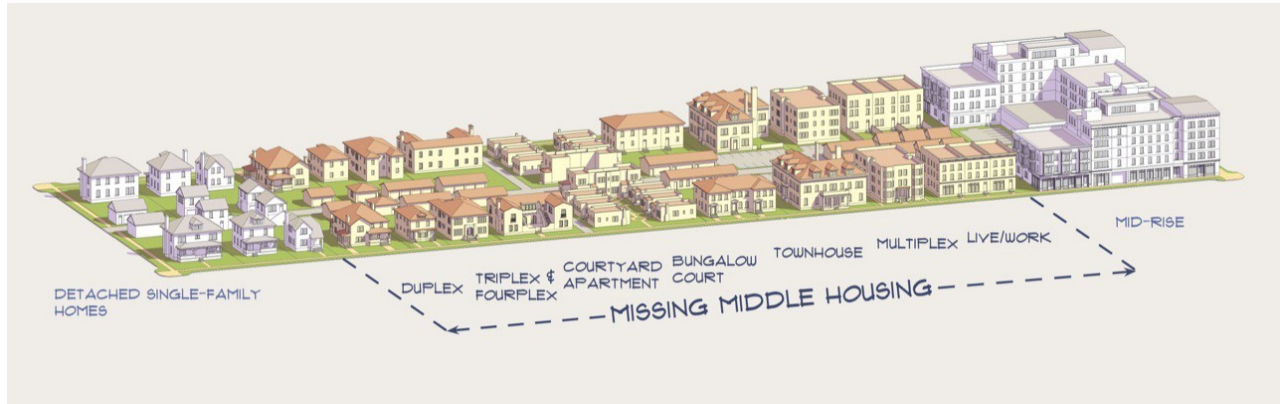
⁷ City of Tacoma's Affordable Housing Action Strategy, *Home in Tacoma Project*, Planning Commission Recommendations (2021), <https://storymaps.arcgis.com/stories/63476315c3f54736b846e477126959f1>.

⁸ *Id.*

⁹ *Id.*

from councilmatic to administrative approval. Updating final plats to administrative plats would save time for all involved and would ultimately be a better process.

2. Enabling the Missing Middle



Taking policy steps to enable “missing middle housing” would support more ownership and rental opportunities throughout neighborhoods by creating diverse housing and allowing both fee simple and zero lot lines for attached housing units. Urban planners often refer to “missing middle housing” in the context of building typology in short supply.¹⁰ Under the Home in Tacoma Project, “missing middle housing” refers to duplexes, triplexes, fourplexes, townhouses, small lot houses, cottage housing, small multifamily, and medium multifamily homes.¹¹ Missing middle housing fills the gap in density between single-family dwellings and large apartment complexes.¹²

Enabling the diverse types of missing middle housing is an essential step towards combatting unaffordable housing prices, gentrification, and displacement. Without expanding the types of housing offered, Tacoma will further limit its housing supply.¹³ High-income homebuyers disproportionately look to low and moderate-income neighborhoods in cities with limited housing supply.¹⁴ Fortunately, new market-rate housing construction helps reduce displacement

¹⁰ Erin Clark, *Community Land Trusts an Essential Tool in the Affordable Real Estate Toolbox*, Colo. Law. 36, 37 (2020).

¹¹ City of Tacoma’s Affordable Housing Action Strategy, *Home in Tacoma Project*, Planning Commission Recommendations (2021), <https://storymaps.arcgis.com/stories/63476315c3f54736b846e477126959f1>.

¹² Erin Clark, *Community Land Trusts an Essential Tool in the Affordable Real Estate Toolbox*, Colo. Law. 36, 37 (2020).

¹³ Laurie Goodman, Ellen Seidman, Jun Zhu, *To Understand a City’s Pace of Gentrification, Look at its Housing Supply*, Urban Wire, 2020.

¹⁴ *Id.*

in low-income neighborhoods.¹⁵ The Home in Tacoma Project also seeks to create more housing for community members along the city's transit corridors, which is still zoned for single-family housing.¹⁶ The Home in Tacoma Project aims to expand affordable housing while participating in anti-displacement actions, thus providing a solution to some of the pressures of Tacoma's housing crisis.¹⁷

3. Growth Vision

The new vision for housing growth under the Home in Tacoma Project is based on changing housing needs. Therefore, Tacoma is able to make policy choices in either Phase 1 or Phase 2 regarding implementation that will have a substantial affect on the pace of growth.¹⁸ It is clear that the project aims to strike an optimum balance between affordable housing goals along with other community needs such as inclusivity, complimenting existing neighborhoods, corresponding infrastructure needs, and providing sustainable housing.¹⁹

While some people are concerned that growth will rapidly change some neighborhoods, this is a complex issue that will only be determined through the Council's goal prioritization. If the Council chooses to monitor growth in high opportunity areas then policy tools, such as affordability requirements, are available. If the Council chooses to do so, then the market growth calculations will change for developers and potentially slow growth as needed. The Council could revisit housing rules in the future if growth is occurring faster than desired. It is important to note that the pace of neighborhood change has benefits on both sides. If growth happens quickly then Tacoma is able to meet housing needs in a timely manner. If growth happens slowly, then slower infill is less likely to disrupt a neighborhood.

Conclusion

From a standpoint of a nonprofit organization that represents homebuilders who build attainable housing in the Puget Sound Region, MBA Pierce strongly advocates support for the Home in Tacoma Project. Changing land use designations, design standards, and zoning regulations would boost Tacoma's inelastic housing supply. Enabling missing middle housing is necessary to creating affordable housing for low and moderate-income community members. The proposed growth rate will likely be tailored as the Council meters growth in high opportunity areas. While

¹⁵ Emily Badger, *The poor are better off when we build more housing for the rich*, The Washington Post (2016).

¹⁶ Rubén Casas, *Tacoma's Missing Middle Housing: Planning for Access, Affordability, and Mobility*, The Urbanist (February 22, 2021), <https://www.theurbanist.org/2021/01/22/tacomas-missing-middle-housing-planning-for-access-affordability-and-mobility/>

¹⁷ City of Tacoma's Affordable Housing Action Strategy, *Home in Tacoma Project*, Planning Commission Recommendations (2021), <https://storymaps.arcgis.com/stories/63476315c3f54736b846e477126959f1>.

¹⁸ *Id.*

¹⁹ *Id.*



it is likely that the Home in Tacoma Project will face some opposition from single-family homeowners, we feel that the proposed changes are vital to a thriving Tacoma. The intention of this letter was to illustrate in detail our support of the Home in Tacoma Project proposals.

MBA Pierce hopes that you recognize the significant opportunities offered by the Home in Tacoma Project. These opportunities include updating housing policies, enabling missing middle housing, and developing affordable housing. MBA Pierce has always recognized Tacoma as an influential leader in Pierce County and we are excited to see Tacoma take great strides towards a new housing growth vision. We look forward to working with you and thank you for the opportunity to comment our support of the Home in Tacoma Project. We will continue to participate as the project moves forward.

Sincerely,

Alex Ellis
Legal Extern
MBA Pierce

CC: John Hines
 Robert Thoms
 Keith Blocker
 Catherine Ushka
 Chris Beale
 Lillian Hunter
 Conor McCarthy
 Kristina Walker

From: [Starr](#)
To: [City Clerk's Office](#)
Subject: West Slope zoning changes
Date: Monday, July 12, 2021 10:47:25 AM

Please register my opposition to the zoning planned for the neighborhood in which I live. I am in support of increased housing opportunities and for more low to moderate opportunities for families but this is not the right way to achieve this. This is not just another NIMBY. There are ways to achieve this is a smaller and more planful way than to take an entire neighborhood and change the character, the views, the demands on infrastructure.

Sincerely,
Starr Mayer
1742 S. Fairview Drive
Tacoma 98465

Sent from [Mail](#) for Windows 10

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: Letter on Home In Tacoma
Date: Monday, July 12, 2021 10:59:49 AM
Attachments: [HET Council Letter 07-08-21.pdf](#)

Elliott Barnett, Senior Planner

City of Tacoma – Long Range Planning

747 Market Street, Room 345

Tacoma, Washington 98402

(253) 312-4909

www.cityoftacoma.org/planning



City of Tacoma
Housing Equity Taskforce

Chris Karnes, Co-Chair
Norman Brickhouse, Co-Chair
Michealea Lemons
Anna Petersen
Lisa Snyder
Alyssa Torrez
Amanda Westbrooke

July 8, 2021

Mayor Woodards and Councilmembers,

It is our honor to present the Housing Equity Taskforce's (HET) Home In Tacoma Project housing policy recommendations to the City Council. The primary objectives of these recommendations are to increase housing supply, housing choice, and housing affordability throughout the city in order to make progress toward Tacoma's equity and antiracism goals.

We affirm that part of the solution to housing affordability and to addressing historic racial injustice in the area of housing lies in expanding housing types citywide. Both the Low-scale and Mid-scale housing options have substantial affordability benefits for both rental and ownership housing in the long term, but we must stress that these market-based policy solutions have a lag time and their benefits only start to occur if reform begins to be implemented now.

We appreciate that the Housing Equity Taskforce recommendations have been integrated into the Home In Tacoma Project recommendations. The Taskforce's January 2021 observations and recommendations are attached to this letter. These recommendations highlight that there is much work to be done to increase equity. We thank the City Council for your leadership.

Addressing racism in housing

We believe that the concept of single-family zoning is a construct that perpetuates racial inequities. We applaud the Planning Commission's balanced approach of presenting two housing options to the public and then responding to public feedback by making changes that incorporate the best elements of each option, while removing the elements with the most negative impacts.

We provide further comment to reinforce how the Planning Commission's revised scenario supports the desired intent of the Housing Equity Taskforce to address the disproportionate impacts of the housing crisis on people of color and others facing economic disadvantages. The Planning Commission's initiative to address housing affordability by setting targets by income group helps to address this crisis head on.

Aligning with the Regional Vision of Housing near Centers and Transit

It is a rare opportunity for the City to be able to offer tangible benefits to low-income, people of color, and vulnerable populations without additional expenditures, but this can be done if the City consciously realigns Tacoma's vision for housing growth with the Puget Sound Regional Council's vision for housing near centers and transit.

While housing occupies the largest household expense for moderate-to-low income families, transportation costs are a close second. By expanding housing options immediately adjacent to transit, the City can empower more residents with the option of being one-or-no-car-households, leading to thousands of dollars saved per year, which can improve financial outlook, housing stability, and long term potential for homeownership. Pierce Transit in particular is looking to empower youth and seniors to take transit with fareless service, which could begin as soon as 2022.

Support the concept of not requiring parking in our code and allowing property owners to determine the need. There is no such thing as free parking – if the City requires parking, that cost is transferred to the cost of the housing unit. The City should not be mandating a requirement that could make housing projects infeasible. This can add to the exclusionary effect of single-family zoning and can make affordable housing more difficult.

Supporting Racial and Economic Equity

Tacoma needs to continue to address institutions that perpetuate racial inequities.

One way to do this is to use transit as a tool. The Home In Tacoma Project proposals are based on locating more housing close to transit. We applaud that approach. Because Pierce and Sound Transit have structured service along corridors that already 1) connect to growth centers, 2) serve diverse areas, and 3) provide neighborhood coverage, allowing a diversity of housing types on blocks adjacent to transit would help to reverse the exclusionary impacts of zoning policies implemented in the 1950's--broadening racial and economic equity across 'high opportunity areas' identified by the City.

Planning for Deeply Affordable Housing

Recognizing that the City's financial capacity is limited to provide deeply affordable housing units for people who have no income or incomes below the poverty line, we identify the expansion of housing types citywide, along with allowing denser housing types near transit and centers as being essential to supporting rental housing affordability for working class households making between 30-60% AMI. By implementing these changes the City can have a clear focus on working with non-profit housing partners to develop deeply affordable housing units for those making substantially less than 50% AMI, allowing the market to support options for other groups.

In closing

The Housing Equity Taskforce encourages the City Council to support the Planning Commission's proposed hybrid scenario, low and mid-scale residential land use designations, and scope of work for affordability, anti-displacement measures and design requirements for Phase 2 of *Home in Tacoma*. These proposed changes reflect public input and set the stage for future community engagement in the rest of 2021 and into 2022.

Attached please find the Housing Equity Taskforce's January 2021 Observations and Strategies Document. We also reference the Taskforce Letter to the Planning Commission and Human Rights Commission.

In the spirit of service,



Co-Chair Norman Brickhouse
Human Rights Commission



Co-Chair Chris Karnes
Planning Commission

Attachments:

HET Recommendations and Letter, January 2021



City of Tacoma
Housing Equity Taskforce

Chris Karnes, Co-Chair
Sarah Rumbaugh, Co-Chair
Ryan Givens
Michealea Lemons
Anna Petersen
Allen Ratcliffe
Lisa Snyder
Alyssa Torrez

Human Rights Commission
Planning Commission

January 22, 2021

Dear Fellow Commissioners,

It is our honor to present the Housing Equity Taskforce's (HET) Home In Tacoma Project housing policy recommendations. The primary objectives of these recommendations are to increase housing supply, housing choice, and housing affordability throughout the city in order to make progress toward Tacoma's equity and antiracism goals.

The HET was convened through joint action by the Human Rights Commission and Planning Commission in late 2019 to provide policy recommendations on equity and antiracism goals as part of the Home in Tacoma Project. The Taskforce was entrusted with a mission to bring diverse perspectives to a focused effort founded on our shared commitment to equity and antiracism in all actions. Our meetings involved City staff, Taskforce members, and were open to the public and covered topics ranging from expanding public engagement, recognizing patterns of institutional racism in housing, identifying key themes to improve equity in planning and zoning actions, and review of the housing policy framework. This effort answers the City Council's call for antiracism transformation in all City actions and spheres of our civic experience.

Housing meets a fundamental human need for shelter. Housing location can either connect or it can isolate us from family, community, education, employment, recreation, health and other opportunities that fundamentally affect the course of our lives. **Tacoma's housing crisis affects everyone and has disproportionate impacts on people of color and others facing economic disadvantages.** These are complex and difficult challenges, but we can make real progress through proactive action. We are striving to aim high, as called for by the City Council to address the enduring impacts of systemic racism as well as of today's housing crisis on those most in need.

Observations - HET's policy recommendations are founded on a set of seven observations made with an equity lens, pulling from local history, personal experience, and information on current conditions. Our stance is to right an historic wrong perpetrated by systemic racism and to advance the concept of welcoming all current and future residents to Tacoma. We identify deficiencies in the current housing growth strategy, disparate impacts to people of color and those facing economic disadvantages, and recognize that past housing policies were created without equitable representation. We identify one crucial mechanism to help reverse racially disparate impacts by enabling more diverse and affordable housing options citywide, commonly referred to as "missing middle" housing.

Seven Housing Strategies - To create a more equitable and antiracist housing reality for Tacoma, the Taskforce recommends seven strategies for (i) changes to Tacoma's housing growth framework; (ii) actions to promote housing affordability; and (iii) steps to empower under-represented people; improve access to opportunity; combat displacement; and undo the impacts of systemic racism. We do not intend a direct, one-to-one relationship between each observation and strategy-we believe the strategies would address multiple observations. We also recognize that this is and will always remain a work in progress-Tacoma must continue to ask difficult questions and believe we can do better to connect people with housing in inclusive, vibrant, and resilient neighborhoods throughout our City. We have sought to think holistically, recognizing that these strategies will be implemented collaboratively by multiple programs and teams. Many are already stated in city policy and being implemented as part of the AHAS and other actions.

In summary, our recommendations call for Tacoma to return to traditional, more inclusive, walkable neighborhood patterns and take steps toward a reality in which all of us benefit equitably from opportunities. These recommended strategies are rooted in (a) reducing regulations (b) restructuring systems founded on principles of exclusion and separation.

In the spirit of service,



Chris Karnes, Co-Chair



Sarah Rumbaugh, Co-Chair

Ryan Givens

Michealea Lemons

Allen Ratcliffe

Lisa Snyder

Alyssa Torrez



Attachment:

Housing Equity Taskforce Recommendations, January 7, 2021

OBJECTIVE: Increase housing supply, choice and affordability throughout Tacoma by providing more diverse and affordable housing options, in order to make progress toward Tacoma's equity and antiracism goals.

OBSERVATION 1

Tacoma's housing growth strategy is not meeting our community's housing needs (for supply, affordability and choice)

- The current strategy sets aside about 75 percent of housing land supply for single-family housing
- Single-family housing uses more land per unit, limiting capacity and choices while driving up cost
- Tacoma is growing rapidly along with the region
- Tacoma is a mature City with little undeveloped land, meaning that growth must generally be infill, redevelopment, or taller structures
- Many people today are seeking walkable, urban living close to jobs, shopping, schools and transportation choices

OBSERVATION 2

Tacoma's housing crisis has disproportionate impacts on people of color and others facing economic disadvantages

- Tacoma's housing crisis affects lower income households most severely
- People of color disproportionately earn less, have less accumulated family wealth and are less likely to be homeowners
- People of color have historically been barred from living in some neighborhoods and faced discriminatory lending practices
- Lower income households are at increasing risk of displacement as housing costs rise
- People with disabilities, non-English speakers and people with criminal records face heightened barriers in finding housing

OBSERVATION 3

Tacoma's housing policies were initially created without equitable representation

- We reside on the ancestral homeland of the Puyallup people which was stolen by people of European descent
- People of color and others facing barriers have historically been excluded or under-represented in policymaking around housing growth

- More vulnerable groups often face heightened obstacles to participating (language, physical access, childcare, work hours), and also have fewer resources to react to neighborhood change

OBSERVATION 4

People of color have less access to the vital livability, accessibility, economic and educational opportunities that come with housing location

- Tacoma's neighborhoods are unequal in terms of the opportunities that people can access
- Many people are finding themselves priced out of Tacoma's higher opportunity neighborhoods
- People of color are less likely to live in high opportunity areas, reflecting historic systemic racist practices including redlining

OBSERVATION 5

People care deeply about their homes and neighborhoods and rely on them as investments

- Home ownership is often a household's single largest financial investment and a major source of household and family wealth
- Poorly designed or out-of-scale infill could build opposition to further infill

OBSERVATION 6

Without public and nonprofit sector actions, market-rate housing construction will not be enough to meet affordability needs

- Market-rate housing constructed in Tacoma is typically not affordable to those earning 80% of Area Median Income or less

OBSERVATION 7

Increasing Missing Middle housing options is an essential part of a multifaceted solution

- Changing the housing growth strategy is within the City's power to implement
- Tacoma must also pursue all AHAS objectives
- Tacoma must seek to build household earning potential

OBJECTIVE: Increase housing supply, choice and affordability throughout Tacoma by providing more diverse and affordable housing options, in order to make progress toward Tacoma's equity and antiracism goals.

STRATEGY A

Encourage infill of Missing Middle housing types throughout Tacoma's neighborhoods

- Change the Single-family Land Use designation to Low-scale Residential
- Allow diverse housing types including small lot single-family, duplexes, triplexes, townhouses, fourplexes, cottages, tiny/mobile houses, shared housing and small multifamily
- Establish form-based design and site standards to ensure that infill complements neighborhood form and scale
- Ensure that infrastructure and services are adequate to support infill

STRATEGY B

Encourage infill of mid-scale, walkable urban housing near Centers, Corridors and transit

- Designate areas within easy walking distance of Centers, Corridors and transit for mid-scale housing
- Establish standards to ensure a smooth transition from higher-scale to low-scale residential areas
- Promote inclusion of larger housing unit sizes to accommodate larger households

STRATEGY C

Use multiple strategies to produce housing affordable for lower income people

- Partner with housing developers by exchanging bonuses (such as height/density bonuses, or parking reductions) for affordable housing units
- Tailor regulatory incentives to serve unmet need in Tacoma's housing market
- Locate affordable housing throughout the City, particularly in high opportunity and growing areas
- Partner with nonprofit affordable housing providers to serve unmet needs
- Establish affordability targets for new projects in designated Opportunity Zones

STRATEGY D

Empower people of color and other under-represented groups to fully participate in policymaking

- Educate and empower all community members to participate in shaping housing policies

- Commit to more diversity on City policymaking bodies such as boards and commissions
- Focus engagement efforts on empowering underrepresented groups to take more control of policy decisions that affect them
- Invest resources into crafting education and engagement opportunities to these groups
- Seek to build long-term relationships based on trust and sharing of power

STRATEGY E

Address inequitable access to opportunity in Tacoma neighborhoods

- Plan for and invest in low opportunity areas to address challenges, gaps or barriers
- Build walkability, transit service and amenities, particularly in low opportunity areas
- Prioritize funding to address deferred public utilities and infrastructure to neighborhoods with lower income people and people of color

STRATEGY F

Combat displacement for residents, businesses and community anchors

- Implement an anti-displacement strategy including resources to mitigate evictions, affirmative marketing tools, and resident preference for at-risk households
- Support local businesses and institutions to remain in their neighborhood

STRATEGY G

Actively address housing inequities resulting from systemic racism

- Promote access to housing and homeownership to build intergenerational wealth for people of color
- Identify and address unfair/discriminatory housing, lending and appraisal practices
- Educate and support people of color seeking to build infill housing or invest in their homes
- Seek to increase representation of people of color in building, lending and housing professions, and City employment/contracting
- Recruit developers that serve lower income households and people of color

From: [Mike Garrett](#)
To: [City Clerk's Office](#)
Cc: [BUG](#)
Subject: Comments regarding "Home in Tacoma Project"
Date: Monday, July 12, 2021 11:05:18 AM

City Council,

Thank you for the opportunity to provide written comments on the Home in Tacoma Project (Project).

I have looked over the Project Overview, the interactive web site, the equitability map and the GIS map. I disagree with the core premise the Project believes it is trying to solve and many of the facets of the Project itself.

Housing crisis – One needs to look beyond Tacoma when considering housing affordability. Residents or potential residents have the ability to chose from many communities and because Tacoma is an established community with single family housing zoned areas supply is limited. It is incredulous that the City feels it can or should change zoning to change neighborhoods personality, character, and the livability in established sections of Tacoma.

The bottom line is we are vehemently opposed to the City of Tacoma's Home in Tacoma project. We are opposed to changing existing neighborhoods single family home zoning especially neighborhoods the have been established for nearly 100 years.

Sincerely,

Michael Garrett
michael.garrett.r@gmail.com

From: [Aimee Hamilton](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Monday, July 12, 2021 11:19:40 AM

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,

[Your name]

Aimee Hamilton
hamilton.aimee@gmail.com
2508 S Sheridan Avenue
Tacoma, Washington 98405

From: [Jason Gauthier](#)
To: [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Cc: [City Clerk's Office](#); [Adam Reichenberger](#); [Sawada, Steven](#)
Subject: AHAS Technical Advisory Group - Home in Tacoma
Date: Monday, July 12, 2021 11:47:17 AM
Attachments: [TAG Letter - Home in Tacoma.pdf](#)

Mayor Woodards, Deputy Mayor Blocker, and Members of the City Council,

After careful deliberation the City of Tacoma's Affordable Housing Action Strategy Technical Advisory Group ("TAG") has developed and is submitting the attached letter as public comment on the *Home in Tacoma Project* public hearing for the July 13, 2021 City Council meeting.

The TAG's letter is a reflection of membership feedback on the *Home in Tacoma Project* proposal and additional policy recommendations for Council and staff to consider as we work in partnership to meet the housing needs for all current and future members, at all income levels, of our growing community.

Jason Gauthier

[He/Him]

Director of Operations & Government Affairs

906-221-5382 [call/text]



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TECHNICAL ADVISORY GROUP
CITY OF TACOMA AFFORDABLE HOUSING ACTION STRATEGY

July 12, 2021

The Honorable Mayor and City Council
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

RE: *Home in Tacoma Project*

Mayor Woodards, Deputy Mayor Blocker, and Members of the City Council,

This letter is written on behalf of the members of the City of Tacoma's Affordable Housing Action Strategy Technical Advisory Group ("TAG"). TAG members represent organizations, companies, and persons that finance, design, build, own, manage, and study housing.

We write to convey the TAG's strong support for the *Home in Tacoma Project*, a necessary vehicle to increase housing supply and further advance the City's racial equity goals. We advise Council to adhere as near the originally proposed timeline as possible, acknowledging the critical need for housing that is affordable to residents of every income level.

Tacoma is facing an urgent housing crisis. We lack the inventory to support the rental and ownership demands for affordable *and* market rate housing, and lack of decisive action will only cause us to fall further behind. Identifying and securing affordable housing is difficult, if not impossible, and this is particularly true for low-income households.

TAG members understand the goals of the *Home in Tacoma Project* to increase housing supply, affordability, and development options and opportunities throughout Tacoma neighborhoods. To accomplish these goals, it's important to understand the limitations that our current residential land use regulations present. Nearly 75% of Tacoma's residential land inventory is zoned exclusively for single-family housing. This is primarily a policy decision--a decision which limits housing development opportunities, creates and reinforces a less efficient use of our land, reaffirms the racist origins of our current residential zoning structure, and restricts the City's ability to adapt to changing housing needs.

To serve our community we must adapt.

The TAG agrees with the Planning Commission that housing rules "are no longer serving us well." To adapt we know that Tacoma must establish a housing growth strategy and vision that boldly envisions the growth of housing options throughout our city. We believe the *Home in Tacoma Project* is a key step toward that vision and implore the City to appreciate an urgency for this part of the proposals. Incentive and inclusionary zoning strategies work best in a rising market, like Tacoma's. This rising market, coupled with the new housing opportunities that the rezoning should allow, is a chance the City should not miss.

The TAG recommends land use changes to allow 'missing middle' (e.g. duplexes, triplexes, townhomes, etc.) Citywide. We find it critical that multifamily housing (e.g. midscale development) be allowed along established corridors and primary transit routes, and in commercial districts.

In addition to the Planning Commission's recommendation, the TAG encourages the City to evaluate three policy options to support our residential development environment.

1. The City should consider an expansion of our current housing development incentives. To accomplish this we recommend an expansion of our residential targeted areas, (e.g. areas that allow for the use of the MFTE program) beyond their current mixed-use center areas and along corridors, into residential transition areas slated for updated zoning in the *Home in Tacoma Project*. At minimum the MFTE program should be expanded into zones that support multifamily housing development, mostly C-1, C2, T, and R-3/4 zones. This expansion would create an opportunity for the City to allow the usage of the multifamily property tax exemption ("MFTE") program in these areas.
2. The City may consider requirements, in limited circumstances, for developers to include Affordable units in market rate developments. Although, it is critical to consider the financial feasibility of housing development when examining inclusionary zoning policy.
3. The City should explore policy development that enables more in-parcel subdivisions to enable the development of duplexes, triplexes, quadplexes, cottages, and townhomes to be sold in a fee simple transaction. Establishing policy to support fee simple land development would create more and more affordable ownership opportunities in Tacoma because due to the housing to be developed with being condmimized and lowers the cost of the housing by removing condominium requirements (insurance, filing fees, etc.).

(Please note: support for the consideration of inclusionary zoning policy is not unanimous among TAG members).

We believe these carefully designed recommendations are the result of a robust and equitable public engagement process, a process that respected and utilized community concerns and desires to create a community best prepared to meet the housing needs of our current and future neighbors.

The *Home in Tacoma Project* recognizes that the City's housing policies determine in large measure the type of community Tacoma is or will be. These policies will determine who can live in Tacoma, whether their children will be able to stay when they are grown, and whether Tacoma will have the local workforce it needs for its own prosperity. Housing will determine whether Tacoma can overcome the impacts of a century of purposeful racially exclusionary policies. Housing will determine the well-being of nearly every other civic interest: education, child welfare, individual and public health, transportation, land use, growth management and economic development. For all these reasons, the TAG recommends the adoption of the Planning Commission *Home in Tacoma Project*, and urges the City to move forward with expediency.

Sincerely,

Technical Advisory Group

From: [Karen](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Monday, July 12, 2021 12:11:36 PM
Attachments: [home in tacoma city council.pdf](#)

Attached please find my comments submitted in response to the City Council's request for comments on the Home in Tacoma proposal.

2514 N. Junett St.
Tacoma, WA 98406

July 12, 2021

Tacoma City Council
733 Market Street
Room 11
Tacoma, WA 98402

By U.S. Mail
By E-Mail

Re: Home in Tacoma

Dear Mayor Woodards and City Council Members:

I write in response to the City's request for comments regarding the Home in Tacoma Project. While I applaud the City's efforts to provide safe and affordable housing for its residents the Home in Tacoma Project's failure to articulate well-defined standards means that it will accomplish neither. The Home in Tacoma Project Proposed Changes to the Comprehensive Plan (the "Comprehensive Plan"), fails to state how it will prioritize its goals or measure its progress. Instead, the proposal is nothing more than a laundry list of wishful thinking. Without clearly defined priorities and objective standards the Home in Tacoma Project will be ripe for abuse and mismanagement.

Artistic renderings such as those displayed on page 48 of the Comprehensive Plan depict a highly fictionalized Tacoma where, in one block, housing can gradually transition from large-scale multi-family homes to single-family homes. The reality is that no such transition could exist within a single block of an established residential neighborhood. Imposing aspirational scenarios over established neighborhoods would run counter to the Comprehensive Plan's policies to promote the City's unique qualities, preserve the City's historical places and support established intersection density and grid patterns.

In comments I submitted to the Planning Commission I enumerated a number of the Project's inconsistencies. Those comments are attached. Here, I will focus on only one of those inconsistencies: how will it be possible to expand mixed-use centers and simultaneously "Integrate nature and green infrastructure into centers and enhance public views and connections to the surrounding natural features"? Comprehensive Plan Policy UF-3.10, p. 18. *Compare* Comprehensive Plan Policy UF-2.4, p. 17 with Comprehensive Plan Policy UF-3.10, p. 18.

The historic heat which Tacoma endured at the end of June led, at a minimum, to the death of 13 people in Pierce County. *See The News Tribune*, July 9, 2021, <https://www.thenewstribune.com/news/state/washington/article252656338.html>. One of the easiest and most cost effective means of literally lowering the temperature is to plant more trees. A fact which the City Council recognized in 2019 when it promoted the Urban Forest Management Plan. Yet nowhere in the Comprehensive Plan is the need to plant, cultivate and protect trees addressed. Instead, the Comprehensive Plan's imposition of mid-scale density over the majority of the City would reduce building setback requirements, limit private yards and reduce green space.

The reduction of tree canopy will ultimately harm those which the Home in Tacoma Project seeks to protect, lower and middle income households.

Sincerely,

A handwritten signature in dark ink, appearing to read "Karen C. Lyons". The signature is fluid and cursive, with the first name "Karen" being more prominent than the last name "Lyons".

Karen C. Lyons

Enclosures

Ladies and Gentlemen:

The goals of the Home in Tacoma Project are ambitious and laudable. Unfortunately, the Project's proposals are also amorphous and inconsistent. The Home in Tacoma Project Proposed Changes to the Comprehensive Plan (the "Comprehensive Plan"), fails to state how it will prioritize its goals or measure its progress. Without clearly defined priorities and objective standards the Home in Tacoma Project will be ripe for abuse and mismanagement.

While the Comprehensive Plan enumerates a number of principles aimed at preserving open greenspace and protecting existing stakeholders it also presents proposals which would override and obviate those principles. For example:

- How is it consistent to permit the expansion of a mixed-use center where the capacity for growth is limited and simultaneously limit a mixed-use center's commercial use to the core and restrict the adjacent mid-scale area to low-rise multifamily development compatible with adjacent low-scale development? *Compare* Comprehensive Plan Policy UF-2.4, p. 17 "Support [mixed-use] boundary expansion only when a center demonstrates a sustained level of growth consistent with the centers [sic] strategy and planned densities, where the demand for additional growth exists, and where the capacity for additional growth is limited" with Comprehensive Plan Policy UF-3.9, p. 18 "Where existing development patterns allow, mixed-use centers, or adjacent mid-scale areas, should include areas outside of the core where commercial uses are restricted and low rise multifamily development that is more compatible with the scale, massing and form of adjacent single family low-scale development is emphasized."
- How is it possible to expand mixed-use centers and simultaneously "Integrate nature and green infrastructure into centers and enhance public views and connections to the surrounding natural features"? Comprehensive Plan Policy UF-3.10, p. 18. *Compare supra* Comprehensive Plan Policy UF-2.4, p. 17 with Comprehensive Plan Policy UF-3.10, p. 18.
- How is it possible to "Establish mid-scale transition areas near to Centers providing a scale and intensity transition down to low-scale neighborhoods" where neighborhoods are bounded by multiple corridors like those areas abutting 6th Avenue, Union and Alder? Comprehensive Plan Policy UF-2.4, p. 17.
- How is it consistent to encourage residential infill development that complements existing neighborhood scale, character, and entitlements while offering development bonuses such as lot size reductions, height and bulk bonuses and tax incentives? *Compare* Comprehensive Plan Policy DD-4.3, p. 31 "Encourage residential infill development that complements the general scale, character, neighborhood patterns, and natural landscape features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, and landscaping. Allow a range of architectural styles and expression, and respect existing entitlements" with Comprehensive Plan Policy H-1.7, p. 47 "Implement land use incentives (e.g. density or development bonuses, lot size reductions, transfer of development rights, height or bulk bonuses, fee waivers, accelerated permitting, parking requirement reductions, and tax incentives, surplus land sales) in appropriate locations to facilitate the development of new housing units."

These incompatibilities beg the question who comes first, people or developers? Who determines a mixed-used center's objectives and densities? *See supra* Comprehensive Plan Policy UF-2.4, p. 17. Who bears the burden of additional housing, the people who live in existing homes or the developers making profits? So in addition to laudable goals the City must adopt and adhere to objective, enforceable standards which prioritize the tax-paying people of the City over for-profit corporations.

Scenario 1 would better protect the interests of existing homes and neighborhoods. It would also provide better protection for environmentally sensitive areas. I live on the west side of Buckley Gulch, a former salmon spawning ground. Under Scenario 2 the area east of N. Alder between N. 15th and N. 28th would be re-classified as mid-scale residential. That reclassification, with the attendant increase in surface water run-off, traffic and construction, would adversely affect Buckley Gulch, which has undergone habitat restoration, provides green space, community gardens and pocket parks. Scenario 2 also places historic homes and buildings at risk of demolition and fails to account for existing street narrowness where cars cannot pass simultaneously in both directions.

For the west side of the Buckley Gulch Scenario 2 simply runs counter to the Comprehensive Plan's stated goals and objectives. *See* Comprehensive Plan Policy Goal UF-13, p. 2 ("Promote the unique physical, social and cultural character Historic Residential Pattern Areas as integral to Tacoma's sense of place."). The Comprehensive Plan specifically states that the City intends to "Enhance Tacoma's public realm, integrate nature into the city and link people, places and wildlife through active transportation facilities, green infrastructure investments and habitat connections." Comprehensive Plan, p. 3. It is the Comprehensive Plan's policy to "Recognize the importance of the city's established street grid pattern, block sizes, and intersection density in supporting multi-modal transportation, quality urban design, and 20-minute neighborhoods. Whenever practicable, the established grid pattern should be preserved further." Comprehensive Plan Policy UF-1.8, p. 12.

Scenario 2 is a one-size fits all aspiration that fails to consider the potentially adverse effects of development in established neighborhoods. Artistic renderings such as those displayed on page 48 of the Comprehensive Plan depict a highly fictionalized Tacoma where, in one block, housing can gradually transition from large-scale multi-family homes to single-family homes. The reality is that no such transition could exist within a single block of an established residential neighborhood. Imposing an aspirational Scenario 2 over established neighborhoods would run counter to the Comprehensive Plan's policies to promote the City's unique qualities, preserve the City's historical places and support established intersection density and grid patterns. *See supra*.

To keep Tacoma a vibrant livable place it needs more housing. But the creation of that housing cannot occur at the expense of the people and places which make the City vibrant and livable.

Karen C. Lyons
2514 N. Junett St.
Tacoma, WA 98406

From: [Julie and Jay TURNER](#)
To: [City Clerk's Office](#)
Subject: letter to City Council re HiT
Date: Monday, July 12, 2021 12:42:34 PM
Attachments: [Zoning letter to CC.pages.pdf](#)

Attached is another letter to the Council Members in reference to the [HiT effects on the residential historic district ordinance](#).

Thank you.

Julie S. Turner
817 North J St.
Tacoma, 98403

Tacoma City Council Members
747 Market St.
Tacoma, WA 98402

Dear Council Members,

I wrote to you all earlier in regard to my concerns with Home in Tacoma concepts as they apply to all of Tacoma's neighborhoods. Now, I need to address the dangers to the Historic District Ordinance, which the Wedge and the North Slope Historic District neighborhoods worked long and hard to establish. Specifically:

1. What is the effect of HiT on the ordinance *protecting the two districts from demolition*, out-of-scale buildings, encroachment on yard areas, and detrimental increases in density in two of the densest neighborhoods in town?
2. Why are the two neighborhoods even included in mid-scale development maps? For instance, in the North Slope Historic District, the maps show both sides of North I St. included, as well as the north side of North J St. The same problem exists on North M St. Implementation and allowance of demolition would *rob the District of a very large number of historic homes*.
3. If the two districts retain the "no demolition without the approval of Landmarks Commission," then the mid-level buildings have virtually no place to be built, since both neighborhoods were built-up before zoning was instituted in Tacoma in 1953. There are *already mid-level buildings* - some built with ample room, long before zoning was even thought about. Surely, the neighborhoods have done their share of work for density.
4. Out-of-scale buildings would have a detrimental effect on any homes around them, probably depriving many of light, and *on-street parking - which is not even mentioned in the entire HiT*. Don't we all know that we are expected to park our cars and take public transportation now? Park them where? There is already a shortage of parking because of lack of enough off-street parking for the current multi-units in the Districts.

There is a quote I like by Russell Baker: "Usually, terrible things that are done with the excuse that progress requires them are not really progress at all, but just terrible things."

-Russell Baker

Please send Home in Tacoma back to the Planning Commission and ask them to start over, and to go slowly because HiT is so big and so terrible that no one can keep eyes on all the ramifications.

Thank you for your service to all Tacomans. *Now is the time to think of all of them.*

Julie S. Turner
817 North J St.
Tacoma, WA 98403

From: [Courtney Love](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Monday, July 12, 2021 12:43:59 PM

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,

[Your name]

Courtney Love
unluckyclovers@gmail.com
3705 McKinley Ave
Tacoma, Washington 98404

From: [Doug Linda Hay](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Hearing on Proposed Zoning Changes
Date: Monday, July 12, 2021 12:46:12 PM

The short of it... my wife and I support the need to alter zoning.

The rest of the story.

We live in the west slope area of Tacoma, known as Narrowmoor 3. This neighborhood was laid out circa 1944. A copy of the covenants associated with Narrowmoor 3 can be found at:

http://cms.cityoftacoma.org/OEHR/background/Narrowmoor_Restrictive_Covenant.pdf

Since that time, section G has been negated via vote of those in this area.

The challenge we had in reading the covenant was understanding references to the various "blocks". We finally located a map of this area (see attached). With that in hand, the intent of those who crafted this document becomes a bit clearer. A copy of this map which has the "blocks" identified is attached. There is a clear difference between the blocks colored in yellow vs. the rest. Clearly there are two types of blocks: interior and exterior. The last paragraph of section "E" the covenant ".pdf" states:

"The zoning restrictions and regulations of this paragraph are not intended to preclude, subject to the approval of City authorities from Blocks 7, 15, 5, 6, 11, and 12 such structures of semi-residential design known as duplexes, apartments and apartment courts, or such other structures commonly adopted to community centers, provided, however, that no such construction shall be placed or permitted to be placed by any owner of tracts or lots in the herein referenced to Blocks of land unless complete blueprints and specifications showing and describing in detail such proposed construction to be placed therein, shall be submitted to Eivind Anderson (one of the promoters of this subdivision), his heirs or assigns. Any other public regulation or control notwithstanding."

Hence, those who established these covenants some 75 years ago had ideas that are not so different from those the city is considering. The big difference is that the city's current proposal would define interior lots as "Low Scale Residential". Residents of these blocks will likely provide the most vocal resistance to the proposed changes.

We live in block 15 and realize that the proposed changes may have an impact on my property as well as adjacent ones, however, if the city of Tacoma is to grow, we must figure out ways to make it possible to do so.

Doug and Linda Hay
1814 Fernside Dr. Tacoma

NARROWMOOR

THIRD ADDITION

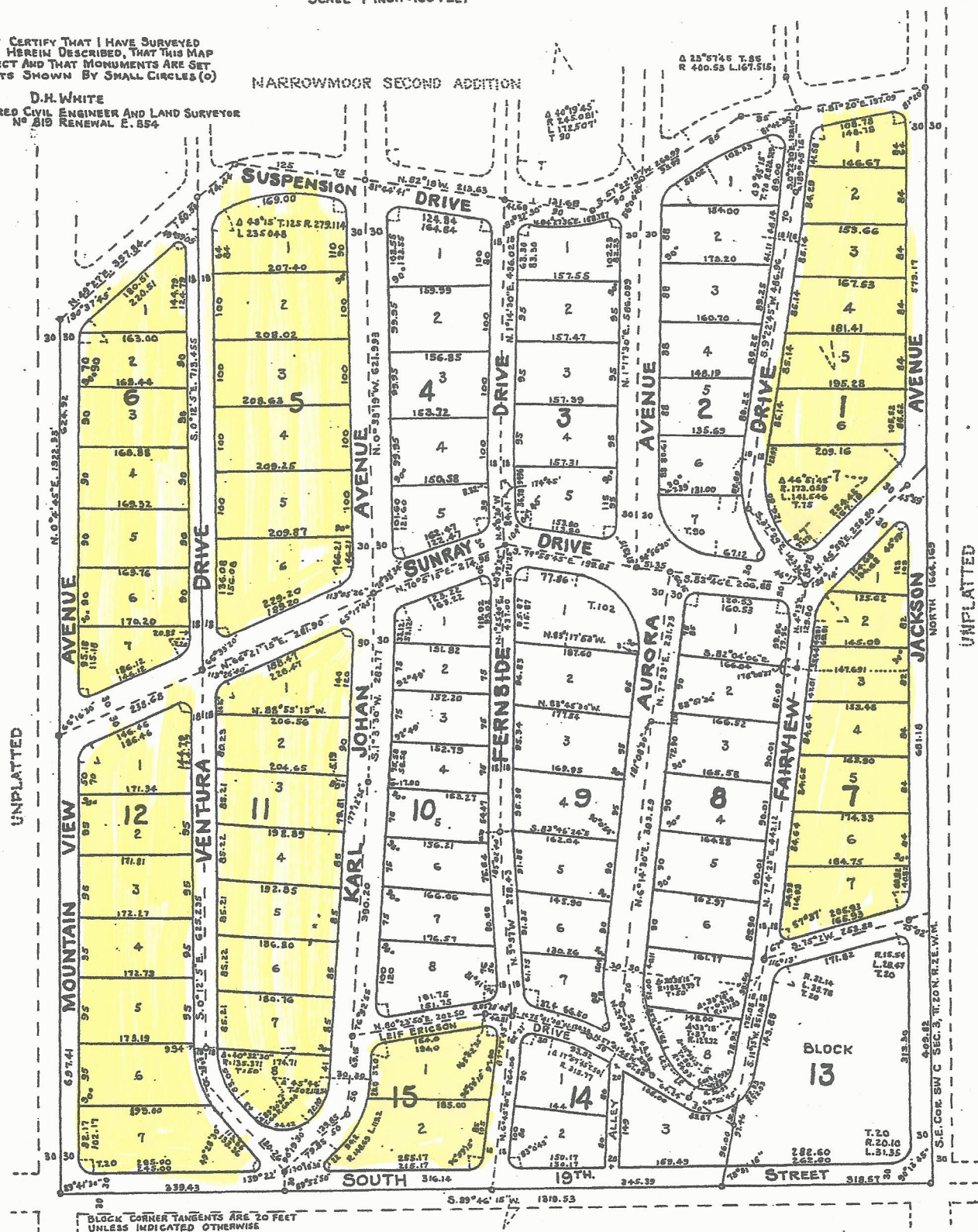
SCALE - 1 INCH = 100 FEET

SHEET 1 OF 3 SHEETS

I HEREBY CERTIFY THAT I HAVE SURVEYED
THE LAND HEREIN DESCRIBED, THAT THIS MAP
IS CORRECT AND THAT MONUMENTS ARE SET
AT POINTS SHOWN BY SMALL CIRCLES (O)

D.H. WHITE
REGISTERED CIVIL ENGINEER AND LAND SURVEYOR
No 219 RENEWAL E. 854

NARROWMOOR SECOND ADDITION



UNPLATTED

UNPLATTED

UNPLATTED

From: [Matthew Mauer](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Public Comment
Date: Monday, July 12, 2021 1:10:47 PM

Hello,

I would like to add my support to the Home in Tacoma Project and eliminating single family zoning in Tacoma.

My husband and I were fortunate enough to buy a house in 2016 and saw the astronomical growth in our equity over the past 5 years. This type of growth is the result of a housing shortage and only benefits those who currently hold property, which is why you are undoubtedly hearing from a lot of current homeowners railing against this plan – don't listen to them. Single family zoning is redlining with a bow on top and needs to be eliminated. More neighbors, more density, more walkability.

Thank you,

Matthew Mauer

From: [Jason Gauthier](#)
To: [City Clerk's Office](#)
Subject: Habitat for Humanity - Home in Tacoma - public comment
Date: Monday, July 12, 2021 1:14:16 PM
Attachments: [Habitat for Humanity Home in Tacoma.pdf](#)

Please find Tacoma/Pierce County Habitat for Humanity's public comment attached for the public hearing on the Home in Tacoma project hearing scheduled for July 13, 2021.

Jason Gauthier

[He/Him]

Director of Operations & Government Affairs

253-627-5626 ext. 115



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everyone
deserves a decent place to live.

July 12, 2021

The Honorable Mayor and City Council
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

RE: *Home in Tacoma Project*

Mayor Woodards, Deputy Mayor Blocker, and Members of the City Council,

Tacoma/Pierce County Habitat for Humanity supports the City of Tacoma's efforts to address our housing and Affordable housing supply issues through, broadly, the comprehensive *Affordable Housing Action Strategy* and specifically via the *Home in Tacoma Project*. To address our housing shortage and increase access to affordable housing we must provide more opportunities to create housing. We lack the inventory to support the rental and ownership demands for affordable *and* market rate housing, and lack of decisive action will only cause us to fall further behind.

The ultimate goal for the *Home in Tacoma Project* to increase housing supply, affordability, and development options and opportunities throughout Tacoma neighborhoods. To accomplish these goals, it's important to understand the limitations that our current residential land use regulations present. Nearly 75% of Tacoma's residential land inventory is zoned exclusively for single-family housing. This is primarily a policy decision--a decision which limits housing development opportunities, creates and reinforces a less efficient use of our land, reaffirms the racist origins of our current residential zoning structure, and restricts the City's ability to adapt to changing housing needs.

To serve our community we must adapt.

We agree with the Planning Commission that housing rules "are no longer serving us well." To adapt we know that Tacoma must establish a housing growth strategy and vision that boldly envisions the growth of housing options throughout our city. We believe the *Home in Tacoma Project* is a key step toward that vision and implore the City to appreciate an urgency for this part of the proposals. Incentive and inclusionary zoning strategies work best in a rising market, like Tacoma's. This rising market, coupled with the new housing opportunities that the rezoning should allow, is a chance the City should not miss.

We also encourage the City to explore policy development that enables more in-parcel subdivisions to enable the development of duplexes, triplexes, quadplexes, cottages, and townhomes to be sold in a fee simple transaction. Establishing policy to support fee simple land development would create more and more affordable ownership opportunities in Tacoma because due to the housing to be developed with being condmimized and lowers the cost of the housing by removing condominium requirements (insurance, filing fees, etc.).

Housing will determine whether Tacoma can overcome the impacts of a century of purposeful racially exclusionary policies. Housing will determine the well-being of nearly every other civic interest: education, child welfare, individual and public health, transportation, land use, growth management and



economic development. For all these reasons, Habitat for Humanity recommends the adoption of the Planning Commission *Home in Tacoma Project*, and urges the City to move forward with expediency.

Thank you for your work on this issue.

Jason Gauthier
Director of Operations & Government Affairs

From: [Carrie Giddings](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Monday, July 12, 2021 1:21:35 PM

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:

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

Thank you,

[Your name]

Carrie Giddings
carrie.giddings@gmail.com
6713 55th Street Ct W,
University Place, Washington 98467

From: [Clara Dubow](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Monday, July 12, 2021 1:32:06 PM

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.

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- 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,

Clara Dubow

Clara Dubow
claradubow@gmail.com
1726 S 8th St
Tacoma, Washington 98405

From: [Andrew Giddings](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Monday, July 12, 2021 1:32:47 PM

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,

[Your name]

Andrew Giddings
berdwa@gmail.com
6713 55th Street Court W
University Place, Washington 98467

From: mahaglund@aol.com
To: [City Clerk's Office](#)
Subject: Home in Tacoma Rezoning
Date: Monday, July 12, 2021 1:51:46 PM

I am writing to express how disappointed I am with the Mayor, the City Council and the Planning Commission in regards to the rezoning of Tacoma. I have attended the planning commission meeting a few months ago, the pre meetings last week and plan to attend the council meeting this week. I have written to the entire council and the mayor and received nothing in reply. I have spoken to numerous people who have also written to the council and received nothing in reply. It seems like the residents are speaking and not one is listening. It feels like you all have a pre-planned agenda and do not wish to hear how the people of Tacoma really feel.

The plan that is being proposed lacks so many pieces for good project management, I do not know how any of you in good conscience could vote to implement it. I do not understand, when there is so many open spaces, or vacant buildings along bus routes, why you feel the need to go into already established neighborhoods and try to infill with multi housing units. People live in Tacoma for a good reason- they like the look and feel of their neighborhoods; they want their privacy and yards with gardens and some come with beautiful views; they build relationships with their neighbors that own their homes as well - not with renters coming and going. They take pride in their neighborhoods because they own their homes - not rent them. They have accumulated some wealth from home ownership to pass on to their families. How do you acquire wealth in a rental unit, unless you own the building and if that is the case then you could also afford your own home!

In addition, the infrastructure is not here to support this. I live in an area where trying to get out onto 19th street after 2:00 pm is almost impossible due to traffic. We also are already struggling with parking due to having a daycare on the block, condos across 19th that do not offer parking so the residents park on our block, and people that have more than one vehicle utilizing the street parking. I heard on the meeting on Thursday that the plan was for people to take the bus so you will not need much parking. We are not Seattle or San Francisco - do you really think that people will never need to use a car so they won't need to park one? Plus our public transportation is not the best when it comes to timing and where it runs. Plus, most of the bus stops that are in this area that I see usually have a homeless person sleeping on the bench or nearby. Safety is a huge concern. And by the way, if I wanted to live where there is never any street parking, and people are living practically on top of each other, than I would move to Seattle.

Lastly, especially in my area, we do not have the water lines, sewer lines and electrical to support multi family units. When an assisted living facility was built nearby a few years ago, the water pressure in the neighborhood decreased substantially. Over the years we have worked to get it back, but I see that happening again.

This proposed rezoning of the city does not solve the issues of homelessness, affordable housing or even help first time buyers. It does, however, detract from the property values of current home owners and potentially will increase our property taxes because the city will have to make up for the tax money not received from developers who get a tax break for a number of years after building. I do not see how any of you can think this is a win for our city. I have lived in Tacoma all my life and seen the many ups and downs, the decline and the revitalization of downtown, the establishment of the UW Tacoma Campus and so many other things. I hope you will all really look at the implications of this proposal and take a step back. Maybe the answer is not infilling already full residential streets, but utilizing the vacant commercial spaces and buildings to start building new neighborhoods. Please don't ruin our City!

Sincerely,

Mary Ann Harshman

From: [Julie and Jay TURNER](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma comment
Date: Monday, July 12, 2021 2:03:12 PM
Attachments: [letter\(2\) to CC re NSHD, Wedge.pages.pdf](#)

Please send my letter to Council Members on to them. It's attached below.

Thanks,
Julie Turner

Tacoma City Council Members
747 Market St.
Tacoma, WA 98402
July 10, 2021

Dear Council Members,

My letter today is to ask you to act cautiously on the massive "Home in Tacoma" package from the Planning Commission and the Planning Department. There are many pitfalls in the package that are not being addressed, so the whole thing should be broken into steps and slowed way, way down. Please - because if this behemoth is worth doing, then the city's neighborhoods need time to digest this huge change to our city.

1. For instance, the declaration that we need more housing is not being addressed in HiT realistically; the **low-income level is too high** and the proposals will end up with more and more housing for the affluent citizens and families in Tacoma. But, what we need is low-income housing.

2. Where do our many **minimum-wage workers go to live?** That is the question, and fancy new buildings of 5 or 6 stories are not the answer. *We need actual, lower-income rentals in Tacoma.*

3. In addition, there are no **design guidelines** yet in place - probably not even in planners' minds - to ensure that livability in the many neighborhoods where the "mid-level" buildings are scheduled to go will not be seriously compromised. This includes the scale and design of new buildings to *fit* the neighborhood. Think of any house in town, and then think of a 4 or 5 story building snuggled up right beside it. **It will be really hard to sell this house.**

4. The city has created numerous **Multi-Use Centers** where it planned to accommodate large, tall buildings. Why not stick to this plan now? We surely cannot be out of room in all the MUCs, and since livability in any homes nearby is already compromised, why not use the MUC space for large buildings? **No one answers that, probably because builders want space in affluent areas.**

5. There is no mechanism to **avoid demolition** of buildings and homes, which would be the obvious choice to increase housing as cheaply as possible; fix them up. and rent pthem. There needs to be a **no demolition policy** unless the building is unsafe, otherwise entire neighborhoods will disappear.

Please send this back to the Planning Commission with suggestions for easing into this massive upsetting of all zoning areas in town. Get them to focus on providing 2,000 or 3,000 homes for the chronically homeless - that is what we really need right now - not the **gift to builders** that the "Home in Tacoma" currently is.

Thank you all for your service to Tacoma's citizens. We appreciate your hard work.

Sincerely,

Julie S. Turner
817 North J St.
Tacoma, WA 98403

From: [Stacey Cannon](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); [Tim Bond](#); [Mark](#); kimberly.kocak@gmail.com
Subject: Written comments for change of zoning
Date: Monday, July 12, 2021 2:53:25 PM

Dear City Clerk,

I am writing on behalf of myself and my husband (who has authorized me to speak for him in this email), to protest in the most vehement terms, the proposed changes to zoning for multi housing for our particular neighborhood in the Titlow Park area.

In our view, the proposal to change the density of the housing by allowing multifamily units in Titlow Park (which already has multiple housing down near the park itself) should be discarded. Tacoma is in the midst of great change; most of it good, and for the betterment of the entire community. There is no issue with putting denser housing in areas that are not already established as mid-level income, because the community can support this.

However, our unique area, particularly our small street (South 18th Street) is a buffer zone of sorts and allows modest priced housing, a very strong neighborhood which participates in many events together to support its diverse group of owners, and has encouraged an incredibly rich, children-centric area. With this proposal we will not feel safe, secure or believe the people moving into these types of housing will have any interest in maintaining this type of strong, NON-TRANSIENT community. We all know each other on this street; look out for each other, and are invested in maintaining this support system for ourselves and for our children. High density development, with very little skin in the game in terms of home ownership, creates a transient, faceless, and uncaring community which has played out in this sort of change all across America. It has not worked and made merely marginal gains for cities. Tax other things if that is the real reason to establish this.

If Tacoma is serious about remaking itself into a city that people seek, we need a thoughtful approach to multifamily housing in areas that are now zoned for it, or for businesses (and zoning) that can be converted to housing. We need sustainable, stable income from taxes for homes like ours that have begun to appreciate in substantial ways, and for support of our communities that understand that diversity can be driven without a change to housing stock where it isn't warranted. It is NOT WARRANTED in Titlow Park.

We adamantly oppose this change, and, hope that the City exercises good judgement. If you do not, Tacoma will have squandered its opportunity to become an even more unique city where our communities, and our citizens come first.

Thank you.

Stacey Cannon
Timothy Bond
8430 S. 18th Street
Tacoma WA 98465

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Stacey Cannon
Small World Legal Consulting
+1 781 588 2072
(Boston, MA, USA)

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

From: mogdentacoma@aol.com
To: [City Clerk's Office](#)
Subject: Rezone Proposal
Date: Monday, July 12, 2021 2:56:20 PM

From Gerald Ogden
85 years old and 85 years Tacoma resident

My first concern is why are we continuing the zoom council meetings as the rest of the city and state is now open for business? Is our city government afraid to face in person, their constituents?

To the issue at hand. I am wondering if the downsizing intention is to provide affordable housing or to provide shelters for the homeless or both? Should such a scenario be adopted. I, as a fifty year plus homeowner, would not participate in providing a mini home for the above. However my neighbor might opt to do that. In that case I would find myself next door to a homeless person or a substandard home. In other words a degraded neighborhood. Would the city then institute rent controls on all mini homes or declare them rent free with subsidies to the homeowner.

Addressing some questions that need to be clarified. Would the permitting for a mini home be the same as that for a standard home, which stands today at \$20m to \$30m? Or would those standards simply be abandoned and the sanitary and the living conditions required in the current permitting standard be eliminated? Such a practice would be grounds for a class action lawsuit against the city of Tacoma.

A little research reveals that this type of proposal is being considered by many local politicians and candidates for those positions throughout the state and elsewhere. *It is very obvious that this smacks of a nation wide effort by the swamp in Washington DC to degrade all of us to the level of people living on the street. There are other methods of addressing those problems that are less intrusive to the average taxpayer and or homeowner.*

Gerald R. Ogden
8614 S. 18th St.
Tacoma, WA 98465

From: [Cassie Schmitt](#)
To: [City Clerk's Office](#)
Subject: support Home in Tacoma
Date: Monday, July 12, 2021 3:01:32 PM

Hello,

I am writing in support of Home in Tacoma passing and being implemented as soon as possible. As a homeowner, I believe the proposed changes to zoning are good for the people of Tacoma and future residents. Making the city more affordable to more people in more neighborhoods benefits us all. Improving housing options, especially around areas that have transit options, builds the type of city people love. It supports and encourages business development in those corridors and helps to reduce reliance on cars. I live in a single family house one block off of a main commercial street in a neighborhood with mostly single family homes. I would love to see a mix of apartment buildings, six or fourplexes, duplexes, etc.... These types of residence buildings DO NOT take away from the character of a neighborhood, they can enhance it. I have lived in other cities that have this variety of housing and it always leads to better communities.

I encourage the Council to pass Home in Tacoma and implement it as soon as possible.

Best,
Cassie Schmitt

From: [Tom Arter](#)
To: [City Clerk's Office](#)
Cc: [Rosemary Dennis](#); [Elise Johnson](#); [Greg Johnson](#); [Darelyn Arter](#)
Subject: Comments - Home In Tacoma Project Proposals
Date: Monday, July 12, 2021 3:08:40 PM

Thank-you for the opportunity to weigh in on the Home In Tacoma Project Proposals.

I strongly oppose the Home In Tacoma Project Proposals as regards to the blanket elimination of single family zoning in Tacoma. I believe that the Planning Commission is out of touch with the average homeowner. There is ample opportunity to provide housing options by making it easier to rezone vacant properties without totally eliminating single family zoning. The City has tremendous opportunity to provide for high density house such as "One and Five" along the Link Rail route. I also ask, why does the existing character of Tacoma need to be so radically changed to bring in new people when the City can't even take care of the homeless?

Thomas Arter
8427 S. 16th St
Tacoma, WA 98465

From: [Michael Foley](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Proposal Comments
Date: Monday, July 12, 2021 3:17:29 PM

TO: Tacoma City Council
FROM: Michael Foley, Tacoma

I am writing today to oppose the proposed mid-scale rezoning plan that has been put forward by the Planning Commission. While I see the merits of the low-scale option and would like to see that pursued, with some further detail on design guidelines, I do not think the mid-scale option is right for the historic neighborhoods surrounding the MUCs, and more importantly, I do not think the mid-scale option will address Tacoma's need for affordable housing options.

First, I want to address a couple of factors that I see as distorting housing prices in the short-term.

The housing market is currently in a very unbalanced state due to two transitory factors: the COVID pandemic and the historically low interest rates on mortgages. The COVID pandemic is depressing the supply of existing homes on the market as the normal movement of people to new jobs or transfers has been disrupted. This is keeping inventory at record lows all over the country, not just here in Tacoma. Furthermore, low interest rates are spurring many renters to jump into the home-ownership market, along with investors seeking to flip properties. Both the COVID pandemic and the era of super low interest rates are transitory, and once they are gone, supply of existing homes will increase, and demand will cool. Both factors should help ease the pace at which house prices have been rising, and may even cause them to fall.

Beyond these short-term factors, I agree that Tacoma faces issues of affordability that will remain unless steps are taken. However, the mid-scale plan that is under consideration is very unlikely to be effective, given the incentives faced by the private-sector developers who are being relied upon. Under the mid-scale plan, the housing that will be built near the priciest areas in Tacoma will likely be priced at or above the current average rents and prices in that area. This is what happened within the Proctor MUC with both of the large apartment buildings that went up over the past decade. Modest-sized single-family homes were torn down and were replaced with high-rent apartments. While population density (and traffic) certainly increased, the affordability of the housing got much worse. This is exactly what will happen with the mid-scale 4-story apartments that will be allowed under the plan. Many buildings will go up, but these will not be priced at a level that will address the housing needs of present residents of Tacoma who can't find affordable housing near the MUCs.

Tacoma is not a "closed" housing market. Building more high-end apartments here will simply attract the in-migration of residents from even higher cost areas such as Seattle, rather than triggering a local reduction in rents and prices down the whole housing cost curve. Tacoma's current residents will not only see more congestion, they won't see any benefit in reduced housing costs.

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

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

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

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

Thanks for reviewing my comments,

Michael Foley
Tacoma, WA

Sent from my iPad

From: [Ryan VanBaalen](#)
To: [City Clerk's Office](#)
Subject: Housing changes
Date: Monday, July 12, 2021 3:24:56 PM

Home ownership makes communities stronger. While having housing affordable for people is important, rental properties do not increase the livability of neighborhoods the way homes do.

You can claim this is untrue, but renting is not making the same sort of commitment to a neighborhood. People build lives in a home and are constantly upgrading them to increase their value.

I currently live in the north slope and have been here for about 14 years. The duplexes and apartments do not have the consistent level of upkeep that homes do. There is no good reason to allow developers to outbid ordinary citizens so that they can build cheap structures that don't mesh with the neighborhood.

Look at the ridiculous homes being built near sixth Avenue as an example. Who in their right mind allows them to be built? They dwarf the homes adjacent them and don't look at all like they belong.

Please realize you are opening a Pandora's box if you allow these changes.

Ryan VanBaalen
1007 n ainsworth

From: [Randy Brown](#)
To: [City Clerk's Office](#)
Subject: In Support of Home in Tacoma
Date: Monday, July 12, 2021 3:27:32 PM

Good afternoon, and thank you for reviewing my comment.

I am a lifelong Tacoman, home owner, and proud Hilltop resident. Housing supply has not kept up with demand in the Puget Sound area. Unfortunately, the most obvious result of this has been the unsustainable rise of housing prices in the area. Increasingly, the average household is now out of touch with home ownership, a hallmark of middle class wealth in this country. Worse yet, many find themselves unable to provide even basic shelter, and take residence in temporary structures found in vacant lots, streets, and alleys.

One structural way to address this is to allow for more housing types in more areas; something “Home in Tacoma” addresses. Housing is a basic, fundamental right. No one in the world's wealthiest country should ever live on the streets.

Additionally, increasing housing supply makes Tacoma a more dense, vibrant city. More people residing within our political boundaries further adds users of our multi-modal transportation system, thereby lowering carbon footprint. Residents of this wonderful city can utilize our bicycle, pedestrian, and public transit infrastructure.

With that, I voice my support of “Home in Tacoma” and want nothing more than more Tacomans. Thank you for your time.

-Randy Brown

[Sent from Yahoo Mail for iPhone](#)

From: [mark.schlam](#)
To: [City Clerk's Office](#); [Kimberly Kocak](#)
Subject: Comments to proposed zoning changes
Date: Monday, July 12, 2021 3:27:43 PM

Dear City Clerk,

My family and I are strongly opposed to the proposed zoning changes to the Titlow Park neighborhood. We are concerned for the harm to the close knit community, the safety of the neighborhood, and transient effect of drastically increasing the density. It is unsettling to think that developers can pack multiple units onto normal lots for the sake of profit while the surrounding private homeowners will be forced to deal with the consequences. The second and third order effects of parking, trash, traffic, noise all seem to be looked past. If there is such a dire need for housing, why has there not been major densification to the parts of Tacoma to the east of I5? Why should current homeowners in the Titlow Park neighborhood be penalized? We are vehemently against this proposed zoning change and hope to preserve our vibrant and diverse neighborhood and community.

Thank you for allowing our family to share our thoughts.

Respectfully,
Mark and Kim Schlam

8409 S 18th St, Tacoma, WA 98465

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Mark A. Schlam, DMD
Oral & Maxillofacial Surgery
c: (617) 699-3554
e: mark.schlam@gmail.com

From: [Jason Gauthier](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma - Public Comment
Date: Monday, July 12, 2021 3:32:10 PM

July 12, 2021

The Honorable Mayor and City Council
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

RE: *Home in Tacoma Project*

Mayor Woodards, Deputy Mayor Blocker, and Members of the City Council,

I fully support the efforts by the City of Tacoma to address our housing and Affordable housing supply issues through, broadly, the comprehensive *Affordable Housing Action Strategy* and specifically via the *Home in Tacoma Project*. To address our housing shortage and increase access to affordable housing we must provide more opportunities to create housing. We lack the inventory to support the rental and ownership demands for affordable *and* market rate housing, and lack of decisive action will only exacerbate our shortage.

The ultimate goal for the *Home in Tacoma Project* to increase housing supply, affordability, and development options and opportunities throughout Tacoma neighborhoods. To accomplish these goals, it's important to understand the limitations that our current residential land use regulations present. Nearly 75% of Tacoma's residential land inventory is zoned exclusively for single-family housing. This is primarily a policy decision--a decision which limits housing development opportunities, creates and reinforces a less efficient use of our land, reaffirms the racist origins of our current residential zoning structure, and restricts the City's ability to adapt to changing housing needs.

To serve our community we must adapt.

I agree with the Planning Commission that housing rules "are no longer serving us well." To adapt we know that Tacoma must establish a housing growth strategy and vision that boldly envisions the growth of housing options throughout our city. We believe the *Home in Tacoma Project* is a key step toward that vision and implore the City to appreciate an urgency for this part of the proposals. Incentive and inclusionary zoning strategies work best in a rising market, like Tacoma's. This rising market, coupled with the new housing opportunities that the rezoning should allow, is a chance the City should not miss.

I also encourage the City to explore policy development that enables more in-parcel subdivisions to enable the development of duplexes, triplexes, quadplexes, cottages, and townhomes to be sold in a fee simple transaction. Establishing policy to support fee simple land development would create more and more affordable ownership opportunities in Tacoma because due to the housing to be developed with being condmimized and lowers the cost of the housing by removing condominium requirements (insurance, filing fees, etc.).

As additional policy in coordination with the *Home in Tacoma Project* which the City should

consider an expansion of our current housing development incentives. To accomplish this recommendation an expansion of our residential targeted areas, (e.g. areas that allow for the use of the MFTE program) beyond their current mixed-use center areas should occur along corridors and into residential transition areas slated for updated zoning in the *Home in Tacoma Project*. At minimum the MFTE program should be expanded into zones that support multifamily housing development, in primarily C-1, C2, T, and R-3/4 zones. This expansion would create an opportunity for the City to allow the usage of the multifamily property tax exemption (“MFTE”) program in these areas.

Housing will determine whether Tacoma can overcome the impacts of a century of purposeful racially exclusionary policies. Housing will determine the well-being of nearly every other civic interest: education, child welfare, individual and public health, transportation, land use, growth management and economic development. For these reasons, I support the adoption of the Planning Commission *Home in Tacoma Project*, and urge the City to move forward with expediency.

Jason Gauthier
3639 S Sheridan Ave
Tacoma, WA 98418

From: [D.Golding](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Comment
Date: Monday, July 12, 2021 3:46:56 PM

Mayor Woodards and City Council,

You've likely heard this one before: "The best time to plant a tree was 20 years ago. The second best time is now."

I believe it takes courage to act. Even more to act on behalf of others, our future, and those that don't live here today. I hope that you adopt Home in Tacoma.

Many people love Tacoma. We share that with the people in our lives, and some of them want to live here too. With how things have been trending it is harder and harder for them to achieve that dream. Home in Tacoma is an investment that helps create that future. It helps create the place our friends, family, and future generations want Tacoma to be.

Opening up the city for "missing middle" housing will create opportunities for everyone. Housing, jobs, communities. It even provides a chance to set new incentives for green spaces, tree canopy, and more.

The revenue from that growth will help us invest even more in the city we love, and hopefully with enough supply our market will still be affordable for anyone who wants to live here.

Thank you for your time and consideration.

Respectfully,
Dustin Golding

From: [Laura Svancarek](#)
To: [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Cc: [City Clerk's Office](#); [Tracy Oster](#)
Subject: Home In Tacoma Support
Date: Monday, July 12, 2021 3:59:13 PM
Attachments: [image001.png](#)
[DOTG Letter of Support Home In Tacoma.pdf](#)

Mayor Woodards and City Council,

I am writing on behalf of Downtown On the Go, Tacoma's transportation advocate and resource, to express our support for the Home In Tacoma project. We believe Home In Tacoma will be an important step towards more affordable housing options throughout the City, particularly near current and future public transportation, increasing access to critical opportunities and services for all Tacomans.

Please see our attached remarks, also copied below my signature.

Thank you,

Laura Svancarek (She/Her)
Downtown On the Go
CTR & Advocacy Coordinator
253-252-6638 Cell
www.downtownonthego.org
[Facebook](#) | [Twitter](#) | [Instagram](#)

[Support our work!](#)

Dear Tacoma City Council,

On behalf of the Downtown On the Go's Board of Directors and staff, I am writing to express our support for Home In Tacoma.

Downtown On the Go is the transportation advocate and resource for anyone whose life is in downtown Tacoma. We work across sectors to make Tacoma a better place to walk, bike, and take transit.

Downtown On the Go supports Home In Tacoma because we support affordable housing, accessible transit, and more equitable access to opportunities for all. Home In Tacoma sets the stage for crucial missing middle housing options throughout the City. Tacoma's Equity Index shows that where you live drastically impacts your access to jobs, education, services, healthy foods, recreation, and more. Neighborhoods with more affordable rental opportunities such as South and East Tacoma have starkly lower opportunity scores than areas like North Tacoma.

Housing and transportation are inextricably linked. Renters are more likely to use public transportation than homeowners, but are often pushed to parts of the city with less

connected transit in order to find housing options. As we work towards expanding transit service throughout Pierce County, Tacoma needs more affordable rental options that are intentionally developed with access to existing public transit options in mind. Home In Tacoma is an important step towards making that happen.

Home In Tacoma is also an important tool in dealing with our global climate crisis. Density of housing options along high frequency transit routes allows for less trips in personal cars. For a greener and more welcoming Tacoma, we need to challenge the norm of car travel and move towards more sustainable modes of travel.

We ask that City Council vote to adopt Home In Tacoma. We need big, brave changes like this to build a more equitable Tacoma for all.

Sincerely,

Tracy Oster

Tracy Oster,
Executive Director



950 Pacific Ave, Suite 300 | Tacoma, WA 98402

7/12/21

Tacoma City Council
747 Market Street
Tacoma, WA 98402

RE: Home In Tacoma

Dear Tacoma City Council

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We ask that City Council vote to adopt Home In Tacoma. We need big, brave changes like this to build a more equitable Tacoma for all.

Sincerely,

Tracy Oster

Tracy Oster,
Executive Director

From: [Gary Knudson](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma: Letter with Comments for Mayor and Councilpersons
Date: Monday, July 12, 2021 4:03:00 PM
Attachments: [Home in Tacoma Council Letter 7-12-21.doc](#)

Kindly forward to Mayor and Council for tomorrow's meeting.

Thank you.

Gary Knudson
3307 North 25th Street
Tacoma, WA 98406-6117
253-752-5014
253-414-3957 (c)



July 12, 2021

Honorable Mayor and
City Councilpersons
Tacoma Municipal Building
747 Market Street
Tacoma, WA 98402

Re: Home in Tacoma

Madam Mayor and Councilpersons,

Please accept the following thoughts on the pending Home in Tacoma (HiT) resolution. Four areas of the proposal give me great concern.

1. **Timing:** In the midst of the pandemic, many of your constituents may be exceptionally occupied with the impacts and extended consequences of the virus. A large proportion of Tacomans may be more limited than usual in engaging with critical community discussions on this matter. Additionally, we read just this week that we have entered a 'terrible time' to be entering the housing market, and an even worse one to be a renter. Doubt and consternation are running high.
2. **Time:** Many of my own contacts in Historic Tacoma, Tacoma Historical Society and North End neighborhood Council report difficulty in receiving responsive follow-up to their more detailed concerns and questions within a constricted time frame imposed by project staff. I believe you may benefit from additional time to educate and converse with your diverse constituencies.
3. **Program Disconnects:** There is a perceived general lack of clear connectivity between Home in Tacoma and the several parallel tracts of Tacoma 2025, which were promoted together in recent information sessions. In addition, focused issues such as affordability, social, economic, cultural and ethnic disparities cannot be directly addressed by applying the broad language of HiT. In addition, project staff has stated that the 'affordability', which we all recognize as the portal to mitigating other inequities, was, distinctly not able to be addressed by the current HiT proposal because of presently surging market forces and the City's current 'limited tool bag' to use market mitigations to address cost issues. In terms of projected overall increase in housing units HiT does not address or coordinate with concurrent efforts to spur development in the CBD, Brewery and Dome Districts, or the target number of units expected to be delivered in these districts, where some of the above concerns might arguably be better addressed.

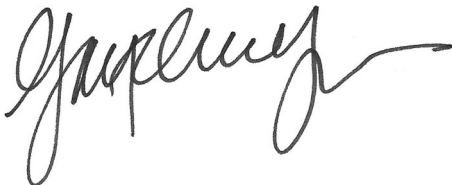
July 12, 2021
Mayor and City Councilpersons
Home in Tacoma
Page Two

No citizen, neighborhood, non-profit, charitable, economic or professional groups were consulted in the formulation of HiT. Accordingly, HiT appears to be more of an internal Planning Department policy statement than an actual plan.

4. **Design Standards and Controls:** Participants in the recent public meetings have appeared to be at least somewhat accepting of the inevitability of some density increases within single family zones. Given the low growth rate of the city proper, and increasing poverty rates, staff acknowledged in the information meeting that up to a decade might be required to be experience the effects and lessons of the HiT upzone. I surmise that this parallel the effects of normal growth with our current spot-zoning policies in place. Residents attending the public meetings, as well as those sending written comments were overwhelmingly concerned with the negative effects of inadequate design controls, for both the mid-rise and single-family upzone areas. Staff has stated that HiT would proceed 'only if' approved and vetted design standards and enforcement were in place. The currently absent expertise and work of the Urban Design Studio (UDS) has been repeatedly cited by staff as the source of such design standards, and I assume such 'controls' would be those sufficient to satisfy residents' concerns. The work of the UDS, in conjunction with the consultant team of VIA Architects and the Project Advisory Group, on which I have served, has already put in place a working draft of Design Review Standards and Guidelines, together with correlative adjustments to codes, as well as review board and staff administrative review work models and projections. This body of work provides an 'urban corridor' focus, and can apply directly to the projected development along major arterial corridors, and can serve as a model for configuring design guidance for the low-density zones.

In light of the above, I urge council to request the additional time and resources to interact with the City's diverse populations, partners and professional organizations so that our ultimate solution looks like Home *and* Tacoma.

Thank you for your consideration.



Gary Knudson, Architect
253-772-5014
gknudson@harbornet.com



From: [Gail Merth](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Monday, July 12, 2021 4:20:28 PM

Good afternoon,

As an architect and Tacoma homeowner, I wish to express my concerns about the HIT initiative.

I do not believe there has been adequate study regarding the outcomes of these two concepts, and I am concerned about the initiative's impact on the design of our neighborhoods. Mainly, I object to the speed of the decision-making process and insufficient transparency - during a pandemic - when a more thorough process of community engagement could not be conducted.

Please take more time to study precedents and potential impacts - before implementation.

Thank you,
Gail Merth

From: [Nathan Rosenbaum](#)
To: [City Clerk's Office](#)
Subject: Rosenbaum, Home In Tacoma Project, written comments for consideration at City Council Meeting on July 13th, 2021
Date: Monday, July 12, 2021 4:36:47 PM
Attachments: [Home in Tacoma, City Council session, 7-13-21, Nathan Rosenbaum.doc](#)
[Red Maple New combined sketches.pdf](#)
[Home in Tacoma, public comments, 4-8-21, Nathan Rosenbaum.doc](#)

Hello. Please find attached my written comments concerning the proposed Home in Tacoma Project, for consideration at the City Council Meeting on July 13th.

I'm also including two other documents: sketches in support of a proposed development project on my parcel, and the original input I provided to the Planning Commission on April 8th. Thank you.

Best,

Nathan Rosenbaum
Manta Holdings, LLC
206-779-7874

**Home In Tacoma Project
Public Comments**

**Nathan Rosenbaum
Manta Holdings, LLC
Owner of Red Maple, 1122 N 6th St
(Tacoma's North Slope Historic District)**

July 12, 2021

At the start, I'd like to commend the City of Tacoma for the effort to proactively develop an approach to effectively handle the expected increase in housing demand, particularly for affordable housing. As the owner of a 23 unit historic building in Tacoma's North Slope Historic District, with developable land next to the existing structure, I'd like to share my perspective on appropriate land use considerations, particularly for my neighborhood.

Ultimately, I'd like to see greater granularity in the determination of Low-Scale and Mid-Scale designations. While my parcel currently sits in a designated Low-Scale area, (at North 6th and North L Streets in the North Slope Historic District), I believe it more appropriately should be included in the Mid-Scale designation, as it would provide much needed affordable infill housing near transit in a nice part of town, without disrupting existing housing or demolishing historic buildings. I'd be glad to consider working with the City on a pilot project for the vacant portion of my parcel.

My comments build on the written input I provided to the Planning Commission on April 8th (document attached, for reference). In my earlier document, I cover the following items:

- My original purchase of the 13,000 SF property in July 2018, which included a 19 unit historic building (built in 1918) situated on 5,000 SF, as well as 8,000 SF of vacant land. At purchase, the units and common area in the historic building needed significant rehabilitation. In addition to the building's historic charm and character, I purchased the property due to its exceptional location, close to transit, shopping, and other amenities.
- Over the course of two years, I renovated the building, known as 'Red Maple-Existing,' ultimately ending up with 23 upgraded units, and a refreshed common area. The renovations were completed last summer, and the building is stabilized now. Housing costs for tenants average about 70% of HUD's one person AMI for 2020.
- I would like to construct 25 units on the 8,000 SF vacant portion of the lot. The new building, known as 'Red Maple New,' would provide affordable workforce housing, on a scale consistent with the neighborhood and similar in design to the existing building.
- Unfortunately, I cannot get the development project to pencil, as I need significant modifications to existing regulations, including a boundary line adjustment, and setback and parking variances, in order to proceed.
- Finally, I believe the Home In Tacoma project should establish solid financial incentives for developers to acquire historic properties and build affordable, workforce housing in desirable parts of town. These incentives could include the Multifamily Tax Exemption Program, as well as the extension of Transfer of Development Rights (TDRs) more broadly across the City.

Update:

As indicated in the snipped portion of the Housing Growth Scenario map on the Home in Tacoma site (see Appendix), my parcel, which includes both Red Maple – Existing (current building) and Red Maple – New (vacant land) is situated in the proposed Low-Scale Residential section. Yet, three of the four sides near Red Maple are designated Mid-Scale. My guess is this may be partly due to proximity of transit: Bus Route 11 (on North M, just over one block away), Bus Route 16 (on North I, three blocks away), or light rail along Division, arriving in 2022. Sadly, I just missed all three.

Unfortunately, I do not see how I could get Red Maple New developed if it's included in the Low-Scale designation with the constraining associated properties. As a developer, I understand how expensive and time consuming projects can be. I would be required to implement setback and parking requirements which would limit the number of units possible, and make the project unviable. The project would not pencil for the foreseeable future.

I believe Red Maple New would fit in beautifully with the Mid-Scale Residential goals indicated in the Comprehensive Plan Packet, including:

- Close proximity to transit. The building would be located within two minutes of bus route 11, and five minutes from route 16 and light rail arriving in 2022.
- Building would be consistent with neighborhood scale and features. The sketches for Red Maple New have been developed by Stephen Day, a respected historic architect, [Welcome | Stephen Day Architecture](#). The drawings were created to complement Red Maple Existing and the North Slope Historic District, both in scale and defining features (refer to attached sketches). We would work with the City to ensure the building would fit harmoniously with the neighborhood.
- The building would provide mid-scale infill housing in a historic district, without demolishing existing structures. It would be situated in what is currently a large vacant lot.
- Red Maple New would allow for affordable housing in a highly desirable area of town, with a pedestrian orientation and great walkability.

I would love to see greater granularity in designation across the city as the future land use map is refined. Specifically, I believe there is a strong case to designate the area bounded by North 5th and North 6th Streets, and North J and L Streets as Mid-Scale residential area, allowing for affordable infill housing in a desirable transit rich area of town. Another option would be to allow Red Maple New to proceed in this location, even if the area is designated Low-Scale. To me, Red Maple New seems like a special case, an opportunity to develop both market rate and affordable units at an appropriate scale, close to an existing historic multifamily property in an exceptional location, without demolishing any historic structures. I believe this would be just the type of development project the City would want to encourage under the Home in Tacoma Project.

To be clear, I want to craft a development project that works for all stakeholders, including the City and the community. I would consider working with the Planning Commission on a pilot project that could include setting aside a certain percentage of units as affordable. I will provide public comments at the meeting on July 13th, and look forward to continued updates on the Project.

Nathan Rosenbaum
Manta Holdings, LLC
206-779-7874

- Appendix, below.
- Red Maple New Sketch, attached.

([Home In Tacoma - Recommended Housing Growth Scenario \(arcgis.com\)](https://arcgis.com/home/in_tacoma)).

**Home In Tacoma Project
Public Comments**

**Nathan Rosenbaum
Manta Holdings, LLC
Owner of Red Maple, 1122 N 6th St
(Tacoma's North Slope Historic District)**

April 8, 2021

First, thank you for considering revisions to the existing land use regulations to increase housing supply, affordability and choice. As the owner of a Tacoma parcel which includes a small multifamily project as well as vacant developable land, in a historic area close to shopping and future light rail, this effort is much appreciated and reinforces my desire to increase affordable housing stock aligned with Tacoma's future housing strategy.

Background:

For some background and context, I have an opportunity to build a 25 unit ground up multifamily building on property I own in Tacoma's North Slope Historic District, located at 1122 N. 6th St. The parcel is 13,000 SF, including an existing 23 unit building on 5,000 SF – known as 'Red Maple Existing' and an additional 8,000 SF of vacant land.

When I purchased the property, I was attracted to the historic character of the building – the brick façade, the wooden arch above the entrance, the transoms, the original oak and fir flooring, the millwork, etc. Moreover, the location is exceptional – a historic neighborhood with great walkability, close to a future light rail transit stop (MLK and Division, 2022 arrival), shopping (Thriftway), restaurants (Hank's Tavern), health care (MultiCare), excellent schools (Lowell Elementary, Stadium High), open spaces (Wright Park), and existing bus routes (11 and 16).

I bought the parcel in July 2018, and initially focused efforts on renovations on the existing structure, a beautiful masonry veneer building constructed in 1918. The renovations were extensive, and included re-wiring the entire building and replacing galvanized pipe. I increased the number of units from 19 to 23. Where possible, I preserved the historic charm, e.g. refinishing the clawfoot tubs, while adding modern conveniences where I could, e.g. tankless water heaters and free wi-fi. I also involved the community, hiring local contractors and commissioning the local non-profit, [Hilltop Artists](#), to design customized artwork for the foyer.

The renovations were completed last summer, and Red Maple Existing ([Red Maple - Existing](#)) is fully occupied now. It provides workforce housing, as tenants work in a variety of occupations - teaching, health care, distribution, grocery, sales, etc. Most tenants are in their 20s and 30s, and represent a broad cross section of the community. Housing costs generally are affordable for the tenants, as the blended monthly rent across all units is \$1,015, or \$12,180 for one year, representing 30% of annual income of \$40,600. This equates to approximately 70% of HUD's one person AMI for 2020 in Tacoma of ~\$60,000 ([HUD 2020 Income, Tacoma](#)).

Finally, I believe the residential makeup at Red Maple Existing is much different than at purchase back in 2018. When I bought the property, there were drug deals going down in the basement and drugs consumed on the premises, there was a restraining order in place for the resident of another unit, and several homeless people were using covered areas at the property for shelter. These concerns largely have been addressed, as the new property manager has done an outstanding job bringing desirable long term tenants to the building, and the neighborhood. Turnover and vacancy levels have been reduced, and several units now are rented to people of color. I have set up unique branding for the building, and I genuinely feel there is a sense of community and pride among residents.



Red Maple Existing

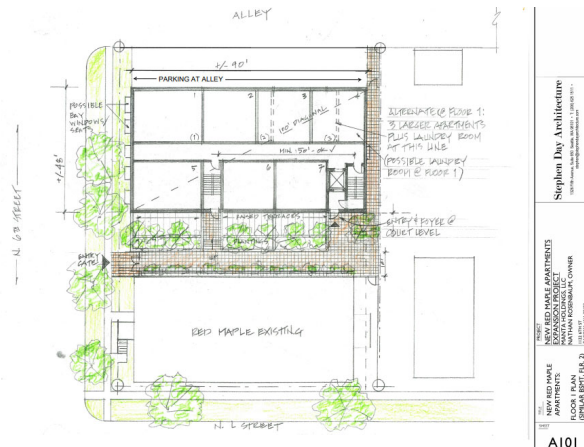
Development opportunity:

Late last summer, my attention turned to the development potential on the 8,000 SF of remaining land on the parcel. My plan was to build 25 units, all studios, averaging about 330 SF. With the help of Stephen Day, a respected historic architect, ([Stephen Day Architecture](#)), we developed preliminary sketches and a conceptual site plan. The building – ‘Red Maple New’ - would include three levels at or above grade, along with a daylight basement. The structure would be on a scale consistent with the neighborhood and similar in design and character with Red Maple Existing.

As with the existing building, Red Maple New would generate workforce housing, with a focus on providing safe and healthy housing for the community. The blended rental rate across units at completion (two to three years from now) was projected at \$1,355/unit/mo, or \$16,260/year, representing 30% of annual income of \$54,200. This represents 90% of HUD’s one person AMI for 2020 in Tacoma of ~\$60,000 (AMI two to three years out likely will be higher). I would expect the residential makeup at Red Maple New to be similar to what exists at Red Maple Existing next door.



Red Maple New, Vacant Land, Facing NW



Red Maple New – Expansion Project

Unfortunately, I could not make the project viable under existing City of Tacoma land use regulations. Specifically, we needed the following modifications in order to proceed:

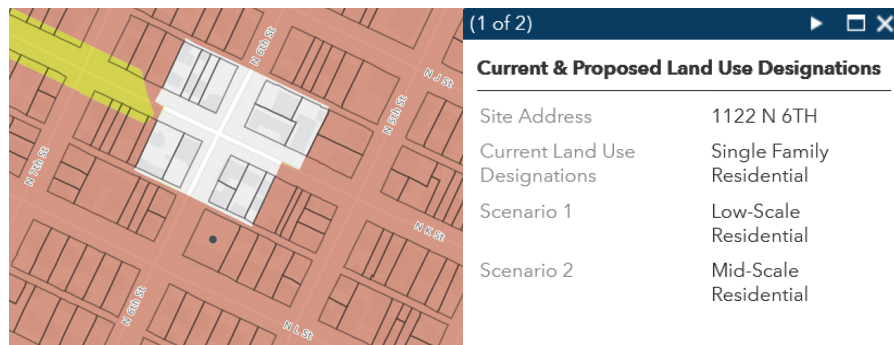
- A boundary line adjustment enabling Red Maple New to be on a separate parcel from the existing building. This would allow separate financing for Red Maple New, without commingling Red Maple New and Red Maple Existing, as part of a security package for a potential lender. Without separate financing for each parcel, debt service requirements would make Red Maple New much more challenging, if not impossible.
 - o In connection with the BLA, we also needed setback variances, as both newly created lots needed to conform to the lot area, parking and setbacks required in the zoning district under current code. The conformance with new code drastically reduced the buildable area for Red Maple New. If the lot were new, it would need to have a 20 foot front yard, 25 foot rear yard, etc. My hope had been to separate the parcel into two lots and still maintain the ability to add a multifamily building with shared setbacks with Red Maple.

- A parking variance request. While existing code requires 1.5 parking spaces for each new dwelling unit in the HMR-SRD zone, to proceed with Red Maple New, we needed significantly reduced parking requirements, at a level that could be satisfied with the existing parking at alley, plus plentiful street parking nearby (and given light rail arriving in 2022). If I need to satisfy required parking even at the 50% level, I would need to install a basement level parking garage, adding \$500K to \$800K to the project cost while reducing the number of units, and cash flow.
 - o This small infill apartment project cannot feasibly support additional on-site parking. A recent parking survey, conducted over two weeknights – during the pandemic - indicated plentiful street parking in the area, particularly along 6th St between L and M Streets. (details available).

My architect and I ultimately requested a comment memo and a pre-application hearing with the Planning and Development Services department (Record Number PRE20-0195). The scoping comments indicated the BLA would not be approved, and the Setback and Parking Variance requests were unlikely to be approved. After discussions with the City of Tacoma staff last October, I decided to suspend all work on the project.

Project commentary:

Your initiative is timely, as I believe my interest aligns closely with the City’s stated vision for the Home in Tacoma project. I believe including my site within the boundaries of Scenario 2 Proposed Mid-Scale Residential designation, would be warranted and appropriate. There should be nice gains for both the City and myself.



Red Maple New would benefit the community in numerous ways:

- Expands ‘Missing Middle’ housing in historic neighborhood, close to shopping, health care and transit.
- Complements the scale and pattern of existing historic structures in the NSHD, including Red Maple Existing.
- Reinforces vision of being more inclusive of all members of the City. Red Maple New is projected to offer housing at or lower than 30% HUD’s one person AMI, effectively opening up housing alternatives in an appealing neighborhood that otherwise might not be accessible.
- Promotes infill of large unused space in neighborhood with great walkability, proximate to shopping, transit, good schools, and Wright Park.

In return, the standards proposed for the new mid-scale residential land use designation likely would help address the financial challenges impeding my ability to pursue Red Maple New. The most relevant new standards include:

- Reduced lot sizes and setbacks.
- Building height, width and depth mid-scale between houses and Centers. Red Maple New would be in transitional area, close to K Street corridor.
- Smaller/shared yards and open space.
- Moderate to low onsite parking.

Note that under existing zoning restrictions, a structure like Red Maple Existing would be impossible to develop – and yet the character of early twentieth century multifamily buildings like Red Maple Existing is highly desirable and worth emulating in the new zoning code revisions.

Other considerations:

After attending virtually the public hearing session on April 7, 2021, I'd like to respond directly to a concern expressed by the community about multifamily development disrupting neighborhood character and distinct history. Specifically, several citizens indicated the proposed changes could lead to 'big boxes' of apartment buildings near single family homes. To be clear, Red Maple New would be in a transitional portion of the North Slope district, near Hank's Tavern and shops along N. K Street corridor. The building design has been determined with the help of a historic architect, and would complement the Red Maple Existing structure, both in scale and defining features. There would be a smooth, gradual transition to single family homes nearby.

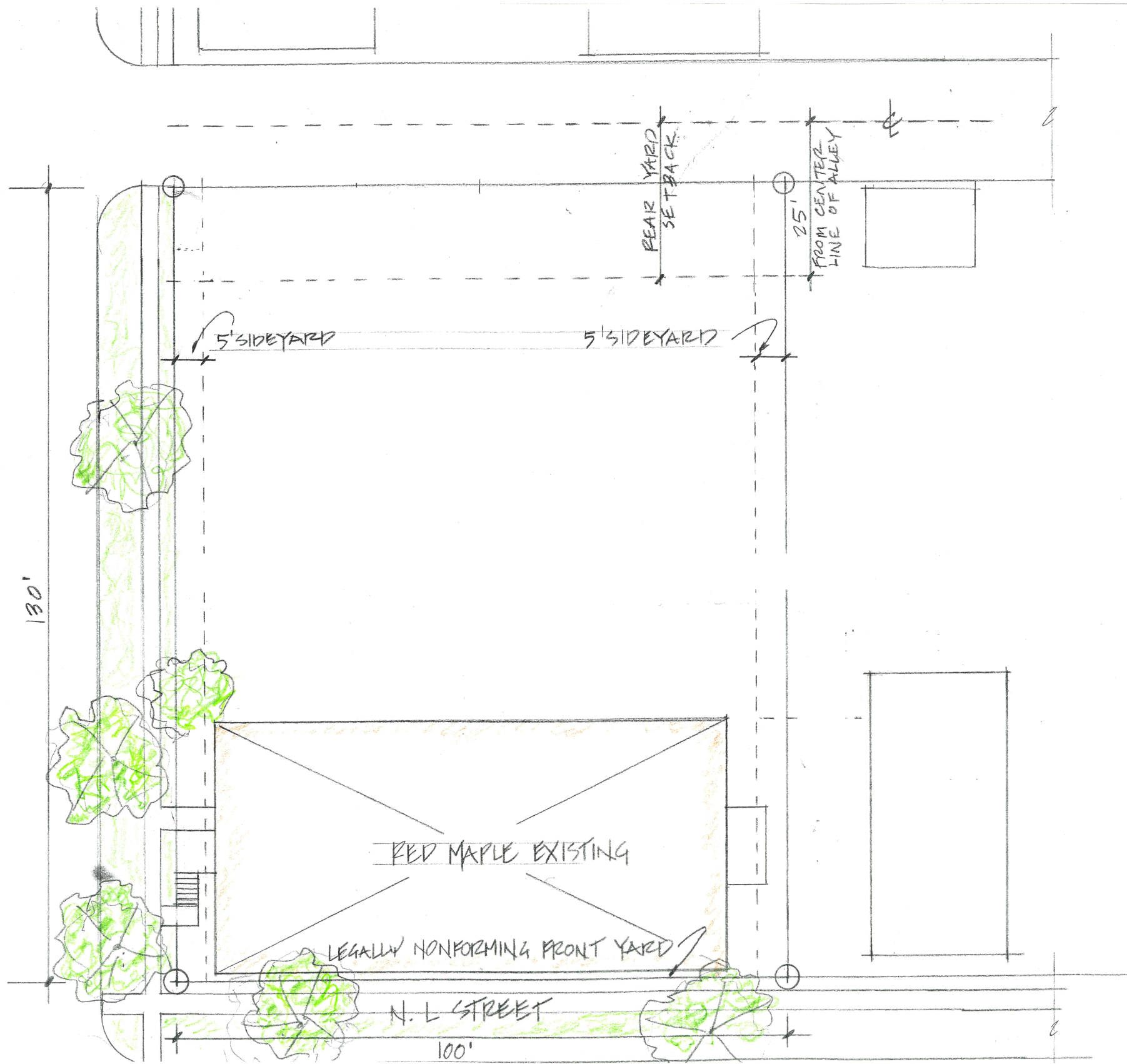
Also, please consider the expansion of regulatory affordable housing incentives and requirements. In particular, the City's Multifamily Tax Exemption Program, 12 year affordable housing option would be of interest. I know how valuable incentives can be: the extensive renovations for Red Maple Existing would not have been viable without numerous financial incentives (including Historic Tax Credits and a Special Tax Valuation).

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

Note that I am not a large developer. I own only two commercial real estate assets: Red Maple and a six unit designated historic landmark in Seattle's University District, designed by respected early 20th century designer, Fred Anhalt ([Anhalt Hall](#)). Hopefully, my two holdings demonstrate my desire to preserve beautiful, historic structures, while offering affordable housing and creating a sense of pride at my properties.

Nathan Rosenbaum
Manta Holdings, LLC
206.779.7874
nathan.rosenbaum@hotmail.com

N. 6th STREET



SHEET

A001

TITLE
NEW RED MAPLE
APARTMENTS:

ZONING/SETBACKS

PROJECT

NEW RED MAPLE APARTMENTS
EXPANSION PROJECT

MANTA HOLDINGS, LLC
NATHAN ROSENBAUM, OWNER
1122 6TH ST
TACOMA, WA 98403

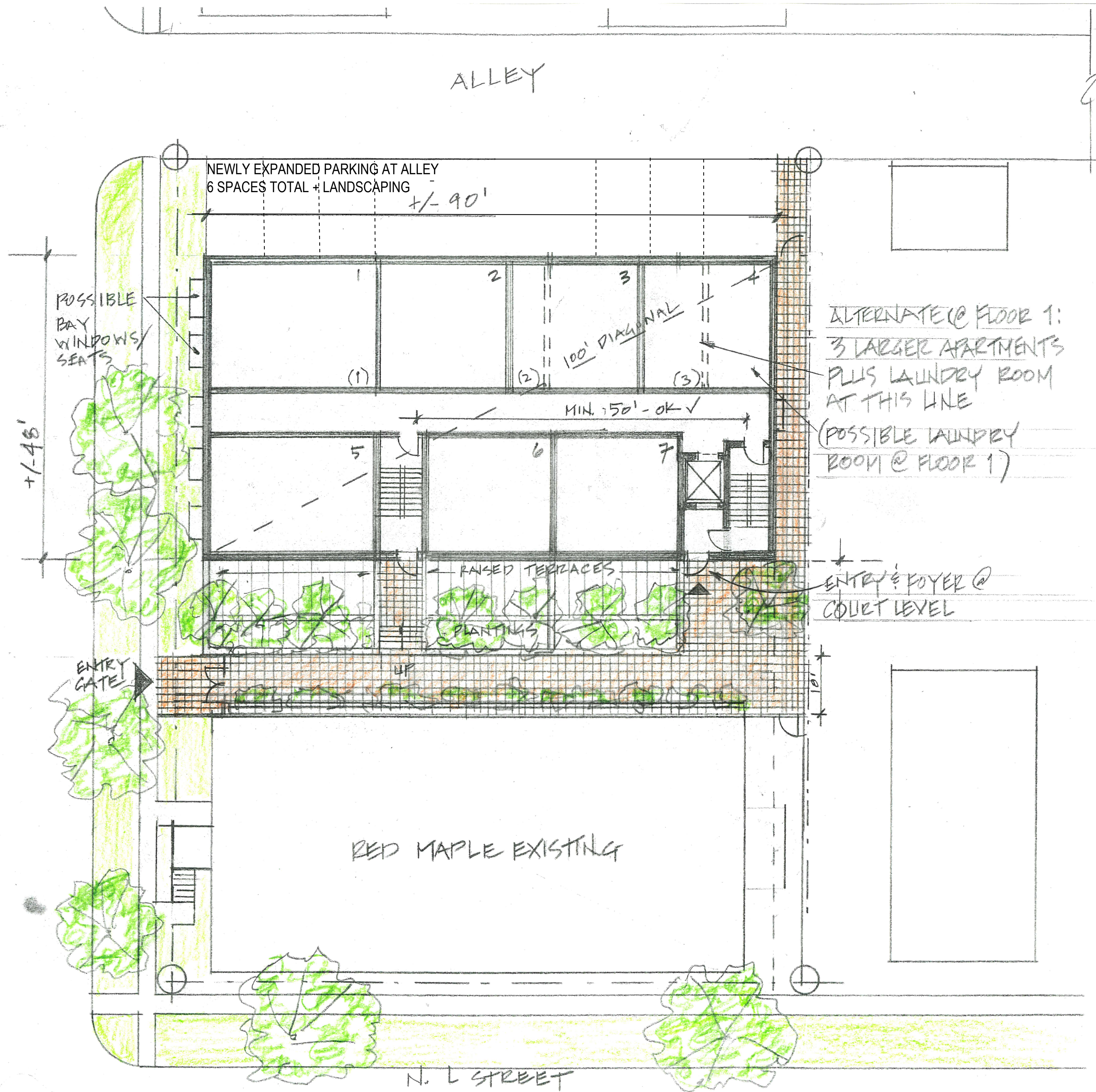
Stephen Day Architecture

1326 Fifth Avenue, Suite 650 Seattle, WA 98101 • T: (206) 625 1511 •
stephen@stephendayarchitecture.com

ZONING SETBACKS

REV. 3/30/2020

N. 6TH STREET



PROJECT

NEW RED MAPLE APARTMENTS

EXPANSION PROJECT

MANTA HOLDINGS, LLC

NATHAN ROSENBAUM, OWNER

1122 6TH ST

TACOMA, WA 98403

TITLE

NEW RED MAPLE

APARTMENTS:

FLOOR 1 PLAN

(SIMILAR BSMT, FLR. 2)

SHEET

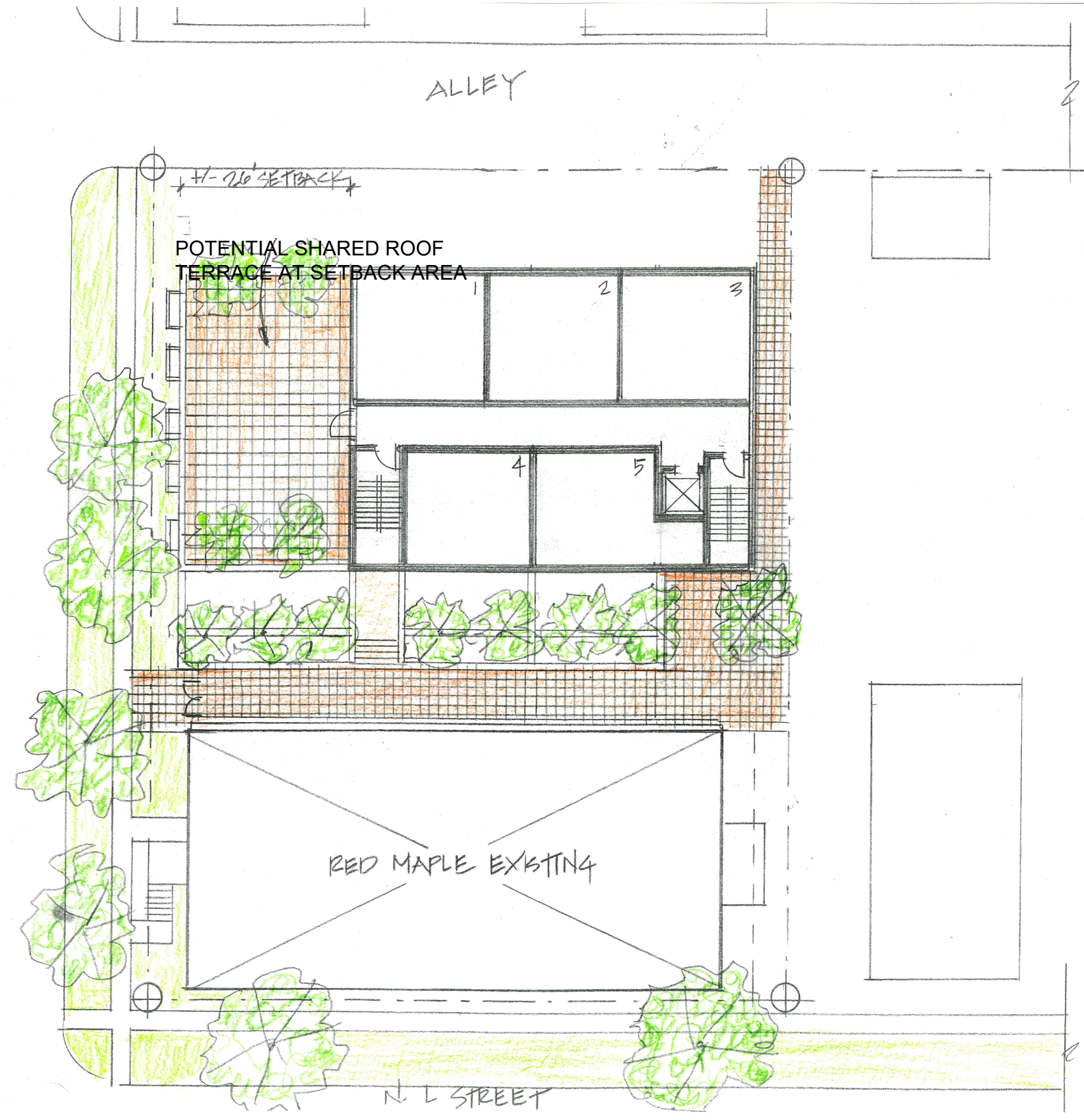
A101

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N. 6TH STREET



SHEET

TITLE
NEW RED MAPLE
APARTMENTS:
FLOOR 3 PLAN

PROJECT
NEW RED MAPLE APARTMENTS
EXPANSION PROJECT
MANTA HOLDINGS, LLC
NATHAN ROSENBAUM, OWNER
1122 6TH ST
TACOMA, WA 98403

A103

Stephen Day Architecture
1326 Fifth Avenue, Suite 650 Seattle, WA 98101 • T: (206) 625 1511 •
stephen@stephendayarchitecture.com

FLOOR 3 PLAN
REV. 3/30/2020

From: [Kathleen Brooker](#)
To: [City Clerk's Office](#)
Subject: HiT Comments: Public Hearing July 13, 2021
Date: Monday, July 12, 2021 4:44:21 PM
Attachments: [HiT Council Public Hearing comments.docx](#)



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www.HistoricTacoma.org

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Mailing Address

PO Box 7664
Tacoma, WA 98417

July 12, 2021

City Council
Tacoma Municipal Building, Rm. 11
747 Market Street
Tacoma, WA 98402

Dear Mayor Woodards and Council Members:

Historic Tacoma unequivocally opposes the Home in Tacoma (HiT) proposal as we did the version before the Planning Commission some weeks ago. (Following that public hearing our opposition was mischaracterized by city staff as “support” to the *Tacoma News Tribune*). HiT is a profound and far-reaching change to Tacoma’s residential neighborhoods. Its negative effects will not be reversible. Our objections are too numerous to detail here, so we have tried to list the most important.

- We object to applying any Mid-scale zoning within Tacoma’s city designated North Slope and Wedge Historic Districts. Mid-scale will add development pressure to these sensitive areas, which is contrary to historic preservation policies already in the Comprehensive Plan (Comp. Plan) as well as claims in the HiT proposal itself to protect these districts. For example, Policy DD-13.12 merely “encourages” but does not require infill to be architecturally compatible and in scale with adjacent buildings in historic districts. The HMR-SRD zoning category was developed in 2005 for the North Slope Historic District to accommodate its historic mix of houses and apartments. It requires no change.
- The Low-scale designation should not include buildings of up to three stories by Conditional Use Permit (CUP). The CUP process has been so diluted as to offer no protection to neighborhoods and adjacent property owners that object to these large buildings. Building three stories and over should be limited to Mid-scale areas.
- The proposal lacks policy additions calling specifically for robust public design review by panels at least partially drawn from the immediate neighborhood for all new construction allowed by HiT. Only such a public review process where neighborhood voices are heard will ensure neighborhood compatibility, stability, and transparency. Currently only vague promises are made about design standards with few mentions of design review. We are skeptical of these promises after similar limits and design requirements were struck from the Mixed-Use Center zoning, creating glaring examples of incompatibility. The MUC examples are so bad that Planning Dept. staff now repeatedly promise that Low-scale and Mid-scale “...won’t be like that”, but those promises are NOT backed by strong policies to prevent it.

- HiT contains no policies that detail how various neighborhoods that require their own unique design standards will be designated and with what citizen input. Denver has 78 separate designated neighborhoods with unique development plans and design standards. How many will Tacoma have? The vague promises of “neighborhood compatibility” are mere rhetoric without Comp. Plan policies that detail processes for how they’ll be created, enforced, and maintained and with what neighborhood input.
- HiT lacks policies that state how the salient building types, scale, setbacks and design characteristics, and unique design standards will be developed and with what neighborhood input. No set of pre-defined building characteristics or pre-approved building designs is sufficient to ensure the quality and compatibility promised in HiT and by Planning staff.
- HiT lacks policies that define per block density maximums that would limit over development as promised by HiT and Planning staff. Unlike area zoning, form-based zoning requires strict limits that serve as “stopping rules” to ensure neighborhood stability and continuity or that development is reasonably distributed across the city. For example, the North Slope Historic District already meets the “Target Development Density” (pg. 8) for Mid-scale, so why is more Mid-scale even proposed there?
- HiT lacks policies that actually require the historic inventories of all of Tacoma’s neighborhoods to identify historic and cultural resources, such as the Asberry House in Hilltop. Most bus routes and transportation corridors follow the city’s early streetcar routes, along which its earliest development occurred. Reference is made to “avoid creating incentives for demolition”, but no policies are included that indicate or require that to be done. HiT only says that historic inventories and proactive designation of landmarks and historic districts are part of a “range of methods” rather than requiring them. Conservation districts are not mentioned as a tool to conserve distinctive neighborhood features worthy of retention and enhancement that might not meet the higher criteria of landmark designation. These have long been in the Comp. Plan but not developed and funded. Policies are needed to ensure these are carried out before Low-scale and Mid-scale are implemented.
- HiT lacks specific policies that require public review for the removal of mature trees 15 or more inches in diameter. Tacoma has the least tree canopy and the least access to open space of any municipality in the Puget Sound region. Nowhere does HiT address the lack of policies in these areas but repeatedly refers to “shared” open spaces and yards. Will Mid-scale apartment buildings be required to have adequate front, rear and side yard space setbacks to allow for tree coverage? This is certainly not the case with new infill buildings in MUCs that cover the entire lot with buildings or impermeable surfaces and reach almost to the sidewalk. No policies in HiT prevent this in Low-scale or Mid-scale designations.
- HiT frequently refers to “smooth transitions” between taller buildings allowed in both Low-scale and Mid-scale designations. However, it provides no policies requiring these. These were also promised and, in fact, developed for MUCs. These transition zones were eliminated at the last minute by City Council without citizen input or warning on July 14, 2009. This action resulted in the terrible example in Proctor at the N. Adams Street project that puts a five-story building next to a 1 ½ story bungalow. How will such transitions to adjacent houses be created? Lot size and setbacks are the only answer, but no policies in HiT require them.

In short Historic Tacoma sees HiT being rushed through without adequate consultation. Neither the Tacoma Historical Society, the North Slope Historic District Assoc. nor Historic Tacoma were consulted in HiT's development. Also, no architects or developers actually engaged in residential building were consulted in its creation. The Planning Dept.'s Urban Design Studio has been shut down, and its only on-staff architect has left. Due to COVID there has been limited opportunity for citizen input. No serious, well-designed surveys have been conducted. No serious, critical assessment of the many "Missing Middle" infill claims has been done, and the current research to date suggest that it is not the panacea that is claimed and frequently results in negative, unintended outcomes. We suggest at the very least HiT be put to a city-wide referendum. A better solution, however, is to send it back to Planning with instructions to start over, widen the consultation process, address the vast array of issues that HiT overlooks and develop a new proposal that will directly and effectively address the affordable housing needs of the city while ensuring the stability and continuity of its neighborhoods.

Sincerely,

Kathleen Brooker, Board President

From: [Dana Miller](#)
To: [City Clerk's Office](#)
Subject: Proposed zoning change.
Date: Monday, July 12, 2021 5:05:22 PM

I do NOT support the proposed zoning change being considered at the July 13th Council meeting. From my research I believe this will raise rental rates rather than lower them as desired. **Can the Planning Dept. cite any cases where a similar proposal has made housing more affordable?**

This proposal has no requirements to improve our waste water, power or potable water systems. It also does NOT speak to road and/or parking improvements. I understand that the thought/hope is that new residents will utilize public transit rather than rely on private cars. Even IF all of the new residents commuted to work by bus/train, they will still own private automobiles. The Puget Sound region is a very popular outdoor recreation area. New residents will NOT be utilizing public transportation to take them and their hiking gear, kayaks, snowboards, etc. to recreation areas or to visit family members in outlying areas; they will take a personal automobile.

There is no incentive to construct low income housing. With vacant lots in the North End selling for 250 to 300 thousand dollars, developers are not going to then spend \$500,000 building a new fourplex only to rent the units for less than market rate.

Long time residents will see large property taxes increases. Property is mandated to be valued at its best and highest use. If an existing small single family home suddenly has its property rezoned to a higher use, the taxes must increase accordingly. This will result in pushing out long term residents, many senior citizens and retirees, who have spent their lives improving their homes and neighborhoods, only to be replaced by renters who will have less of a sense of ownership in the neighborhood.

In the 1960's and 1970's Tacoma razed many historical older homes and replaced them with apartments to answer the call for 'urban renewal'. Twenty years later, Tacoma residents realized their mistake and created historic districts and saved historic structures like the Pantages Theater and Union Station. The University of Washington created a desirable environment in our downtown not by destroying our historical buildings, but by preserving them. In 20 years will we be mourning the loss of our beautiful family oriented neighborhoods? **The answer to that question is in YOUR hands!**

Dana Miller

From: [Barnett, Elliott](#)
To: [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Cc: [Pauli, Elizabeth](#); [Nowman, Nicole](#); [Wille, Tadd](#); [Huffman, Peter](#); [Boudet, Brian](#); [City Clerk's Office](#); [Colon, Jacques](#); [Armstrong, Andreta](#); [Norman Brickhouse](#); [chris.tacoma@gmail.com](#)
Subject: Housing Equity Taskforce letter
Date: Monday, July 12, 2021 5:08:55 PM
Attachments: [HET Council Letter 07-08-21.pdf](#)

Mayor and Councilmembers,

The Housing Equity Taskforce has provided the attached comment letter regarding the Home In Tacoma Project.

The Taskforce was jointly formed by the Planning Commission and Human Rights Commission to study and make recommendations regarding promoting equity and antiracism goals through housing actions.

We have also provided the City Clerk with this letter for inclusion in the written comments for tomorrow's public hearing.

Elliott Barnett, Senior Planner

City of Tacoma – Long Range Planning

747 Market Street, Room 345

Tacoma, Washington 98402

(253) 312-4909

www.cityoftacoma.org/planning



City of Tacoma
Housing Equity Taskforce

Chris Karnes, Co-Chair
Norman Brickhouse, Co-Chair
Michealea Lemons
Anna Petersen
Lisa Snyder
Alyssa Torrez
Amanda Westbrooke

July 8, 2021

Mayor Woodards and Councilmembers,

It is our honor to present the Housing Equity Taskforce's (HET) Home In Tacoma Project housing policy recommendations to the City Council. The primary objectives of these recommendations are to increase housing supply, housing choice, and housing affordability throughout the city in order to make progress toward Tacoma's equity and antiracism goals.

We affirm that part of the solution to housing affordability and to addressing historic racial injustice in the area of housing lies in expanding housing types citywide. Both the Low-scale and Mid-scale housing options have substantial affordability benefits for both rental and ownership housing in the long term, but we must stress that these market-based policy solutions have a lag time and their benefits only start to occur if reform begins to be implemented now.

We appreciate that the Housing Equity Taskforce recommendations have been integrated into the Home In Tacoma Project recommendations. The Taskforce's January 2021 observations and recommendations are attached to this letter. These recommendations highlight that there is much work to be done to increase equity. We thank the City Council for your leadership.

Addressing racism in housing

We believe that the concept of single-family zoning is a construct that perpetuates racial inequities. We applaud the Planning Commission's balanced approach of presenting two housing options to the public and then responding to public feedback by making changes that incorporate the best elements of each option, while removing the elements with the most negative impacts.

We provide further comment to reinforce how the Planning Commission's revised scenario supports the desired intent of the Housing Equity Taskforce to address the disproportionate impacts of the housing crisis on people of color and others facing economic disadvantages. The Planning Commission's initiative to address housing affordability by setting targets by income group helps to address this crisis head on.

Aligning with the Regional Vision of Housing near Centers and Transit

It is a rare opportunity for the City to be able to offer tangible benefits to low-income, people of color, and vulnerable populations without additional expenditures, but this can be done if the City consciously realigns Tacoma's vision for housing growth with the Puget Sound Regional Council's vision for housing near centers and transit.

While housing occupies the largest household expense for moderate-to-low income families, transportation costs are a close second. By expanding housing options immediately adjacent to transit, the City can empower more residents with the option of being one-or-no-car-households, leading to thousands of dollars saved per year, which can improve financial outlook, housing stability, and long term potential for homeownership. Pierce Transit in particular is looking to empower youth and seniors to take transit with fareless service, which could begin as soon as 2022.

Support the concept of not requiring parking in our code and allowing property owners to determine the need. There is no such thing as free parking – if the City requires parking, that cost is transferred to the cost of the housing unit. The City should not be mandating a requirement that could make housing projects infeasible. This can add to the exclusionary effect of single-family zoning and can make affordable housing more difficult.

Supporting Racial and Economic Equity

Tacoma needs to continue to address institutions that perpetuate racial inequities.

One way to do this is to use transit as a tool. The Home In Tacoma Project proposals are based on locating more housing close to transit. We applaud that approach. Because Pierce and Sound Transit have structured service along corridors that already 1) connect to growth centers, 2) serve diverse areas, and 3) provide neighborhood coverage, allowing a diversity of housing types on blocks adjacent to transit would help to reverse the exclusionary impacts of zoning policies implemented in the 1950's--broadening racial and economic equity across 'high opportunity areas' identified by the City.

Planning for Deeply Affordable Housing

Recognizing that the City's financial capacity is limited to provide deeply affordable housing units for people who have no income or incomes below the poverty line, we identify the expansion of housing types citywide, along with allowing denser housing types near transit and centers as being essential to supporting rental housing affordability for working class households making between 30-60% AMI. By implementing these changes the City can have a clear focus on working with non-profit housing partners to develop deeply affordable housing units for those making substantially less than 50% AMI, allowing the market to support options for other groups.

In closing

The Housing Equity Taskforce encourages the City Council to support the Planning Commission's proposed hybrid scenario, low and mid-scale residential land use designations, and scope of work for affordability, anti-displacement measures and design requirements for Phase 2 of *Home in Tacoma*. These proposed changes reflect public input and set the stage for future community engagement in the rest of 2021 and into 2022.

Attached please find the Housing Equity Taskforce's January 2021 Observations and Strategies Document. We also reference the Taskforce Letter to the Planning Commission and Human Rights Commission.

In the spirit of service,



Co-Chair Norman Brickhouse
Human Rights Commission



Co-Chair Chris Karnes
Planning Commission

Attachments:

HET Recommendations and Letter, January 2021



City of Tacoma
Housing Equity Taskforce

Chris Karnes, Co-Chair
Sarah Rumbaugh, Co-Chair
Ryan Givens
Michealea Lemons
Anna Petersen
Allen Ratcliffe
Lisa Snyder
Alyssa Torrez

Human Rights Commission
Planning Commission

January 22, 2021

Dear Fellow Commissioners,

It is our honor to present the Housing Equity Taskforce's (HET) Home In Tacoma Project housing policy recommendations. The primary objectives of these recommendations are to increase housing supply, housing choice, and housing affordability throughout the city in order to make progress toward Tacoma's equity and antiracism goals.

The HET was convened through joint action by the Human Rights Commission and Planning Commission in late 2019 to provide policy recommendations on equity and antiracism goals as part of the Home in Tacoma Project. The Taskforce was entrusted with a mission to bring diverse perspectives to a focused effort founded on our shared commitment to equity and antiracism in all actions. Our meetings involved City staff, Taskforce members, and were open to the public and covered topics ranging from expanding public engagement, recognizing patterns of institutional racism in housing, identifying key themes to improve equity in planning and zoning actions, and review of the housing policy framework. This effort answers the City Council's call for antiracism transformation in all City actions and spheres of our civic experience.

Housing meets a fundamental human need for shelter. Housing location can either connect or it can isolate us from family, community, education, employment, recreation, health and other opportunities that fundamentally affect the course of our lives. **Tacoma's housing crisis affects everyone and has disproportionate impacts on people of color and others facing economic disadvantages.** These are complex and difficult challenges, but we can make real progress through proactive action. We are striving to aim high, as called for by the City Council to address the enduring impacts of systemic racism as well as of today's housing crisis on those most in need.

Observations - HET's policy recommendations are founded on a set of seven observations made with an equity lens, pulling from local history, personal experience, and information on current conditions. Our stance is to right an historic wrong perpetrated by systemic racism and to advance the concept of welcoming all current and future residents to Tacoma. We identify deficiencies in the current housing growth strategy, disparate impacts to people of color and those facing economic disadvantages, and recognize that past housing policies were created without equitable representation. We identify one crucial mechanism to help reverse racially disparate impacts by enabling more diverse and affordable housing options citywide, commonly referred to as "missing middle" housing.

Seven Housing Strategies - To create a more equitable and antiracist housing reality for Tacoma, the Taskforce recommends seven strategies for (i) changes to Tacoma's housing growth framework; (ii) actions to promote housing affordability; and (iii) steps to empower under-represented people; improve access to opportunity; combat displacement; and undo the impacts of systemic racism. We do not intend a direct, one-to-one relationship between each observation and strategy-we believe the strategies would address multiple observations. We also recognize that this is and will always remain a work in progress-Tacoma must continue to ask difficult questions and believe we can do better to connect people with housing in inclusive, vibrant, and resilient neighborhoods throughout our City. We have sought to think holistically, recognizing that these strategies will be implemented collaboratively by multiple programs and teams. Many are already stated in city policy and being implemented as part of the AHAS and other actions.

In summary, our recommendations call for Tacoma to return to traditional, more inclusive, walkable neighborhood patterns and take steps toward a reality in which all of us benefit equitably from opportunities. These recommended strategies are rooted in (a) reducing regulations (b) restructuring systems founded on principles of exclusion and separation.

In the spirit of service,



Chris Karnes, Co-Chair



Sarah Rumbaugh, Co-Chair

Ryan Givens

Michealea Lemons

Allen Ratcliffe

Lisa Snyder

Alyssa Torrez



Attachment:

Housing Equity Taskforce Recommendations, January 7, 2021

OBJECTIVE: Increase housing supply, choice and affordability throughout Tacoma by providing more diverse and affordable housing options, in order to make progress toward Tacoma's equity and antiracism goals.

OBSERVATION 1

Tacoma's housing growth strategy is not meeting our community's housing needs (for supply, affordability and choice)

- The current strategy sets aside about 75 percent of housing land supply for single-family housing
- Single-family housing uses more land per unit, limiting capacity and choices while driving up cost
- Tacoma is growing rapidly along with the region
- Tacoma is a mature City with little undeveloped land, meaning that growth must generally be infill, redevelopment, or taller structures
- Many people today are seeking walkable, urban living close to jobs, shopping, schools and transportation choices

OBSERVATION 2

Tacoma's housing crisis has disproportionate impacts on people of color and others facing economic disadvantages

- Tacoma's housing crisis affects lower income households most severely
- People of color disproportionately earn less, have less accumulated family wealth and are less likely to be homeowners
- People of color have historically been barred from living in some neighborhoods and faced discriminatory lending practices
- Lower income households are at increasing risk of displacement as housing costs rise
- People with disabilities, non-English speakers and people with criminal records face heightened barriers in finding housing

OBSERVATION 3

Tacoma's housing policies were initially created without equitable representation

- We reside on the ancestral homeland of the Puyallup people which was stolen by people of European descent
- People of color and others facing barriers have historically been excluded or under-represented in policymaking around housing growth

- More vulnerable groups often face heightened obstacles to participating (language, physical access, childcare, work hours), and also have fewer resources to react to neighborhood change

OBSERVATION 4

People of color have less access to the vital livability, accessibility, economic and educational opportunities that come with housing location

- Tacoma's neighborhoods are unequal in terms of the opportunities that people can access
- Many people are finding themselves priced out of Tacoma's higher opportunity neighborhoods
- People of color are less likely to live in high opportunity areas, reflecting historic systemic racist practices including redlining

OBSERVATION 5

People care deeply about their homes and neighborhoods and rely on them as investments

- Home ownership is often a household's single largest financial investment and a major source of household and family wealth
- Poorly designed or out-of-scale infill could build opposition to further infill

OBSERVATION 6

Without public and nonprofit sector actions, market-rate housing construction will not be enough to meet affordability needs

- Market-rate housing constructed in Tacoma is typically not affordable to those earning 80% of Area Median Income or less

OBSERVATION 7

Increasing Missing Middle housing options is an essential part of a multifaceted solution

- Changing the housing growth strategy is within the City's power to implement
- Tacoma must also pursue all AHAS objectives
- Tacoma must seek to build household earning potential

OBJECTIVE: Increase housing supply, choice and affordability throughout Tacoma by providing more diverse and affordable housing options, in order to make progress toward Tacoma's equity and antiracism goals.

STRATEGY A

Encourage infill of Missing Middle housing types throughout Tacoma's neighborhoods

- Change the Single-family Land Use designation to Low-scale Residential
- Allow diverse housing types including small lot single-family, duplexes, triplexes, townhouses, fourplexes, cottages, tiny/mobile houses, shared housing and small multifamily
- Establish form-based design and site standards to ensure that infill complements neighborhood form and scale
- Ensure that infrastructure and services are adequate to support infill

STRATEGY B

Encourage infill of mid-scale, walkable urban housing near Centers, Corridors and transit

- Designate areas within easy walking distance of Centers, Corridors and transit for mid-scale housing
- Establish standards to ensure a smooth transition from higher-scale to low-scale residential areas
- Promote inclusion of larger housing unit sizes to accommodate larger households

STRATEGY C

Use multiple strategies to produce housing affordable for lower income people

- Partner with housing developers by exchanging bonuses (such as height/density bonuses, or parking reductions) for affordable housing units
- Tailor regulatory incentives to serve unmet need in Tacoma's housing market
- Locate affordable housing throughout the City, particularly in high opportunity and growing areas
- Partner with nonprofit affordable housing providers to serve unmet needs
- Establish affordability targets for new projects in designated Opportunity Zones

STRATEGY D

Empower people of color and other under-represented groups to fully participate in policymaking

- Educate and empower all community members to participate in shaping housing policies

- Commit to more diversity on City policymaking bodies such as boards and commissions
- Focus engagement efforts on empowering underrepresented groups to take more control of policy decisions that affect them
- Invest resources into crafting education and engagement opportunities to these groups
- Seek to build long-term relationships based on trust and sharing of power

STRATEGY E

Address inequitable access to opportunity in Tacoma neighborhoods

- Plan for and invest in low opportunity areas to address challenges, gaps or barriers
- Build walkability, transit service and amenities, particularly in low opportunity areas
- Prioritize funding to address deferred public utilities and infrastructure to neighborhoods with lower income people and people of color

STRATEGY F

Combat displacement for residents, businesses and community anchors

- Implement an anti-displacement strategy including resources to mitigate evictions, affirmative marketing tools, and resident preference for at-risk households
- Support local businesses and institutions to remain in their neighborhood

STRATEGY G

Actively address housing inequities resulting from systemic racism

- Promote access to housing and homeownership to build intergenerational wealth for people of color
- Identify and address unfair/discriminatory housing, lending and appraisal practices
- Educate and support people of color seeking to build infill housing or invest in their homes
- Seek to increase representation of people of color in building, lending and housing professions, and City employment/contracting
- Recruit developers that serve lower income households and people of color

From: [Marshall McClintock](#)
To: [City Clerk's Office](#)
Subject: Comments on Home in Tacoma proposal
Date: Monday, July 12, 2021 5:18:00 PM

Dear Mayor Woodards and City Council,

The Home in Tacoma proposal is wholly inadequate. Please send it back to the Planning Department with instructions to start again. HiT's "one-size-fits-all" approach is very similar to the "urban renewal" programs of the 1960s that saw the wholesale destruction of older inner-city neighborhoods in the name of transportation: cars then, buses supposedly now. Now as then, actual city planning, i.e. deciding through open, public process what should go where in what quantity and with what benefits, has been thrown out the window. Sadly this is done in the misguided belief that this will somehow remedy inequalities across the city. However, your own consultants, Root Policy Research, clear state that market-driven development will only go where the largest profits can be extracted as we see with the failure of the Mixed-Use Centers to produce any affordable housing. That's not surprising since neither the Planning Dept. nor the Planning Commission reached out to architects and developers actually building multi-family housing in Tacoma to see what they considered was needed for them actually to build affordable units.

Here are specific objections to the HiT proposal:

- The low-scale designation includes three-story apartments (same size as allowed under Mid-scale) with a Conditional Use Permit (CUP). But the CUP process has been so gutted as to provide virtually no protection to low-scale neighborhoods. This should be removed.
- It lacks Comp Plan policies requiring a robust public design review process by a panel at least partially drawn from the relevant neighborhood to review all proposed new multifamily buildings allowed by Home in Tacoma. This must NOT be an administrative review applying some set of cookie-cutter, per-approved building types. Only such a public review process will ensure neighborhood compatibility and ensure a transparent process where neighborhood voices are heard. This must be done before any of the new multifamily envision in Home in Tacoma is allowed.
- It lacks Comp Plan policies requiring the city to work with various neighborhoods to define their boundaries, identify their salient building types and characteristics and street layout (setbacks, driveways, etc.), and develop neighborhood-specific design guidelines. As the current design code shows clearly, no set of per-defined building characteristics or requirements is sufficient to ensure quality and compatibility as promised in the Home in Tacoma proposal. This must be done before any of the new multifamily buildings under the Home in Tacoma proposal are allowed.
- It stupidly Mid-scale corridors through the city-designated Historic Districts that will clearly increase development pressure there and yet claims in the next breathe that it will avoid any such policies. This takes policy hypocrisy and incoherence to a completely new level.
- It does not require historic inventories of all Tacoma neighborhoods to identify historic/cultural resources, like the Asberry House, and proactive listing of individual buildings to the city's Landmarks register or the creation of small historic districts to prevent further loss. It refers to but does not require the expansion of the current demolition review program to all houses of any size across the city along with much improved penalties for illegal demolition (only modest fees are the current penalty) in order to protect historic and cultural resources.
- The proposal talks vaguely about "appropriate transitions" but nowhere specifies how that will be done. When MUCs were implemented, we were also promised compatible design and appropriate transitions, but those requirements were removed at the last minute by City Council without citizen input. Now the MUC examples are so horrendous that Planning staff repeatedly claim loudly "It won't be like that!" But who in Tacoma believes them any more?
- It lacks policies that prohibit the removal of mature trees without review. Tacoma has the least tree cover and open spaces of any city in the Puget Sound Region. Where are the policies that

require prioritizing using City surplus land for open space, such as parks and playgrounds, especially when in or near MUCs or Mid-scale areas. like Proctor with two large new apartment complexes and two more on the way.

- It lacks policies that increases taxes on vacant land and land used for surface parking lots. Where are the policies to use the Policies that incentivize the building of multifamily housing on parcels with surface parking lots via increased taxes and fees on such parking lots. Where are the policies that prioritize that use of the land in Tacoma identified in the Pierce County Buildanle Lands Report.

Only 109 "affordable" units have been created in Mixed-Use Centers in the 11 years since they were created. Nowhere is this failure acknowledged, and yet Home in Tacoma comes with the same false justifications of "equity" and "affordability". Home in Tacoma is more about "virtue signalling" than any attempt to address Tacoma's real need for low-income and homeless housing.

Marshall McClintock

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Support Home in Tacoma Comment
Date: Monday, July 12, 2021 5:19:38 PM

From: Erik Bjornson <ebjornson@msn.com>
Sent: Monday, July 12, 2021 1:23 PM
To: Woodards, Victoria <victoria.woodards@cityoftacoma.org>; Blocker, Keith <Keith.Blocker@cityoftacoma.org>; Ushka, Catherine <cushka@cityoftacoma.org>; Beale, Chris <chris.beale@cityoftacoma.org>; Hunter, Lillian <lillian.hunter@cityoftacoma.org>; McCarthy, Conor <Conor.McCarthy@cityoftacoma.org>; celia.holderman@cityoftacoma.org; Barnett, Elliott <EBarnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Thoms, Robert <robert.thoms@cityoftacoma.org>; Hines, John <John.Hines@cityoftacoma.org>; Walker, Kristina <Kristina.Walker@cityoftacoma.org>
Subject: Support Home in Tacoma Comment

Mayor Woodards and Tacoma City Council Members,

I write today in support of the Home in Tacoma proposal to allow more housing units in Tacoma's neighborhood.

However, in order to make sure the proposal does not create more harm than good, the city should make sure that

- 1) New units are aligned property toward the street.
- 2) The market determine how much parking is built. Imposing any off-street parking requirement could result in developers being forced to build ugly "dingbat" type homes where housing units sit above a garage. A parking requirement would also impose a \$50,000 per parking spot cost and make many new development unfeasible due to small lot sizes. Thus, it is very important that no additional off-street parking requirements be proposed.
- 3) Parking garages should not allowed to face the street: no "snub nose" housing should be allowed.

Also, in order to encourage more housing and lower rates of displacement and the additional of new units in Tacoma, please do not restrict or place new burdens on either the 8 or 12 years multi family tax exemption or impose any inclusionary zoning policies. These might be "feel good" policies but the research on the matter shows that they do more harm than good in terms of affordability and displacement issues.

The fact is that allowing more market rate housing to be built will both 1) reduce future housing cost

increases, and 2) reduce the displacement of current residents. See the attached graphs and:

<https://la.streetsblog.org/2016/02/10/want-to-slow-displacement-then-build-more-housing-says-legislative-analysts-office/>

Tacoma's affordable-housing challenges were largely created by the city during the last 50 years through the adoption of multiple levels of restrictive, byzantine land-use policies that have thwarted housing development.

Coupled with more people willing to move here, it was entirely predictable that housing prices would rise sharply.

Thus, it's encouraging to see the Tacoma City Council now prioritizing affordable housing.

New policies should be built on the truism that every new unit constructed in the city, regardless of price level, helps mitigate costs and reduces the number of displaced residents, like the people recently forced to move from the Tiki Apartments.

All the city's affordable-housing proposals were no doubt based on good intentions. The beneficial policies should be quickly adopted, while the ones that would exacerbate Tacoma's shortage by raising new costs and barriers to housing creation should be quickly scuttled.

But additional regulations should be examined cautiously, as every new one increases the cost of housing. Because they do not add new units to Tacoma's residential stock, they won't make it more affordable.

Allowing Tacomans to build additional dwelling units is a long overdue method to add affordable housing here without requiring any new land or tax to do so.

The city should also add construction incentives and refrain from burdening or impairing the modest incentives already in place.

The city should also focus on removing outdated barriers, such as 1950-era suburban parking requirements, yard mandates, density rules and height limits in mixed-use centers. These have restricted housing development in the last half century and made it unnecessarily expensive to live here.

Reject efforts to impose harmful "inclusionary zoning" policies

As enticing as it might appear, the city should reject heaping the cost of subsidized housing entirely on new dwellings through the collection of impact fees or through the practice of inclusionary zoning, also known as IZ. (Under IZ policies, a government dictates that a predetermined share of new residential construction must be affordable to people with low to moderate incomes.)

These policies would increase housing prices in Tacoma and displace more residents.

It's little wonder that in urban planning circles, IZ policies are among the most criticized. They raise housing prices and create the opposite of the benefit they're purported to solve.

It would be nonsensical and unjust if the government attempted to fund food stamps solely through a tax on groceries. Yet that's the equivalent of the policy being considered in Tacoma with regard to housing.

The Portland Mercury recently reported on that city's draconian IZ system, and concluded that "a year into the policy, the detractors seem to be winning. Apartment construction in Portland has fallen off a cliff ..."

Yet, even if Tacoma officials removed the multitude of barriers that hobble development, many Tacomans still wouldn't be able to afford a house due to the high cost of land, labor and building materials.

The reality is that below-market housing units do not pay for themselves and will require a public subsidy. The city could subsidize new affordable housing by donating it from its vast land portfolio or by paying for construction directly.

Just as there is no free pot of gold at the end of the rainbow, there is no free repository of affordable housing that can be created by imposing an additional cost to new development.

Thank you for your attention to this important issue.

Sincerely,

Erik Bjornson

Figure 2

Places With More Building Saw Slower Growth in Rents for Poor Households

Rents Paid by Low-Income Households in Urban Counties (In 2013 Dollars)

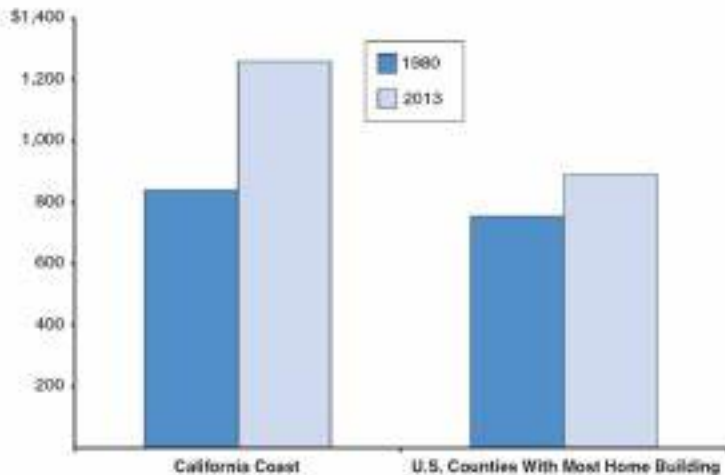
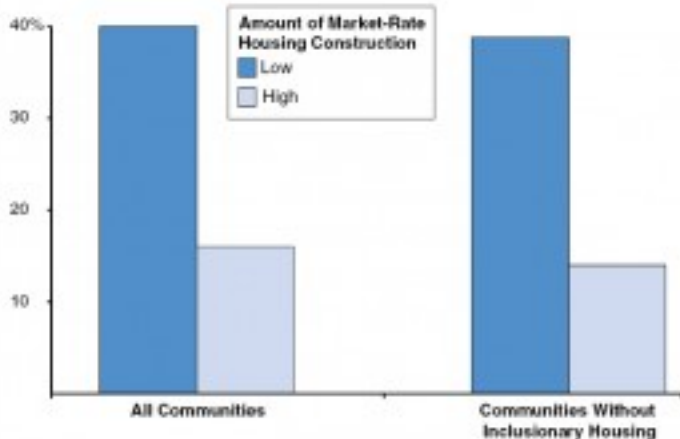


Figure 3

Building Market-Rate Housing Appears to Reduce Displacement

Percent of Low-Income Bay Area Census Tracts That Experienced Displacement Between 2000 and 2013



From: [Tara Chase](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Monday, July 12, 2021 5:19:43 PM

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,

[Your name]

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

From: [Guy Cole](#)
To: [City Clerk's Office](#)
Subject: City zoning proposals
Date: Monday, July 12, 2021 5:50:38 PM

I'm fine with new proposed zoning for the most part. My concern is that in areas that are traditionally single family homes there is enough parking for the new residences being built. I've seen townhomes (4plex and 6Plex) go in where a single family home was and the only parking available for all those potential cars was on the street. So in an area where maybe 3 cars were parked there's potential for trying to fit 4 or 6 (or 12 if every unit has 2 cars).

Also, these developments don't seem to have to have any green space or adequate fire safety as far as easements and the like for fire control.

Thank you,
Guy Cole

From: [Darin Stavish](#)
To: [City Clerk's Office](#); [Barnett, Elliott](#)
Subject: Home in Tacoma Comment Letter from Pierce Transit
Date: Monday, July 12, 2021 6:11:19 PM
Attachments: [Home in Tacoma Letter PT 030221 EB.pdf](#)

To whom it may concern-

Please share the attached comment letter, as originally submitted on March 2 of this year, regarding the Home in Tacoma Affordable Housing Action Strategy with the City of Tacoma Council members.

Kindest regards,

Darin L. Stavish, AICP

Principal Planner

P: 253.983.3329 | C: 253.329.6031

3701 96th Street SW, Lakewood, WA 98499-4431





March 2, 2021

Elliott Barnett, Senior Planner
City of Tacoma - Planning & Development Services
747 Market Street, Suite 345
Tacoma, WA 98402

Subject: Home in Tacoma Affordable Housing Action Strategy

Dear Elliott:

Thank you for inviting Pierce Transit to participate in the City of Tacoma's new *Home in Tacoma Affordable Housing Action Strategy*. After meeting with your team of stakeholders and planning partners initially, along with reviewing the strategy's goals and objectives, Pierce Transit would like to offer the following comments or suggestions:

- The proposed changes are consistent with our plans since any new infill housing proposed under the AHAS that increases densities, especially within 1/4-mile of transit routes, will help raise the demand for more frequent transit, operating for more hours of the day (e.g., early mornings, late nights, and weekends).
- If the changes were to occur, it would not affect either of the two *Destination 2040* documents (i.e., the original LRP of 2016 and the Update of 2020) since those documents have already been finalized and adopted by our Board of Commissioners. However, Pierce Transit will most certainly use the information provided by the Home in Tacoma project as it begins to analyze the S. 19th Street and S. Tacoma Way corridors for Bus Rapid Transit under the comprehensive Stream BRT System Expansion Study, to commence in summer 2021.
- Impacts could vary within different Tacoma neighborhoods, but only regarding the level or type of bus service offered. That is, Pierce Transit would either ramp up the current fixed route service (an easier or more flexible and lower cost option) or offer completely new Bus Rapid Transit service (a much longer, more involved, and higher cost option), as is currently in design for the Pacific Avenue/SR 7 corridor (i.e., Pierce Transit's inaugural Stream BRT route).
- In order to meet our long-term goals and objectives as an agency, additional operating revenues would be needed. The *Destination 2040 LRP Update* provides detailed information



on the funding that would be needed to ramp up or expand current fixed route service, as well as add four new BRT routes, including two more serving Tacoma residents. All scenarios within the LRP Update assume voters were to approve the additional 3/10 of 1 percent sales tax allowed in Pierce County's Public Transportation Benefit Area (PTBA) that funds Pierce Transit.

- While there are no immediately obvious barriers to implementation, the agency would want to see any infill redevelopment or new small-scale housing project's construction begin before committing to providing a higher level of transit service. Another factor to ensure transit's success is to plan for Complete Streets around these new infill development projects. As you know, transit works best on streets conducive to walking and bicycling that provide safe and direct access to transit stations or stops. We would therefore encourage City staff to consider requiring new transit supportive development standards to the Code initially, then conducting a traffic impact study and transportation concurrency determination before issuing a permit for additional housing (e.g., adding an Accessory Dwelling Unit) or more units (e.g., a multi-story apartment or condominium building) on existing parcels.
- There are distinctions between transit routes that should be considered in determining land use. Pierce Transit's three trunk routes (1, 2, and 3) operating within the City of Tacoma serve the highest density corridors, connect Regional Growth Centers, or both. To align with these proposed land use changes, the current Route 1 is being redesigned as the agency's inaugural Bus Rapid Transit corridor: Pacific Avenue/SR 7 from downtown Tacoma to Spanaway, with revenue service planned to begin in 2024. In addition, the agency will soon be evaluating the existing Routes 2 and 3, to determine which should become the second BRT corridor in the Stream system. Offering three frequent and reliable Bus Rapid Transit routes in Tacoma would perfectly complement areas of higher density housing, along with the variety of multi-family housing types being proposed under the AHAS.
- These policies closely align with Pierce Transit's long-term plans. Any changes in land use from low density single-family housing to higher density multi-family housing, especially if it were built with affordable or below market rate units included in the mix, would ideally increase the demand for more frequent and reliable transit routes.
- From Pierce Transit's perspective, Medium-Scale Residential seems the most likely scenario to be implemented, but the wide buffers proposal (at 1/4-mile) would generate more transit demand as well. One option would be for the City to gradually roll out these land use changes, such a starting with the *Centers, Corridors, and Bus Routes* concept before utilizing designated buffers to determine the areas of higher housing densities and mixes of housing types.
- One final recommendation: The areas targeted for early implementation of the AHAS should also closely align with the Growth Strategy outlined in the PSRC's *Vision 2050 Plan*



for BRT corridors within the City of Tacoma. The Regional Transit System Map is presented as Figure 31 on page 128 of *Vision 2050*, as adopted by the MPO on October 29, 2020.

In closing, Pierce Transit is excited to coordinate with the City of Tacoma in this unique and timely opportunity. Anyone following the local or national news understands that the demand for housing in the city is at an all-time high. It is therefore welcoming to learn that the City has a realistic approach to creating housing opportunities for those at *all* income levels through inclusionary zoning and allowances for smaller homes on underutilized parcels, including identifying the “missing middle.”

Our role as the local transit provider is to directly support residential infill development projects by creating a safe, frequent, fast, and reliable bus system that works for the greatest number of residents. The continued equity, health, and access to opportunity for all are at the forefront of the work we do collectively as urban planners.

Please let us know how we can continue to support the City of Tacoma in this noble effort, going forward.

Darin L. Stavish, AICP
Principal Planner

DLS

cc: Larry Harala, City of Tacoma – Senior Planner



From: [Sarah Miller](#)
To: [City Clerk's Office](#)
Subject: support for Home in Tacoma
Date: Monday, July 12, 2021 6:28:22 PM

I wanted to add my voice in support of the Home in Tacoma proposal.

Tacoma is growing. It would be irresponsible to ignore that reality. The Home in Tacoma plan to allow diverse housing types in single-family neighborhoods and multifamily housing in neighborhood centers is eminently sensible.

Tacoma desperately needs housing options that serve the needs of those making minimum wage or on fixed incomes, young families, seniors, and not just upper-middle class professionals.

I strongly challenge the notion that renters bring down the value of communities. Not everyone wants or needs to own their own home. Not everyone wants a yard to maintain.

Our city should prioritize the growth of transit and other forms of non-SOV transportation, and work with nervous people so that they understand their neighborhoods aren't going to turn into an endless cycle of people looking for parking. If folks can find housing where they can walk/bus to their jobs, shopping, etc., that takes pressure off the roads. We should also be working with schools to encourage families to walk their kids to school or take the bus- and making sure it's safe for them to do so.

Homeownership builds wealth, and our city must do everything it can to overcome past racist policies like redlining that kept many of our neighbors from enjoying upward mobility.

Finally, I believe that our city will only benefit by ensuring people of all incomes and backgrounds can live in any neighborhood and housing type that appeals to them. I urge you to implement policies that will accomplish this goal.

Thank you,

Sarah Miller

6822 N 10th

From: [Tomoko](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home in Tacoma
Date: Monday, July 12, 2021 6:29:58 PM

To whom it may concern,

Every single person I had discussions about this expresses disagreement and significant concerns regarding this proposal. We all feel too many multi-family housings are being developed already with very little infrastructure to for the already growing population. We moved to this neighborhood because of the layout of the neighborhood. Rapidly changing zoning and building apartment complexes are not the solution to the homeless and affordable housing crisis. On the contrary, changing our neighborhood would drive some of us out of the current living situations.

We worked hard to preserve our neighborhood. There should be no changes to View Sensitive District Overlay zones and height limits.

Tomoko Okada

From: [Ginger Peck](#)
To: [City Clerk's Office](#)
Subject: My comments for Tacoma rezone hearing on July 13 2021
Date: Monday, July 12, 2021 6:32:54 PM

To Whom It May concern-

The city's rezoning plan must

Finally, packing people in tightly requires parking, roads fir traffic density, and ways to be outdoors for health and wellness.

Require rises to provide a Realistic number of parking stalls for each multi family building. Or a public parking garage on the street. Those buildings that have gone up with less than a stall per unit have caused economic and parking problems for guests and nearby businesses. The resident overflow uses the curbside parking for blocks. If I'm trying to stop by for an ice cream cone and can't find parking for five blocks then I'm not stopping for ice cream. The regions transit will not be ready to support carless residents fir many years. High rises need to figure on 1 car stall per unit at least.

Kids need an outdoor play place in their building with greenery and fitness equipment and sunlight. . This is essential for health and wellness.

Parks or plazas Will be necessary for people to spread out and get connected with nature.

Finally, Buildings need to be built with climate change and carbon neutrality.
Ginger

Sent from Ginger's iPhone

From: [Richard Phillips](#)
To: [City Clerk's Office](#)
Subject: Residential Zoning
Date: Monday, July 12, 2021 6:46:15 PM

To whom it may concern,

I have read the new zoning plan and must say it appears rushed at best. I believe the city has good intentions, perhaps some of the lobbyists have taken advantage of the city council members. It appears most of the marketing is full of empty buzzwords.

The new zoning plan does nothing to improve affordability for Tacoma families. Sure, putting in more housing units will help us meet the increase in demand. However, the new plan does nothing to encourage developers to build affordable housing. Developers are focused on making profits and will build housing that meets the needs of their board members and investors. This does not necessarily align with the needs of the citizens of Tacoma.

I encourage the city council and elected officials to come up with a plan that is focused on the benefits of the citizens of Tacoma. For example, housing along public transit lines such as the new link, should be built with lower income families in mind. So please rethink the refining plan and come up with something more citizen-centric.

Best Regards,
Richard Phillips, PE
Mechanical Engineer

From: [Peter Jung](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma plan
Date: Monday, July 12, 2021 6:51:17 PM

Hello,

My name is Peter Jung and I am a mental health worker in Tacoma. I work with families in crisis, and a significant cause of this crisis is housing instability. It is stressful for families, harmful to children, and creates innumerable challenges for the already overtaxed support systems that are in place. Something needs to change to help these families find stable housing, and the Home in Tacoma plan is a good start.

There is a lot of fuss about the Home in Tacoma plan, stating that it is not perfect and that it should be thrown out because of various concerns, assuming that there is a perfect solution for such a complex problem. But behind this frustration lies countless posts about anxiety about parking and a want to continue life as it is, which is no longer possible. Tacoma desperately needs more housing, as for every person living in one of our rapidly growing tent city, there are numerous people who are couch surfing, living out of cars, or facing other housing insecurity. The push against this comes from a belief that Tacoma need not change, but the reality is that it has changed, and there is no going back. All that remains to be seen is will we rise to the challenge and help our neighbors find sustainable housing, or let those who would be afraid of losing their parking and 'neighborhood character' block it for a dream that does not apply anymore.

Respectfully,
Peter Jung

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[Peter Jung M.Ed.](#)

(He/Him pronouns)

From: [Mark Hunter](#)
To: [City Clerk's Office](#)
Subject: multi family dwelling ordinance
Date: Monday, July 12, 2021 6:51:35 PM

I do not live in Tacoma, but do the lions share of my contracting there . I am a Mason contractor. I work mostly in the North end , restoring old masonry homes and fireplaces.

Two things should be written into the ordinance. One . There must be Masonry used in the exterior . Not all but some. All would be great. Nothing says ' Chezzy' or cheap like T111 siding or hardi siding . If you don't want Tacoma to look like a Gheto you must use brick. No one ever tears down a brick house . Look at the values of the north end. Why? Because of brick.

Two . There must be garage space made to the dwelling for every 600 sq ft of additional living space . Everyone loves mass transitas long as its the other guy is riding it . Its a pipe dream if you think people are going to give up their cars . Build garages with brick and then put the dwelling above it .

Sincerely Mark Hunter

Mark Hunter

Hunter Masonry

253.905.2853

www.facebook.com/HunterMasonry

From: [Ryan White](#)
To: [City Clerk's Office](#)
Subject: West Slope Neighborhood Rezoning
Date: Monday, July 12, 2021 6:53:42 PM

Hello,

I am a resident of the West Slope Neighborhood in Tacoma, and am writing to let you know that I do not support the planned proposal to allow for low-scale residential housing.

Interestingly enough, I am in full support of lower income housing in Tacoma and my neighborhood, but cannot support the idea of duplexes and triplexes being built in our community. I, as a former resident of West Queen Anne in Seattle, personally saw the damage that building these types of construction do to a neighborhood. First, development companies promise to give parking for all new buildings, but only build enough for a single automobile, which then leaves other household dwellers to park on the street - which I'm sure you know increases car prowling in an area.

Plus, the extra cars on the streets clog the streets, which already do not have sidewalks - making a peaceful neighborhood less safe for children.

Lastly, I know there have been talks about raising the height ordinance in the area, but I feel like this new plan was sprung up on us residents, not giving us much time to process, or ask questions regarding building.

For these reasons, I would like to reiterate my lack of support for the proposed plan.

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Thank you,
Ryan White

From: [Rob Huff](#)
To: [City Clerk's Office](#)
Subject: Support for changes proposed in Home in Tacoma
Date: Monday, July 12, 2021 7:12:16 PM

Mayor and members of the Tacoma City Council,

I write today to urge you to support the proposed zoning changes and philosophies that have been crafted through months of community input and feedback encompassed in the Home in Tacoma Project. As an advocate for more housing for future Tacomans of all income levels, these steps to create more flexibility for building “missing middle” housing across our city will help ensure that living in Tacoma will be possible for more people in the future. And while the proposal doesn’t directly impact affordable housing, the kinds of developments that would be allowed under this proposal should take the pressure off rising housing costs across our city, which have led some of our lowest income neighbors to have to leave the city, or in some cases to lose access to housing altogether.

I believe that the zoning changes proposed in Home in Tacoma, as recommended by the Planning Commission members who you tasked with undertaking this project, will be beneficial for all Tacomans. I know that you are hearing concerns from those who already have housing, who would financially benefit from maintaining the status quo. I urge you to think forward, past the NIMBYism.

—

Rob Huff ————— Tacoma, WA
Rob@whiterabbits.com

Author of Washington Disasters, Birding Washington, and Insider’s Guide to the Olympic Peninsula

Pronouns: He/Him/His

From: [Marsha Perry](#)
To: [City Clerk's Office](#)
Subject: Proposed City-wide Zoning Changes
Date: Monday, July 12, 2021 7:23:24 PM

To the City Clerk,

I'm a resident of the West Slope Neighborhood and have received information about the proposed zoning changes.

I am very much against the impact this would have on our suburb community, bringing in more people to an already populated area, blocking views in our view sensitive district which we pay high taxes for. There are other reasons, but I missed the Zoom meeting and wanted to communicate briefly.

Thank you,
Marsha Perry

From: [Bruce Roth](#)
To: [City Clerk's Office](#)
Subject: North End zoning proposals
Date: Monday, July 12, 2021 7:36:51 PM

We are long time North end home owners and have thought the process for rezoning has been not been analyzed properly and pushed through too quickly without thought to parking and the impact roads.

We need to keep this a "neighborhood", respecting the uniqueness of architecture and the current family living environment and schools.

Too many large scale projects create a mess for traffic and parking, the worst one is the 27th and Adams that is going in soon. The school and neighbors will be impacted to a major degree and nobody seemed to care, it is reprehensible!!

Please understand and put yourselves in our shoes.

Sincerely,
The Roth Family

From: [Joan Christensen](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Planning Commission
Date: Monday, July 12, 2021 8:00:11 PM

We were dismayed with the latest proposal that our side of Jackson Avenue was included in the Mid-Scale Residential area. This was a sudden change to what we were expecting and think it warrants a process with more community input.

Joan & Chuck Christensen

1205 Fairview Dr S

Tacoma 98465

From: [Drew Michaels](#)
To: [City Clerk's Office](#)
Subject: I disapprove of Home in Tacoma
Date: Monday, July 12, 2021 8:07:52 PM

Hi there,

Would like to go on record voicing my disagreement with the home in Tacoma proposal.

There will be more eloquent dissents than mine, but I wanted to add my voice to the chorus of those who are not in favor of this proposal. The joy of Tacoma is that it is not dotted by lumbering masses of low rise townhomes and condominiums. The whole reason we moved to this place was we wanted to raise a family in a place that still had neighborhoods. I've seen the condo-topias, for lack of a better word, in Ballard and Capitol Hill in Seattle and I see, with this proposal, a glimpse into what our future could look like.

This plan feels forced, and flawed in so many ways. Please reconsider and do not turn this wonderful city into a mirror image of our northern neighbor.

--

Best Regards,
Drew Michaels

From: [Ben Ferguson](#)
To: [City Clerk's Office](#); [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Subject: Home in Tacoma Testimony
Date: Monday, July 12, 2021 8:16:21 PM
Attachments: [image001.png](#)

Esteemed Councilmembers,

The Council has responsibly declared the Housing issue a crisis and demanded that staff develop policies that will result in more housing for more people. Staff has produced Home in Tacoma, a plan that has high ambitions and good intentions but ultimately has some serious issues. Unfortunately Tacoma does not have the luxury to wait, every month more of our neighbors are displaced and end up homeless or leaving our community altogether.

I am a member of the AHAS Technical Advisory Group (TAG) and the Tacoma Permit Advisory Task Force (TPATF). Professionally I am a local Architect and I own an Architectural practice where we specialize in housing. I am a Board Member of the Tacoma-Pierce County Chamber of Commerce and the Co-Chair of the Chamber's Housing & Workforce Committee. I am also a member of the Pierce County Affordable Housing Work Group. I am pro-housing and deeply engrained in the Tacoma community.

In my professional capacity I have decades of public process facilitation experience. A fundamental rule in public facilitation is to solicit feedback and use what you learn to shape the design. Through a transparent process, the early seeds of the ideas should be shared with the public, seeking concerns and opportunities for improvement. THIS IS NOT THE PROCESS STAFF UTILIZED. Staff held dozens of community meetings but the questions were broad and ambiguous. The Home in Tacoma plan was never shared until the major pillars of the plan were in place. The process was not transparent and was not a true public outreach. The groundswell of negative feedback from the public is evidence of this failure. Even last week during the Community Outreach presentations, the tone of staff was not listening... they were SELLING the plan THEY believed in. Public processes are not about staff, it is about the Public.

After major public upheaval the Planning Commission softened the Mid-Scale portions of the plan. Instead of sending mid-Scale back to the planning process, they softened the height limits and scaled back the amount of city that would be affected. This did not fix the true issue... the Mid-Scale portion of this plan is poorly conceived. It is a more aggressive zoning upzone than Minneapolis, Seattle or Portland. Tacoma is not a major city and does not need policies that are not even appropriate for major cities.

Unfortunately we must act now to mitigate our chronic housing crisis. We cannot wait for a perfect plan. There is a prudent path forward that will enable more houses now, and enable a true community outreach plan.

- Pass the Low-Density portion of the Home In Tacoma plan now. Most people in the public meetings/hearings seem to support the idea that we need to add density to our single-family neighborhoods. Allow this policy to enter Phase 2.
- Send Staff back to develop a true, transparent, community outreach program where they

LISTEN, and work to develop a plan that the citizens believe fits the culture and texture of THEIR city. Staff must put their personal opinions in the backseat. They are not the policy makers, you are. They should be listening to the community and bring our collective voices to you, for you to shape. There are professionals in Tacoma that are experts in outreach, enlist them. When the appropriate Mid-Density locations and criteria are identified, this portion of the work can enter Phase 2 as well.

- Require staff to identify zoning changes that will allow unit-lot subdivisions to build duplex/triplex/townhomes that people can actually own. These are the properties that will grow the number of homes, not merely rentals. We need more pillows, but home ownership is what creates a strong community. If we can help our disadvantaged and young neighbors purchase affordable homes we will create the FUTURE Tacoma we all desire. The current plan will result in more pillows but will ultimately result in LESS HOMES, HIGHER HOME PRICES, and LESS OPPORTUNITY for young and disadvantaged populations.

I hope for the opportunity to engage with council and staff to create detailed policies that can work for everyone.

Ben Ferguson, AIA, LEED AP
Managing Principal

FERGUSON
ARCHITECTURE

1916 Jefferson Avenue Tacoma, WA 98402
p 253.248.6060 www.fergusonarch.com

From: [Jordan Rash](#)
To: [City Clerk's Office](#)
Subject: Support for Home in Tacoma proposal
Date: Monday, July 12, 2021 8:21:08 PM

Mayor Woodards, Deputy Mayor Blocker, and Members of the Tacoma City Council:

I write with strong support for the Home in Tacoma proposal before you. As a conservationist, it's imperative we provide more housing here in Tacoma to avoid conversion of our open spaces throughout Pierce County and the broader Puget Sound region.

Conversion of rural lands inhibits food and forest product flow that is crucial to our economy as well as to nourish our communities. Rural development also increases pressure on air and water quality, and can increase pollution that harms aquatic species such as salmon.

In addition, as you all are painfully aware, our region is in a housing crisis. Frankly, my family could not afford our home today. Folks looking for a home today are getting priced out, and rents are correspondingly-increasing as well. We need more housing stock here, which would better-connect people to jobs, transit, and services. And it would provide more consumers to support our small business community.

This additional density could be built on my street, overlooking my backyard, and throughout my neighborhood. And I support this new growth enthusiastically to ensure others have the same opportunities I have been privileged to find. Please support the Home in Tacoma proposal so that others may find their homes as well.

Sincerely,

Jordan Rash
West End Neighborhood resident
(253) 304-9333

Sent from my iPhone

From: [michael nanfito](#)
To: [City Clerk's Office](#)
Subject: Notes for July 13 City Council meeting
Date: Monday, July 12, 2021 8:32:10 PM
Attachments: [Screen Shot 2021-06-13 at 2.38.17 PM.png](#)
[Screen Shot 2021-06-13 at 2.38.17 PM.png](#)

Please print off the attached graphic

I was able to attend the June 8 council meeting last Tuesday. I will say that it confirmed some of my concerns with the Home In Tacoma project. While I do have issues with some of the objectives of this effort, my biggest concerns are over the project process.

As a retired project manager I recognize some oft-seen mistakes being executed in the name of an arbitrary timeline and political expediency. (Even CMs acknowledge that deadlines were voted on before knowing the scope of the project - deadly error.) To arrive at specific decisions before successfully identifying the scope of a project ensures an abbreviated effort.

Successful projects are defined by several elements but the most critical is a well-defined problem statement. Without that well-defined statement the project will flounder. It's impossible to actually solve the problem if all team members can't communicate precisely what it is, to one another and, more importantly, to their constituents, in a manner that is easily grasped. (Einstein had a saying about communicating complex issues . . .)

Without a clear and readily accessible description of the problem at hand, specific behaviors become apparent:

- Simple taglines or simplified language that gloss over obstacles in the name of opportunity, are offered instead.
- There is an observed inclination to leap to solutions before the problem has been adequately defined and declared.
- Each member of the team will generate a problem of their own that resonates with their preconceived ideas and will work to solve for that, ending in confusion and working at cross purposes to one another.
- People involved in projects will make decisions based on what they believe, not what they think (and they often don't know the difference. One of the stresses of the consulting work of the Leadership Institute of Seattle where I worked for a while is to always be asking yourself "what am I thinking, feeling, believing?").
- When these conditions are manifest the problem cannot be honestly addressed or solved.

Tim Knoster, an educator, crafted a valuable tool outlining necessary components of system change. Importantly, he described the emotional outcomes - by the project team as well as their constituents - whenever any element is lacking:

Vision, Incentives, Skills, Resources, Plan. (I've attached a graphic illustrating this tool for your review)

When there is not a clear vision, **CONFUSION** reigns.

Without incentives for the constituents, **RESISTANCE** is inevitable.

If skills are lacking (at any level), **ANXIETY** occurs.

Where resources are not available, **FRUSTRATION** is the result.

Without a clear, easily digested plan, everyone, the team and their constituents will feel they are on an endless **TREADMILL**.

Each of these outcomes are already quite visible in the Home In Tacoma project.

Too many organizations leap too soon. There is often a tendency to dismiss developing these "nuts and bolts" (to use Council Members Ushka's words from the meeting this week), in an effort to meet arbitrary timelines based on questionable intentions and processes.

A clear and concise problem statement is key to developing the five project elements outlined above. Team members must successfully advise Constituents on the WHY, in a believable and legitimate manner, and develop the plan and the vision and the incentives in order to secure meaningful skills and resources.

"To put it bluntly, if you don't have a straightforward and easily shared project *vision*, it's difficult to draft a coherent and effective *plan* that will enable you to assemble requisite *resources* and *skills*, and to generate *incentives* for your partners. To get a grip on successfully managing change, you need to do the hard work of laying a solid foundation that considers each of these elements."

~ From *Get a Grip on Managing Change: Deploying the Knoster Model for Successful Implementation*.

(<https://www.linkedin.com/pulse/get-grip-managing-change-deploying-knoster-model-michael-nanfito/>)

Without a well-thought out plan you are likely to fail. You will not address equity issues. You will not address affordability issues. You will not create **meaningful** diversity in housing types, e.g, bungalow courtyards, alternative small homes, duplexes and triplexes at a scale that is genuine. You will build some apartment buildings and call it done. You will have completely missed the mark of the "missing middle housing."

By choosing to go with a profit driven solution rather than a well thought out and executed program architected by local and state government you will ensure that precious little progress will be made on affordable housing for any save the upper middle class.

In effect, you are instituting a new "redlining" program creating a permanent underclass of renters.

By reducing the ratio of houses for purchase (which the head of your own planning department acknowledges is still the dream of most), you will increase prices. Your own logic of supply and demand dictates that. It is completely disingenuous (at best) to argue supply and demand principles when it suits you and to disregard them when they run counter to your schemes.

CM Thoms is correct. Rather than implementing an ill conceived broad brush "solution" for the entire city based on a vaguely described problem, review the needs of each neighborhood -- actually canvass citizens for their input on the needs they see (rather than the sales job, the dog and pony show you have promoted as "outreach.") And develop a solid proposal that will provide affordable homes to people of

color and the traditionally underserved;

Finally, take time to define "affordable." Because you never defined the problem, it began as an effort to remedy the racial inequities of the past, redlining - in which financial institutions conspired with City government to keep people of color out of certain areas - and create paths to home ownership for low income folks, regardless of race.

People seem to be operating under the misguided thought that "developers" are contractors and builders. They are real estate financial institutions who have chosen property as their holdings rather than currency. They are profit driven and the new conspirators looking to influence naive city officials to work in their financial interests rather than the needs of the citizens you are sworn to represent.

Respectfully,

Michael Nanfito.



From: [JIM R. PERRY](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: RE: Zoning changes affecting the West Slope in Tacoma
Date: Monday, July 12, 2021 8:45:30 PM

Dear City Council of Tacoma.

My name is Jim Perry and along with my wife Marsha and our family, we ***strongly oppose*** any and all zoning changes along the West Slope of Tacoma especially with regards to adding mid scale and low scale residential housing.

We already have much overcrowding with the apartments down near Titlow Park and that is where much of our crime comes from in our neighborhoods. The Developer that is currently completing the apartment buildings along 6th Avenue just West of Mildred will add a significant amount of housing for our already crowded section of town. We don't need anymore.

You will also significantly hurt our housing market along the West slope. Being one of the last great view neighborhoods in Tacoma, you will hurt property values significantly by adding residential homes that will block views and not solve the housing crisis. Crowding people on top of each is never a good solution. Ask Seattle, ask New York, as about any large metropolitan city where urban sprawl only adds crime and degradation of local thriving neighborhoods.

Thanks for taking our opinion on this matter and we appreciate your concern for our needs.

Sincerely,

Jim R Perry
953 Mountain View Ave
Tacoma, WA 98465

From: [James Knettel](#)
To: [City Clerk's Office](#)
Subject: Comments for meeting on zoning change July 13
Date: Monday, July 12, 2021 8:48:01 PM

I can not know the intent of those writing this plan. But if you place this plan next to the city's equity index map. <https://tacoma.maps.arcgis.com/home/item.html?id=83a1284123874687a20231aeccaa4733>

It becomes quickly apparent that the areas of the map with the lowest opportunities are targeted for increased density.

For the city to vote to proceed with the plan without looking at the potential disparate impact on low income and historical disadvantaged groups, is to continue the cities history of racism and classism in housing. Just the opposite of what proponents of the plan claim.

Surely if more density is good for the current homeowner in the Hilltop and Central then it is good for the homeowner in the North End and the West Side.

If the city wants us to believe that it's concerned about the new residents coming to the city. Surely making housing available for them in the high opportunity areas of the city makes more sense than adding housing in the low opportunity areas.

Surely the housing should be added where there are good schools, parks and roads. Not where schools are already under performing, parks are under serviced and streets are neglected.

We are welcoming them by increasing density in areas that already have higher crime rates and the highest nuisance index.

The city has rushed this through with only three comment opportunities in a two week window.

These changes will impact the city for a generation. Please slow down and get it right. Please look at the impact it will have on the neighborhoods that the city has continually ask to bear the brunt of social ills in the community.

If it's good for these neighborhoods why are a separate set of rules being considered for the whitest richest neighborhoods.

From: [Ashlee Day](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Comments
Date: Monday, July 12, 2021 8:48:54 PM

When I graduated from college I knew I wanted to live in a city where I could see myself making a home where I could thrive long term. I ended up moving to Tacoma because of it's diversity, access to public transportation, and affordability. That was nearly seven years ago, I have been so glad to call this city home during that time, however, I worry as a resident about the future of my home.

Many friends and community members I know question if they will be able to continue living here long term because the price of housing continues to skyrocket. I also know that as we have seen in Seattle many of our neighborhoods that have traditionally been home to communities of color such as Hilltop are rapidly gentrifying.

I support the Home in Tacoma Project because I want people who have lived in Tacoma to be able to afford to make a home here not for them to be pushed out by people from King or Snohomish Counties. Housing is a human rights issue and currently our city's homelessness crisis will only get worse if action is not taken urgently to increase the supply of affordable and market rate housing. The opening of the Link Expansion in 2022 is only going to accelerate demand for housing in the city and we need more types and varieties of housing available to meet those needs.

As someone who does not own a car by choice. I would love to see more density in more neighborhoods so there is an incentive to run public transportation more frequently in the city. A better public transportation system is only possible if there is an infrastructure that supports it and one of the key ways to do that is to allow for more people to live within walking distance of a bus stop. I live just north of 6th avenue and as I walk around my neighborhood in particular from University of Puget Sound all the way to Franklin Park I see so many opportunities for greater housing density so that people can take advantage of riding the 1 Bus Route already the most used Route on Pierce Transit. Public Transit is good for the environment, it saves money (the cost to ride public transit is significantly cheaper than owning a car, with maintenance and insurance) and it is great for the economy. The money people are spending on their cars or trying to find housing which is already priced so high because of the lack of supply could be money spent in local businesses in the city such as Ice Cream Social or on donating to local nonprofits such as The Rainbow Center or The Rescue Mission.

I want to see the Tacoma I moved here for, one that is welcoming to people across race and class, one where families can live for generations. Please move forward with Home in Tacoma. Take action on housing because we don't have time to waste.

Additional note: I have seen in other major cities that in the pursuit of more housing attention has not been paid to the *type* of housing built. Low and Mid Scale housing types are what need to be emphasized I'm concerned that if Home in Tacoma is not moved forward a few years down the line we will just have to settle for buildings downtown that are just studios and 1 bedrooms that are under 400 square feet, which are not enough space to raise a family, and will not grow a community but instead will create further displacement because it will only attract people who do not want to stay but just live temporarily. We need housing that can hold families with children, that encourage people to walk and use transit and that are liveable and enhance the communities they are in not ones that stick out like a sore thumb.

Best,
Ashlee Day

From: [Tina Bross](#)
To: [City Clerk's Office](#)
Subject: Comment on public hearing 7/13/2021
Date: Monday, July 12, 2021 9:13:55 PM

Dear City Council members,

I respectfully submit my thoughts and comments on the zoning changes being discussed at the 7/13 Home in Tacoma project.

I recently moved to Tacoma from Seattle. I loved the Seattle of 10+ years ago, but it has changed beyond recognition. One of the main reasons I chose to move to Tacoma was because I heard the City actually listens to its citizens and cares about preserving Tacoma's history. Please, don't go the same route as Seattle and give in to developers. It will irreparably harm the city I now call home.

While the proposal to increase housing options in Tacoma is a good one, the proposal for mid-scale zoning is a step too far. It's being rolled out too fast with too little analysis on the long term impacts to Tacoma's neighborhoods. As a homeowner, I am especially concerned about the possibility of losing privacy and the streetscape changing drastically from the street I fell in love with.

Instead of implementing the mid-scale zoning changes, I would encourage the Council to instead focus on low-scale zoning changes. This would be a huge improvement and significant change by itself. This would maintain the history and uniqueness of each neighborhood while also increasing housing options within the city.

Thank you for your time and consideration. I truly hope that the City Council listens to its citizens and makes the right choice for Tacoma.

Best,
Kristina Ducken

Sent from my iPhone

From: [t.kienberger](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Comments for Public Hearing
Date: Monday, July 12, 2021 9:23:00 PM

City Council,

I am extremely displeased with the Home In Tacoma rezoning proposal and the council decision to hear this incomplete plan.

- It fails to address the areas of our city that need help the most, namely our business districts. Why were they explicitly excluded?
- Who validated the grossly incorrect data the planning commission is using?
- The HIT rezone was developed without consideration of the majority of resident comments that we do not want this plan.
- The adapted rezoning plan from early this spring has been applied unfairly - there is no reasonable explanation, except for unethical favoritism.

You should comment publicly for the record on the following question: If your home that you have invested in, that gave you a neighborhood, was rezoned mid-scale would you be for it? Be honest, as none of you are affected in this revised plan. This plan is a disgrace to Tacoma, the City Council, and the Planning Commission and should outright be rejected. If you pass this proposal, then you concur that the blatant conflict of interest on the planning commission is allowed, and unethical and possible illegal behavior is condoned.

1. Why are the business districts exempted from this plan? For what purpose? There is absolutely no plan to fix the failing business districts. WHY? Take Highland Hills on the west end of 6th avenue, where Safeway has vacated and left the building empty. Or K-mart just east of HWY16 on 6th avenue which has been a vacate building for years. WHEN ARE YOU GOING TO DO SOMETHING ABOUT THESE FAILING BUSINESS DISTRICTS? Why are you not rezoning business districts to allow housing in the business districts, similar to other cities. This has shown to be a very positive move. Housing directly in the business districts, boost business, allows easily accessible without car, and is generally serviced by public transportation. INSTEAD, dense housing in proposed around 6th and Jackson - there is NO BUS STOP, there are no GROCERY OR DRUG STORES within walking distance. In particular if residents work outside Tacoma which is where the commission claims the increased demand is from, then there will be no option except to drive EVERYWHERE. PROVE ME WRONG! The planning commission has failed to address this. Again, why were business districts explicitly excluded? Also no answer from the planning commission on this.

2. The planning commission has been claiming unsubstantiated facts and unrepeatable sources. I can find or make up a source to cite the opposite. So, who is validating the data the Planning Commission is using. A simple search on the internet and you find that dense urban housing market in Seattle is failing - devastatingly. People are leaving these dense concrete areas in hoards. The number of future residents is far overstated. Why would anyone move to Tacoma, work in Seattle, pay high cost of commuting as there are no affordable public transport options over that distance, but live in an dense multiunit building in TACOMA. They wouldn't they would live closer to Seattle in a multi-unit building, such as maybe KENT! Where is the unbiased review of the bogus data the Planning Commission is selling you this lemon with!

3. The HIT rezone did not include a widespread of citizens in the development of the proposal. Only when the proposal was to be pushed to the city council did the marketing campaign begin. A zoom call that does not allow all to comment is NOT A PUBLIC HEARING. Nextdoor Neighbor App is an excellent social media tool to judge resident opinions. Since HIT failed to produce public polls throughout their development I noticed someone posted one here: <https://nextdoor.com/news_feed/?post=193266039>. 88% of respondents are against this rezone. Clearly the sample size is large than the planning commission poll of ZERO. AND you can see the majority of residents do not want this rezoning. WHO ARE YOU LISTENING TOO!!? AND WHAT CONFLICT OF INTEREST DO THEY HAVE! Read these opinions that are majority against the HIT proposal:

<https://nextdoor.com/news_feed/?post=192402852&comment=619168829&init_source=search>
<https://nextdoor.com/news_feed/?post=185930478&comment=586456542&init_source=search>

4. The spring proposal destroyed several areas with single family homes. The majority of the south end was to become a Tower city - really, you would approve this! The homes in several areas were proposed to change to 4-story buildings with the exception of NE Tacoma - WHICH MAKES NO SENSE. People working in Seattle would prefer to live in NE Tacoma than other areas. So, the highest demand for housing would be NE Tacoma. Why was hardly any mid-scale housing or at least on the scale proposed the southend not EVEN considered for NE Tacoma. Hmmmmm. In the recent replan, all of the City Council and the Planning Commission are UNAFFECTED by the latest proposal. Even worse, mid-scale stay on all areas of Jackson Street south of 6th avenue with the exception of a small group of homes. Why is that? They are no closer or further from non-existent bus stops or stores than the homes just to the north or south. One can only conclude that the latest proposal is based on favoritism to "GET YOUR APPROVAL VOTE". You should represent the people of Tacoma and reject this proposal outright.

I am sure you are receiving overwhelming public opinion that "Tacoma - The City Of Destiny, The City of Trees" DOES NOT WANT TO BECOME Tacoma - The City of Concrete towers that increase global warming, eliminate parks, drive businesses away. Shame on you if you pass this without listening and REPRESENTING your constituents.

So let me be clear: I want a single family zoned city where only dense housing occurs in business districts, business districts that the city helps to be vibrant, and profitable! That is the City of Tacoma I envision, where everyone regardless of who they are can own a home. An apartment or townhouse or condo IS NOT A HOME. There are several european studies that prove towering apartment building cities have a NEGATIVE impact on the development of the people that live there. If you are for this ridiculous proposal, then you should move into a mid-scale zone to prove that it a positive move, well I'm waiting as are 88% (based on above poll) of the US census population for Tacoma (217,827) which is 191,688 residents. AGAIN WHO ARE YOU LISTENING TOO?

From: [Jane VerValin](#)
To: [City Clerk's Office](#)
Subject: FW: Home in Tacoma
Date: Monday, July 12, 2021 9:30:51 PM

From: [Jane VerValin](#)
Sent: Saturday, July 10, 2021 2:57 PM
To: victoria.woodards@cityoftacoma.org; John.hines@cityoftacoma.org;
Lillian.hunter@cityoftacoma.org; Conor.mccarthy@cityoftacoma.org;
Kristina.walker@cityoftacoma.org
Subject: Home in Tacoma

Dear Mayor Woodards and Council Members Hines, Hunter, McCarthy and Walker,

I am writing to express my thoughts regarding the *Home in Tacoma* proposed zoning changes. While I share your concerns for the lack of affordable housing in Tacoma, I do not support the Mid-scale Zoning component of this proposal and I believe the Low-scale portion needs additional work.

As a resident of the Proctor area, I have watched higher density housing go up around me over the last few years. There have been both good and bad impacts from the complexes, but one thing is for certain: they have *not increased affordable housing* in Tacoma! *Home in Tacoma* significantly increases density in existing middle-class neighborhoods, particularly the Mid-scale zoning, without concern for affordability, design standards, or shadow-effect on existing homes and gardens. (The middle class nature of this proposal is significant; I can't help but notice that the proposed zoning on Proctor St veers west on 34th Street before hitting the homes with water views. To suggest this is related transit is absurd—you've clearly never taken the route 11 bus if you consider this to be a transit route of any significance!)

The City already has significant areas zoned Mid-scale and should encourage development of these areas. Developers may be less interested in some of these areas, but the interests of the citizens and their property should be of more concern to you than the profits made by developers.

Low-scale zoning is a better idea for existing neighborhoods, but must be implemented carefully, ensuring adequate design review, protection of light corridors and appropriate parking. These considerations do not exist in the current proposal.

I am requesting you abandon the Mid-scale portion of the *Home in Tacoma* proposal, and spend more time on the Low-scale portion, ensuring the style, livability and "neighborliness"

of our existing neighborhoods is not destroyed. I support the recommendations made by the NENC in their letter to you, dated April 8, 2021.

Sincerely,

Jane M VerValin

From: [Constance Guffey](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Proposed West Slope Zoning Changes
Date: Monday, July 12, 2021 9:35:50 PM

To Whom It May Concern,

This letter is being written to voice my concern and objection to the proposed zoning changes to the West Slope Area. I currently live on N 8th & Sunset. It is primarily single family, rambler type residences and very quiet. I have very little traffic and want it to stay that way. I have no concerns about walking with my granddaughter in my neighborhood. People that drive on my street, belong on my street and we are respectful of each other and as close neighbors, watch out for each other.

There's no longer a bus line on 6th Ave, there's no room for on site parking, we don't want or need any more traffic and we don't want our tree's removed.

I understand the need to provide affordable housing, but these proposals belong in a multi family zoning, the zoning should not be changed to accomodate this type of housing and disrupt the families that bought into these neighborhoods to get away from the mass building that is going on in Tacoma. Across from my street there is a beautiful greenbelt. It provides a buffer between my neighborhood and the assisted living facility. It provides shade, blocks the hot evening sun and is a hospitable environment for the creatures that live there, the deer, rabbits and coyotes. Isn't there a regulation for removing old growth tree's?

My last point against this zoning change is as follows: During the recent 100 degree heat wave, there was a concern for the citizens that live in these multi family apartments as they don't have air conditioning. There were many people that were put in peril because of the heat. The consensus was that more tree's should be planted to provide shade for these apartments. And now you want to remove tree's to put up apartments? How does that make sense?

Please reconsider this zoning change. It's not wanted, not welcome, would cause an eyesore in our neighborhood.

Sincerely

Constance R Guffey
7916 N 8th Street

From: [Suzanne Strozier](#)
To: [City Clerk's Office](#)
Subject: Please reconsider
Date: Monday, July 12, 2021 9:36:22 PM

I have attended the public hearing meetings by Zoom in order to learn more about this proposal. I wish to voice my concern about what the multi-unit housing proposal will do to our neighborhoods. I feel very strongly that this proposal goes too far. It is asking to increase the number of housing units that will forever change the neighborhoods in this area and people will leave the city as a result.

Please reconsider this widespread proposal to do away with single family zones. Multi-unit dwelling proposals be considered on a case by case basis in order to ensure the growth happens slow enough to build the needed infrastructure as it goes and does not change the face of our existing neighborhoods.

I feel this broad sweeping proposal and the rate of growth proposed will result in people fleeing this city taking the tax dollars with them.

Please reconsider and do not allow this proposal to pass in it's current form.

Sincerely

Suzanne Weimer

From: [Yoseph Maguire](#)
To: [City Clerk's Office](#)
Subject: So excited to see Tacoma moving toward a better zoning structure!!
Date: Monday, July 12, 2021 9:46:11 PM

Might consider moving there now. Seattle is so backwards by comparison.

Sent from my iPhone

From: pimanza@harbornet.com
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home in Tacoma feedback
Date: Monday, July 12, 2021 10:05:57 PM

Dear Mayor Woodards and Tacoma City Council members:

I am very sympathetic to the need for decent, affordable housing. I have adult children living in the Puget Sound area and I wonder how they are ever going to be able to afford to live anywhere other than in tiny apartments with meager amenities. In my role as a volunteer with Emergency Food Network (EFN), delivering boxes of food to clients all over Tacoma, I have seen substandard housing citywide—from squalid, unkempt trailer parks to tiny motel rooms and old medical offices that have been converted into miniscule apartments. Clearly, all of our citizens deserve better housing options than those.

However, I oppose the Home in Tacoma project as it is currently envisioned. This project has the potential to totally destroy the neighborhood character that makes Tacoma a vibrant, interesting city, while failing to ensure that any of the proposed housing choices will actually be affordable for the majority of our citizens. For example, one of the stated goals of Home in Tacoma is to “facilitate homeownership and wealth-building opportunities for people of color.” How, exactly, does this plan encourage ownership, when by the planning commission’s own admission the plan will result in more multifamily rental units than homes for sale initially, and when developers will be allowed to build triplexes or fourplexes on land previously zoned for only one home? Many of my deliveries for EFN are to residents of central Tacoma and the Hilltop, who live in established neighborhoods of craftsman-style homes. Those neighborhoods are just as vulnerable to destruction of neighborhood character as mine. It would be a shame to see those long-standing, classic homes dwarfed by triplexes and fourplexes, or torn down entirely to provide more units per lot.

Another stated goal is to provide walkable neighborhoods with access to transit. Our neighborhood has no sidewalks, and when our neighborhood group inquired about any plans the city might have to build a sidewalk on 19th Street west of Jackson, which would connect west side neighborhoods with shopping, a transit center and services east of Jackson, the city’s response was that any such project was years down the road. There is no way to safely walk from our neighborhood to shopping and transit in a timely fashion. In addition, transit city-wide is woefully lacking. Many bus stops have been removed, not added, over the past ten years. Any major improvements to transit will take years to achieve, and in the meantime this plan allows developers to add multiple units with little or no parking provided.

Environmentally, this project could be disastrous in terms of reducing our tree canopy, lessening the availability of plants, gardens and flowers for pollinators such as bees and butterflies, and replacement of permeable soil and ground cover with impermeable surfaces which increase the risk of flooding, erosion, and ground instability.

In order to prevent this plan from becoming merely a money-making vehicle for developers, you need to put some teeth into it by requiring a set percentage of multiunit housing to be truly

affordable, rather than continuing to have huge apartment buildings erected, as in Proctor, that are marketed and advertised as “luxury apartments” (clearly not affordable for many!)

I would like to see some creativity on the part of the city in solving two problems at once—increasing housing stock and decreasing the presence of empty storefronts—by providing incentives for developers to build in the many areas of the city where there are boarded-up storefronts, many of which are along existing transit lines and close to shopping and other services. City planners should also consult with Habitat for Humanity, which has a proven record of building new housing or renovating substandard housing in ways that complement rather than conflict with existing neighborhood character.

A recent article in The News Tribune detailed the lengthy city council process of fine-tuning the multifamily property tax exemption, which has evolved over several years and is still undergoing changes. Yet Home in Tacoma is being pushed through in a matter of months, with many of the public comment sessions taking place in the summer after a 15-month-long period of pandemic restrictions, just as many residents are finally gathering with family or traveling out of town instead of focusing on what is going on at City Hall. Why is this plan being rushed through? These proposed changes have ramifications which will affect our quality of life and the character of Tacoma for years to come. Please take your time and ensure that all valid concerns and issues have been considered and addressed.

Just as all of you do, I love Tacoma. I chose to stay here after my military service at Fort Lewis ended, and have now lived here longer than I have lived anywhere else. I urge you to do all you can to preserve the unique, vibrant character of our Tacoma neighborhoods by ensuring that any new buildings, whether stand-alone homes or multiunit buildings, truly mesh with existing design features and scale.

Sincerely,
Judy Manza
1526 Ventura Drive
Tacoma WA 98465

From: karend@harbornet.com
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: Comments on Home in Tacoma Project
Date: Monday, July 12, 2021 10:10:36 PM
Attachments: [HIT comments final.docx](#)

Honorable Mayor and Council Members,

Thank you for your thoughtful consideration of these comments – along with the concerns posed by **three of the seven** Tacoma City Planning Commissioners in objecting to the recommendations forwarded to you for approval as articulated in the minority report beginning on p. 3 of their package.

1. No Home in Tacoma (HIT) Project “phase” should be more than provisionally approved until **completed design standards and infrastructure plans** are part of the package. Please direct the Planning Department to fully answer citizens’ questions about setback requirements, tree preservation standards, maximum building heights, parking provisions, and density goals as part of HIT Phase II. Staff have not been able to provide detailed or consistent information regarding these legitimate concerns about impacts to our neighborhoods.
2. During last week’s HIT information sessions, City staff repeatedly acknowledged that a four-story building next to a one-story building is **incompatible** and out of scale. Why, then, are the Mixed Use Center (MUC) mega projects allowed to dwarf neighboring buildings?! Please, please, please fix the MUCs as part of Phase II HIT with design standards and credible parking requirements to address neighborhood concerns.
3. The City should plan dense development **only in areas with adequate urban services**. Please request that City staff provide you with a detailed map showing the HIT proposal with an overlay of Tacoma’s sewersheds (the areas served by three wastewater treatment plants operated by the City and Pierce County). This will show you that:
 1. The City’s north end areas’ proposed large percentages of mid-scale development are served by the North End Treatment Plant. Even *without* new Clean Water Act nutrient removal requirements, this plant’s full capacity is already exceeded by developments underway in Point Ruston, the Stadium District, 6th Avenue, Proctor, and more.
 2. In contrast, Tacoma’s west end HIT designation is mostly low-scale development. These areas are served by Pierce County’s Chambers Creek plant which is well on its way to meeting future requirements for nutrient removal. (Tacoma’s Public Works Department should be negotiating now to contract as much of that plant’s capacity as possible.)
 3. The vast areas of the City served by the Central Treatment Plant are well suited for increased levels of development.
4. To be equitable, the mapped areas for mid-scale zoning need to follow the provisions the commissioners articulated, i.e., proximity to bus routes, parks, and “opportunity

zones” includes many more areas of the west end and adjacent to schools such as Wilson (now Silas) HS and the University of Puget Sound than are designated on the current map. Or, preferably, **remove all of the schools from the defined centers** throughout the City and eliminate the adjacent mid-scale designations from those areas. Parents and teachers are deeply concerned about traffic safety impacts of the proposed mid-scale approach.

5. Please request testimony from Tacoma’s Urban Forester(s) regarding the proposed plans’ likely impacts on the City’s **tree canopy and urban heat island** effect. To effectively do their hydrologic, air quality, and cooling jobs, urban trees need to be surrounded by vegetated spaces, not concrete. Nor can mature trees be realistically be squeezed directly adjacent to a building into a minimal setback area. Tacoma needs your commitment to not just preserving but restoring our tree canopy City-wide. Phase II must include realistic standards/requirements supporting those goals.
6. We are deeply concerned about how the mid-scale proposal will impact **property taxes**. Staff at information sessions stated simply that Tacoma planners “hope to prevent a spike” by making the changes city-wide. However, from our perspective the problem is having our property rezoned at a use that is taxed at a higher rate while we continue to occupy it as single family. Despite staff insistence that “nobody will be forced to sell,” being taxed at multi-family rates might indeed force citizens to let go of their properties.
7. We are deeply concerned about the stated proposal to **address affordability and low-income housing** by directing that type of development downtown. We would much prefer the Tacoma Housing Authority be granted special zoning privileges to build low-income housing dispersed throughout areas around the City’s schools. And we fear that the “missing middle” will never be filled with the wish and prayer approach of just building more...
8. Overall, if adequate setbacks and parking and other design requirements are clearly defined and articulated as part of a final package next year, we will be **supportive of a City-wide low-scale development proposal**. We do not support the mid-scale proposal as written; mid-scale opportunities need to be identified in a neighborhood and parcel specific manner, not in any broad brush, rushed way. Single family residential housing has a complicated history, but the land use is highly desirable. Tread lightly!

Sincerely,
Karen and Rick Dinicola
3615 N 26th Street
Tacoma WA 98407

From: [Tonya Kauhi](#)
To: [City Clerk's Office](#)
Subject: Oppose Home in Tacoma - Comments
Date: Monday, July 12, 2021 10:13:48 PM

While I understand and agree with the need for more and affordable housing in Tacoma, I think the current Home in Tacoma plan does not provide a feasible plan to successfully meet these goals. I agree with adding more housing and even changing zoning, however I have not seen anything in the plan to actually make housing more affordable or a supportable plan to ensure proposed Designs fit appropriately into neighborhoods. What will prevent developers from coming in and building huge structures, without parking and charge as much rent as they want?

I live in the proposed mid-level zoning area, in the modest homes in North Tacoma and I am concerned that any home sold in my neighborhood may be purchased by developers, torn down and turned into expensive apartments/condos. For example, there are two rental properties along the west side of my house and if either one of those properties were sold, a three story mutli-plex could potentially replace them. Since it is not a requirement, there may be no additional parking provided which means cars would clog up the already crowded streets (since most of us do not have garages). The porches/decks may also face directly into my backyard which means I loose privacy of my back yard. I would also potentially lose the ability to grow my own food in my raised garden beds as these multi-plex's may block the sunlight from the second half of the day.

In summary:

- I **oppose** the current Home in Tacoma plan.
 - I am concerned there is not a defined process or adequate resources to deal with the design changes that will adversely effect neighborhoods and community.
 - I am concerned developers will take full advantage of the City's lack of resources and build bigger and more expensive buildings, which will just push more lower and middle class out of Tacoma.
 - I am concerned there are no parking provisions outlined in the plan.
- I agree with the need for more affordable housing in Tacoma, however, the current Home in Tacoma does not provide a tangible and feasible plan to accomplish these goals.
 - Could the City potentially allow more ADUs/tiny homes or ensure a minimum percentage of affordable housing based on income is mandatory in these areas with new development?
 - Can the City implement the low- level rezoning first and then reevaluate after a period of time to see if it is working as expected?

I look forward to an updated plan, one that would realistically provide more and affordable housing in Tacoma, without displacing the people that make Tacoma a great place to live. Thank you for your time.

Tonya Kauhi
5111 N 44th Street
Tacoma, WA. 98407

From: [Andrew Scholle](#)
To: [City Clerk's Office](#)
Cc: [Renee Lipari](#); [Hines, John](#); [Campbell, Haley](#)
Subject: Home in Tacoma project -- citizen comment
Date: Monday, July 12, 2021 10:24:31 PM

Dear Ms. Sorum,

We are writing to communicate some of our concerns with the Home in Tacoma project as currently proposed. While the goals of the project are laudable, we do not believe that the planning of the details is sufficient to ensure that the desired outcomes are achieved. The questions that we would like to see addressed by the City Council include:

1. How will this proposal actually guarantee affordable housing? How will private developers be forced to rent/sell units at below market rates? How will this *not* turn into Point Ruston?
2. How will this proposal fund and implement an infrastructure upgrade program to support increased population? If developers get tax breaks, what guarantee do current residents have that they will not foot the bill?
3. How will this proposal support parking for the increased numbers of new residents? Regardless of residential area walkability, most people will still use cars to get to work. It seems that the assumption is being made that people will work and live in the same neighborhood, which is not realistic.
4. When the proposal documents include the language "in some circumstances" referring to structure types and heights, what are those circumstances? How can residents see the specific language before it is approved?
5. What incentive or bonuses (in terms of additional height, reduced setbacks) will be given to developers?
6. What guarantee will the City give that current residents will not be displaced, either actively via an eminent domain process, or passively, via an unsustainable increase to the "highest and best use" tax rate per Washington state law?

We hope to learn more at the public hearing on 13 July. Thank you for your assistance in this process.

Sincerely,
Andrew and Renee Scholle

From: [DeLynn Asberg](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Rezoning of residential areas - West Slope
Date: Monday, July 12, 2021 10:31:09 PM

We are homeowners at 1513 South Meyers in Tacoma (98465) and are very concerned about the proposed residential rezoning that is being considered. We purchased a single family dwelling in a neighborhood of like dwellings as that was where we desired to live. To now have it rezoned into a "low-scale residential" area is not acceptable. The actions of the city to take away all Single Family classifications of zoning, making this a city of multiple resident zoning only, is reprehensible.

We have not heard any plans of how the infrastructure will be able to handle this zoning which would lead to increased population. The roads obviously already are a concern in this city with the pothole problem. Increased traffic will not help that situation any, and more congestion on our roads will be a problem as well. Our sewers and water pipes are aging in the West Slope area and we are wondering what the plan is for additional systems necessary to handle the increased use as well as the resources that will be necessary to pay for it.

It is disconcerting that this is being approved without specific terms of the zoning regulation language. Terms are vague and the public should be able to comment and have clarification. What is "limited" retail in a zone? There are too many questions and concerns for this to move ahead at this time. We didn't move our family into a single dwelling neighborhood to end up with multi family structures all around us. Please vote for our neighborhoods to remain zoned for single family dwellings until you can convince us that you have a better plan than this for our city. Let's remain a City of Destiny and not a City of Destitution.

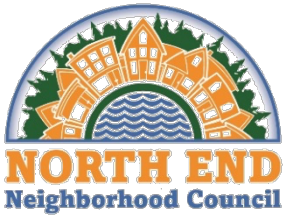
Thank you.

Paul and DeLynn Asberg
1513 So. Meyers
Tacoma, WA 98465

From: [Kyle Price](#)
To: [City Clerk's Office](#)
Cc: board@nenc.org
Subject: Home in Tacoma comment
Date: Monday, July 12, 2021 10:44:46 PM
Attachments: [Home in Tacoma letter.pdf](#)

Mayor Woodards and City Council Members, I'm attaching the letter we sent to the Planning Commission, which still has many relevant points that haven't been answered in any way. In general, we support the low-scale designation as long as there are standards and requirements that help to get that kind of development right. But we don't support mid-scale as it's currently proposed. There are a lot of obvious issues with that kind of development, especially when it's slated to happen in many neighborhoods that don't have adequate transit. And there's no compelling evidence to suggest that mid-scale zoning will do anything to help the city solve its main housing issues. Thank you for your time on this issue.

[Kyle Price](#)
NENC



Executive Officers

Kyle Price, Chair
Angela Ballasiotes, Vice Chair
Doug Crane, Treasurer
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Meetings held monthly

6PM, first Mondays
Currently on Zoom

www.NENC.org

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April 8, 2021

To: Planning Commission, City Council, Mayor Woodards
Re: Home in Tacoma

City Leaders,

We deeply appreciate the time you have spent considering how to navigate housing issues in Tacoma. It's a difficult issue with many facets. After listening to presentations about the Home in Tacoma initiative, attending or listening to recordings from several city meetings, reviewing the information posted on the city's website, and engaging with neighbors and various professionals on this topic, we have some thoughts and concerns we'd like to share.

First, it's important to note that both the Transform and Evolve proposals represent significant change in Tacoma's neighborhood zoning policies. Both allow for increased density everywhere, and one allows for mid-scale development in 60% of the land area while the other allows for mid-scale development in 25%. Despite some good efforts at outreach, perhaps because of the pandemic, most Tacomans have no clue that this change could be coming or what it represents. Because of that, the process seems fast-tracked rather than the product of inclusive conversation. By comparison, the Infill Pilot Program lasted years before those zoning regulations changed. Citizens could see projects and had many opportunities, over years, to comment on that change. The Home in Tacoma plan, despite representing much larger change, has a much shorter timeline, at least since actual changes have been announced, and has fewer opportunities for comment. With the pandemic easing, aren't there more opportunities for engagement? Can't we stretch this timeline a bit?

Also, Tacoma's plan for accommodating growth by focusing that growth downtown and in Mixed-Use Centers (MUCs) is a good plan. Tacoma does not have the robust services that allow for growth and density everywhere. Pierce Transit, for instance, is looking at reducing the number of bus stops. Many parcels in Tacoma that have services and can accommodate density are currently underutilized under current zoning. Shouldn't we be looking to maximize density in areas with services before pushing density into areas that don't have robust services?

That being said, we generally support the low-scale housing designation. It seems, in several ways, a logical continuation of the Infill Pilot Program. If the guidelines are successful with the low-scale designation, there's real opportunity to offer housing choices while keeping neighborhoods cohesive. However, if the guidelines aren't adequate, there's the potential, especially in neighborhoods with a high percentage of investment properties, to create a lot of frustration with the changes. To make the guidelines work, we suggest the following:

- Until we can see the results from the first year or two, limit the projects, like only allowing one project every 1000 feet, for instance, or perhaps only a certain number of projects per neighborhood. Otherwise, some neighborhoods will bear the brunt of the change more intensely than others, which, depending on the shape of the changes, might not be equitable.
- Provide an updated plan for shared open spaces. With greater density, there will be greater need for open spaces where neighbors can gather.
- Design should be neighbor-focused, with front-facing doors and porches or open courtyards, and with rear parking. The building guidelines should attempt to foster neighborhood interaction. The standards should complement historic design in historic neighborhoods.
- Parking should be required. Although ideally we could be a less car-dependent city, the low-scale developments will largely take place in areas that do not have much access to transit or amenities. Even one fourplex on a street, if it doesn't provide parking, could turn the streetscape into a parking lot and turn parking into an issue of neighborhood frustration.
- Although this might be difficult from a planning perspective, ideally, we could give preference to residents who are trying to develop projects where they reside or near where they reside. This can't be a giveaway to absentee landlords or to developers who do not live here. We should support Tacomans who want to build Tacoma.
- Establish a review process at the end of one or two years to review the guidelines. What worked with design, parking, massing, setbacks, or whatever else? Can the guidelines be tweaked to make the changes better for everyone?

While those suggestions could help to make the low-scale changes successful, we are not supportive of the mid-scale housing designation, at least as it's currently defined. We have concerns about 4-story developments springing up in the middle

of single-family homes. In the Transform plan, those developments wouldn't even necessarily be close to any quality transit or services. Even in the Evolve plan, there could be tall walls shadowing modest houses in blocks that aren't even adjacent to MUCs. For mid-scale, should setbacks be larger? Should the distance from robust services be shorter? How much building mass is too much? What are the safeguards for neighborhoods? Why isn't there more local involvement and control in these decisions? There is currently too much vagueness around mid-scale transition zones, especially compared to what the Infill Pilot Program has led us to expect in the low-scale designation. We are not saying that there is no place for mid-scale development. We are simply pointing out that this change, because it is so significant, requires more conversation to get it right. Please push the mid-scale decision onto a different timeline to allow for a more complete and inclusive process.

Again, thank you for wrestling with this issue. Hopefully we can find a way forward that makes space for people who want to live and work in Tacoma while simultaneously preserving the fabric of our neighborhoods and honoring the long-term investments people have made by choosing Tacoma as a home.

Sincerely,

Kyle Price, NENC Chair on behalf of the NENC

From: [Kevin Chung](#)
To: [City Clerk's Office](#)
Cc: [Ushka, Catherine](#)
Subject: Support for adopting the Home in Tacoma recommendations package
Date: Monday, July 12, 2021 10:48:04 PM

Dear Members of the City Council,

I am writing in strong support of adopting the Home In Tacoma project recommendations package.

I am a first-time homeowner who moved to the McKinley neighborhood (Strawberry Hill) in 2018. Competing in the hot market was challenging as a younger buyer with a modest income seeking financial and housing security through homeownership. Over the past three years, I have watched Tacoma's housing market skyrocket at an alarming pace as home values in my neighborhood have increased far beyond what I (and many others) can afford today. Had I waited to pursue homeownership, I would not have been able to afford a house in this neighborhood. Given our region's market and growth demands, these financial barriers continue to rise at the detriment to our communities.

The challenge is clear: Tacoma desperately needs more housing of all types.

The Home in Tacoma package from the Planning Commission is an important step in responding to growth, and I urge the City Council to take action. It is long past time to eliminate the single-family residential zoning code, which crystalized racist redlining practices, and which restricts the type of growth in our current land use. Revising our outdated land use designations and enabling missing middle housing will gradually expand our housing choices, which will allow Tacoma to grow responsibly. And while the recommendations of the Home in Tacoma package alone will not directly resolve all affordability issues, we cannot let that stop us from doing the sensible thing and updating our code. Rather, we should be taking every action possible to do even more.

I applaud the Planning Commission's work engaging the community and developing a progressive and responsible proposal to address our region's housing crisis. The cost of inaction is too great: please adopt the Home in Tacoma project recommendations package.

Thank you for the opportunity to comment on this project.

Sincerely,
Kevin Chung

From: [JamesGeorgette Reuter](#)
To: [City Clerk's Office](#)
Subject: Our Home in Tacoma Comments
Date: Monday, July 12, 2021 11:04:12 PM
Attachments: [June 5.docx](#)
Importance: High

From: [Kyle Price](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma comment
Date: Monday, July 12, 2021 11:21:33 PM

Mayor Woodards and City Council Members, I submitted a comment for the NENC, and I support the points raised in that letter. I just want to add a couple comments here. I am concerned that the zoning efforts are mostly making Tacoma a more desirable investment opportunity. There are many benefits to living in a desirable place, but affordability isn't one of those benefits, especially for entry-level buyers, and that issue is summarized nicely in this [article](#). Do we even know what percent of housing purchases in Tacoma are investment purchases? How will we know if the zoning changes affect affordability or investment numbers? I'm guessing that we don't really know the numbers and won't be able to determine if the policies are doing anything positive for Tacoma. Ready! Fire! Aim! It feels like we're trying to do something for the sake of doing something instead of doing things that will clearly help. I do think attention to design and open space and parking and neighbor connections can help to make the low-scale zoning changes work. And maybe mid-scale could be piloted around Route 1, which is really the only truly robust bus transit corridor that we have. But those zoning changes are unlikely to do anything to impact affordability, and there is the potential that the zoning changes will actually make the affordability issue worse. Before doing things that frustrate neighbors, here are some ideas to consider:

- Stop giving tax breaks to apartments. Instead, give them to developers who are building small condos. Those smaller units can act as ladders to equity for first-time buyers.
- Give property tax abatements to first-time buyers. If they can't start paying the tax after five years, that's okay. They can sell and then use the equity to buy again or save for retirement or pay for education or improve their lives in another way.
- Use city investment to drive development. There are many underdeveloped places in Tacoma. Look at the UP Town Center. Couldn't the old K-Mart site on 6th be turned into something like that? What about 56th and South Tacoma Way? Couldn't there be subarea plans for some of these places to drive housing and opportunity and development there?
- Can we give economic preference/support to small, local developers? We should use our policies to help support local businesses and local owners. That would help the money to stay here.

Thanks for your time on this challenging issue. I know there's pressure to do something, but please don't fall for the canard that opening up the zoning will magically lead to affordability or fewer cars or compatible design. The evidence isn't there.

[Kyle Price](#)
[4006 North 35th Street](#)
[Tacoma, WA 98407](#)

From: [Kathy Zeim](#)
To: [City Clerk's Office](#)
Subject: Support for Home in Tacoma
Date: Monday, July 12, 2021 11:25:24 PM

I just moved to Tacoma and bought a home after living in Seattle for 20 years and getting priced out. I was so excited to hear that Tacoma is being proactive about ending the stranglehold of exclusionary zoning and creating opportunities for more housing types. I lived in a triplex in Pittsburgh where each floor of a house was an apartment and loved the opportunity to live on a quiet street and have a garden. Home in Tacoma would make that possible here.

I live across the street from IDEA high school in Hillsdale and it seems kind of a waste to have low density around schools instead of accommodating more families. Maybe consider having the higher density zone around scoops as well as arterials.

More density will support more commercial which will create more walkable neighborhoods. This will both address climate changed and improve quality of life. Thank you for moving forward with Home in Tacoma!

-Kathy Zeim

Sent from my iPhone