

From: freemans@wamail.net
To: [City Clerk's Office](#)
Subject: Home in Tacoma Comments
Date: Tuesday, July 13, 2021 6:05:06 AM
Attachments: [Home in Tacoma Comments July 13.docx](#)

Good Morning,

I am writing to provide input on the Home in Tacoma proposal before City Council today, July 13, 2021. Comments are attached.

Thank you

Tacoma City Council
Cityclerk@cityofTacoma.org

July 13, 2021

RE: Home in Tacoma

Dear City Council,

I appreciate your time and many hours of work and thoughtful discussions that have gone into the proposed Home in Tacoma package. Thank you for your service and commitment to our city, and a big shout out to staff who have devoted time and research to this effort.

We are lucky to stand in this challenging and exciting moment. We have the opportunity to look at 150 years of our past and bring forth what was good, while thoughtfully walking away from and changing those practices and patterns that were harmful. We are fortunate to live in a democracy where our many voices allow for richer discussion and wider consideration of new ideas and solutions. I look forward to engaging thoroughly in the upcoming process to lend my voice and, more importantly, learn from others how we can best balance our past with our future.

What I like about the Home in Tacoma package:

1. Diversification of housing stock and the goal of creating a variety of housing types, particularly the 'missing middle'. Also agree the diversification of housing stock should occur in existing single family neighborhood zones, not in MUCs where densities should remain high.
2. Allowance of diversified 'missing middle' housing into all single family zones, not just select neighborhoods. Support this for two reasons: a) it (hopefully) will not result in select neighborhoods experiencing wide destruction and instead provides for appropriate infill and small scale change opportunities; b) it creates equal opportunity and equal pain across the city.
3. The creation of design standards that aim to 'enhance and complement' existing neighborhoods. In order for this package to work, the design standards and approval process are important components. It will be important to create these standards and review process with the appropriate input including financiers, developers, homeowners, residents and architects.
4. Incentives to support opportunities for more housing and housing affordability.

What I don't like about the Home in Tacoma package:

1. The proposal falls short on creating opportunities for home ownership. It seems disingenuous to present this as a package that addresses equity and challenging past racial practices when it largely creates more rental units. I agree more rental units are needed and should be provided through a variety of housing type options and throughout the city. However, it is highly likely the current package will only increase rental units for those who can afford high rent which is actually outside the reach of most people in Tacoma. The package needs further examination of how best to create actual affordable home ownership opportunities.

2. Mid-scale residential designated for 'centers and corridors'. IMO, neither proposal has correctly identifies the optimal locations for this zoning. Mid-scale needs infrastructure and economic energy that can accommodate it so that it becomes a reality in the next 20 years. The current proposal relies on an unrealistic 'transit-rich' environment will not be a reality for decades. The proposal is not ripe at this time and should instead focus on where (and how) it could be achieved in the next 20 years. Please note, many of the proposed locations for mid-scale designations are along residential streets (S. Adams, S. Washington, East F, East I, N. Cheyenne, N. Gove, etc) or adjacent to centers (6th Ave, South Union, Proctor) with existing strong and healthy housing stock that would take decades and decades to convert to mid-scale if ever. But this is a disingenuous approach to the current residents and generation.
3. The current proposal does not allow the diversified 'missing middle' housing into all single family zones, but only into a few neighborhoods. The missing middle should be located in ALL single family neighborhoods for two reasons: a) it (hopefully) will not result in select neighborhoods experiencing wide destruction and instead provides for appropriate infill and small scale change opportunities; b) it creates equal opportunity and equal pain across the city.
4. Reduction in parking requirements for high densities and ADU's. This concept works when the city is transit rich and is supported by a strong active transportation system. These parking requirements should only be reduced in high capacity transit areas such as near the LINK or BRT.
5. Revisions to ADU code. I disagree with the code revisions that allow the height and bulk of ADUs to be greater than the main home and believe this should be removed. Also, please require an annual review of the ADU code over the course of the next several years to ensure the goals are being met and make adjustments as necessary. Please review the recent ADU code changes in the City of Renton wherein all fees are waived and base plans provided if the ADU structure is built with one of the city's base plans which also provides for green, energy efficient homes that match the current home architecture.

Suggested Revisions and Considerations:

1. Focus. The city seems to be going in a lot of directions at once but resources (including staff and investments) only stretch so far. Letters from city departments and infrastructure providers indicate major investments would be necessary to handle the proposed changes and increased densities. University Place has invested in their vision and developed public-private partnerships and their city has achieved much of what Tacoma is reaching for. Rather than dilute resources, I suggest Tacoma focus on three items at this time:
 - a. Focus on centers. For many years the city has had the 'centers' policy where 13 mixed use centers are targeted to take most of the growth. Generally only 4 of these centers have experienced some growth and only recently. The city should analyze why growth is not occurring in all centers and focus infrastructure investments and incentives in these areas as a priority since this is where the greatest number of housing units can be realized in the

shortest amount of time. Also consider are other areas of the city appropriate for a center? ST3 and BRT create new opportunities and new locations could be considered.

- b. Focus on getting the design standards, appropriate incentives and code changes in place for the new citywide low scale residential. Look to ensure incentives actually address overcoming affordability and work to allow a more diverse 'middle housing' in upcoming years. This will not be an easy task since most of the codes in place today will not allow for the mixed middle historic housing that is in current neighborhoods. Incentives should look at the entire range of possibilities to support Tacoma incomes and affordability. How will the incentives ensure housing remains affordable over time? Strategies and funding such as first right of refusal for renters, vacancy taxes, and impact fees may be of assistance. However many strategies have been tried e.g., tax abatement, parking reductions, fee waivers, density bonuses - but all simply shift the impact and expense back to the city in some form. We need to look beyond these practices.
- c. Explore creative solutions with the 'development industry' and citizens. The city will need to roll up sleeves, take risks and form several partnerships with private and non-profit entities to achieve the vision. Bankers, developers, architects can help identify best combinations and opportunities but only working with neighborhoods will new create ideas emerge. The city will likely need to make very large investments on several pilot projects rather than blanket rezoning. Only through innovative, creative pilot projects will we learn what existing codes need revising and what incentives work.

2. I encourage the city to adopt the package of design standards and incentives with the policy package since it is impossible to fully understand impacts to infrastructure, costs to city, or short and long term implications without these as part of the package. I also suggest the design standards are analyzed and reviewed annually for the first 3-7 years to ensure goals are being met and if not, adjustments can be made.

3. Consider other items that influence housing conditions, demand and affordability.

- a. Vacation rentals are big business. Tacoma should consider limits to the number of vacation rentals along with permits and fees that can be driven back into housing assistance. Adding more rentals does not necessarily bring down the price of housing if we continue to allow uncontrolled access to vacation and nightly rentals.
- b. Tacoma needs better codes, practices and policies regarding rentals. Too many people live in substandard housing. Tacoma should create a program that requires landlords to provide decent rental housing with clean air, energy efficiency and safe access. Rentals should require a city license that is inspected and renewed every 3 years to ensure rental units provide decent housing.

Tacoma has been a city for nearly 150 years. Mistakes have been made but much good has occurred too. This is a moment of great change, let's get these changes right so future generations can enjoy our wonderful, diverse, healthy community in years to come.

Again, thank you for your kind consideration of the above comments and your many hours of service to the Tacoma community.

Sincerely,
K. Freeman

From: [Bryan Quinn](#)
To: [City Clerk's Office](#)
Cc: [Nicole Quinn](#)
Subject: Home in Tacoma Comments
Date: Tuesday, July 13, 2021 6:20:09 AM
Attachments: [Quinn Home in Tacoma Feedback 13JUL21.pdf](#)

Sir / Ma'am,

I've provided comments on Tacoma's proposed "Home in Tacoma" project in the attached document as well as below.

Thank you for your time!

- Bryan Quinn

July 13, 2021

The Honorable Mayor and City Council
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

RE: *Home in Tacoma*

Mayor Woodards, Deputy Mayor Blocker, and Members of the City Council,

I am a Tacoma homeowner. I'm also in the military, so maybe that doesn't make me a true Tacoman. Yet, of the ten-plus addresses I've maintained, Tacoma is the only one I've ever considered home.

My wife and I moved to the area in 2015. We struggled to find and close on a home which our parents and friends considered overpriced (i.e., we paid above asking price), was purchased sight unseen, and which we made serious inspection concessions on. All experiences that seemed extraordinary at the time, yet, for many who wish to move to Tacoma today, have become commonplace and an unfortunate necessity.

Following our purchase, we built a life, made lifelong friends and memories, grew as a family, and yes, our home has also nearly doubled in value. Many in a similar position may see the *Home in Tacoma* initiative as a threat to that equity and investment, something that could harm a financial bottom line. After all, for many of us, our home is the most significant investment that we will ever make.

I understand that. However, I also appreciate the privilege we had in finding a seller

that was open to a military buyer, buying at a time when prices were not yet out of reach for most (although we didn't see it that way at the time), and being afforded the ample time required to close with a non-conventional loan. Should others not have the opportunity to experience and participate in this community merely because of timing, the housing market, or other demographic forces? For all but those with the most resources at hand, the current housing market, exacerbated by the lack of density, is exclusionary. Tacoma's zoning policy cannot contribute to or be complicit in another generation of homeowners unable to participate in the market.

While some may see *Home in Tacoma* as a short-term risk to their financial investment, the current housing market is a fundamental risk that must be mitigated. By pricing out a vast majority of buyers, Tacoma is increasingly reliant on a narrowing demographic for growth. That places the equity and value of Tacoma's housing market in the hands of the very few and at the expense of community resiliency afforded by my inclusionary zoning. Following a market crash, bubble, or simply the tide of labor trends, a larger share of home equity may be lost due to this over-reliance. Understandably, Tacoma has historically been tied to the greater metropolitan area and Seattle markets, yet it is not a necessity that our housing is. Long-term financial security for Tacoma homeowners demands sustainable and resilient growth within the city.

Lastly, it goes without saying that we wish to raise a family in a resilient and diverse community. One that is not only representative of those who can afford housing in the current market but also those currently priced out. In a city with a median house price over 400,000, that includes even our family. To ignore these challenges or remain silent would be hypocrisy and serve only to pull the ladder up behind us.

When you look at your community and don't see yourself, save fate, change is required.

In the pursuit of a more inclusive, diverse, and resilient city, I support the *Home in Tacoma Project* and Tacoma's *Affordable Housing Action Strategy*.

Bryan Quinn
A Proud North End YIMBY

July 13, 2021

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City of Tacoma
747 Market Street, Suite 1200
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Bryan Quinn
A Proud North End YIMBY

From: [THOMAS CLINE](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Regarding the proposed Home in Tacoma rezoning
Date: Tuesday, July 13, 2021 6:59:13 AM

Mayor Woodards and City Council Members

Please take the time to slow this process down. Any proposal that affects our entire city to this degree can have unintended consequences more adverse than the improvement trying to be accomplished.

More time is needed to develop a phased in approach with in-person meetings and direct feedback from the community.

The rush to blanket the entire city method being proposed has not allowed for proper notification and response from concerned home owners. The Home in Tacoma timeline is moving too fast.

Most Tacoma neighborhoods have their own unique history, characteristics and visual feel. More pilot programs with defined design standards, influenced by broader community input, need to occur before a City Council vote.

Regards
Tom Cline
7535 S Hegra Rd
Tacoma, WA. 98465

From: [Ian Smith](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Tuesday, July 13, 2021 7:33:59 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,

Ian Smith

Ian Smith
iannsmith95@gmail.com
6242 S Warner St
Tacoma, Washington 98409

From: [Sage Hughes](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Tuesday, July 13, 2021 7:38:28 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.

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Thank you,

Sage

Sage Hughes
sage.hugs@gmail.com
6242 S Warner St
Tacoma, Washington 98409

From: [Megan Little](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Tuesday, July 13, 2021 7:41:51 AM

City Clerk,

To: The Tacoma City Council

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

Thank you,

Megan Little

Megan Little
megan.c.little@live.com
412 S 30th st
Tacoma, Washington 98402

From: [Brian Johnson](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Comment: Do Not Proceed
Date: Tuesday, July 13, 2021 7:45:44 AM

Hello,

As a homeowner in the City of Tacoma, I fully reject the current Home in Tacoma proposal. I believe it to be short-sighted and will depress our city in the coming decades.

Home in Tacoma won't work in reality. Its goals are lofty and misguided:

- During the recent Zoom info sessions, one of the presenters kept referring to the "Historic Slope" as an example of how this infill was done in the past. I believe he was speaking about the North Slope Historic District where I lived for the last 13 years. As a homeowner in the NSHD nearly each day I lamented the choices to allow infill back in the 1950s and 1960s as it destroyed the neighborhood from a livability and architectural perspective. Parking was always an issue. Beautiful old homes were destroyed to make apartments and duplexes and triplexes. Rather than looking at the past and learning from mistakes, Home in Tacoma is doubling down on those mistakes.
- Home in Tacoma calls for infill that matches the existing homes. Take a drive through areas around 6th Ave or Seattle and you'll find rectangle housing plopped on rectangle plots. It is incredibly difficult to match older homes and very expensive, something that developers have no interest in doing. Trying to match homes by requiring front and back yards in the Home in Tacoma plan is just pandering. Having a front yard that is 6 feet wide isn't a front yard.
- Exodus. If Home in Tacoma is implemented as is, Tacoma will see the exodus of high earning families and then decades from now, you'll have citizens asking why they let this happen back in the 2020s.
- Why does the City of Tacoma not have higher aspirations? Instead of making the city more crowded by adding infill housing, why doesn't the City Council try to attract jobs and companies that pay higher wages and elevate the incomes of our citizens? If I want to buy a home in Beverly Hills, CA, I can't. It is a fact of life. Not everything is equal nor should it be.

Home in Tacoma is the wrong way to go about changing the City of Tacoma.

Brian Johnson

From: [Patricia Roundy](#)
To: [City Clerk's Office](#)
Subject: Response to Home in Tacoma Project
Date: Tuesday, July 13, 2021 7:55:34 AM

We write today to respond to the Home in Tacoma Project. We responded to the Planning Commission's initial document in mid-April and have now read through much of the 14-page FAQs document which was sent in the late afternoon on July 9. The sheer scope of the document is impressive. We remain unconvinced, however, that the City can adequately address a project of this magnitude. It appears that Phase 2 holds the key to address many of our concerns, but at present, lacking essential details, our concerns remain, most especially the lack of convincing evidence that affordable housing will be effectively addressed and current plans for mid-scale residential.

Affordable housing

From what we have read, we are not convinced that the City will be successful in working with developers in creating more affordable housing in Tacoma. For example, on page 5 of the FAQs in the section on "Affordability/Displacement," one bullet point reads as follows: "Promote smaller/attached units which are likely to be relatively affordable." "Likely" and "relatively" actually describe well the current problems in creating affordable housing in Tacoma. What are the requirements to which developers will be held to insure the creation of affordable housing? On page 5 in the FAQs, under "What will be included in Phase 2?" "Education and technical support for developers and the public" is listed. Given the heartbreaking problems with homelessness, the public needs to see a plan with greater specificity and clear enforcement measures. The public is promised that specifics will be addressed in Phase 2. We will look for assurances that building approvals given to developers are made public and are transparent. Current building approvals, such as those in Proctor, didn't include affordable units. How will things be different under the new plan?

Mid-scale residential

Even though the Planning Commission reduced the amount of proposed mid-scale residential from its preliminary recommendations, glaring problems remain. In most cases, the updated recommendations call for a maximum of 3 stories for mid-scale. It would be jarring, for example, for a 3-story apartment building to be juxtaposed next to a 2-story home. Height is not the only issue. Other factors include the type of structure, distance between dwellings, and character of the neighborhood.

The FAQs note that current transit routes should not be the determining factor in the placement of mid-scale residential, but that is what the growth scenario map still indicates. The growth scenario map still needs revision. On page 8 of the FAQs it is noted that transit should follow the desired land use pattern rather than the other way around. In addition, transit routes differ greatly in regard to the number of bus routes, frequency of busses, and the width of the streets on which they run. For example, the narrow two lanes of Alder Street are not comparable to, say, 6th Avenue. Alder would be hard pressed to take on a significant increase in traffic and parking would overflow onto adjoining streets. In terms of ridership, at present, there are not sufficient buses connecting with other routes to allow people to get to enough of their destinations by bus. Wherever mid-level residential occurs, there will be a tremendous increase in car traffic and parking needs. There is a difference between the desirability of decreasing the reliance on cars and the reality that there is not enough public transportation to convince people to solely ride the bus.

In conclusion, we don't see how the current Home in Tacoma plans sufficiently address the need for more affordable housing in Tacoma. Moreover, we cannot support many of the mid-level recommendations. It's hard to see how City employees and elected officials will be able to fulfill the monitoring and enforcement needed to make a number of low-scale and mid-level recommendations happen. This is not to question the best intentions of City employees and elected officials. The scope of the project and the promises made are simply too large. Essential details are not available and are needed to gain our support.

We do appreciate the tremendous amount of work entailed by this project. It is our hope that our comments may further your work. Thank you for your work and thank you for reading this response.

Sincerely,

Patricia and George Roundy

From: [Margaret Ross](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Tuesday, July 13, 2021 7:56:56 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.

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

Thank you,

[Your name]

Margaret Ross
the.peg@gmail.com
2907 N 20th St
Tacoma, Washington 98406

From: [Matt Stevens](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma - Support
Date: Tuesday, July 13, 2021 8:28:35 AM

Hello,

I'm writing to urge the council to support Home in Tacoma. Tacoma is going through a massive transformation as more people are moving to the region as it has so many great benefits; weather, access to nature, cultural amenities. However, our region is not growing its housing stock fast enough. We have seen this in the skyrocketing pricing of homes in past 3 years, in the massive increase in the homeless population, and in the growth in traffic and time spent parked on freeways, DESPITE a pandemic that was limiting travel. Something has to change.

I think Home in Tacoma will help immensely with all of these problems facing our city. By increasing the amount of homes in our cities, we'll save our incredible natural beauty from cookie cutter developments so that more can experience it. We'll provide cheaper homes so that many of the homeless on the edge of making it can afford to have a roof over their head. And by increasing the supply of homes in areas that people want to live, we'll allow more people to live in the great cultural amenities and eliminate the need for them to commute 30,40, or even 50 miles a day and pollute our atmosphere and spend their time frustrated on roads and not experience the great life.

The benefits we get by increasing the density of our city is almost too numerous to count: We create walkable and bike rideable cities so that our citizens spend time out with the neighbors.

By creating a more dense population, we'll incentivize great chefs and restaurants to come to our cities and participate in our incredible culture. We give more opportunities to those great chefs already here to stay here and become part of the fabric of our city.

We create neighborhoods where kids and families can play outside because there are so many MORE kids present. Because the denseness of the city eliminates the need for so many cars, playing outside is so much safer.

With the increased people living in our city, the nexus of employment will shift as well. We'll have a smaller need for people to commute to Kent, or Auburn, or Seattle and they can find jobs in Tacoma.

I can speak to all of these changes on a personal level. I used to commute daily up to Tukwila, and it was killing me. I now commute to the Port of Tacoma and having that short of a commute is amazing. My house has doubled in value in 3 years. That's shocking. Shocking great for me and absolutely terrible for anyone looking to buy or rent now. We need to make it easier for people to live in Tacoma. Lastly, I'm lucky enough to live in a neighborhood that has many of the walkable & dense amenities that I want for the rest of the city. We should make it so we can all enjoy a great life.

Thank you,
Please make Home in Tacoma city policy.
Matt Stevens

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Future of housing in Tacoma
Date: Tuesday, July 13, 2021 8:36:14 AM

From: RONALD HUSTED <nikkenrules@comcast.net>
Sent: Tuesday, July 13, 2021 2:37 AM
Subject: Future of housing in Tacoma

Dear Council Member,

You will be considering a new direction for housing growth in Tacoma and talking about changing the zoning areas of Tacoma that are zoned for Single Family Housing. I am APPOSED to making these changes to these areas. Families who live in these zones do so because that is where they want to raise their families. They have worked hard and saved their money so they can raise their children in a quiet neighborhood, have their own yard and not be stacked together with other families. You want to change all that, change the rules and push people together in order to have more low cost housing. I believe you have enough places to put your low cost housing without changing the areas that are zoned Single Family as there are plenty of empty business that are no longer in business and they can be torn down and be replaced with low cost housing, plus there are already areas zoned for this.

Thank you,

Ron Husted
7607 S. Cushman Ave.
Tacoma, 98408

From: [Ian Smith](#)
To: [City Clerk's Office](#)
Subject: In support of Home in Tacoma Project
Date: Tuesday, July 13, 2021 8:36:36 AM

Hello,

My name is Ian and I currently live in South Tacoma. I wanted to write in support for the Home in Tacoma project. We need to take an active role in addressing racist and exclusionary housing practices. I believe that Home in Tacoma is a good start.

However, I do have a big concern that need to be addressed. The program needs rent controls. Based on a recent [report](#), Tacoma was one of the worst US cities to rent. Average rent is \$1,362 for 834 square feet. Per capita annual [income](#) is only \$33,064. That would mean that an individual would need to spend about 49% of their income on just rent. There are many young and working-class people in Tacoma and they shouldn't have to spend half of their income just on rent. Tacoma should be a place where anyone can live.

If we leave rent pricing to the market, it will only increase. Supply is not the only answer to lower prices. Demand is high in Tacoma as we have been the hottest real estate market in the country for a few years. We certainly have a shortage of houses, which is driving rent increases. The Home in Tacoma project is good for addressing the supply problem. But, even if an increase in supply lowers the rent, it will only be for a brief period. Housing developers want to see a return on their investment as fast as possible. As such, without rent controls, prices will rise and continue to make housing unaffordable for people in Tacoma.

As I've mentioned, Home in Tacoma is a good start to address these issues. But it needs major tweaks to be sustainable and affordable.

Thank you,

Ian Smith

From: [KRISTIN DOWNING](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home In Tacoma
Date: Tuesday, July 13, 2021 8:55:38 AM

To all concerned,

I currently live at 812 N Karl Johan Ave and am greatly opposed to the new rezoning plan, Home in Tacoma. The existing established neighborhoods should remain as is and not be changed by HIT. I feel this plan is moving too fast and will change the established neighborhood character while not responding to the issue of affordable housing.

Thank you,
Kristin Downing

From: [Kim K](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 8:55:56 AM

Councilmembers:

I'm fully supporting the changes the committee recommended. I know it was thoughtfully and carefully put together, and the plan has equity in mind. It isn't perfect, and there are people who feel it either goes too far or hasn't gone far enough. I know people will want to protect the familiar and what they cherish about Tacoma, but I'm excited to see what our city can become and how it can provide needed homes for people who want to live here (or have always lived here and need options!).

Kimberly Kueter
3207 S 15th St
Tacoma WA 98405
kyminator@gmail.com

From: [Nathan Rosenbaum](#)
To: [City Clerk's Office](#)
Subject: FW: Rosenbaum, Home In Tacoma Project, written comments for consideration at City Council Meeting on July 13th, 2021
Date: Tuesday, July 13, 2021 8:59:38 AM
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. I'm sorry, I found a typo in my original written comments for consideration today. Please use the revised version of the 7-13-21 document, which is attached.

Thank you for your patience.

Nathan Rosenbaum
Manta Holdings, LLC
206-779-7874

From: Nathan Rosenbaum
Sent: Monday, July 12, 2021 4:36 PM
To: cityclerk@cityoftacoma.org
Subject: Rosenbaum, Home In Tacoma Project, written comments for consideration at City Council Meeting on July 13th, 2021

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 20% of HUD's one person AMI for Tacoma in 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.

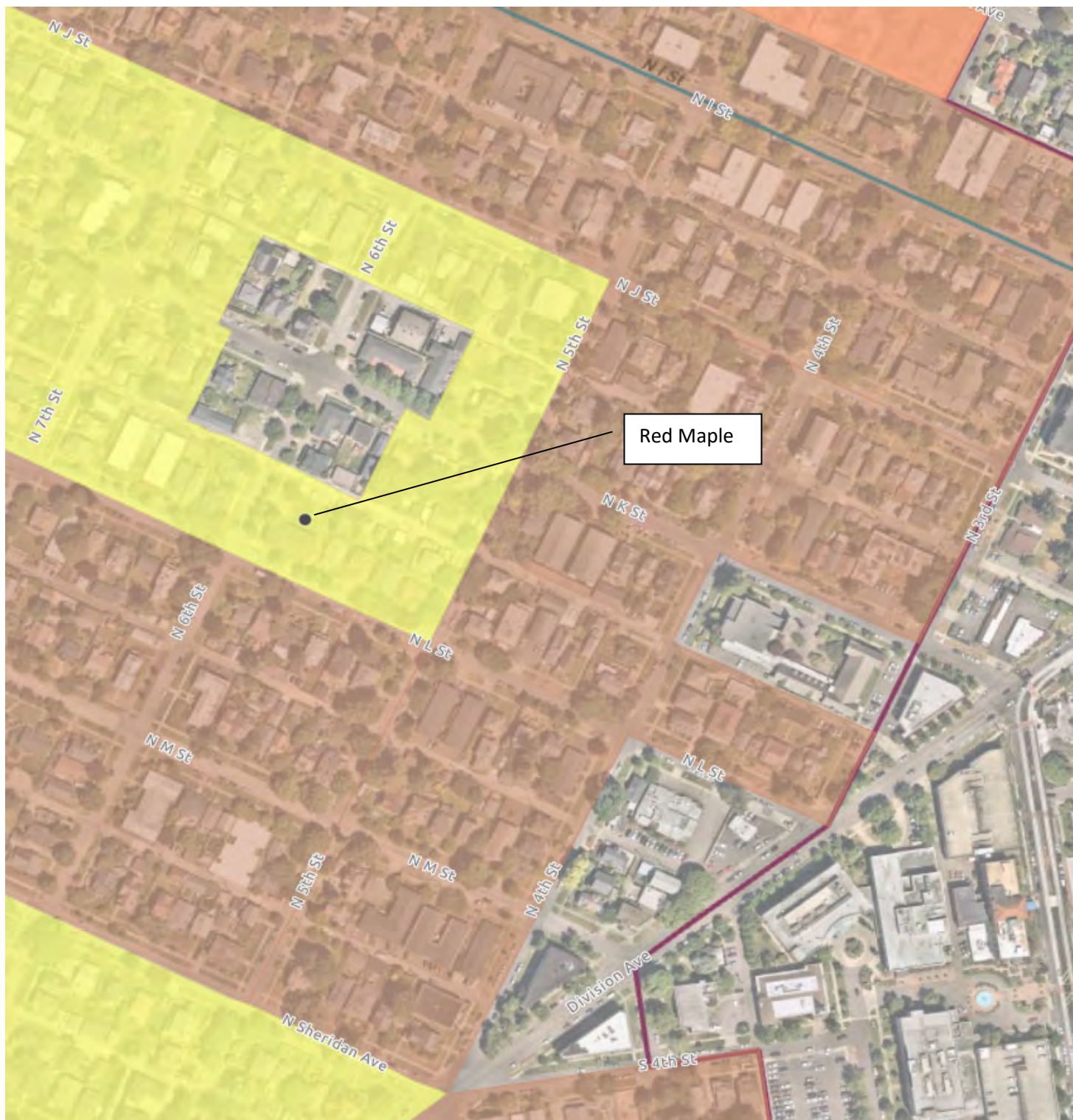
To be clear, I want to craft a development project that works for all stakeholders, including the City and the community. I would consider working with the Planning Commission on a pilot project that could include setting aside a certain percentage of units as affordable. I will provide public comments at the meeting on July 13th, and look forward to continued updates on the Project.

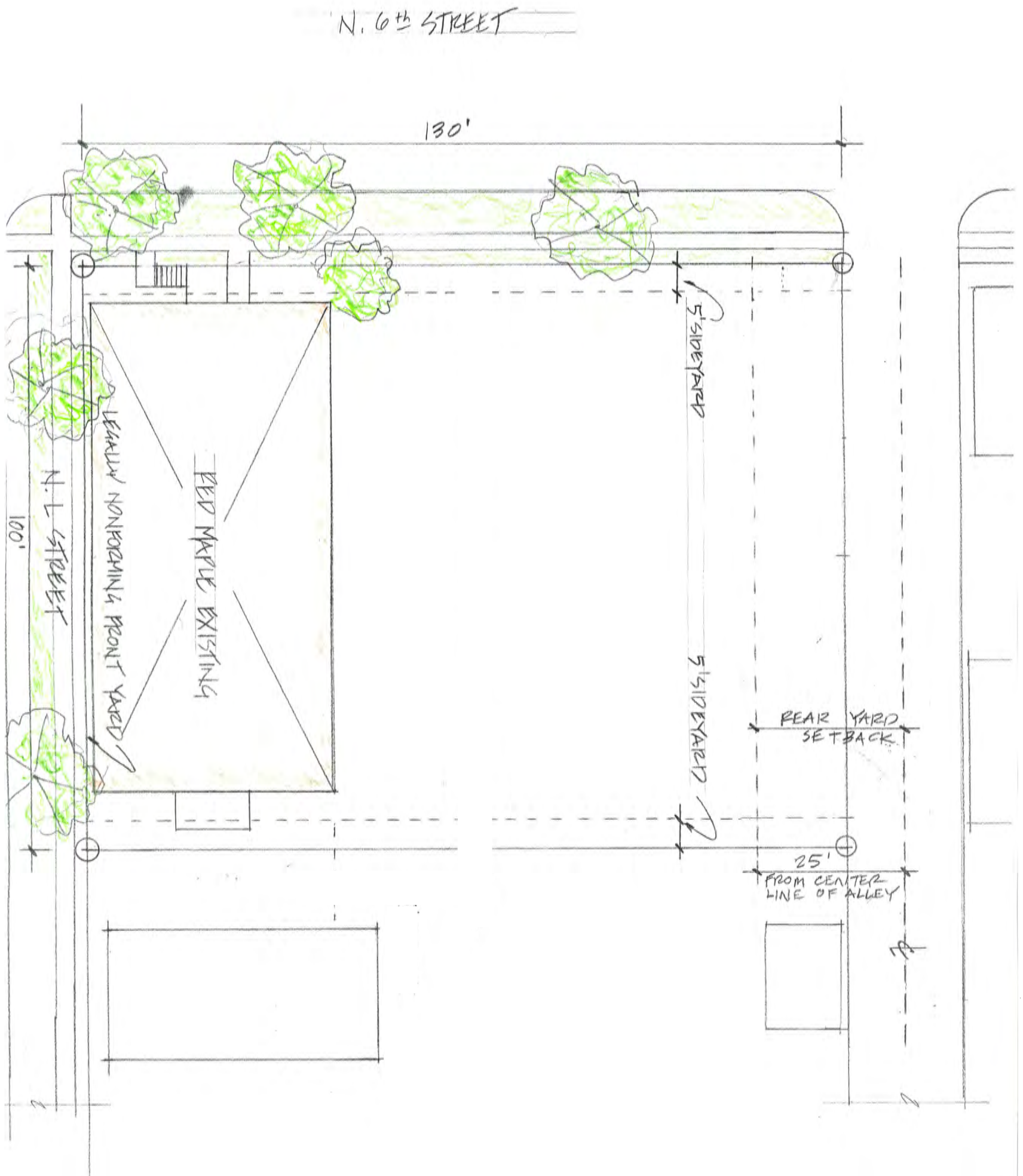
Nathan Rosenbaum
Manta Holdings, LLC
206-779-7874

- 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 - Recommended Housing Growth Scenario \(arcgis.com\)](https://arcgis.com/home/in_tacoma)).





A001

SHEET

TITLE
NEW RED MAPLE
APARTMENTS:

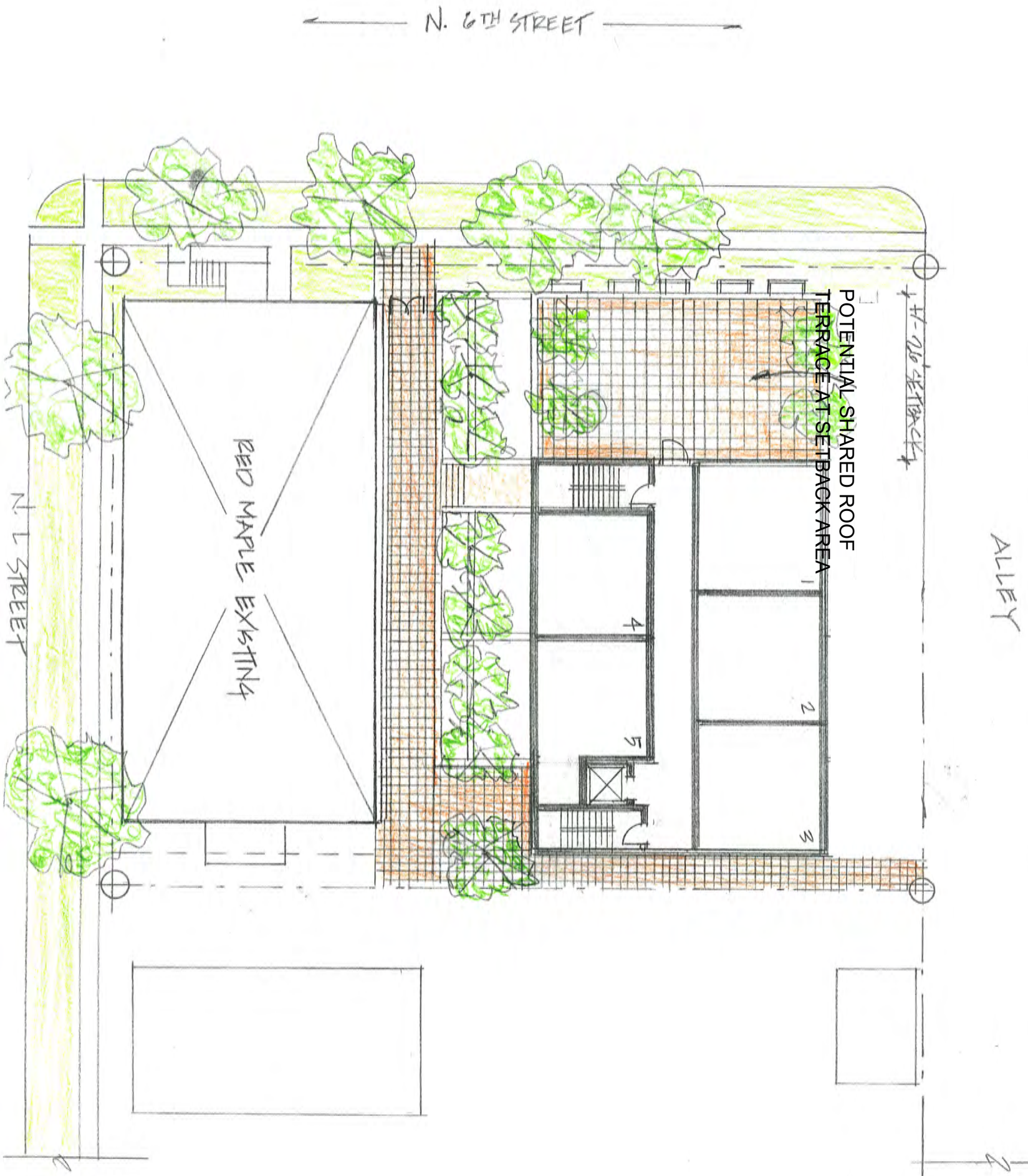
ZONING/SETBACKS

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



A103

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

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

**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

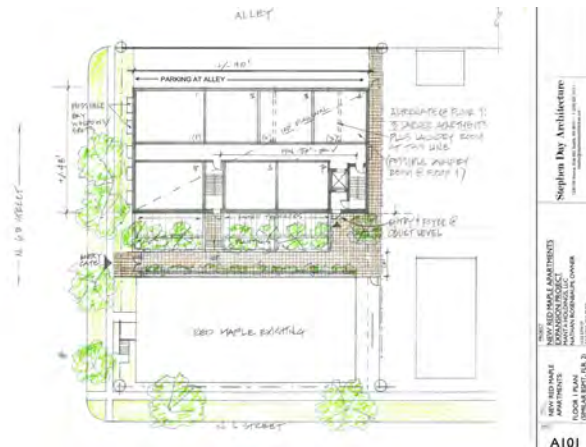
Development opportunity:

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:

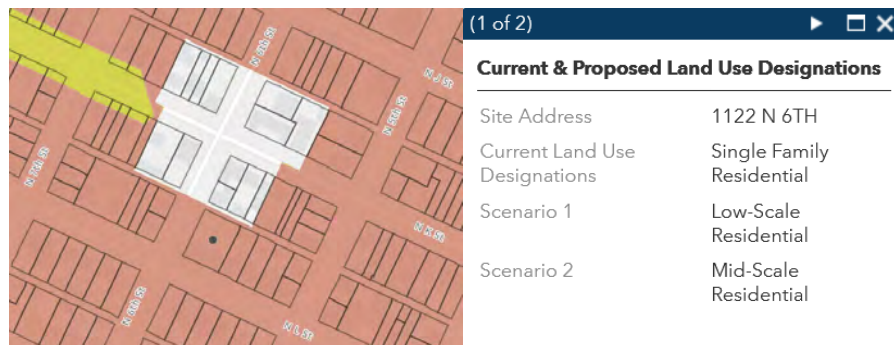
- A boundary line adjustment enabling Red Maple New to be on a separate parcel from the existing building. This would allow separate financing for Red Maple New, without commingling Red Maple New and Red Maple Existing, as part of a security package for a potential lender. Without separate financing 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

From: [Ken Lamb](#)
To: [City Clerk's Office; johnhines@cityoftacoma.org](mailto:johnhines@cityoftacoma.org)
Subject: Home in Tacoma Proposal
Date: Tuesday, July 13, 2021 9:04:53 AM

Dear City Council members,

We are writing at this time to express our concern over the Home In Tacoma zoning proposal. After reviewing said proposal we have concerns as this will impact our city for the current and long term. It seems this should receive the utmost scrutiny in order to make sure that what is decided improves our area and not detracts. We all want to live in safe and comfortable housing and there needs to be affordable housing for all, but this latest proposal seems to open the door for outside investors to buy up property with zero concern for neighbors and build whatever they want in in the hopes of making some money. Is that what we want for Tacoma?

Sincerely,

Ken and Colleen Lamb
2331 Fremont St
Tacoma WA 98406

Sent from [Mail](#) for Windows 10

From: [mg.wt](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 9:05:47 AM

Dear City Council,

The Home in Tacoma project has the potential to shape the future of our city. Citizens and the City Council deserve the right to have the phase 2 details in order to make thoughtful informed decisions.

Strengthening of design principles/ controls/ standards should be available to make informed decisions as to the future of our city.

Please recommend limiting abrupt transitions. Many streets recommended for midscale reside within neighborhoods of exclusively 1-2 story homes where 4 and sometimes even 3 story buildings would not only be abrupt transitions but also limit privacy and sunlight to smaller neighboring structures. One way to do strengthen this would be to include standards as, building scale should not exceed 1 story greater than the surrounding structures. This measure would need to specifically be defined in feet as to not be taken advantage of or be permitted height bonuses. The permitting of 4 stories "in some circumstances" is for too general an answer- lets require examination of when this may be considered appropriate

Redlining and view districts- The green area (white only) in the historic redlining maps remains protected in this plan. Uniquely protecting view districts is continuing that history of redlining by the city. If the city would like to implement anti-racist policies, view districts shouldn't be uniquely protected. Not all citizens can afford views.

Sunlight protections-please require design controls to include sunlight protections for properties. These protections could be universally applied and are important for the health and wellbeing of the citizens.

Midscale along corridors has the potential to shade out entire adjacent streets. Do we really want long rows of large buildings along neighborhood roads or would be rather have vibrant neighborhood centers and a downtown?

Downtown Tacoma- holds so much underutilized vacant property. I personally would love to have a safe, vibrant, livable downtown core. Let's incentivize thoughtful development downtown that includes required greenspace, walkability and large trees for long term livability.

Large trees - are necessary to the long-term health and wellbeing of a city. Please require the planting and maintenance of large trees (not dinky flowering pears) proportional to the greenspace lost through the development of larger structures (both small and mid-scale).

Accessibility- Many of the streets recommended for midscale still lack sidewalks on adjoining streets and even on the same block. Sidewalks are needed for citizen accessibility. Let's make sure the city puts the infrastructure in place to support future population growth.

It would be great if our city was not car dependent. Many people live here to be able to have easy access to our beautiful natural surroundings and national parks. We need to take car dependency into account and can't ignore the need for parking that should be required to support midscale development.

Property investment- based on examples previously approved development lacking appropriate transitions, homeowners adjacent to mid-rise up zoning would be dis-incentivized to invest in their existing homes for fear they could at any moment lose their sunlight and or privacy. Details of design control standards would add much needed clarity for those anxious whether they need to relocate out of the proposed upzones, if they can afford to.

We have the opportunity to learn from the mistakes made in Seattle neighborhoods to the north. Many formerly walkable neighborhoods have lost their character, trees, walkability and ultimate livability. Let's learn from those examples.

We are investing in the future of our city – I don't believe any responsible adult would invest without examining the fine print and details. Let's spend a little time making sure we are thoughtful in how we plan for the future of all Tacoma's citizens.

Thank you for listening to the citizens who love our city of Tacoma and want a thoughtful and considerately planned future.

Member of the community who would prefer simply to have an anonymous voice.

From: [Albert Priidik](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Nay vote for HOME
Date: Tuesday, July 13, 2021 9:10:47 AM

Hello,

I am opposed to the proposed HOME in Tacoma.

- 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 would not override existing covenants within Tacoma
- There should be no changes to View Sensitive District Overlay zones and height limits

My name: Albert E. Priidik
Address: 1540 S Fairview Dr.
Tacoma, WA 98465

Thank you,
Al

From: [Dale Cope](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); [THOMAS CLINE](#); [Sue Leusner](#); glenmcmillin@windermere.com
Subject: Opposed to "Home in Tacoma" rezoning.
Date: Tuesday, July 13, 2021 9:17:06 AM

Tacoma City Council and Planning Commission:

Concerning the proposed rezone:

1. Home in Tacoma will not create affordable housing.
2. Home in Tacoma will change established neighborhood character.
3. Home in Tacoma will cause building-scale and parking conflicts in existing neighborhoods.
4. Established neighborhoods should remain as is and not be changed by Home in Tacoma.
5. This process is moving too fast.
6. More pilot programs, such as design standards, and broader community input need to occur before a City Council vote.
7. Changes to zoning should not override existing covenants within Tacoma.
8. There should be no changes to "View Sensitive District" overlay zones or height limits.

Dale Cope, 7539 S. Hegra Rd., Tacoma, WA 98465

From: [Jessica Huard](#)
To: [City Clerk's Office](#)
Subject: Rezoning
Date: Tuesday, July 13, 2021 9:18:05 AM

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. These 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 said 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 on us residents, not giving us much time to process, or ask questions regarding the buildings.

For these reasons, I would like to reiterate my lack of support for the proposed plan.

Jessica Huard

From: [Troy H](#)
To: [City Clerk's Office](#)
Subject: Please support Home in Tacoma
Date: Tuesday, July 13, 2021 9:25:30 AM

Hello,

I'm excited for and proud of Tacoma for taking a bold look at housing affordability and mobility.

I have lived in Tacoma for more than a decade, and purchased my first home in Tacoma's Old Town neighborhood in 2014. Watching the house prices of surrounding homes that have sold recently, I could not afford to purchase my home today. As a current home owner the higher prices benefit me, but also concern me. Part of Tacoma's strength is in our diversity, and when we have lost our affordable housing we have lost part of this.

I'm also excited for Tacoma to tackle this challenge from a climate change and transit perspective. While some people will express concern regarding traffic or parking, I view the proposed changes as an opportunity to shift our neighborhoods to more being more walkable, rideable and vibrant. With more density we are able to support and grow urban villages and transit service. This will benefit all but especially our most vulnerable residents.

People want to live in this beautiful region, and we have a choice. Whether to welcome them to Tacoma at a more affordable price, or whether we watch greater Pierce County sprawl. While these are not mutually exclusive, I hope we as a region embrace the first option, building vibrant urban centers where folks can live and work. If we choose not to welcome them to Tacoma, we will all ensure regional traffic.

Thank you again for considering this issue, and taking bold action. I hope this is a moment of inflection for Tacoma, where we embrace affordability, walkability and building a vibrant urban community.

Thank you,
Troy Hashagen
Old Town Tacoma Resident

From: [Jamie Saulter](#)
To: [City Clerk's Office](#)
Subject: Neighborhood concerns - Home in Tacoma
Date: Tuesday, July 13, 2021 9:27:19 AM

Hello -

We are writing with the following concerns;

*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 City Council vote

*Changes to zoning would not override existing covenants within

*There should be no changes to View Sensitive District Overlay zones and height limits

Thank you for your time.

Sincerely,

Joel and Jamie Saulter
1720 S Fernside Dr
Tacoma, WA 98465

--

Sent from Gmail Mobile

From: [puddlez](#)
To: [City Clerk's Office](#)
Subject: Fw: NO, NO, NO on more density in single family home areas
Date: Tuesday, July 13, 2021 9:29:03 AM

Please enter this forwarded message related to public feedback on the plan to destroy single family zoning and still not solve the problem of homelessness and housing shortage. It will only enrich the developers and ruin the trust of the citizens in the city of Tacoma government. Let us vote on the plan if it all that great a plan!
Thank you.

Pat Richmond
Tacoma resident in a single family home zoned area.

----- Forwarded Message -----

From: puddlez <puddlez2001@yahoo.com>
To: Robert Thoms <robert.thoms@cityoftacoma.org>; Victoria Woodards <victoria.woodards@cityoftacoma.org>
Sent: Monday, July 12, 2021, 08:31:32 PM PDT
Subject: NO, NO, NO on more density in single family home areas

Without consulting with home owners directly, this idea of more density in single family home areas is rushed and ill advised.

It seems like a quick fix to the homelessness and home prices now but will have a very detrimental effect of single family housing in the city of Tacoma and the future of Tacoma. It is a "shift the problem" kind of answer to homelessness and rising home prices to the individual homeowner which does NOT solve the problem and only creates a new problem...zoning laws ignored.

Yes, there is a crisis in homelessness and home prices but the city continues to support developers with tax breaks that say they will provide low cost housing...what a joke. The developers are getting a break and the "low cost housing" units they must provide is less than half. Meantime the rest of the city must pay for the fire, police, etc. for the housing the developers build and line their own pockets. This has to stop. Who is getting paid off? Who is stuck with the bill for services?

Please have the guts to stop this plan now and put better study and more taxpayer input into the decision and the problem.

Thank you for y our consideration.
Pat Richmond
city of Tacoma
98422

From: [Patricia](#)
To: [City Clerk's Office](#)
Subject: HIT/planning for Tacoma Housing
Date: Tuesday, July 13, 2021 9:30:13 AM

Hello,

We live in Tacoma on the West Slope and are concerned about the proposed changes as they don't really address the affordable housing shortage. It will change the character of our neighborhoods and does not respect our existing covenants. It could also impact the view sensitive district overlay zones and height limits.

We live here, own a business and a commercial building in Tacoma. Change is inevitable and we/you need to insure that it is beneficial to our residents. This city is an under appreciated jewel and we need to carefully protect and enhance it, while we make it a welcoming home to all Tacomans.

Developers will love this plan, but they don't care about the long term effects after the structures are built. We do care and so should you. This is our city and we love it here. Please consider the long term impact on neighborhoods.

Thank you,

Patricia and Charles McNeal

From: [Scott, Donlisa](#)
To: [City Clerk's Office](#)
Subject: FW: Please support Home in Tacoma
Date: Tuesday, July 13, 2021 9:40:51 AM

Hi there,
Please see public comments re: HIT.

Warmly,
D.M. Scott
Office Administrator | City Manager's Office | Council Members Hunter, McCarthy,
Thoms and Ushka
747 Market Street, Room 1020 | Tacoma, WA 98402-3766
dmscott@cityoftacoma.org | O: 253.594.7848 | Fax: 253.591.5123

From: Troy H <troylh@icloud.com>
Sent: Tuesday, July 13, 2021 9:39 AM
Subject: Please support Home in Tacoma

Hello,

I'm excited for and proud of Tacoma for taking a bold look at housing affordability and mobility.

I have lived in Tacoma for more than a decade, and purchased my first home in Tacoma's Old Town neighborhood in 2014. Watching the house prices of surrounding homes that have sold recently, I could not afford to purchase my home today. As a current home owner the higher prices benefit me, but also concern me. Part of Tacoma's strength is in our diversity, and when we have lost our affordable housing we have lost part of this.

I'm also excited for Tacoma to tackle this challenge from a climate change and transit perspective. While some people will express concern regarding traffic or parking, I view the proposed changes as an opportunity to shift our neighborhoods to more being more walkable, rideable and vibrant. With more density we are able to support and grow urban villages and transit service. This will benefit all but especially our most vulnerable residents.

People want to live in this beautiful region, and we have a choice. Whether to welcome them to Tacoma at a more affordable price, or whether we watch greater Pierce County sprawl. While these are not mutually exclusive, I hope we as a region embrace the first option, building vibrant urban centers where folks can live and work. If we choose not to welcome them to Tacoma, we will all ensure regional traffic.

Thank you again for considering this issue, and taking bold action. I hope this is a moment of inflection for Tacoma, where we embrace affordability, walkability and building a vibrant urban community.

Thank you,

Troy Hashagen
Old Town Tacoma Resident

From: Jredal@comcast.net
To: [City Clerk's Office](#)
Subject: Proposed City Rezoning
Date: Tuesday, July 13, 2021 9:41:06 AM
Importance: High

To Whom It May Concern:

It has come to my attention that the Tacoma City Council is considering a new direction for housing growth in Tacoma, and that it will move away from exclusive single family zoning citywide.

I AM ENTIRELY AGAINST THIS RIDICULOUS IDEA. It will do nothing but destroy property values and ruin neighborhoods for homeowners like myself who have worked a lifetime paying their mortgage and improving their home to ensure safe and secure communities to raise our families into the future.

I know all of my neighbors feel the exact same way, and we represent thousands of like-minded families in this city.

Stop destroying the City of Tacoma with ludicrous ideas such as this.

Concerned Homeowner and Citizen,

John Redal

From: [Glenn Mcmillin](#)
To: [Hines, John](#); [City Clerk's Office](#)
Subject: Rezoning of Tacoma!
Date: Tuesday, July 13, 2021 9:43:56 AM

Hi City Council and Mr. Hines, I am reaching out to you because I am very concerned with the direction our beautiful city could head if the rezoning plan were to take place. I have lived on the west slope for almost 17 years now and I love our beautiful community. I am 39 years old and have a 2 year old son I was hoping to raise in this neighborhood and in my current home but I will put my house on the market if our area is rezoned for (duplexes, triplex, quadplexes and any structure over 20ft. etc..) low, mid or high density. I moved from South Hill/Puyallup because I fell in love with the neighborhood and truly unique views only the West Slope and Tacoma has to offer. If I wanted to have views of only roof tops and high density I would have stayed in South Hill and paid half the amount. I didn't move here for the actual house, I moved here for the view and neighborhood but neither will be the same with mid to high density housing. This is my largest asset that I worked hard to hold on to during the recession and I cannot let all my hard earned equity be at stake so I can be surrounded by duplex's, triplex or quadplexes. I made a list of my concerns that I am sure you have taken into consideration but I wanted to make sure I did everything I can to hopefully be a resident of Tacoma for as long as possible and keep our unique neighborhood intact.

1. Environmental impact.

I know as part of the general planning you need to consider this factor, but by your projections of how many new citizens our city is supposed to accommodate I can't see how our current infrastructure could handle this growth. Between public schools, roads, solid waste, public transportation many are already at full capacity and in disrepair. I already pay \$700+ A month in property taxes and \$500-600 a month in utilities, how much more can our current citizens afford? Our roads are narrow and it would be a challenge to accommodate more traffic on our narrow residential streets. If you drive through the West Slope there is always a fair amount of people walking there pets and exercising creating a real sense of community because most people don't park there cars on the street and our streets are not heavily trafficked. We also have a fair amount of wildlife in our neighborhood and your plan would displace them even more. I hope these expensive changes and repairs are going to be passed on to the developers instead of the current residents being that they are the group who stand to profit the most from your rezoning plan.

2. Economic impact.

The current real estate market is being partly driven by low interest rates and liquidity that has been put into the market. Due to COVID many people did not vacation/travel, eat out, or shop like they normally would have pre COVID. If you listen to the banks quarterly calls there is more capital in people's bank accounts, the consumer is in great financial shape and also retirement plans are at all time highs. With challenges in the labor force and tariffs there has been a shortage and inflation on building materials. What happens when materials are no longer bottlenecked and inflation on those materials go down? What happens when interest rates continue to rise (all of this has already started to happen) and the market corrects itself? What happens if employees wages continue to rise? What happens if your projections are wrong on how many people could possibly move to Tacoma or just as many people move away from Tacoma as new people are moving here? Neither the rezoning plan or natural market correction will happen over night, but one will allow our current residents to live where they choose to and the other will not. Our once desirable single family neighborhood will now be at jeopardy for several reasons and that could have been avoided with patience. It's hard to see how duplexes, triplexes and quadplexes are going to be a positive economic force over the next 20 years unless your a developer.

I appreciate what the council is trying to do but I don't think they are taking into account how much this is negatively going to effect our community. My mom lives across the street and has a view from her second story, with your rezoning plan she will no longer have a view of the sound. That will negatively affect her home as well along with all the other single family homes on the other side of Jackson Avenue and homes going down the slope. It doesn't seem fair to take away from the people that have chose to live in single family residences and force us to live in a high density development. I hope you take this into consideration and we don't overreact to a short term issue and we protect our current residents that love this city and its beautiful views! Thank you for your time and I

am sure you will make the right decision for Tacoma!

Glenn Mcmillin

From: [Adrienne Ramm-Granberg](#)
To: [City Clerk's Office](#)
Cc: [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Subject: Strong support for Home in Tacoma
Date: Tuesday, July 13, 2021 9:44:00 AM

Dear Mayor Woodards, Deputy Mayor Blocker, and City Council Members,

Safe, healthy, and affordable housing is a foundational requirement for thriving families and communities. To meet the challenges of today and the future, Tacoma urgently needs more equitable and inclusive housing policies. Currently, nearly 75% of Tacoma's residential land is zoned exclusively for single-family housing. If we're to increase our housing supply and density - critical to achieving housing for every resident and to ameliorate the impacts of climate change - we must adapt our housing policies without delay. We're out of time and half-measures will not cut it. Let us learn from Seattle's and other cities' mistakes of not adapting housing policies quickly enough. I urge you to adopt the Planning Commission's *Home in Tacoma Project*, as well as other pro-housing policies. Our housing policies must serve the interests of our whole community, not just a minority of wealthy homeowners. We are depending on you to act boldly on this critical issue.

Sincerely,
Adrienne Ramm-Granberg
Tacoma, WA

From: [Vanessa Dolbee](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma Project Public Comment
Date: Tuesday, July 13, 2021 9:44:40 AM

Dear Council,

Thank you for taking a close look at the proposed Home in Tacoma Project as recommended by the Planning Commission. My comments are simple and clear, **I do not support the recommendation from Planning Commission.** However, **I agree holistically with the Minority Report provided from Commissioners McInnis, Edmonds, and Givens.** Their statements reflect the community input to date, protects Tacoma's character and natural occurring affordable housing. The plan before you does nothing to ensure true income restricted affordable housing is built in our City, from 0% – 80% of the AMI which is desperately needed. I recommend that Council take a scaled back approach that provides for focused up zones in targeted locations, enhance the City ADU program by developing City Pre-approved plans and waving fees like the City of Renton and Lacey, and balance this with true income restricted affordable housing incentives.

A blanket approach that eliminates all single-family neighborhoods will not improve Tacoma for anyone.

Vanessa Dolbee
5107 N 44th St.

From: [Mary Hause](#)
To: [City Clerk's Office](#)
Subject: Fwd: Home in Tacoma
Date: Tuesday, July 13, 2021 9:47:48 AM

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

From: **Mary Hause** <hausemary@gmail.com>
Date: Tue, Jul 13, 2021, 9:39 AM
Subject: Fwd: Home in Tacoma
To: <cityclerk@cityoftacoma.org>

Please submit to records the following letter to Mayor Woodards and Council Member Hines.
Mary Hause
4118 N 26th St
Tacoma

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

From: **hausemary** <hausemary@gmail.com>
Date: Sat, Jul 10, 2021, 6:35 AM
Subject: Home in Tacoma
To: Hines, John <john.hines@cityoftacoma.org>, <victoria.woodards@cityoftacoma.org>

Mayor Woodards and Council Member Hines,

I am strongly opposed to council approval of the proposals for rezoning Tacoma. We have bigger fish to fry in another likely surge of the coronavirus pandemic as well as drastic changes needed to avert climate change. Tacoma should be concentrating on using existing infrastructure and resources to house people, and by that I mean the downtown area which is not included in the planning commission's proposals.

I have an emotional stake in refusing to buy in to mid scale development on North 26th Street, near Proctor. My family has been in this neighborhood for a hundred years, and in this house for seventy. We've paid a lot in taxes and have supported our schools and local businesses through all kinds of weather, but further mid scale development is frightening. It is another tier of sadness atop all else we in the Proctor Neighborhood, Tacoma, the country, and the world are facing. Noise, traffic, safety, pollution, sewage disposal, water needs, and neighbors becoming strangers are a few of the problems anticipated if you go forth with **these** proposals.

I'm not just a little old lady trying to age in place on the property honoring my parents ashes. I've lived and worked around the U.S. and world with The Peace Corps and Red Cross, finishing my career at our beloved Mary Bridge Hospital. I've seen how contemporary ideas soon become blemishes on a town's face. It is not too late to save Tacoma from the very development evils that has made places like Seattle, and many others, undesirable.

Please do not vote to approve the Home in Tacoma proposals.

Mary Hause

4118 N 26th St
Tacoma, Wa 98407

From: [Mike Jankanish](#)
To: [City Clerk's Office](#); [City Clerk's Office](#)
Subject: "UpZoning"
Date: Tuesday, July 13, 2021 9:48:11 AM

To Whom it May Concern; I am writing in opposition to the City of Tacoma proposal to "Upzone" virtually the entire city to eliminate "single family" zoning in favor of zoning that allows for a wide variety of rental properties to be mixed in with single family homes. This proposal is based on false expectations of how this change will impact the real world of urban living. I would be easy enough to give examples from other parts of the country to demonstrate the errors of upzoning. However, it is better to see the negative consequences from an example in our own area.

The area of Tacoma North of Tacoma General Hospital; NW of Jason Lee Middle School, and surrounding St. Patrick Catholic Church; Old, Old Tacoma, is a mixed neighborhood of homes, apartment complexes; duplexes, and a variety of neighborhood businesses. Over the years, this area has been in decline. More and more homes have been converted to rentals. Home values have lagged behind other residential areas of the city.

In my own Northwest part of the city (North 38th to North 50th there are two (for sure) rental homes (maybe more). They are the worst maintained homes in the area. This is just the nature of the beast. Landlords have no incentive to pour money into the rental beyond the most basic maintenance. The renter has no motivation to add to the value of the property they do not own. They are not "bad" folks, it is just the nature of reality.

Frankly, I doubt the city will be affected by any public testimony. You are determined to pursue your utopian woke dreams of so called housing equity. But, I am certain your dreams will end in an urban nightmare.

Regards,
Mike Jankanish
West Tacoma

From: [Thomas Perez](#)
To: [City Clerk's Office](#); [Campbell, Haley](#); [Hines, John](#); wenc@we-tacoma.org
Subject: We say NO to Home in Tacoma Changes
Date: Tuesday, July 13, 2021 9:50:28 AM

Good morning,

Myself and three retired (less tech inclined) neighbors are unable to provide comment to City Council on Home In Tacoma Project this evening, but we wanted to underscore that the clear majority of our neighborhood on the west side in Council Member Hines' district do not support the proposed changes offered by City of Tacoma Planning staff or the commission. We understand the increasing demand for housing in the Tacoma area; however, the proposed changes that could result in views being blocked, parking problems to worsen, no clear plan for increased demand on city services such as schools or sewer or electric service is being proposed in conjunction, the need for additional police and fire and safety services- none of the essential services being provided by the city are being increased or discussed or bolstered at all in this plan.

The proposed changes ONLY serve to take away from current homeowners- current homeowners in good tax standing, by the way. We continue to endure significant increases in property taxes from the county with no coordination with the City on this plan. We will have to pay more for less- we will and continue to pay more for greater congestion, more crowded schools, loss of view corridors, loss of the ability to have a quiet residential neighborhood in the name of a reactionary, hastily 'planned' series of changes that DO NOT reflect the sentiment of any of the residents here.

Moreover to make these changes amidst a massive communications cloud of covid and public health and political crises appears to be less than genuine effort by the City staff. This has the appearance of a snatch and grab while citizens are distracted by health and political issues, with permanent repercussions. This proposal is clearly an agenda of a very few select staff trying to force their vision on the citizens in this town without their request or permission. No one here is asking for this plan.

Please vote no on these changes- or at least delay the decision to bring the rest of the conversation on city services and system effects can be more developed. This is a shoddy, unthoughtful, forced push that will forever alter our community and properties for the worse. We simply did not ask for this, nor is this the current, long standing citizens' problem to solve for against a back drop of know-it-all, insensitive and unaccountable city planners. We are going to have to pay for their inability to plan appropriately or in a timely manner, and now you are forcing us to bail you out. Again. And again. And again. Roads, road taxes, car tab fees, increased property and utility taxes. And nothing has been provided to this area in terms of improved roads or even sidewalks or even storm water drains. We are paying for it! And getting nothing out of it! My neighbor on a walker regularly has to walk up/down 19th Ave without any sidewalk! Is there any coordination with Pierce County Assessor for any of these changes?! Any due process or recourse for homeowners to object other than this check-the-box "hearing"?!

This plan is out of control, and should be paused for greater citizen input, a review of what we should already be receiving, and a more comprehensive plan to deal with already depleted city services. Don't just take away while adding cost! When will Council review or hold their own

city staff accountable?! Why won't you challenge these issues and stop being forced into full consensus all the time?! That's not what we elected you all for and is not reflective of a democratic system.

Thank you very much for considering these comments in your discussion,

Sincerely,

T. Perez

West End Neighborhood

From: [Nina Rook](#)
To: [City Clerk's Office](#)
Subject: "Home In Tacoma"
Date: Tuesday, July 13, 2021 9:51:19 AM

Honorable Mayor Woodards and City Councilmembers: SLOW DOWN!

While the Home in Tacoma project started in January 2020, we mere mortals heard about it with a postcard which, for me, arrived in mid- March. Our gem of a city has taken 150+ years to evolve should not have its next 150 years determined in just a few months

ACKNOWLEDGE OUR STRENGTHS

The plans so far are cookie-cutter and based on simplifications. Our neighborhoods vary a lot in available land, amenities and character. There are neighborhoods that are crying out for investment and others that are struggling to cope with the current rash of development. Each neighborhood deserves to be considered individually and to have input.

BE HONEST ABOUT SCALE

I am not averse to greater density – I knew it was on the horizon when I moved here 21 years ago. But the midscale residential plan needs a lot of work. The FAQs and reports talk about “Moderately taller buildings (up to 3-4 stories) would be allowed next to houses (up to 2 or 3 stories). . . .”. Anyone who has seen cities develop knows that 4 stories always pen out better than 3, while on my block most of the modest homes are 1 ½ stories. These homes would be totally outshadowed by the higher developments.

THE WALKABILITY MYTH

I noticed that bus lines were a reason for greater density, and lip service is paid to walkability. However, I live in Proctor (surprise!) and our bus service is only useful for downtown, the Mall, and TCC. I used to work at the Pearl Street Y, and when my car was down, my normal 9 minute commute was 55 mins because of the bus timing. It is unrealistic to expect working people who have a commute and a choice, not to have a car to park. And while Proctor is thronged by pedestrians on a sunny Saturday, they have parked their SUVs in front of my house and walked the last 3 blocks.

AFFORDABILITY

"Home in Tacoma" is presented as a partial solution to affordability. It is not. Fortunately, in their minority report submitted along with COMmissioner Givens, Commissioners McGinnis and Edmonds have articulated the reasons much better than I could:

We understand the process that developers go through to evaluate a project. Projects that could be built for affordability typically require reduced development costs and are often built in areas with reduced real estate costs. Those are not the types of developments that will be created by HIT because HIT does nothing to encourage developers to seek lower cost real estate nor does it provide any relief from “soft” development costs (permits, etc.). There are still significant development costs to overcome in these “market-rate” projects, and HIT does nothing to respond to that. The projects that will be created as a result of HIT will be those with sufficient revenue to allow payback in the timeline required by lenders. For that reason, we will not see affordable development occur as a result of HIT. *We will see more development in Tacoma, but it will be of the type that we have seen recently in the Proctor District – higher end developments with expensive rents.* (My *Italics*: NR) Little will be done to improve affordability. In the process, some historical buildings will necessarily be removed, the character of our neighborhoods forever changed, and we will still be faced with an affordability crisis. We have an opportunity and

responsibility to find real ways to provide affordable housing in Tacoma. Doing so well requires a much more detailed approach than a blanket policy affecting the entire City. It requires:

1. Finding ways to reduce development costs with reductions in permitting fees and timelines
2. Reviewing each neighborhood for opportunities to provide incentives for developers to pursue redevelopment of specific parcels
3. A policy with real thresholds and requirements about how affordable development can actually be realized, such as height bonuses, tax abatements, and permit cost and timeline relief

I am for permanent affordability. I have worked with CLT's in Washington State and Washington DC, and would encourage the city to encourage CLT's as a permanently affordable ownership model. I am glad that we have some Habitat homes, but typically affordability there disappears the first time the property changes hands. Similarly, why does the need to have affordable apartments in high-end developments disappear?

CREDIBILITY OF DESIGN STANDARDS

The plans talk about developing design standards. It is hard to reconcile this with our recent experiences -- the stultifying blocks of "town homes" around the Mall, and the current disaster-in-the-making at N 27th and N Adams. It is premature to move this plan along with anything but provisional approval, absent specific standards for setbacks, amenities, parking, trees and the like.

Please move carefully when determining our city's future.

Thank you for your consideration,

Nina Rook

2604 N Union Ave

Nina Rook
253.759.4152

From: [Mary Hause](#)
To: [City Clerk's Office](#)
Subject: Fwd: Home in Tacoma
Date: Tuesday, July 13, 2021 9:52:02 AM

City Clerk: Please submit to records the following letter to Council Member Hines as written statement for today's public hearing.

Thank you,
Mary Hause

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

From: **hausemary** <hausemary@gmail.com>
Date: Tue, Jun 15, 2021, 7:51 AM
Subject: Home in Tacoma
To: Hines, John <John.Hines@cityoftacoma.org>

Dear Councilman Hines,

The statistic you're using of Tacoma highschool grads eventually needing housing (3000?) seems to float alone, in my opinion. What is the current number of homeowner seniors who will most likely either die or need alternative housing in the next four years? I choose four years to compare with the same time it may take for a graduating senior to complete college or get his/herself situated on an earning path.

Creative living options may include families continuing to cohabitate either under the same roof, or with ADUs on the same property. Tax incentives for ADU families might be beneficial. That would allow housing for seniors, too.

I continue to oppose the current HIT proposals as they stand. I'd be interested in knowing how much my family has paid in taxes since home ownership of 4118 N 26th, since 1950. It's a lot of hard earned money and vision down the drain if four story buildings without parking are approved.

Show me proof that HIT proposals are really about providing more affordable housing, especially in the Proctor area. Those 3,000 grads you mention won't be able to live or park here, that's for sure, and neither will I as a member of my family who has paid lots of dues.

Invest in downtown development, including green spaces. Keep our neighborhoods safe. Lead. Don't follow the flock off a cliff of no return.

Sincerely ,
Mary Hause

Sent from my Verizon, Samsung Galaxy Tablet

From: [Don Zemek](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home In Tacoma
Date: Tuesday, July 13, 2021 9:54:37 AM

To all concerned,

I live at 1242 S Fernside Drive and I oppose the Home in Tacoma rezoning plan. HIT will change the character of one of the only two areas which are desirable assets in the city of Tacoma and I feel it is totally unfair to the residents that have invested in this neighborhood since the 30s. Don't try to rush this through. NO to HIT.

Nancy Zemek

Sent from my iPad

From: [Eric Herde](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Tuesday, July 13, 2021 9:59:25 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]

Eric Herde
ericherde@gmail.com
305 S 35th St
Tacoma, Washington 98418

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Tacoma HAP - Commerce Comments
Date: Tuesday, July 13, 2021 10:01:35 AM
Attachments: [Tacoma HAP Commerce Comments.pdf](#)

From: Weyl, Linda (COM) <linda.weyl@commerce.wa.gov>
Sent: Tuesday, July 13, 2021 9:16 AM
To: Planning <planning@cityoftacoma.org>
Cc: Barnett, Elliott <EBarnett@cityoftacoma.org>; Andersen, Dave (COM) <dave.andersen@commerce.wa.gov>; Roberge, Steve (COM) <steve.roberge@commerce.wa.gov>; Serr, Benjamin (COM) <benjamin.serr@commerce.wa.gov>; Fritzel, Anne (COM) <anne.fritzel@commerce.wa.gov>; Hodgson, Laura (COM) <laura.hodgson@commerce.wa.gov>
Subject: Tacoma HAP - Commerce Comments



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

July 13, 2021

Tacoma City Council
747 Market Street, Room 345
Tacoma, Washington 98402

RE: Home in Tacoma Project Commendation

Dear Tacoma City Council:

Thank you for sending Growth Management Services the proposed Housing Action Plan, developed with funding from the Washington State Department of Commerce.

Tacoma is to be commended for already having started to address housing policy through the Affordable Housing Action Strategy (AHAS), and this plan takes it another step forward. We appreciate the work your staff have done to sensitively and realistically plan for future housing in Tacoma. This plan is exemplary as it includes a significant public engagement process, proposes significant policy changes and provides a broad look at how Tacoma can realistically absorb future population. It allows for the integration additional forms of housing that can be attainable for the future population, and at the same time, meet multiple community goals. We especially like the following:

- The public engagement program did a great job of reaching out to the community and providing accessible opportunities to learn about the project, even in the midst of a global Pandemic. The website was clear, and the emailed updates were very informative.
- Tacoma proposes changing housing descriptions to “low-scale” and “mid-scale” residential instead of “single-family” and “multifamily.” This new nomenclature now defines the types of residential structures that are envisioned, but is broader and allows for the integration of a broader range of housing choices, such as duplexes, triplexes, cottage housing. The plan includes consideration of design standards and other tools to address the look and feel of infill development as Tacoma plans to absorb its share of population growth in the coming years.
- You have proposed comprehensive plan policies that support infill development and focus development around centers, corridors and transit service, where it makes sense to add more diversity and density, and provides the ability to walk to basic services. You also include policy support to reduce required parking where appropriate, which will allow for greater intensity of

development, and supports a multitude of other goals such as increased public health and decreased greenhouse gases. Near term code changes to address accessory dwelling unit provisions, bonus densities for religious organizations and streamlining subdivision procedures should also help support housing affordability and accessibility.

- We are impressed by the anti-displacement strategies. Many policies explicitly address displacement and equity supporting plan intent to add housing choices for current and future residents, while minimizing impact to current residents. The work of the Home in Tacoma Housing Equity Taskforce looks like a terrific effort that should be replicated around the state.

Congratulations to you and your staff for the good work these amendments represent. This will help increase the diversity of housing and the ability of your housing supply to meet the needs of all economic segments of your population. If you have any questions or concerns about our comments or any other growth management issues, please contact me at 360.259-5216. We extend our continued support to the City of Tacoma in achieving the goals of growth management.

Sincerely,



Anne Aurelia Fritz, AICP
Senior Planner
Growth Management Services

AAF:lw

cc: David Andersen, AICP, Managing Director, Growth Management Services
Steve Roberge, Deputy Managing Director, Growth Management Services
Ben Serr, AICP, Eastern Region Manager, Growth Management Services
Laura Hodgson, Associate Housing Planner, Growth Management Services

From: [Judith Greene](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma project
Date: Tuesday, July 13, 2021 10:04:52 AM

Hello City Council,

I am a Tacoma resident in my 80s and the low scale proposal seems reasonable but the mid scale proposal does not. My daughter showed me the minority report from 3 planning commission members. I share their concerns. Please make sure there is more neighborhood by neighborhood discussion of any mid scale and of the phase 2 design details, even for the low scale.

I don't understand what is behind the centers. Why are schools included? If there's a good reason then all of the schools and universities should be treated the same.

The bus routes change, I don't particularly like the current ones and hope there will be future changes. There should be a route connecting all of the transit stations in a loop something like from TCC to SERA to the mall to the Tacoma Dome to downtown to Proctor to Pt Defiance to TCC. In both directions.

Protect the trees and plant more throughout the city, we used to have such lovely trees.

And please don't focus all of the low income and affordable housing downtown. We need a mix of socioeconomic level throughout the city. Include details for downtown in the final plans.

Judith Greene
8201 6th Avenue #331
Tacoma WA 99406

Sent from my iPhone

From: [Bonnie O'Leary](#)
To: [City Clerk's Office](#)
Subject: Letter for presentation at 5:15 mtg tonight
Date: Tuesday, July 13, 2021 10:05:15 AM
Attachments: [City Council ltr 7.13.21.docx](#)

See attached letter: Please read these concerns or at least discuss them during the meeting for tonight.

Thank you, Brian and Bonnie O'Leary

--

Bonnie O'Leary, BSN, RN, CPHQ

Tacoma City Council
Tacoma, WA

July 13, 2021

Dear Council Members,

We are writing this letter in concerns over the new zoning that you are placing for the city. We live in the north end Proctor District. We understand the concept of “better opportunities”, such as high economic opportunity, easy access, potential higher salaries, near better schools, so an increase of educational opportunity, etc. BUT:

Concern #1: There has not been any notification to the residents about this information. We get notices of street cleaning and tax increases, but nothing from the city notifying all residents of this major change. We read about it through ‘Next Door’ where residents share information to buy, sell, welcome new neighbors, etc. But absolutely no information from the city! Most of our neighbors have not even heard of this as yet.

Concern #2: No one has mentioned how our existing infrastructure will support all of this new housing – the roads, water, sewer, electricity, gas lines, etc. Who is paying for it? The existing residents or the construction companies?? We are sure it is not the construction companies (builders) that will be paying for it. We have heard that the builders are not even paying for the ‘Impact fees’ – Another burden which will be placed on the residents through taxes!

Concern #3: Multiple concerns here: **a)** The new zoning map shows two blocks on both sides of the main streets (Union, Proctor, Stevens, Pearl, etc) will be open to Mid Scale housing. This is supposedly to be for ease of using the bus lines. The bus lines do not work on week-ends, so how are people supposed to get around? **b)** If you expect the new residents to have vehicles (most families have two or more) – where are they going to park? The new tower apartment residents in the Proctor District seem to be using the Safeway and Metro parking lots. Since they have been built, the amount of parking for the stores and Saturday market is minimal. **c)** Imagine a 2-3 story building built to the east or west of someone’s one story home.. The home and yard will be in shade most of the day, especially if the property line is within 5 feet! We are definitely against Mid-Scale housing along any major corridor.

Concern #4: We have heard the new construction will allow ‘more affordable housing’. So far that concept has not worked. The cost of living in the new Proctor high rises certainly is not drawing “low income” or someone looking for ‘affordable” housing. The other part of this concept is the rule that the ‘mixed units’ in Tacoma are supposed to be full, prior to expanding housing elsewhere in the city. According to information provided in various sites, some of these housing units are not in capacity or vacant. Why is the City Council pushing so hard and so fast to make these drastic changes to our beautiful city? In short, this mishmash zoning debacle will destroy the cohesiveness and integrity of the existing neighborhood.

We are supportive of the concept of ADU’s where a resident can turn a garage or build another small structure on their property. The ADU instructions state the building must look similar to

the existing home (attached or unattached) and has specific guidelines. This concept would not ruin the neighborhood, but still add residents (added taxes and voters to the city).

Please read this for tonight's meeting @ 5:15. Most of us are still at work at this time, so the time set is very inconvenient for most residents to listen in. This is another inconsideration on the part of the City Council, leaving out the residents chance to bring in discussions! If you want to keep your seats on the Council, please pay more attention to the wants and needs of the residents and the timing of your meetings!

Bonnie and Brian O'Leary
N 16th St Proctor District

From: [Michelle Waldron](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home in Tacoma (HIT)
Date: Tuesday, July 13, 2021 10:18:17 AM

To whom it may concern,

I am emailing you about the planning department's rezoning in Tacoma. I am against this direction for the housing growth in Tacoma.

The reason are listed below:

- Existing established neighborhoods should remain as is and not be changed by Home in Tacoma plan. These neighborhoods should remain as a historically intended.
- The process seems to be moving fast. More programs and discussion should be gathered to determine the best route to take before moving forward.
- Changes to zoning would not override existing covenants within Tacoma.
- There should be NO changes to View Sensitive District Overlay zones and height limits.
- This time of rezoning will cause building-scale and parking conflicts in existing neighborhoods that will then have to figured out later.
- This type of change will cause change to neighborhood character.
- Rezoning is not an answer to the affordable housing crisis that we are experiencing in Tacoma or nationwide.
- MORE thought and planning should be used before this should take place.

Is rezoning on Bridgeport/Jackson really the answer? This type of change will cause ramifications in the future that will need to be then figured out. Let's make better choices now.

Thank you for your consideration

Michelle Waldron
920 S. Fairview Drive
Tacoma, WA 98465

From: [Sandy Anthis](#)
To: [City Clerk's Office](#)
Subject: Comment: Home in Tacoma
Date: Tuesday, July 13, 2021 10:24:10 AM

Greetings,

Here is my comment:

I own a home on the Eastside and I recognize that we need a housing solution as rents climb above \$1600 and home prices doubling. We don't just need homes on the Eastside, we also need businesses. Your Findings and Facts section B: Summary of Proposed Amendments, you claim that this will make communities "walkable." How so? This implies having something to walk to as I can't walk to Safeway with my cane and Winco can be a 2-hour bus ride. Our biggest walkable destination in some places is 7-11. I wish you would reconsider mixed-used developments along major roads so as to bring more shopping and housing options. This would actually match the aesthetic of the older neighborhoods that still exist such as at the corner of E 64th and McKinley. Little shops like that with apartments on top are 'walkable,' create desirable housing, and are destinations that would allow the Eastside to compete with other historic blocks. We need to bring money to the Eastside and stop it from leaving in the form of rent. Also, don't discount community engagement and fundraising. Your proposal says you want Equity-based housing but I agree with the consenting decision that for-profit developers are going to build under a for-profit model. Equity is a step above equal and we can't get equal. Can Habitat for Humanity be invited in? Can the community be supported in organizing to fundraise for their own construction projects? There are even investment firms that support this and the people may need support in organizing.

I think the work done here is amazing, really. In-fill housing is not gentrification and that would have been the quick and dirty solution. I appreciate the City and the Planning Commission taking this on. But in order for this to work and not hurt the citizens, I believe there needs to be more community engagement.

Thank you for your time,

Sandy Anthis

From: [Michele Bathurst](#)
To: [City Clerk's Office](#)
Subject: Zoning Changes for Tacoma
Date: Tuesday, July 13, 2021 10:26:52 AM

To whom it may concern,

My name is Michele Bathurst. I live at 4113 North 26th strrt in Tacoma. I would like to express my concern about expanding zoning from single family to low and mid scale apartments.

Proctor district is a charming community that I deeply enjoy living in and being a part of... it's: A Neighborhood . I have worked hard to buy as well as maintain my house on this charming street. I along with so many of my neighbors are not wanting a condensed / crowed neighborhood. Creating a overcrowded district would certainly take away from its current beauty and charm.

I can't imagine how horrid it might be to have my house surrounded by apartments that would take away all of my privacy. I think Additional Dwelling Units should be the most permitted.

I have recently had all my privacy in my back yard eaten up by a neighbor who has built an ADU. It is only 2 stories. If allowed to build apartments that are even higher we will be engulfed and surrounded. If this happens who will want to live on our street? Our single family houses.. our beautiful yards, and amazing neighbors is the charm of our community.

A lot of this community will move away. What happens when we sell? Will our homes be bulldozed to make way for mass housing? Will we be paving paradise to put up a parking lot.

Please consider not moving forward with expanding the zoning criteria.

Sincerely,

Michele Bathurst

From: [Dr. Renee Cavanagh](#)
To: [City Clerk's Office](#)
Subject: Housing
Date: Tuesday, July 13, 2021 10:28:48 AM

Please slow down and do more research! This plan would drastically impact tacoma and it's residents. I'm all for making housing affordable but let's start by working with existing buildings and add more section 8 options.

Best
Dr. Renée Cavanagh

From: [Karen Miller](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma Question
Date: Tuesday, July 13, 2021 10:31:41 AM

Hi,

I am an affected homeowner as my home lies just inside one of the "proposed Mid-scale" zones; across the street from me will be "proposed Low-Scale" zoning.

I have looked at the July 8 presentation, and read through the "Q & A Section" posted on the website after the July 8, 2021 presentation, which I didn't attend because I hadn't heard about it, but noticed that while there were many questions, many of them good ones even, I don't see any published **answers**. ??

Will the answers be given during the July 13 Zoom meeting later on tonight? Or were they given verbally during that meeting?

Mostly the traffic, noise and parking situation concerns me, as I live on a busy street. I, too, along with many questioners, noticed that there weren't many parking spaces shown in the pictures of multifamily housing. Developers should be required to provide enough **off-street parking** for the requisite 2 cars per unit.

Thanks,

Karen Miller
4008 A St
Tacoma, WA 98418

From: evelynflopez@gmail.com
To: [City Clerk's Office](#)
Subject: Home in Tacoma Proposal
Date: Tuesday, July 13, 2021 10:33:24 AM

Dear Mayor Woodards and City Councilmembers:

I know you have received numerous comments on the Home in Tacoma plans. I've been watching comments on social media platform as well. What strikes me is that there is a lot of fear about any changes to neighborhoods. In spite of that, I think it's critically important for the City to make a decision to do something. Please don't let this moment and opportunity pass without taking action.

May I suggest that if the scope of the proposals feels like too much change, consider looking for changes that are smaller in scope while people adjust perspectives. For example, allow duplexes and triplexes in single family neighborhoods, but delay larger apartments. Expand the zones for multi-family units along arterial streets, and look for opportunities to encourage building multi-family units on the vacant lots around the downtown area. Encourage more mixed-use residential in commercial areas. There are so many places around my neighborhood that would be ideal for more intensive residential development: Westgate, N. 26th, 6th Ave/Narrows. I don't think building up those areas would raise any of the concerns you are hearing from homeowners who think the zoning changes will result in their neighborhood looking like Seattle.

Again, please take action, even if it's reduced in scope. We have to do our best to produce more housing in Tacoma, or nothing will be affordable, and the gaps between those who have and those who have little will just grow and grow.

Thank you,

Evelyn Fielding Lopez
2208 N. Bristol Street, Tacoma 98406

Sent from [Mail](#) for Windows 10

From: [Sarah Farahani](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma comment
Date: Tuesday, July 13, 2021 10:37:34 AM

Hello Tacoma City Council and other decision makers in our city,

I am writing with my full support for the Home in Tacoma plan. As an “elder millennial” I’ve spent my formative years watching our world get more expensive and harder to live in. Limiting the type and supply of housing in our city due to outdated zoning laws directly contributes to this and the interconnected problem of climate change, wealth inequality, and other problems facing us in this part of the 21st century.

I, along with my partner, were fortunate to purchase a home in South Tacoma at the end of 2020. It took years of planning, lots of hard work, and sheer luck to end up where we are. It shouldn’t have to be nearly impossible for two 30-somethings, both with Masters degrees and no children, to move from apartment life to home ownership. If others in my situation want to live in townhouses, condos, apartments or whatever fits their lifestyles, they should have the opportunity to do so. Right now, the reality of my generation is we basically live where we can afford AND has an open unit at the time we’re looking. That scarcity isn’t “the American dream.”

Building for abundance, choice, and opportunities is the American dream. Allowing people to use land in different ways to expand housing options is part of that freedom and innovation we like to tell ourselves America stands for. Approving Home in Tacoma has the added benefits of HOUSING MORE PEOPLE IN CITIES, something we desperately need to be doing to avoid pushing populations further into wilderness and further destroying our climate.

We need to think, plan, and act for the future. What do we need Tacoma to be in 2050? 2080? What we shouldn’t be is worried about keeping the status quo of what it was in 1950, 1980, etc.

I’m sure there will be lots of fear based comments about why we can’t change things, or how this will lead to the absolute distraction our our city. Don’t believe the hyperbole. Be bold. The consequences our our collective inaction are at our doorstep and we actually have a chance right now to do something about the multifaceted existential crisis of our generation.

Please pass the Home in Tacoma rezoning plan and let the future generation have a fighting chance at calling Tacoma home.

Sarah Farahani
Fern Hill, Tacoma

From: [Neil Hewitson](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 10:42:41 AM

Dear City Council Members,

I am contacting you today to urge you to support the Home in Tacoma phase 1 project, as I believe that this will go a long way to ensuring that our fair city will have the tools necessary to right some of the wrongs of the past, as well as positioning us to better handle the continued influx of new residents over the decades to come.

Infill housing will be critical to helping stave off climate change by allowing citizens to have the choice of going without an automobile, and instead being able to rely on transit/walking/biking for their daily needs. More housing units will also serve to combat our affordability crisis and allow more community members who wish to live close to downtown the means to do so.

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.

I support the adoption of the Home in Tacoma project, and I urge the city council to support it as well.

Thank you.

Respectfully,
Neil Hewitson
Hilltop resident

From: [Roy Cutler](#)
To: [City Clerk's Office](#)
Subject: NO to Proposed Zoning Changes
Date: Tuesday, July 13, 2021 10:42:59 AM

I am heartily against the changes to the City of Tacoma residential zoning code proposed by the planning commission. Leave the residential classes of R-1, R-2 and R-3 as is. Do not lump them into one category and allow low rise construction in traditional single family housing areas.

I live on S. Geiger St near S 19th St in a traditional single family residential zone. I chose this location because it is single family structures. I do not want homes on my street bought up by a developer and a low rise multi-family unit put in place next to me, just because I live close to a bus route. There are plenty of places in Tacoma that are already zoned for multi-family structures.

Roy Cutler

Roy Cutler
1657 S Geiger St
Tacoma, WA 98465
253-377-7568

From: [Andrew Evancho](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); clinetg@comcast.net
Subject: Proposed Home In Tacoma rezoning
Date: Tuesday, July 13, 2021 10:44:21 AM

Mayor Woodards and City Council Members:

Please do not rush this process. Most Tacoma neighborhoods have their own unique history, characteristics and visual feel. More pilot programs with defined design standards, influenced by broader community input, need to occur before a City Council vote.

This proposal was initially rolled out as a way to respond to the affordable housing crisis we are experiencing in Tacoma. This proposal does not adequately address this problem. The City should consider available public buildings and commercial sites, and rezoning the downtown area to accelerate more affordable housing units.

Please take more time to develop a phased in approach with in-person meetings and direct feedback from the community.

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



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From: [bartsaddress](#)
To: [City Clerk's Office](#)
Subject: Rezoning proposal
Date: Tuesday, July 13, 2021 10:47:27 AM

To Whom It May Concern:

It has come to my attention that the Tacoma City Council is considering a new direction for housing growth in Tacoma, and that it will move away from exclusive single family zoning citywide.

I strongly oppose this idea. It will do nothing but destroy property values and ruin neighborhoods for homeowners like myself who have worked a lifetime paying their mortgage and improving their home to ensure safe and secure communities to raise their families into the future.

I know my neighbors feel the same way, and we represent thousands of like-minded families in this city.

Sincerely,

Bart Hayes

From: [Ross and Julie Buffington](#)
To: [City Clerk's Office](#)
Subject: Comments Re "Home in Tacoma"
Date: Tuesday, July 13, 2021 10:50:16 AM
Attachments: [image.png](#)
[image.png](#)
[Home in Tacoma.docx](#)

Comments Relating to Proposed "Home in Tacoma" Zoning and Other Changes

Submitted by: Ross Buffington
502 S. Sheridan Ave.
Tacoma, WA 98405

ribuffington@comcast.net

I am strongly opposed to the adoption of the "Home in Tacoma" proposal for the following reasons:

1. **It will not produce affordable housing.** The plan relies almost exclusively on the private market to produce affordable housing. Recent commercial housing projects in Tacoma have resulted in many large apartment complexes at or above market rates. I see nothing in the "Home in Tacoma" plans that would change this.

Affordable housing is a real crisis in Tacoma as in many other areas. What is needed is government action to increase the supply of low and moderate income housing through federal or state grants or through increased local taxes to subsidize such housing. Tacoma should work to expand its own housing authority along with county, and non-profit housing organizations to meet this need. Relying on the private commercial real estate market to fill this need will fall far short of the stated goals of the program.

2. **Tacoma's most urgent need is housing for the homeless.** "Home in Tacoma" proposes virtually nothing to address homelessness. The City of Tacoma needs to put its primary housing focus on providing homes for the thousands of people living on Tacoma's streets. A full-scale effort to address the root causes of homelessness is needed including combating drug addiction, anti-social behavior, poverty and joblessness, and mental health and other medical needs. Again, federal or state grants or additional local taxes are needed to address this problem.

3. **"Home in Tacoma" does not protect existing Historic Districts.** The documents released regarding the "Home in Tacoma" plans are filled with phrases such as "restrict demolitions for historically significant structures" and "discourage demolition of historic structures". Nowhere have I been able to find concrete statements that historic districts will be protected. In fact, many of areas of the North Slope Historic District and the entire Wedge Historic District have been designated as "Mid-Scale Residential".

4. **The Wedge Historic District has been designated "Mid-Scale Residential."** This makes no sense. In 2008, the City of Tacoma created the Wedge Historic District, agreeing with the residents of the Wedge that its neighborhood was historically valuable and deserving of protection. In 2016, the Wedge was placed on the National Register of Historic Places.

The Wedge currently contains a diverse set of housing opportunities. Most are single-family residences but there are also several medium-to-large apartment buildings (e.g. the Berg Apartments at 1304 Division and the Stringfellow Apartments at 421 S. M Street), and many smaller apartments and multi-family dwelling units. The Salvation Army also operates its Jarvie family emergency shelter at 1521 Sixth Avenue in the Wedge. The "Home in Tacoma" zoning revisions are a serious threat to the City's commitment to preserving historic districts - especially the Wedge Historic District.

From: [Dr. Danan](#)
To: [City Clerk's Office](#)
Subject: Please do not change the zoning for the sake of our beautiful Tacoma residential neighborhoods.
Date: Tuesday, July 13, 2021 10:56:41 AM

To Whom It May Concern:

It has come to my attention that the Tacoma City Council is considering a new direction for housing growth in Tacoma, and that it will move away from exclusive single family zoning citywide.

Tacoma has a wonderful reputation for single family dwellings. We have a better waterfront than Seattle. Our Port of Tacoma is better than Seattle.

Why do we want to sacrifice our GREAT quality of living? Please for the sake of Tacoma keep neighborhoods safe and secure communities to raise their families into the future.

Please do not change the zoning for the sake of our beautiful Tacoma residential neighborhoods.

I AM TOTALLY AND UTTERLY AGAINST RE-ZONING. It will do nothing but destroy property values and ruin neighborhoods for homeowners like myself who have worked a lifetime paying their mortgage and improving their home to ensure safe and secure communities to raise their families into the future.

I know my neighbors feel the same way, and we represent thousands of like-minded families in this city.

Business owner, Homeowner and Citizen,

Danan Bakke,DC



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From: [Jane Evancho](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); [Mike and Nancy Fleming](#); [THOMAS CLINE](#); [J Quilici](#); [Judy Manza](#); [Dean Wilson](#); [Karen Kelly](#); [Bolland](#); [jimschock@hotmail.com](#); [Beverly Grant](#)
Subject: Home In Tacoma Comment-West Slope Neighborhood Coalition
Date: Tuesday, July 13, 2021 11:00:24 AM
Attachments: [WSNCHITtr.doc](#)

Mayor Woodards and City Council Members-Attached please find a comment letter sent on behalf of the West Slope Neighborhood Coalition regarding the Home In Tacoma proposal.

Sincerely, Jane Evancho, chair, WSNC

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This email has been checked for viruses by AVG.
<https://www.avg.com>

Mayor and City Council
733 Market Street, Room 11
Tacoma, WA 98402

July 13, 2021

RE: Home In Tacoma proposal

Honorable Mayor Woodards and City Council Members:

I am commenting on behalf of the West Slope Neighborhood Coalition (WSNC*) regarding the Home In Tacoma proposal. The WSNC board concurs with the Minority Report written and forwarded to the City Council by the Planning Commission. Key points of that Minority Report are:

The Home In Tacoma proposal will not respond to the affordable housing crisis we are experiencing in Tacoma. We suggest the City look at available public buildings, large commercial sites, and the downtown area for opportunities to accelerate more housing and affordable units. As an alternative to the existing tax exemptions, we suggest developments over a certain size should have a mandatory percentage of affordable housing units.

The Home In Tacoma proposal will encourage a different type of development that will change established neighborhood character. Design standards are crucial to ensure new development can assimilate with existing structures and their surrounding neighborhood. Design standards need to be established before this is put to a City Council vote.

The Home In Tacoma proposal currently will allow diverse housing types. If approved, the changes to zoning would not override existing covenants within Tacoma.

The Home In Tacoma proposal will cause building-scale conflicts in existing neighborhoods. If approved, no changes to View Sensitive District Overlay zones and height limits should be allowed.

The Home in Tacoma proposal and mitigation is not sufficient to ensure no significant adverse impacts. It does not comply with the State Environmental Policy Act. The WSNC letter to the Planning Commission, dated April 4, 2021, outlines a number of concerns regarding this matter. Staff should commit to respond to these concerns.

Finally, staff and the Planning Commission have not provided reasoning for this major change in City planning to be a rushed project. More time is needed to develop a phased-in approach, with broader community input to occur.

Thank you for taking our comments into consideration.

Sincerely,

Jane Evancho
Chair, West Slope Neighborhood Coalition
cc:John Hines, City Council

*[Note: The WSNC was formed in 1987 as a volunteer organization interested in preserving the character of our neighborhood and improving our quality of life in the west slope area of Tacoma. This area generally is bounded by Jackson Ave(e) to the shoreline(w) and goes from S. 19th Ave(s) to SR 16(n).]

From: [Heidi S.](#)
To: [City Clerk's Office](#)
Cc: [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Subject: Public Comment regarding "Home in Tacoma" City Council Public Hearing
Date: Tuesday, July 13, 2021 11:03:01 AM
Attachments: [Public Hearing Comments - Home in Tacoma - July 2021.pdf](#)

Public Comment regarding "Home in Tacoma" for the July 13, 2021 City Council Public Hearing

(See attached document.)

Heidi Stephens - Tacoma Resident
HeidiGS@hotmail.com

Written Comments for July 13, 2021 Tacoma City Council “Home in Tacoma” Public Hearing

***Please reject “Home in Tacoma” and
retain single-family-home zoning.***

The proposal brought forward (from the Planning Department to the Planning Commission and now to this council) is drastically different than what was initially recommended by Tacoma’s Housing Equity Taskforce. “Home in Tacoma” somehow became about “more” housing with nothing guaranteeing long-term affordability nor truly accommodating low-income families; instead, “Home in Tacoma” will actually end up limiting housing options and opportunities, and our city will also lose much of the very qualities currently making it livable and desirable.

Of the three examples in I’ve found where other cities have experimented with adjusting their “single-family-home zoning”, not only are these cities all two-to-four times larger than Tacoma but **none** are allowing for three-four story apartment buildings in former single-family-home zones (such as “Home in Tacoma” is attempting, yet with no solid sources to support doing so).

Comparing changes to single-family-home neighborhoods:

Tacoma, WA / population 212,869 (2019) – proposing 3-to-4-story apartments

Minneapolis, MN / population 420,324 (2019) – triplex or three units, max

Portland, OR / population 645,291 (2019) – fourplex or four units, max

San Jose, CA / population 1.028 million (2019) – fourplex or four units, max

In Minneapolis, their adopted policy (allowing up to three units on any lot) also requires appropriate same-height-limitation for duplex and triplexes.

Oregon passed HB 2001, allowing only up to two housing units on every residential lot within populations classified as cities, and up to four housing units in cities with 25,000 or more residents.

San Jose’s “Opportunity Housing” allows duplexes, triplexes, fourplexes and “granny” Accessory Dwelling Units (ADUs).

Again, **none** are allowing for the drastic measures being proposed in Tacoma of three-four story apartment buildings into currently single-family-home neighborhoods, and even the small transitions in those above-named cities took them years of community involvement, not a few months.

Even Seattle’s most recent up-zoning measure took years of negotiating before it passed, and that only adjusted single-family zoning for just six percent of the city (resulting in infrastructure failures), not nearly on this massive city-wide scale as is being proposed in Tacoma.

Although “Home in Tacoma” was initially being sold to the public as creating affordable housing, not only has that now been admitted as false but, in fact, mass multi-family rezoning will likely be disastrously worse for the disenfranchised.

Please consider these comments of Alissa Luepke Pier whose city of Minneapolis implemented a much smaller scale than “Home in Tacoma” is pushing, yet is already seeing irreversible damage there, in hindsight.

Ms. Pier is a licensed architect and vice president of the Minneapolis Planning Commission, where she is the most senior member having served for over a decade:

Minneapolis residential upzoning risks unintended consequences

She shares that the city’s “experiment” has not been fully examined, noting a number of unintended consequences that could accompany the sweeping planning decision. She is most concerned that the City Council’s decision could encourage land speculation by global investment firms and might well undermine the fabric of the very low-income communities of color its unprecedented provisions aim to assist.

https://www.insightnews.com/minneapolis-residential-upzoning-risks-unintended-consequences-alissa-luepke-pier/article_e2ffa2f2-af56-11e9-8bfa-43e57ad786ad.html

Excerpts from the article (regarding the universal up-zoning of all formerly single-family and duplex lots to allow for triplexes):

Somehow, that precise solution became a completely dull instrument that we slapped down on the entire city.

... as much as we’ve patted ourselves on the back for doing “authentic engagement” around the comprehensive plan, when it came to actually gathering information from stakeholders, there wasn’t a lot of wiggle room to incorporate community feedback into the final plan.

Moreover, many of the most controversial policies in the plan, including the elimination of single-family zoning, have not been vetted through an economic lens.

The policy took as its starting point that more units automatically equals more affordability, and there wasn’t any interest in delving into whether or not that was actually a factual equation on which to base major decisions.

The policy does not cite any research to support its assertion, nor does it even lay out any aspirational goals regarding the extent of the impact they hope to achieve (such as in anticipated added units, or even in theoretical decreases to housing costs).

“Without any sort of concrete metric, it is impossible to analyze the policy's effectiveness in achieving its goal of improved housing affordability. That is convenient when what one is proposing is a vague, one-size-fits-all solution with no real statistical support linking it to its presupposed conclusion.”

There is no contingency plan, no method to test effectiveness, and no metrics for success. The consequences of a policy like this on a community like mine are far too harmful to be glossed over in the name of innovation.

Let me be clear: Adoption of this policy without adequate safeguards will cause great, long-term harm to low income families and communities of color, and there is no way to undo the damage once Pandora's box has been opened.

... amend the policy to allow triplexes by right, but only on currently vacant lots—of which there are hundreds throughout our city. This would add the desired density without some of the negative consequences to the community and its existing housing stock.

The best safeguard, in my opinion, would be an owner occupancy requirement: allowing people throughout the city to build new or convert their own homes into duplexes or triplexes and rent out the additional space.

I have seen the toll that absentee investor landlords have taken on our community.

Unfortunately, the majority of the data shows that a disproportionate percentage of owners and operators of rental properties in my area are not responsible landlords.

“We're seeing investors come in, run the housing stock into the ground, treat the tenants like garbage, and immediately take all their rental income—money that could be invested in the community—out of the neighborhood.”

This is an immediate capital flight from the community, leaving local residents without the expendable income to invest in local opportunities or support local businesses.

I'm fearful that blanket upzoning will exacerbate this problem, which, so far, our regulatory services haven't been able to control.

“I also worry that it will deny homeownership opportunities to the very people whose housing problems we're claiming to try to solve: low-income families and people of color... with the new policy, a potential first-time homebuyer in my community will suddenly have to compete with an investor from another state who's looking to buy the place sight unseen, slice it up into three units with minimal improvements, and start renting it right away.”

Those investors are not looking for homes, but for cash flow opportunities.

How can a first-time homebuyer who currently resides in my community compete with someone who views it as a triplex income stream? The answer is: They can't.

“They will be out-bid every time, further denied the opportunity for home ownership in the community they live in.”

What will happen in the long run is that we’ll end up with smaller units (as we see existing housing chopped up to create triplexes in our less affluent neighborhoods), in poorer shape (because the goal of an absentee investor is to maximize profit, and there is little consequence for failing to properly maintain a safe living environment for tenants)—yet there’s no indication at all that they will go for a lower price.

“To summarize: In an effort to alleviate the affordable housing crisis, the city is offering my community smaller, crappier housing for no less money, with the added insult to injury of making it harder for them to buy a house and build generational wealth within their own community.”

“I’ve heard from realtors specializing in North Minneapolis that they are being contacted by firms on the West Coast, in Florida, Missouri, Texas, and elsewhere who are looking to buy up multiple parcels at a time, sight unseen. Those interests are chomping at the bit for this policy to pass.”

It saddens me that we would take ownership opportunities away, not only from the immediate community, but from the region as a whole, in favor of global investors.

I’m disappointed we, as a city, chose to go that route rather than having a meaningful, honest discussion about the potential for this policy to be abused. If we really cared, that’s what we would do.

Good intentions are one thing, but at some point, the rubber hits the road. It’s the details that will define whether or not this policy will be effective.

Instead of being the comprehensive plan that finally addressed Minneapolis’s equity issues, this could very well make those issues worse and set us back 10 or 20 years.

Unfortunately, by the time we find out how catastrophic this might be for my community and others like mine, the people that made these decisions will have moved on, and another generation of my neighbors will be denied an opportunity to grow wealth and have stability within the community.

This is history repeating itself—just like the planning mistakes we made in the 1960s, ’70s, and ’80s.

Well-intentioned people making these decisions from afar are never going to come to the right solution in a vacuum of like-minded people who have lived the same life experiences.

The world is full of urban planning failures that started with the best and most noble of intentions.

If you want to make real, actual change, you have to be willing to do the hard work to ensure that the cure isn't worse than the disease, and that means being open to diverse opinions on the matter and addressing concerns about how this will play out in real life.

... we have to identify what could go wrong. One thing we have observed about human nature is that there are always people out there who are just looking to make a dollar and don't care who they're harming on along the way. We need to look for ways to mitigate that possibility. That critical eye is missing from this dialogue.

Instead of jumping to attack people (who are) speaking out, actually ponder where they are coming from.

To not listen to the voices, hearts, and souls of people who are concerned—to not find out what motivates them—is a huge missed opportunity.

What a great waste of time, money, and energy it would be to enact a policy that might very well set your city back farther than where you started from. And what a heavy price our most disenfranchised citizens will have to bear for generations as a result.

Who pays the price for such indifference to legitimate concerns? The very communities who are used to justify the “innovative” change in the first place.

If you are enacting change in the name of others, it seems morally irresponsible not to examine that change from every possible angle and study its impact on those same communities before pushing it through.

We don't have to look elsewhere, though, because it is already happening here.

Tacoma's Hilltop residents fear new development will price them out

Proposed development in Tacoma is raising concerns that longtime residents of the Hilltop neighborhood will no longer be able to afford it. Updated: 10:38 PM PST Feb. 6, 2021

<https://www.king5.com/article/news/local/tacoma/tacoma-hilltop-development-residents-concerned/281-62b00dce-7905-4498-bd5b-b04fd799975d/>

Excerpts:

In the Hilltop area, many residents worry this will bring them one step closer to losing their neighborhood.

...between 2016 and 2019, the median income of Tacoma's renters only rose by 12%. However, in that same time period, the median rent in Tacoma rose by about 21%.

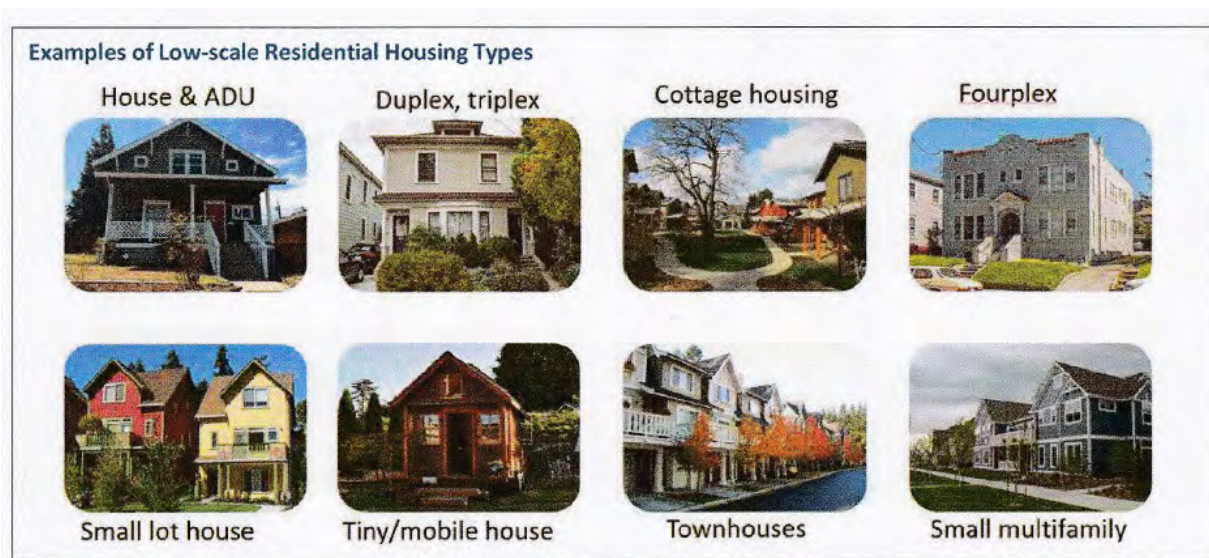
“Folks that are the first to be displaced are African-American, and then our elders in the community.”

Unnecessarily Rushed Plan and Inadequate Outreach

This is an inappropriate time for such sweeping change without enough public awareness, during a pandemic. One possibly misplaced postcard per household, months ago, is not adequate notice; most residents are unaware. The Planning Department never once reached out to my neighborhood council about this proposal, yet they had meetings with builders.

Until I contacted each of my neighbors about this, they had no knowledge of the “Home in Tacoma” plan. When I shared information with other homeowners on my street, it was noted there was not one three-four story apartment building among the “example” photos, nor an example of a three-four story apartment building directly next to a single family house, the omission of which is a red-flag that what is being advertised is not what’s being sold.

Every image from the city’s website and the hardcopy mailed to me, showed only classic duplexes, fourplexes... no photo of a 4-story apartment building nor the kind of box apartments we’re actually seeing being built:



This “transition” drawing, also did not show the scenario of a four-story apartment building directly next to a single-family-house; however that is what “Home in Tacoma” would be bringing to many single-family-home areas, yet seems deliberately and deceptively omitted from here.



After I pointed this out to the city, only in April did I see a photo of an apartment building added for the first time...

What can Missing Middle Housing look like?



Mid-scale Residential: Urban, walkable housing

- Serves as transition from higher-scale areas to low-scale areas
- Moderate building height and scale
- Smaller/shared yards/open space



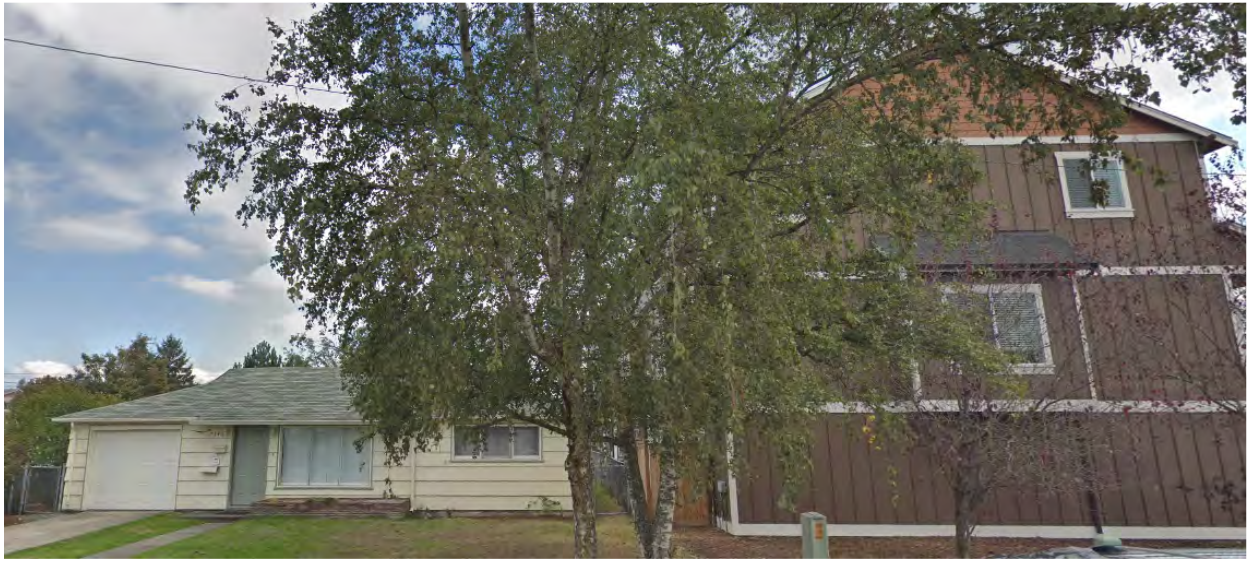
... yet, again, it still isn't showing the reality of a four-story apartment building next to a single-family home, while for many areas of Tacoma that's what will be allowed.

The Reality:

Lowest quality construction, poor transition, no matching design standards and no green space.

Images from the Tacoma Mall Subarea “growth center”





Streets and sidewalks in disrepair:



So much for walk-ability.



No open green space... poor livability.



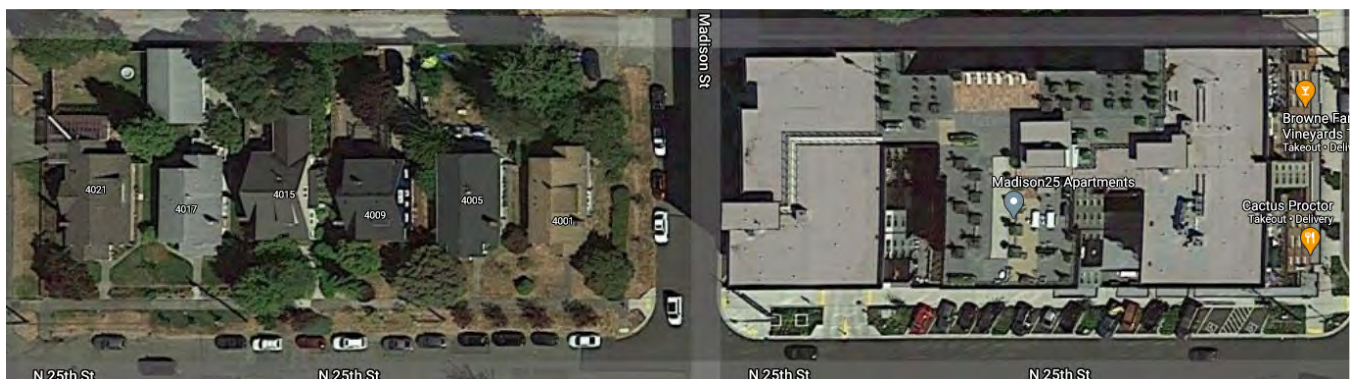
Even from this Graves & Associates architectural rendering in the Proctor district, there is nothing transitioning or “within the neighborhood design style” about this plan:



This specific intended project will also be demolishing at least one single-family house in the process, and destroying livability of this unfortunate house remaining.

A number of residents have commented on the planning staff being essentially dismissive of concerns, by simply verbally assuring that developers would never demolish a viable house or construct anything not within similar scale, yet we are already seeing that happen over and over, such as in the Tacoma Mall Subarea and with the “Madison 25” apartments.

Google Maps aerial view of full block apartment building and the neighboring homes, similar to what had previously been there but demolished to build this entire-block structure.



“Before” picture (corner of N 25th and N Madison Street):



“After” (same corner):



Same corner looking north, again belying the expectation of any “transitional approach” being applied:



“Oh, that probably won’t happen” (quote from Planning Department) isn’t good enough to approve policy if there’s nothing to confirm it. If we zone to allow it, there will be nothing we can do to stop it, and developers will go for the maximum, which we’re already seeing.

If we continue to allow for-profit building to direct city code, it will obviously result in developer profits, not long-term affordable housing... but it will also result in loss of trees, yards, viable quality well-built houses and livable neighborhoods.

Seattle has already sadly realized that expecting “for-profit” developers to create long-term affordable housing, does not result in affordable housing because they are building for maximum profit - and – Seattle is now left with an infrastructure nightmare we should be wiser to avoid.

I have seen no attention put to the cost for additional infrastructure needed to accommodate these 3-4 story apartment buildings all over the city. Serious problems occur when population increases before necessary improvements to streets, bus routes, water/sewer, garbage, parks, schools, fire and police. A number of the people I’ve spoken with are very concerned this poor planning will ultimately drive up their property taxes, putting a strain on fixed-income seniors.

Endless growth is not sustainable, but we can accommodate moderately more residents without destroying our neighborhoods if done in a thoughtful way. Our city has an opportunity for careful in-fill of cottage homes and ADUs, allowing us to retain neighborhood character and necessary green open spaces.

However, “Home in Tacoma” as currently written will only benefit developers (many from out-of-town) taking advantage of a city-allowed tax-deferral to crowd in as many poorly-built units as possible using the least expensive construction methods.

That means, less money will be coming to the city (which we could have put toward real housing solutions) while still being left with the same problems of homeless and low-income/displaced people, but then also with destroyed neighborhoods and houses lost forever.

Multi-family in-fill development is already happening at an alarming rate, unfortunately destroying the very houses a lower-income family may hope to afford.

Here's an example from just this week (Land Use Public Notice email received 7/12/2021):

LU21-0109	07/08/2021	Katherine Rupert	Notice
Address: 8642 A ST			
Project Description: Rezone 3 Parcels, approx.19,628 square feet, from R2 to R4L for development of multifamily housing.			

8642 A ST (Google Street view)



These three parcels with trees, yards and viable houses will all be instead lost to small, for-profit units, unsuitable for most families.

This is happening all over South Tacoma, and although it should not be applied city-wide, either, massive in-fill housing should certainly not be encouraged in the most polluted and unhealthiest parts of the city.

Development/paving of green space and removal trees will add to pollution, groundwater run-off and heat... all at a time we should be doing everything we can to retain urban forests with the coming higher temperature climate change and water droughts.

Redlining is also the disproportionate number of crowded multi-family units in low-income areas causing worse environmental / heat / health effects due to fewer trees and open green spaces due to more paved/developed area. ~ The Takeaway, KUOW/NPR, July 1, 2021

So, "Home in Tacoma" is even more disproportionately unfair to South Tacoma, which ironically will result in present-day redlining it pretends to address.

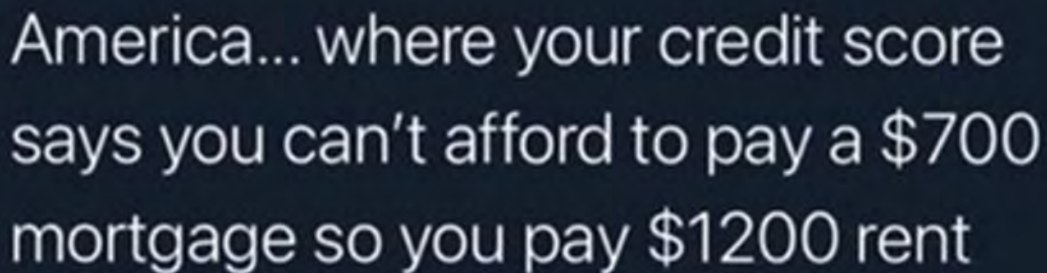
From: The News Tribune, March 7, 2021

Tacoma also has used the eight-year exemption liberally, granting tax breaks to over 200 projects totaling 8,963 units, only 335 of which are affordable.

According to data provided by Debbie Bingham, a project manager for Tacoma's Economic Services Department, the city has exempted \$4.9 million in property taxes in 2020 and \$3.4 million in 2019.

*Even where cities that have attracted 12-year exemption projects, which require at least 20% "affordable" units, **the final product often ends up priced above market-rate.***

<https://www.thenewstribune.com/news/politics-government/article249744533.html>



America... where your credit score
says you can't afford to pay a \$700
mortgage so you pay \$1200 rent

~ Lauren McKenzie

Follow-through with the current designated "growth center" plan:

Tacoma already has two designated "growth centers" within the city, oddly no longer being discussed.

From the city's website:



Learn more about Tacoma's Regional Growth Centers:

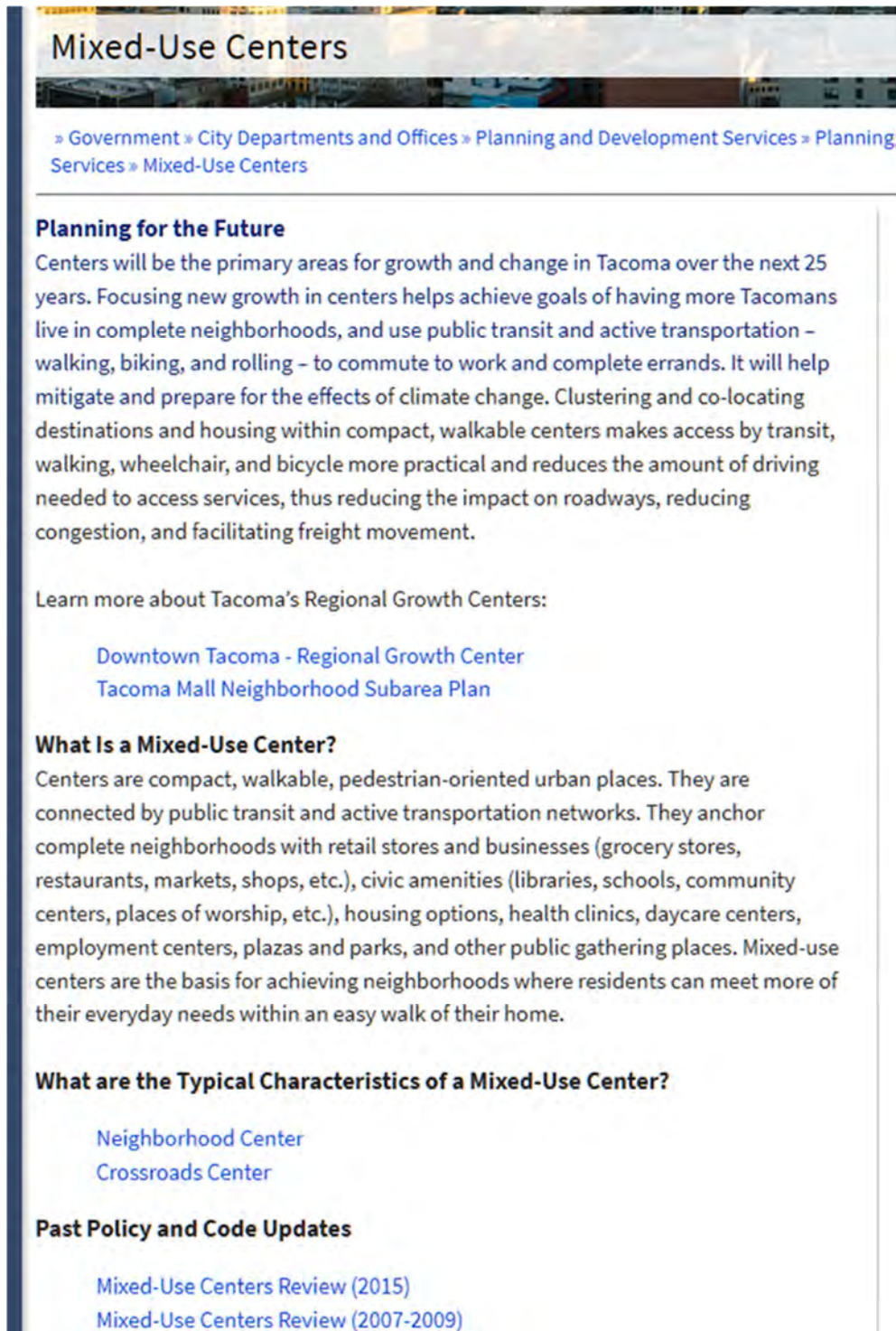
[Downtown Tacoma - Regional Growth Center](#)

[Tacoma Mall Neighborhood Subarea Plan](#)

Downtown was largely vacant in areas and has mostly produced high-market value units, while the Tacoma Mall Subarea is systematically destroying viable house-after-house for multi-family units, yet without adequate improvement to streets, sidewalks or transportation, not preserving trees, open/green space nor matching the former character of the area, as well as not producing anything less than market-demand rates.

Tacoma's previous plan for "growth centers" – why are we abandoning this before completion?

https://www.cityoftacoma.org/government/city_departments/planning_and_development_services/planning_services/mixed-use_centers



Mixed-Use Centers

» Government » City Departments and Offices » Planning and Development Services » Planning Services » Mixed-Use Centers

Planning for the Future

Centers will be the primary areas for growth and change in Tacoma over the next 25 years. Focusing new growth in centers helps achieve goals of having more Tacomans live in complete neighborhoods, and use public transit and active transportation – walking, biking, and rolling – to commute to work and complete errands. It will help mitigate and prepare for the effects of climate change. Clustering and co-locating destinations and housing within compact, walkable centers makes access by transit, walking, wheelchair, and bicycle more practical and reduces the amount of driving needed to access services, thus reducing the impact on roadways, reducing congestion, and facilitating freight movement.

Learn more about Tacoma's Regional Growth Centers:

- [Downtown Tacoma - Regional Growth Center](#)
- [Tacoma Mall Neighborhood Subarea Plan](#)

What Is a Mixed-Use Center?

Centers are compact, walkable, pedestrian-oriented urban places. They are connected by public transit and active transportation networks. They anchor complete neighborhoods with retail stores and businesses (grocery stores, restaurants, markets, shops, etc.), civic amenities (libraries, schools, community centers, places of worship, etc.), housing options, health clinics, daycare centers, employment centers, plazas and parks, and other public gathering places. Mixed-use centers are the basis for achieving neighborhoods where residents can meet more of their everyday needs within an easy walk of their home.

What are the Typical Characteristics of a Mixed-Use Center?

- [Neighborhood Center](#)
- [Crossroads Center](#)

Past Policy and Code Updates

- [Mixed-Use Centers Review \(2015\)](#)
- [Mixed-Use Centers Review \(2007-2009\)](#)

If we are genuinely intending to create affordable “missing-middle” housing, we need to move away from the majority of housing being profit-based (which benefits developers/property owners and/or costs taxpayers subsidizing them instead of those we purport to help), and instead actually provide housing for housing-sake (not profit) where people/families can be housed and safe, along with the opportunity for them to rise out of needing assistance and into an affordable home of their own.

These growth centers were designated with a 25-year plan. We have obviously not seen them through, nor studied them for lessons learned. Based on these two growth center examples, this tax-deferred benefit (leaving it to builders to produce affordable housing) is not working, so it certainly shouldn't be implemented on an even larger scale.

As many residents had testified to the Planning Commission, it's unnecessary and potentially disastrous to race forward with “Home in Tacoma” without a controlled area of study, first.

We already have those two areas and should be continuing to focus there for dense in-fill as intended, with close monitoring to determine what is working and what hasn't, as we continue to in-fill those two specific centers.

The outcome of the Tacoma Mall Subarea took a significant toll on and sacrifice to many residents who used to own and live in the houses west of Tacoma Mall. Small houses (which a low-income family may have actually been able to afford to purchase) were/are instead bought by developers for building low-quality, over-priced units.

When a house in the area went up for sale, low-income families hoping to purchase a home with space, bedrooms and a yard were repeatedly out-bid by construction businesses (often not local) looking to in-fill the highest number of units for greatest profits. Developers began assertive offers to purchase homes not even up for sale, creating as unpleasant an atmosphere for residing home-owners as was the appearance of unsightly large structures where neighboring houses had been. Long-time residents felt forced out, and others seeking to reside there were denied purchase of that house or any housing in the area, since a low-income family with children could neither fit into nor afford any of the resulting units which had taken the former houses' place.

Long-time residents (some whose families had lived in those houses for generations) who remained have seen their street and entire neighborhood demolished for cheaply constructed, unattractive yet still not affordable multi-family units. The few small studio apartments the developers apparently are allowed to classify as “affordable” are actually only at the low-end of market-rate but would not accommodate an entire family even if they could afford it.

So, before this proposal goes any further, the city needs to closely study these two growth areas for results as rezoned density cores.

- Are they at capacity and need to expand outside their borders? (No.)
- Are they affordable? (No.)
- Are they creating live-able neighborhoods? (Not yet, if ever.)

Until the existing two Growth Centers are density-full as well as fully evaluated, we must not move forward with these far less thought-through proposals.

The Idea of Eliminating Single-Family-Home Zoning

I am not against housing in-fill and I have been a long-time advocate for affordable housing (both domestically and abroad, even assisting with building shelters overseas) so I sincerely resent the insinuation that anyone opposed to the "Home in Tacoma" plan is somehow racist and/or discriminatory.

Such a dramatic change as is being proposed, deserves careful consideration, and anyone suggesting otherwise would appear either disingenuous or with possibly unspoken motives. The speed with which this is being pushed through is not respectful of our city's residents and, as a result, is generating significant mistrust.

In fact, in the short time I've had to study this proposal and examples from other cities, the more it appears to be the opposite of what its proponents are claiming.

For example, results of for-profit multi-family housing (such as Resolutions 40804/05, which were passed at the 6/22/21 City Council Meeting) are in reality actually removing obtainable family-appropriate houses and green space, replacing them with small-unit, cheaply-made buildings which are high-rent and unsuitable for families.

4329 S Puget Sound Ave:

This viable single-family house (which might have been affordable to a family with children, and which offered yard space and trees) will be demolished by a developer:



These houses (in the "designated growth area") are being systematically destroyed and dumped into our overflowing landfills (construction debris being the largest contributor).

Low-income families cannot out-bid corporate construction competitors, so affordable houses will continue to be lost and families' quality-of-living options becoming that much more limited.

Besides actual affordable houses being demolished (thus taken from families who deserve the opportunity for space and investment), every tree being removed also interrupts the stability of urban animal pathways, especially the flight path of bird populations severely affected.

Start Again and Work with More City Departments and Residents, not Developers

I'm certain that some of the people working on this plan have the best of intentions, but besides having no proof (and by not regulating for size and cost specifics) this will not only be doing nothing to create affordable housing, but this plan (of eliminating single-family-home zoning) will instead again prevent families of color and low income from the option of ever owning/investing/living in a single-family-home, as well as many other income ranges, too.

From Tacoma Municipal Code:

"The proposed use and development shall be compatible with the quality and character of surrounding residential development, shall be designed in a manner consistent with existing neighboring structures, and shall not be materially detrimental to the overall residential environment and character of the general area. In the case of conversion of an existing single-family dwelling to a two- or three-family dwelling, the existing architectural features shall be maintained to the maximum extent practicable."

Based on the examples, above, this clearly isn't happening nor being enforced.

Despite the city staffer saying, "It's about creating great neighborhoods that are welcoming to more people"... there's nothing actually requiring that in regulated specifics and (if great welcoming neighborhoods are truly the goal, then) that shouldn't be left to a developer whose focus is on profit... it needs to be confirmed in regulatory code.

Consider these recommendations of Dan Parolek, designer:

Missing Middle Housing can go a long way toward meeting housing needs in a variety of places, if done correctly:

Incrementally increasing the allowed number of units/densities can substantially increase the number of housing units and address housing costs (see note below regarding using density/number of units carefully).

Higher densities do not have to equate to larger buildings: House scale buildings/Missing Middle Housing can accommodate more units, more choices, and higher densities.

Missing Middle Housing is no more than 2.5 stories in height to keep it "house scale"...

Regulate maximum building envelope/form & scale rather than number of units/density, and carefully regulate building width and depth.

Without including reasonable limit specifications, as noted above, viable homes (and, yes, historic homes and trees and yards and classic neighborhoods) have been and will be destroyed for three-four story box apartments buildings as we're already seeing in the current growth centers.

This is contrary to our city code, comprehensive and environmental plan. Current apartment building plans are not complying with our material management, tree and open space programs.

One expectation should be to retain and reimagine existing buildings. Some of the structures being put up in such haste will likely be demolished and rebuilt for this even higher-scale, creating a terrible "disposable" building method benefiting construction profit.

It is well established that retaining existing buildings is the most environmentally-sustainable option. Instead, developers are demolishing viable homes with such speed, and without allowing for dismantling to salvage reusable materials which means more landfill waste. Demolition without salvage of old homes also loses irreplaceable solid old-growth timbers, vintage hardware, and many other items valued for reuse.

Per the Tacoma Environmental Action Plan, construction waste accounts for over one-third of yearly trash, which is not sustainable.

We're already using county landfill now because our city landfill is full – mostly from unnecessary demolition for private profit construction, which is another example of our infrastructure not ready for mass demolition and rebuilding.

Tacoma Environmental Action Plan: 2019 Progress Report

Materials Management

In the waste hierarchy we must prioritize reducing, then reusing, then recycling. Sharing, leasing, borrowing, refurbishing and buying used and durable goods should be the first choices.

Urban Forestry Management Plan (UFMP)

Regional pressures of rapid development and an ever-increasing demand for housing are threatening Tacoma's already sparse urban tree canopy.

Please also consider how inappropriate it is to push for high-density infill in South Tacoma which already suffers from lack of infrastructure and air pollution; doing so is a form of discrimination by intentionally creating crowding for the less-privileged into the most unhealthy of places. Tacoma/Pierce County is one of only 32 places in the U.S. with below acceptable air quality and South Tacoma suffers most of all.

This is known as Environmental Racism, yet "Home in Tacoma" seems to be a blatant deferral to builders' to the detriment of our residents. Noise, pollution and increased accident potential should also extend the JBLM Airport Compatibility Overlay all the way north to South 52nd Street due to amplified aircraft descent over the South Tacoma cemeteries, and in-fill housing should err on caution and not push to the limits of risk.

Alternative:

The One Tacoma Truly Inclusive and Incremental Housing Plan

First:

Continue following-through on intended density in the two designated growth areas, with better monitoring for quality building, verified family-size units at below market rate (which is still more expensive than many may afford, but lack of appropriate regulation has left us where we were at for now), with improved roads, sidewalks and bicycle lanes, landscaping and green space as promised.

Only after that:

No more builder tax-breaks (which was originally implemented for re-energizing development in the downtown area). The city should apply those taxes to a truly affordable housing assistance fund to include permanent city-owned housing for homeless, low-income and transitional housing.

Go back to the original recommendation from the Housing Equity Taskforce and begin the discussion to consider two-unit maximum along major transit areas with requirement of:

Owner-occupied in one of the units (be it a duplex or main house with ADU or two cottage homes, etc.)

Incentives given for retaining all existing structures

No viable structure may be demolished without a historic review (and no viable structure purchased to be left in disrepair so as to become nonviable)

Any structure demolished may only have an equal-or-below height one story increase for the rebuild as long as it's within neighborhood height limits

Any demolition must use a certified salvage company to retain as much of the building materials for reuse and kept out of landfills

Emphasis on retaining the feel or improved livability of the existing neighborhood, but incorporating ADUs, cottage homes and tiny houses into single-family-lots

Emphasis on creating basement/attic separate living units in character with the existing house

Allow for smaller lots so ADUs and even in-house units may be owned separately

Height and boundary limits, as well as neighborhood design style requirements, such as: Missing Middle Housing is no more than 2.5 stories in height to keep it "house scale", and to regulate maximum building envelope/form and scale rather than number of units/density, as well as to carefully regulate building width and depth

Eco-green emphasis on material reuse and non-toxic building materials, also reducing the hazardous polluting dust created from demolitions

Emphasize energy efficiency, with incentives for green roofs, wind and solar power

Open green space must be a part of any approved permit plan

No trees may be cut-down, and two trees must be planted for every new unit created

Roads, transit, sidewalks, sewer, garbage, parks, school, fire and police, etc. must have been pre-evaluated and able to accommodate an increase

Incentives given for increasing diversity, with assistance to low-income renters and first-time property owners

After ten years, and only after continual careful monitoring, we reassess and (only if needed) then consider moving the two-unit option a block-or-two further past major transit areas and/or three-unit along major transit routes. Every ten years, additional incremental changes may be reviewed... if needed.

Additional Considerations:

We need city-supplied affordable housing options, either city-owned and/or working with local property owners to guarantee affordable and housing options for people in need and transition. If we indeed want to have a long-term sustainable option, we need to use money currently being given for builder tax-breaks and build permanent affordable housing as is what's now being proposed in Seattle.

Tacoma would do much better collecting those missing exempt taxes and putting them toward purchasing buildings for a truly affordable, flat-rate (income percentage) and/or transitional free-housing, since affordable housing will obviously never be produced via for-profit construction.

See: <https://www.weforum.org/agenda/2018/02/how-finland-solved-homelessness/>
“How Finland Solved Its Housing Problem”



The same could be done with the estimated \$1.7million in costs for two-years of the proposed TEMS site (as quoted from the June 23rd NCS community meeting) which would also be better invested in permanent city-owned housing.

In attempts to stem the destruction from new development, Seattle non-profits are working with property owners for first-purchase options of existing homes at affordable prices, before a developer either flips or demolishes it (both methods resulting in out-of-range costs for the disadvantaged).

Create options for a local resident investment program to directly finance fellow-residents and low-income individuals' home ownership, with first-chance purchase offers instead of being outbid by for-profit developers (which is what swiftly reverts to market or above-market rates, with eliminating the chance for affordable housing).

In Los Angeles, vacant parking lots and parking garages are being used for mobile "tiny home" structures, some with innovative eco-structures with building materials from discarded plastic bottles, used tires and freight containers.

In a few years, it's very likely that the Northwest Detention Center may no longer be operating as a private for-profit prison, so such a facility could become interim housing. Although not suitable for long-term, it does have many elements of essential infrastructure already in place.

In some cities, such as Seattle, vacant hotels, warehouses and unrented housing units are being incorporated into temporary shelter and longer-term affordable housing, as the excerpts from article explain:

Weld Seattle is a non-profit group that has temporarily converted 18 homes around Seattle into recovery centers for especially vulnerable people who are homeless or on the verge of it.

"We were able to come in and provide the housing and the resources for individuals," Arney said, "and just become a successful part of the neighborhood hopefully instead of being boarded up."

Inmates just being released from prison or those who are chronically homeless and struggling with drug abuse are allowed to live in the home to work on recovery, sobriety and re-integration in the community.

"It's a very creative strategy," Hunter said. "We've been very excited to hear about some of those non-profit organizations that are working with builders to help place some unsheltered people in properties."

Arney hopes that owners of other vacant properties will consider Weld, which served 176 people last year and has helped more than 400 since it began in late 2017. Arney said 60 percent of clients who finish the program end up in permanent housing. Additionally, landlords stand to benefit, too.

Not only is no one breaking in, but owners can get a property tax exemption while the home is used by Weld. They may also be eligible for a fair market write-off. "It's a win-win for everyone involved," Arney said.

[KOMO 4 News – Local Program Tracks Vacant Buildings](#) / (excerpts)

I live in a widely diverse multi-ethnic community where we're connected by our love of tree-lined streets and historic homes of South Tacoma. It is not racist to want to preserve livability of single-family home neighborhoods.

It is, however, racist to assume that people of color or low-income wouldn't want to live in a single-family-house or wouldn't want to preserve such a neighborhood for themselves or future generations... and it is not only especially racist but incredibly short-sighted to further remove people's housing choices by completely eliminating most single-family-house neighborhoods, as this plan would do.

So, it was disappointing to hear people (who I personally know are builders) speak during the previous Planning Commission's public hearing in what appeared to be an attempt to shame others into supporting this plan, when it's more likely their own desire to acquire and flip properties which is the actual discriminatory practice and will be what results in modern-day redlining.

Additionally, basing "affordable" rent rates on 30% income is outdated, since our goal should be to help low-income people/families out of poverty which will be impossible to achieve with such a high percentage of housing cost.

It's also inaccurate to claim that Tacoma must take on density to stop sprawl into rural areas. Pierce County CDC (community development) is currently working on their own in-fill, so it's not true that condensing in Tacoma will avoid development outside the city.

Proposed Ordinance No. 2021-31

Title: An Ordinance of the Pierce County Council Repealing Pierce County Code Chapter 18J.17, "Small Lot Design" and Adopting a New Chapter 18J.17, "Urban Infill Design"

Until the two current growth centers have been proven successful, there's no reason to put other neighborhoods through the horror of what's happen in the Tacoma Mall Subarea.

Tacoma's residents care about Tacoma, care about the other people living here and the people to come. It's time to bring the residents of Tacoma (who live here, love it here, and know it best) to be the largest represented stakeholder at the table, with honest open conversations for creating successful solutions via more thoughtful, incremental and truly sustainable approaches.

H. G. Stephens

Long-time resident of Tacoma

From: mpionergan@nventure.com
To: [City Clerk's Office](#)
Subject: Comments Proposed Home in Tacoma Plan
Date: Tuesday, July 13, 2021 11:13:45 AM
Importance: High

TO: City of Tacoma Elected Officials

Re: Home in Tacoma Plan

Sir/Madame/Whoever:

I've already submitted written comments and verbally made my concerns known about the Planning Commission's proposed plan to house new residents in Tacoma. I've sat through at least two presentations of the first proposal, as well as the updated proposal, and my opinion remains unchanged--I ABSOLUTELY DO NOT SUPPORT THIS PROPOSED PLAN!!!!

I am very open about my distaste for this plan and the proposed idea to address old wrongs that happened forty years ago when people of color weren't allowed to live in the North End of Tacoma. As a person of color and North End resident of 38 years, I've invested in my home and as I am extremely unhappy with the changes I've seen thus far in my district, as well as what have been allowed in the 6th Ave Business District.

Your Planning Department wants citizens to trust that their new plan won't continue to do what it has already allowed in the two aforementioned areas, and that's why I oppose this latest version. The basis for my opinion is that I've already seen what this department will allow builders to do. In fact, right next to my house, which faces Washington Elementary School, is a fine example of things to come. Based on the extra height bonuses the builder has been granted, the promise to only allow buildings that fit in a neighborhood that are no more than three to four stories high, won't actually happen; and, I'm furious about the false attempts to lead citizens to believe new buildings will not change their neighborhood when in fact they already do. All this in the name of social justice—bull crap!

Furthermore, I'm as angry as many other citizens are that this same department also falsely wants to lead people to believe they'll allow sufficient parking when new buildings are erected. B.S!!!! I don't give a rip about the builders' cost to include the appropriate amount of tenant parking in their building plans! When apartments are granted to replace existing homes, no tax paying home owner should have to jockey for parking spaces in front of their own home; and, as long as we aren't living in a European nation where every effort is made to get people out of their cars and on bikes or in public transportation that won't get you directly to your destination, let's be absolutely truthful about the fact that there must be at least two parking spaces for each tenant—one for the person leasing an apartment and another for their live in partner and/or for visitors. This is especially important if a building has a rooftop where tenants can host parties and invite more than one guest to visit them!

Let me be clear, I fully understand there's a housing shortage. But, let's get real, people moving into Tacoma must have the means to get a place to live. The current proposals give a great deal of incentives to builders at tax payer expense and what's being built doesn't benefit many in need of affordable housing. That said, I do not oppose options to add more housing. In truth, there's plenty of land in Tacoma where builders can build so allowing multi-unit housing in existing neighborhoods is simply a way to disrupt neighborhoods. We have a lot of

store fronts in locations across the city that are on main streets and in other places that won't use up too much green space that are currently vacant. Why not change zoning to allow building apartments in these locations since most of them are located on streets where there are existing bus lines, such as they current are, now?

I also do not oppose adding affordable housing around town, but find the proposed justification for screwing up neighborhoods and refusing to force builders to provide sufficient parking for its new residents to be totally unacceptable. However, I do understand that a lot of building must be located on main streets and not in existing neighborhoods. I don't believe houses should be torn down and replaced with architecturally different types of multi-housing options that detract from the existing neighborhood—especially when the neighborhood is already well established. This is what has exactly what has happened in other parts of Tacoma and since past track record is all that I have to rely on as it relates to what I can expect in the future, I do not support the updated Home in Tacoma Plan. I totally distrust that the plan will do that the 'hawkers' and purveyors of this proposal tell us it will do. I have absolutely no trust that what we're promised will actually happen.

I do not believe the Planning Commissioners who drafted this plan fully understand the purpose of having a neighborhood. I do not trust that careful consideration will be given to height restrictions since there are existing examples where this has not been the case and as it relates to architectural design. I absolutely don't believe this plan will do much of anything to help address the affordable housing problem that currently exists.

Finally, you electeds must do something to address the homeless situation in our city. Allowing people who don't want to pay for housing to live in tent is totally unsafe and unacceptable! Most informed individuals know very well the problem with homelessness nationwide has to do with mental illness, drug addiction and people who don't want to be held accountable for their behavior. There are many fine organizations in our city and throughout our county that are doing a lot to help families in need, but this is still America. If you want a decent place to live you have to pay for it. For some reason, some of you believe that if we keep giving stuff away and make hard working tax payers responsible for the cost, that's the ultimate solution; however, the societal problems we're facing and the inability to adequately address them are due, in large part, to liberal elected officials trying to fix social issues with my tax dollars cannot possibly fix; and, thanks to liberal judges, the homeless are allowed to continue doing what they want to do—remain homeless and commit crimes at my expense. Instead of closing down options to address the heart and soul of what drives hurting people to drink, drug and commit crime, can we hold those individuals as accountable as you force the rest of us to be? If you own a car and it to go to work and attend your meetings, can you be honest enough to say, amen! Stop the madness and vote down this proposal.

Paula Wallace Lonergan
3715 No. 27th Street
Tacoma, WA

From: [Emmett Jones](#)
To: [City Clerk's Office](#)
Subject: Written comment for today's public hearing
Date: Tuesday, July 13, 2021 11:14:40 AM

Housing equity and affordability must be the city's top priorities in devising new policies. Housing is a human right and that needs to be recognized. Allowing the market to set housing prices results in massive inequity and housing insecurity for far too many people. No one, regardless of employment, legal status, mental health or substance abuse issues should be forced to sleep outside or in other precarious situations. People have died in our city due to lack of housing. We need more low income options and more low barrier shelters. We need rent control and a firm commitment to truly affordable housing. In the short term, vacant retail space and empty lots could be repurposed for emergency shelter space and safe parking space for those who shelter in vehicles. We need more public bathroom, bathing and laundry facilities. We need more alternative options such as cooperative housing and tiny houses. We need housing for families as well. The goal should always be safe, dignified housing for every human being every night in our city. The last year has put a spotlight on the impacts of inequality in the United States, but also shown that innovative, grassroots and local solutions are the way forward to a just and sustainable future.

Emmett Jones,
Tacoma resident

From: [Mike Overby](#)
To: cityclerk@cityoftacoma.org
Subject: Support low-income housing near transit
Date: Tuesday, July 13, 2021 11:26:18 AM

Hi,

I'm a Black renter who lives near 72nd Street S. I do not own a car, nor do I want to own a car. In fact, I believe cars should be abolished for personal transport. We need more low-income housing near transit so more people can have access to this lifestyle.

I'm fortunate enough to be able-bodied in a way that I can ride my bike pretty much as far as I need. When I have a job in the city, I'll often commute with a mix of biking and busing. This saves me thousands of dollars every year, which is money I don't have to waste on a glorified paperweight that would sit outside my window most of the day. It goes to rent, which is about \$1000/mo alone, just to stay housed in the area I was born. It's absolute madness, and lots of people have it worse off than I do.

Lots of people can't pay rent for homes. If they can't do that, they can't store cars they may require to get to work because our transit system is so underfunded. If they need a car, they might have to forego a home and rough it in order to keep that car.

So far, the solution has been endless plans to potentially expand transit or potentially change the zoning laws to allow more people to live near transit. I usually hear about these things second-hand when someone objects to in the name of the "neighborhood character" or something, so I want to make sure the Council understands one thing really clearly.

The houseless population is our neighbors. They're my neighbors.

The fact that we even have to debate the legality of building them homes means our "neighborhood character" is currently "we murder our neighbors." We murder them just because they fell behind in a system that's grinding us all to dust in the name of rent—glorified extortion guaranteed by state violence. But if we're talking about zoning, I can stick to zoning.

I'm going to need you to stop murdering my neighbors with the current, inane zoning laws that limit their options even further.

There's no shame in living on multi-family plots of land. Multi-family living had been successful for thousands of years before we systemically abandoned it.

Our shame is that we're killing our neighbors to preserve some made-up 1950s fantasy-land "ideal" called a single family home.

Keep that straight. Keep my neighbors safe.

Of course, a core part of my feelings on this is that I think more people should have the opportunity to live sustainably and cheaply like me. If we don't build our infrastructure to support change like this, then we won't scale properly to address our problems with houselessness and waste.

In fact, the way I usually impress the importance of this on people is to point out that calling it a "crisis" emphasizes that whatever is going on (with the houseless or the climate or anything) is a temporary condition that we will get through. That's just not true with issues of this caliber, any way you look at it.

The problem of providing the housing human right is not temporary—it's forever. The problem of maintaining an Earth that is habitable is not temporary—it's forever. These are not "crises." These are permanent problems we have been deliberately worsening by refusing to change to address them.

If we're actually going to solve these sorts of societal-level problems, we're going to need to be bold enough to make permanent changes to our society. The solution must be ongoing, or the solution will be temporary.

Changing the zoning laws to allow multi-family homes near transit is one of the easiest, most obvious steps towards the permanent housing solutions we need. And why do we need them? Because we need to stop murdering our neighbors.

Reminding you to abolish landlords, abolish the police force that murdered Manuel Ellis, and fire Elizabeth Pauli,
Mike Overby

From: [jo davies](#)
To: [Blocker, Keith](#); [City Clerk's Office](#)
Subject: Home in Tacoma Project - support
Date: Tuesday, July 13, 2021 11:27:22 AM

I'm writing in support of this project because I believe allowing/supporting the development of added housing choices such as ADUs, townhouses, duplexes and similar smaller multi-family housing can help provide additional accessible housing that Tacoma desperately needs. We need a mechanism that helps retain existing structurally sound housing and prevents displacement.

I applaud efforts that does not allow easily achieved variants to zoning (parking requirements, height restrictions, lot lines, etc.), takes into consideration infrastructure needs/improvements and requires design elements that are compatible with existing structures.

I live in the 8th & I neighborhood and, in my experience, this area demonstrates what can be realized with a program such as HIT. This has been evolving over the years, and now we have a community of large and small single family homes, townhouses, small multi-family apartment buildings, larger 3 story apartment buildings which are older, small businesses and offices existing side-by-side. There is easy access to public transportation and walkability. Neighbors' Park provides a focal point/third space for the neighborhood that welcomes neighbors in a neutral place. The downsides are the increasing pressure of parking and the proliferation of homeless encampments, a problem which the City seems unable/unwilling to solve.

I encourage the Council to approve this project and to move on to the next steps - keeping in touch with the community and keeping your eye on the ball.

Looking forward>>>

jo davies
809 South J St.
253-307-5147

From: [Marcia Vaughan](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Project comments
Date: Tuesday, July 13, 2021 11:28:28 AM

Dear City Counsel members,
My husband, Kyle Crews and myself, Marcia Crews, live in the Proctor area of Tacoma. We are strongly opposed to more multi-family units and apartment buildings spoiling the longtime charm and livability of the neighborhood we have both lived in for over 60 years. Don't spoil it by overbuilding! The new apartment buildings are not only ugly, cheap-looking "architecture", but the overcrowding of our neighborhood is causing parking problems, an increase in crime, and a lower standard of living. When an elevator is full you don't cram more people on it, so don't overcrowd our lovely neighborhood. **Don't turn us into Seattle.**

Marcia & Kyle Crews
3602 N Monroe St.
Tacoma, WA 98407

From: [James Jennings](#)
To: [City Clerk's Office](#)
Cc: [Tom Jennings](#)
Subject: Tacoma Home in Tacoma Project Proposal Public Comment
Date: Tuesday, July 13, 2021 11:31:58 AM

Would like to provide a strong supportive voice from the local resident at 2145 S. Adams in support of the proposal to change the current R4L designation to the mid-scale zoning designation as part of the Home in Tacoma project. We believe this area is unique and has significant opportunity for a higher density development, being within walking distance access to bus routes, potential future light rail, good shopping and medical facilities. Additionally, there has been some verbal interest articulated from adjacent neighbors on the east side of Adams that would indicate some level of neighborhood support for future re-development, based on informal discussions had during the previous R4L zoning changes in 2019. The fairly large lots in this Central Tacoma neighborhood which have great freeway access would seem to be a prime target to align with the Home in Tacoma Project, and it seems the Tacoma City Planners agree as it is already designated as one of the City's 17 targeted development areas.

Thanks. James Jennings and Tom Jennings (resident of 2145 S. Adams)

From: [Tereasa Gandhi](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Proposed changes to the West Slope neighborhoods
Date: Tuesday, July 13, 2021 11:38:50 AM

Tacoma City Council Members,

I live on Sunset Drive and do not support the proposed changes to the land-use designations in the West Slope area.

- The street design and infrastructure in this area does not support the increase foot and car traffic that will result from the changes proposed. If implemented, it puts the safety of walkers and children in the neighborhood at risk.
- Traffic down 19th is already an issue both in volume and speed. The increased density in the area will only exasperate this problem and increase traffic accidents.
- Water drainage is another neighborhood issue. The proposed changes potentially reduces vegetation that could impact the stability of the slope.
- The diverse wildlife that lives in our neighborhood will be negatively affected by reducing their natural habitats. The wildlife will not have a place to live and will subsequently become more of a neighborhood nuisance than they currently are.

Respectively, the proposed zoning changes to the West Slope are not well thought out; I strongly urge you not to move forward on this proposal.

Regards,
Tereasa Gandhi

From: [Dale Bickenbach](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma Project, Comment
Date: Tuesday, July 13, 2021 11:44:07 AM

With respect to the City Council meeting of today, 13 July, I am, basically, submitting what I submitted previously to the Planning Department:

- Comfort, healthy air, and efficiency are the parameters people want and need. Quality did not get mentioned in the planning document.

-Design standards relates to building codes which must be updated to **Architecture 2030 standards** allowing energy efficiency, a healthy living environment, and solar generation. Actually, emphasizing comfort and a healthy indoor environment are what a properly designed energy efficient home will provide. Hopefully, 'update design standards to complement the neighborhood' as stated in the planning document means more than pretty colors.

-Making homes more 'affordable' with the push from Seattle is a pipedream. Economic analysis will show the immense challenges with this concept even though it is being tried and studied all over North America. Expansion of the public housing program will be someone's challenge, and seems Tacoma does have good experience in that.

-As previously stated, multiple times to planning personal, I am a passive house advocate. We do have the professional experience in residence in Tacoma. What is we need is interest by the City. Thanks.

dnb

Dale N Bickenbach
5232 South Mason Avenue
Tacoma, Washington
98409-1817
+ 1 253 475 5242 (Please e-mail, first)

From: [V. Mason](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Proposed Rezone West Slope
Date: Tuesday, July 13, 2021 11:47:28 AM
Attachments: [PastedGraphic-1.pdf](#)

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

1209 Sunset Drive
Tacoma, Washington 98465

re: Proposed rezone of West Slope
cc to Councilman John Hines

Council Members,

My wife and I made our home at the above address in 1962, and raised our four daughters there. I still live there. We represent the traditional American ideal, which is a family consisting of a husband, wife and children. That ideal is reflected in the current zoning of 90% of Tacoma as single family (R-1)

You are being asked to change that. It is proposed that our neighborhood and others should include uses inconsistent with housing for traditional families. While their uses may vary, their effect would be to make our neighborhood a mixture of apartments and small cottages suited to single people or childless couples. Some may even perceive this as forced social leveling at the behest of nonresidents. Instead, I draw your attention to two considerations:

1. Most of the yellow area in the map of the proposed changes is in one or more of the Narrowmoor plats. Those plats contain covenants restricting the lots to single family homes and appurtenant garages. Such covenants are a contract among the plat owners. They are legally enforceable. The City Council does not have power to revoke them. If it attempted to do so, homeowners in the platted areas would undoubtedly sue to stop any inconsistent development. They would win.

2. Streets in the Narrowmoor plats and adjacent areas, including Sunset Drive, are two lanes. Some of them are narrower than usual two-lane streets. There are usually no sidewalks. Pedestrians, including children and people with disabilities, must walk in the street.

(My children walked for years to and from St. Charles School in the automobile lanes on 12th Street.) We who live in the area recognize such hazards and drive very slowly. An influx of people new to the area would jeopardize this. Many of the streets are lined with foliage or structures which prevent walking on adjacent properties even if the owners were to consent. Does the proposal to bring more cars and people into this area contemplate widening existing streets and providing sidewalks? If so, prepare for further litigation and large condemnation costs.

Very truly yours,
James J. Mason

From: [Catherine Ellis](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Tuesday, July 13, 2021 11:48:59 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,

Catherine Ellis

Catherine Ellis
catvellis@gmail.com
7849 YAKIMA AVE
TACOMA, Washington 98408

From: [tiffany wright](#)
To: [Planning; City Clerk's Office](#)
Subject: Rezoning comments
Date: Tuesday, July 13, 2021 11:52:32 AM

Good Afternoon,

We are completely against the rezoning. The west end of Tacoma does not have the schools, roads or infrastructure to handle this amount of people and it will end up costing the tax payers to fix. The people must be heard and a vote is the only way to do so. Multi family, duplexes etc do not have their place here. Not to mention the crime that comes with low income housing.

Regards,
Tiffany Wright

From: [Tobi Iverson Halliday](#)
To: [City Clerk's Office](#)
Date: Tuesday, July 13, 2021 11:58:02 AM

Hi,

I am a neighbor to the vacant lot (8380 6th Ave) which pictures I've attached to this email. Please look closely at the pictures of the lot and surrounding homes.

This lot is currently zoned on the website as of today "not buildable". BUT the new owners plan on building a tiny home.
It just sold on 6/18 for 95k

If the city allows variances or rezone this is the type of irresponsible building that is going to run rampant.

The new owners cleared the land yesterday, which was city land, without a permit and the work was done by an unlicensed company who did significant property damage to the other neighbor's parked trailer. Today they had a tree cutting company out to look at cutting the trees down, with or without a permit.

They would need a variance for the set backs in order to build.
This will be a very skinny , tiny home. They plan to build two stories or as high as they can get away with

A tiny home or cottage would NOT be keeping with the neighborhood made up of homes built in the early 50s. All the homes at the bottom of 6th Ave are one story.

If the city rezones this is the type of nonsensical building that will happen. A reasonable person would understand this lot was not intended to be built on. We are currently exploring that with our property deeds and this particular lot.

It's currently zoned not a buildable lot so is this the type of rezoning we can expect from the city in order to slam as many tiny homes as possible in our city?

As a property owner I want to protect my investment and having our neighborhood changed with a tiny home, which would undoubtedly be worth half of what the homes are worth on this street, would bring down our property value.

Not to mention the potential risk of flooding by moving storm drain pipes and an underground water source that runs over both of our properties. These things were not well documented in the 50's so finding the accurate information is difficult by with the naked eye you can see the pipes and drain system that runs over that property onto ours and back onto the vacant lot.

Not only by allowing a tiny home built in a neighborhood out of place , development threatens the integrity of our actual house with potential flooding and clearing of 4 large trees.

Please do NOT allow this type of free for all to happen city wide. The investors who will scoop up these type of properties and throw up whatever cheap building they can to maximize

their profits and then move on to another area to do the same gentrification, if that's what you'd call it since that usually means the property is scaled up to it's highest and best use, but slapping tiny homes that are out of place does not gentrify our neighborhood it would stand out like a sore thumb.

Fire hazard risk is imminent in our minds if a building variance is allowed, less than the 5 ft required, I could touch their house from my side window if they're allowed to build with a variance and if they don't get the variance the house would be even less attractive. Either way it will be unattractive and out of place.

Please listen and ask yourself if you lived in a neighborhood that would be irrevokably changed by this rezoning and variance allowances, what would you feel like?

We bought our home as a good investment and now our investment sits in the city's hands to protect home owners throughout Tacoma.

I want people to see what this looks like in real life if the City gets carte blanche to rezone and allow for this type of haphazard building. Low income housing is important but so is protecting the home owners in Tacoma.

Sincerely,

Tobi and John Halliday
8378 6th Ave
Tacoma, WA

Tobi Iverson-Halliday
425-599-9052







From: [Ruth Ewen](#)
To: [City Clerk's Office](#)
Cc: [Woodards, Victoria](#); [Ushka, Catherine](#); [Hunter, Lillian](#); [McCarthy, Conor](#)
Subject: Home In Tacoma
Date: Tuesday, July 13, 2021 12:01:33 PM

My husband and I worked hard to buy a home that we could live in til we died. We do not want our home to be destroyed because you have decided to make my neighborhood part of the rezone for Mid-scale and thus destroy my ability, as widow now, to stay in my home. Why? Because my taxes will go up making it difficult for me to stay. Also, if I need to do any remodel or work to my home, I won't be readily able, if at all, to do anything to improve my home. This is the little bit of wealth that we always hope to have and work SOOO hard to obtain. Don't do this.

This rezone is going to disenfranchise so many of us who struggled to buy our homes. We have a multi-racial neighborhood that gets along beautifully – WHY? Because we work at building community. Keep your racism remarks from any platform. Tacoma does not have any racism. What we do have is folks who refuse to accept one another, but that is with everyone who does not build community.

We have to be careful about our resources – especially water – because we CANNOT SURVIVE without water.

We need more police, fire, updated sewer infrastructure, power lines to be placed under ground, and MORE LIVABLE WAGE PAYING JOBS.

I vote NO on HIT.

Ruth Ewen
232 S. 54th

Sent from [Mail](#) for Windows 10

From: [Gia Mugford](#)
To: [City Clerk's Office](#)
Cc: [Gia Mugford](#)
Subject: Home in Tacoma comments
Date: Tuesday, July 13, 2021 12:04:40 PM

I would like to add my strong support for the Home in Tacoma Phase 1 plan. I am a homeowner of a historic home in the Wedge district which would be classified into the small midrise category due to my location near an arterial and the upcoming new MLK link stations. My home is a duplex, so I am also a landlord and familiar with the rapidly rising rents and the difficulty many residents are having meeting the incomes to afford them.

My current R2 zoning does not allow me to add more units on my property. The new zoning would allow me to add multiple units, and I would be motivated to do so. I am one of three neighbors on my block who would build accessory dwellings if this can be made affordable. This model of local ownership of small affordable units should be given as much consideration and support as the business as usual model of providing developers incentives to build larger developments. I feel the outcomes from placing accessory dwellings in established stable neighborhoods will be more supportive of equity than only preferencing larger site re-developments, though these are much needed too.

I remain concerned that the new zoning will lead to a re-valuation of my property that puts it out of my reach or causes me to further raise the rent on my rental to cover my mortgage/taxes. Both myself and my tenants currently earn below median income, and pay below median rent, rendering both my home and their rental 'naturally affordable'. I am already contacted regularly by developers who want to buy my home, and I am concerned that the demand in my neighborhood will drive prices up and lead to demolition of multiple contributing historic properties which are also naturally occurring affordable housing. I would love to see very strong protections in the new zoning rules which preserve historic and 'naturally affordable' housing like mine from destruction, while enabling further densification in my neighborhood.

I have the following comments on the plan:

1. Phase 2 must protect historic and cultural resources through reviews and strong disincentives for demolitions of culturally important structures/neighborhoods and contributing historic buildings.
2. Phase 2 should help existing owners realize the benefits of increased occupancy on their lots through measures such as:
 - a. Allowing subdivision of large lots to create smaller properties that increase opportunities for home ownership. (more smaller more affordable lots and homes)
 - b. Incentives to property owners to provide affordable units in/on their properties which then create affordable housing for both the owner and tenants.
 - i. Financing mechanisms and design guidelines which make building on existing lots economically feasible for property owners.
 - ii. Assistance for vulnerable populations (especially in hilltop) to also partake in densification, by 'hosting' affordable unit developers to build on their lots, (splitting rents/costs, other mechanisms to reduce first cost and share benefits)
 - c. Strong support or assistance for the creation of cooperatives and land trusts on properties of all scales, which allow renters to transition into ownership (build equity in rent to own model) and hence attain generational wealth.

Thank you so much for this reconsideration of zoning in the city, I firmly believe that it is a visionary leap forward that could render Tacoma a world class livable city, I applaud the work done thus far.

Best, Gia Mugford

206.658.3603

From: [Gomillion, Daisha \(DSHS/ESA/CSD\)](#)
To: [City Clerk's Office](#)
Subject: Tacoma Rezoning to Low-Scale Residential or Mid-Scale Residential
Date: Tuesday, July 13, 2021 12:05:45 PM

To whom it may concern,

My name is Daisha Gomillion and I live at 258 E. 70th street; and I am strongly OPPOSED to the City of Tacoma ending the concept of single-family zones in the city in both name and regulation; and re-designating them and rezoning them to Low-Scale Residential or Mid-Scale Residential zoning types.

Currently, My husband, daughter, and I live on the Eastside of Tacoma, which has historically been a portion of Tacoma that has been disadvantaged, forgotten and looked down on. Rezoning will only further cement the perception of East Tacoma. In the past East Tacoma has been the dumping ground for disadvantaged individuals, i.e. Shalishan, cheap/abandoned/dilapidated housing, tiny house encampments, and failed boarded up businesses. Citizens of the Eastside have always been the subject of disparate treatment when it comes to policing and City Code enforcement, as well as urban upscale development and improvement (my neighborhood doesn't even have sidewalks or up to date traffic lights); now that housing prices are going up all over Tacoma, this rezoning will definitely bring them back down at least on the Eastside of Tacoma and continue to make East Tacoma an undesirable place to live and raise a family for working people with children. When will the City of Tacoma allow East Tacoma to thrive and heal from its past neglect?

Historically in these types of City decisions, City officials like to dump the disadvantaged and poor on the Eastside of Tacoma or the Hilltop area (Hilltop is currently being gentrified), we already have a housing project over here (Shalishan) and don't need more developments for low income individuals, because essentially these low-scale or mid-scale residential areas are considered housing projects (no matter what name/title the City is using). And, what comes with housing projects... crime, poverty, bad place to live, mental health and socio- economic issues; and more disparate treatment which is what East Tacoma residents are trying to dispel and change in our community. I doubt the city officials will put these Low-Scale Residential or Mid-Scale Residential in North Tacoma or North East Tacoma, or even NEAR areas (within city limits) that are considered nicer communities such as University Place, Fircrest, etc. So where else is there to build these Low-Scale Residential or Mid-Scale Residential homes...East Tacoma.

The rezoning will truly effect the homeowners that live in this area, we took a chance when we purchased our home and the community is trying to change the perception of East Tacoma, the rezoning proposal will not help change anything but will keep our neighborhood as the undesirable portion of Tacoma. We have consistently been cleaning up homeless encampments that have formed because the homeless have all been pushed to the Eastside of Tacoma. Low-scale residential areas would group single-family homes together with duplexes, triplexes, etc. bringing down property values. Also, East Tacoma currently houses a tiny home community for the homeless located on East 74th street, that we (residents) had no say in. If there was any indication that these Low-Scale Residential or Mid-Scale Residential would be spread throughout Tacoma evenly, I would be all for it, but we know that is not the case. The diversity of East Tacoma, with its large Black, Indigenous, People of Color community (BIPOC) easily makes it a dumping ground for all that is not

so good in Tacoma and this rezoning proposal will continue that narrative.

Affordable housing is necessary, but let's put it everywhere, not just East Tacoma which is historically the process. Let's make Tacoma equitable in all areas of the City. If the City of Tacoma can guarantee equitable distribution of the Low-Scale Residential or Mid-Scale Residential areas I may reconsider my position, but until then I OPPOSE this change.

Kind regards,

Daisha N. Gomillion, MBA (she/her)

253.245.0813

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From: [Christopher Pyke](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Tuesday, July 13, 2021 12:13:31 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, ask 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) Remove all 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.

I am asking these things as a longtime Tacoma resident, and new homeowner. Our family has lived in the North Slope/Stadium for many years, but due to the exponentially increasing cost of housing we are priced out of that area. We feel lucky to have been able to afford to buy a

home in Tacoma at all. It saddens me to see neighbors being pushed out of our city, and to have friends and family who have hoped to move to Tacoma now unable to consider the move as housing costs rise. This trend will only get worse unless unprecedented action is taken to reverse the trend. We need more affordable housing so all of our neighbors can have a home, and we can welcome new neighbors to our beautiful, gritty city.

Thank you,

Christopher Pyke

Christopher Pyke
cpyke88@icloud.com
3843 A St
Tacoma, Washington 98418

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Home in Tacoma Project
Date: Tuesday, July 13, 2021 12:23:45 PM

From: Planning <planning@cityoftacoma.org>
Sent: Tuesday, July 13, 2021 12:00 PM
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: Jeri Wright <jeriwig@aol.com>
Sent: Tuesday, July 13, 2021 11:35 AM
To: Planning <planning@cityoftacoma.org>
Subject: Re: Home in Tacoma Project

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

I am absolutely against this. This is a benefit to developers and politicians and NOT a benefit to low income families. It's an opportunity for developers to come in and destroy single family neighborhoods, get rich, leave.

What guarantee is there that the new construction will be set aside for lower income families? What guarantee is there that someone doesn't come along and out bid the lower income buyer? Who pays for the improved roads that will be needed to accommodate the increased traffic, the sidewalks that will be needed? Who pays for the improvements to our schools to accommodate the increase in students?

It falls on the taxpayers of these single family neighborhoods, not the developers that are pushing for this.

This is something that needs to be taken to the people for a vote, not slipped in unnoticed with very little notice to those that will be affected by the changes and destruction to the footprint of our neighborhoods. Do not destroy what homeowners have worked so hard to achieve without first taking the time to inform each homeowner and then putting it to a VOTE.

This plan will be robbing homeowners of what they purchased when they bought their homes.

Sincerely,
Jeri Wright
Narrowmoore Neighborhood

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

From: [Felicity Devlin](#)
To: [City Clerk's Office](#)
Subject: Comments to Council, Home in Tacoma
Date: Tuesday, July 13, 2021 12:23:51 PM
Attachments: [Comments to Coouncil on Mid- and Low-scale Zoning.pdf.pdf](#)

Please find attached my comments to City Council Members for Home in Tacoma, concerning the Low-scale and Mid-scale Zoning proposals.

Thank you,

Felicity Devlin

From: Felicity Devlin
To: Council Members
Subject: Home in Tacoma
Date: July 13th, 2021

Dear Mayor Woodards, Deputy Mayor Blocker, and Council Members,

I appreciate the opportunity to comment on the proposed zoning changes, an issue of great significance to Tacoma's future. I recognize that the City needs to create more housing. But the strategies for growth must do the least possible damage to the fabric of Tacoma's neighborhoods and communities.

My comments below concern the Mid-scale proposal, which I oppose, and the Low-scale proposal, which I support—as long as the necessary safeguards and regulations are put in place *before* Low-scale zoning is implemented.

Comments on Low-Scale and Mid-scale Proposals:

The City must create the necessary safeguards to ensure Low-scale zoning does least harm to residents and neighborhoods:

Despite the modest label, the Low-scale proposal will, by itself, bring significant change and transformation to Tacoma's neighborhoods. There is risk of severe negative consequences, such as displacement of current residents, demolition of historic structures, new buildings marring streetscapes, diminished tree cover, strained infrastructure, etc.

To address these risks, the Planning Department has proposed a slew of new actions and policies, including but not limited to:

- Establishing and implementing a “coordinated anti-displacement strategy”
- Neighborhood-level planning initiatives and work plans for each of Tacoma's neighborhoods
- Land use zoning to support residential development that's “harmonious with neighborhood patterns”
- Context-sensitive urban infill through design standards and a “robust design review process”
- Developing proactive survey to identify historically and culturally significant buildings
- Strategies to discourage demolition and support conversion of viable structures
- Regulations to encourage development on vacant and underutilized land
- Strengthening landscaping and streetscape planting standards
- Actions to ensure urban infrastructure and services are adequate to support growth; to promote green housing; to promote physical accessibility; etc.

This is a hefty load, illustrating the complexity of the zoning change. It's essential that all these programs are developed and effectively implemented if Low-scale is to benefit the city and not mar neighborhoods and create disruption. A huge amount of work hours will be required from Planning Department and other City staff. (For perspective, the

Design Review Program, intended only for the largest buildings in the City's MUCs, has taken several years to develop and has still not been implemented.)

The City must create safeguards and regulations first, before Low-scale Zoning is implemented:

Because of the risk of harm from a zoning change, the City should create the programs intended to mitigate the impacts *first, before* Low-scale zoning is implemented.

It's concerning that the City has proposed to change the Comprehensive Plan first and, only after the new zoning is embedded in the Plan, to tackle the programs intended to mitigate the impacts. This same process was followed in the MUC Rezoning of 2007-09. The City first changed the Comprehensive Plan to allow for taller buildings in the MUCs and assured residents it would next work on the promised initiatives to mitigate the impacts of this zoning change—including initiatives to add public open space, to ensure height transitions to surrounding neighborhoods, to create Master Plans for each MUC, to direct growth toward the MUCs to preserve single-family areas. Twelve years on and we're still waiting for master plans, design guidelines and open space. Council decisions undermined the likelihood of effective height transitions. And, rather than directing growth to the MUCs to preserve neighborhoods, the City is now planning to direct growth *to* the neighborhoods.

I understand that budget crises arise and conditions change, causing the City to redirect its focus. It's for this reason I believe the City must commit to putting programs in place to mitigate the negative impacts of Low-scale zoning first, *before* Low-scale zoning is written into City code or implemented.

Midscale Zoning Proposal:

I ask the Council not to support the current Mid-scale proposal. It has received far too little public discussion and input; it threatens to disrupt neighborhoods and communities; and it's unlikely to provide the city any benefits, particularly affordable housing. The City should focus its energies on ensuring Low-scale Zoning is implemented effectively.

Eroding Citizen Trust:

Mid-scale zoning was rolled out right at the end of the infill planning process. It was not included in any of the outreach for the years-long infill program nor was it included in the survey to gauge public opinion on Missing Middle housing. The first most residents heard of it was in a vaguely worded postcard sent out just one month before the Planning Commission's public hearing. Yet it's a far more transformative proposal than Low-scale, and if enacted, could have major impacts on Tacoma's neighborhoods. I can think of few proposals more likely than this to erode public trust.

Where is the analysis of free market impacts?

The City seems to be planning a massive experiment on our neighborhoods with little discussion of potential negative repercussions. I've seen no in-depth analysis of the

consequences of greatly loosening development regulations on about 40% of Tacoma's neighborhoods and opening them up to free market forces. Once this is done, it will be developers' priorities—not the City's—that will drive where development goes. And rather than creating affordable units, developers will surely focus on those neighborhoods where they can realize the greatest profits, such as the most affordable properties in higher-priced areas or those where a tall apartment building can gain pricey views. Meanwhile, the diminished supply of single-family homes that's securely beyond the limits of Mid-scale zoning will become more desirable and thus more expensive. And homes in certain mid-scale zones may become unaffordable *as* homes because of the new development potential of the property. And then there's the wild card of how much property taxes may rise on properties with greater potential value, and how this will affect people's ability to stay in their homes.

Potential for disruption of communities:

A huge concern is the disruption Mid-scale Zoning could bring to existing communities. Planning Department documents state that mid-scale zones will be transformed into areas of Mid-scale buildings. But these areas slated for transformation are not blank slates. These are people's neighborhoods, comprised of thousands of Tacomans who worked hard to buy their homes, fix them up, make a life, build a community. Deciding to invest your time and resources in a house is a mark of confidence and trust in the city where you're putting down roots, and it merits some consideration in return. But the proposed Mid-scale zoning could be extremely disruptive to the futures that residents planned for. The Planning Department states that mid-scale areas will become noisier and more active. Open space and tree cover will be reduced; yards and homes will be shaded and privacy diminished. Some homeowners will sell up quickly, prompting others to follow suit. The existing community could quickly unravel.

While I agree that new mid-scale development won't happen everywhere at once, in some areas it may happen fast. And everyone whose home is in a mid-scale zone will live with the ongoing uncertainty that their neighborhood could be next. For most Tacoma homeowners, their home is their most important investment. It is key to their quality of life. So it's disturbing that this proposal, which could rewrite certain neighborhoods, is discussed with no reference to the possible disruptions it will cause. It's more unsettling to hear City leaders interpret opposition to the proposed redevelopment as stemming merely from NIMBYism or a knee jerk impulse to cling to the status quo.

Affordability:

Mid-scale Zoning seems unlikely to provide affordable housing. The City's own consultants have stated that, at best, new mid-scale units will be affordable only for those making 80% of AMI, and likely much above that. This will do nothing for Tacomans in housing crisis, who make 50% AMI and less. Low-scale zoning can already provide the smaller Missing Middle structures, while many areas of Tacoma—all the MUCs and downtown, including high-opportunity areas—are already zoned for the larger Missing Middle buildings. Several of these areas are still waiting for any development at all. The City should promote these areas rather than further diverting development energy into neighborhoods.

Conclusion:

The Mid-scale proposal seems to have been developed in haste and with insufficient analysis. It offers very little benefit to the city as a whole, but threatens a range of unintended consequences, along with huge disruptions for certain neighborhoods, and damaging uncertainty for all residents that find themselves in mid-scale areas.

Low-scale has the potential to provide extra housing and housing choices while leaving the fabric of a neighborhood intact. However, the Planning Department has identified a huge range of initiatives and regulations necessary to mitigate the impacts of zoning change. Without these necessary safeguards and regulations in place, Low-scale zoning could seriously damage the fabric of Tacoma's neighborhoods and communities. I ask the Council to put the Mid-scale proposal on hold and require the Planning Department to focus its energy and resources into getting Low-scale right.

From: [Jess & Rachael Bouma](#)
To: [City Clerk's Office](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Cc: [Jess Bouma](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 12:24:53 PM
Attachments: [PastedGraphic-1.tiff](#)
[PastedGraphic-2.tiff](#)

Dear Mr. Hines, Mr. Thoms, Mr. Blocker, Ms. Ushka, Mr. Beale, Ms. Hunter, Mr. McCarthy, and Ms. Walker,

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.

Our family of five lives in the district of Mr. Thoms and have since 1999. Our three children were all born in Tacoma and have (and some still currently are) attending Tacoma Public Schools. Our children who are in college still return to Tacoma for breaks and work in their community.

Our property on North Yakima Avenue lies within the red zone allowing mid rise developments. Our street is already a place where many people walk, use the Yakima Avenue Footbridge for skateboarding, bike riding, drawing with chalk, etc. and neighbors are out and about exercising and recreating on the sidewalks. Additionally, Yakima Avenue is a main access road to Lowell Elementary and St. Patrick's School. Adding additional, multifamily housing in place of single family homes on this road would adversely impact the neighborhood with increased traffic and additional parking issues. We bought in a single family neighborhood that was zoned exclusively as single family for a reason. There already exists some multi-family units and there need not be any more added.

While the angle of the Home in Tacoma is to provide more housing and affordable housing, we do not see how this would really work out in the case of many single family homes. And if it were to "pencil out" for a developer, the costs of purchasing a single family home, scraping it, and building a multi family unit (duplex/triplex), units sold would not fall into "affordable" range should the developer hope to realize a profit.

I propose that the City Council incentivize development on the vacant lots in the downtown area and some around neighborhoods throughout the city. Why not improve downtown with higher density housing and mixed use buildings that could attract retail tenants on the street level into the core of our city?

The City will ultimately be displacing its own residents for the benefit of developers.

For illustration, I share with you photos of 905 17TH Ave Seattle, WA 98122, former home of my childhood friend. This 4 bedroom single family home was sold on November 30, 2018 for \$1,320,000. Purchased by Limelite Development, it is now a 4 unit townhome building with units for sale (and pending). Each 2 bedroom2 bathroom townhome being sold for \$750,000 - \$800,000 (\$787/sq.ft.).

This is what I fear in our treasured Tacoma neighborhoods. A Seattle transplant (in 1999) I no longer

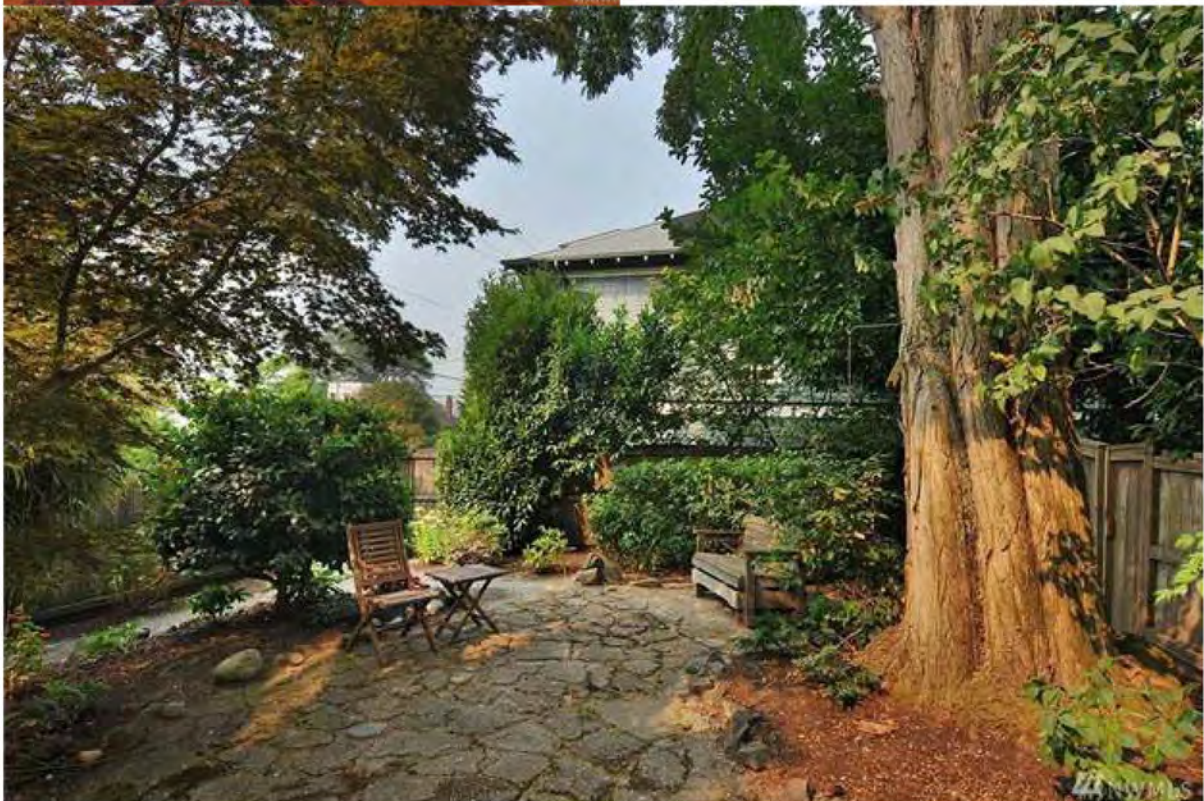
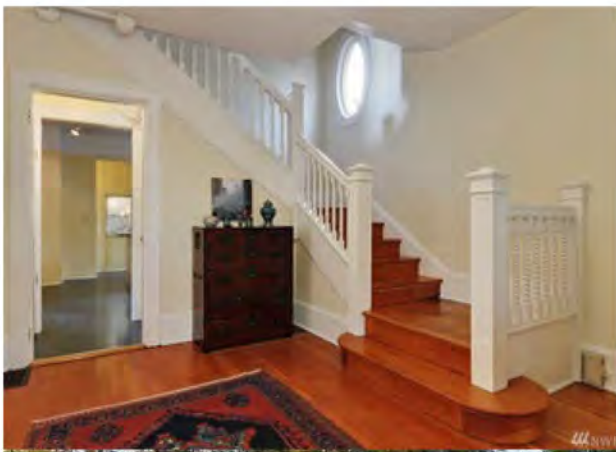
recognize the city in which I grew up. One of my favorite things about Tacoma is the community, character, and identity of our many neighborhoods. Please don't vote to change that. There are other alternatives that could really strengthen areas that have space and could provide housing and add robust community to areas that lack that due to uninhabited lots.

Thank you for your consideration.

Kindest regards,

Rachael Bouma
253-219-4199











From: [Andrea Haug](#)
To: [City Clerk's Office](#)
Subject: RE: Public Comment-Home in Tacoma Project
Date: Tuesday, July 13, 2021 12:27:19 PM

Good Morning City Manager Pauli and Council Members,

I am emailing you today in regards to the Home in Tacoma Project. I strongly oppose this Project as it does not do enough to address our infrastructure, is not equitable/offer enough protections in our socioeconomically distressed neighborhoods, and truly does not solve our need for affordable housing. This Project only creates a windfall for developers who only care about increasing profits.

I support density, I support different types of housing, and I 100% support affordable housing that is truly affordable. I just do not support it this way.

Density should start with downtown.

For one, it's home base to light rail and transit right now. Many services are offered downtown making housing in downtown convenient for persons who can't or choose not to drive.

The already existing ADU/DADU rules allow for persons to have multigenerational housing on their property.

Using Pre existing structures in the area needs to be explored further. We need to repurpose and reinvent these spaces before increasing our footprint.

There needs to be upgrades to our infrastructure before more large apartment communities/townhouses, etc. are dotted into our neighborhoods, ie. Sewer, internet, etc. I can tell you this from personal experience. We are on year three of our neighborhood not being "whole", "better", or "improved". They are working on the sewers as we speak and Rainier Connect is out checking on the internet. Could it be the addition of hundreds of people without infrastructure upgrades?

Food deserts- what is the plan to increase and attract more grocers. There is already food deserts all over Tacoma. Randomly increasing density in some areas without stores in place will only encourage unhealthy diets and hunger.

What is the plan for water? This is a valuable resource that will/can run out.

This is an election cycle. It would be doing the community a disservice by allowing this project to happen without allowing newly elected council members to weigh in. It would be beneficial to the community to hear the voices and ideas of their new representation. CMs do work for the people. Please at least consider voting to revisit this after elections and after new CMs have had time to study the project and read public comment.

Meanwhile, please continue to address our affordable housing crisis by providing true, real, equitable housing for our neighbors. Our communities are in distress. Neighbors are being priced out of their areas. This needs action!

Please do not make a decision that only enriches developers. What percentage of property/home sales in Tacoma were to individuals vs. LLC s? We need to make sure our communities/neighbors are first and foremost, starting with our most vulnerable populations.

It's time to stop counting sardines for future/maybe sales tax revenue and time to think hyperlocal in real time.

Thank you for reading my comments,

Andrea Haug
She/Her
Constituent &
SENCo Corresponding Secretary

--

Andrea Haug

From: [Kim Bardwil](#)
To: [City Clerk's Office](#); [Hines, John](#); [Thoms, Robert](#)
Subject: HiT
Date: Tuesday, July 13, 2021 12:29:01 PM

Hello Council Members,

I am writing regarding the HiT initiative being pushed by the Planning Commission. I oppose this plan. I reside in the North Slope Historic District which was created to prevent this type of thing from happening again...homes were demolished and apartments were put in their place. A lot of history lost. These proposals include our district which already has a lot of duplexes, four-plexes and apartments. I am incredibly disappointed to see such a drive for single family homes to be converted into multi-family apartment style living. I am not connecting on how giving developers breaks for what is meant to be 'affordable housing' is actually providing affordable housing. I don't see anything in this plan that would actually generate more affordable housing. It seems to me that you will actually be risking displacement of long time low income residents. I also see this as a way developers will have plenty of financial backing to purchase homes and make it nearly impossible for home buyers to compete. Please, show me where a certain amount of units being built would be required to have a percentage for low and no income housing. The parking issues for these developments are also of huge concern. I feel that as a homeowner and tax payer I am an unimportant afterthought and there is more support of developers than those of us who actually live here. Our neighborhoods in Tacoma are unique and beautiful and this plan would drastically change them forever.

Sincerely,
Kim Bardwil

From: [Ruth Tweeten](#)
To: [City Clerk's Office](#)
Subject: Vote NO on rezoning
Date: Tuesday, July 13, 2021 12:31:46 PM

As I write today I am listening to President Biden address voting rights. I trust Tacoma's City Council has no thought of following the Texas model of dismissing input from the voters. I've never been there, but Texas sounds like a terrible place to live. We are so fortunate to live AND VOTE in Tacoma, right?

Well, since you are listening, here's my vote: **NO on rezoning the North Slope**. We've been rezoned and it seems to work reasonably well, despite periodic efforts by officials to make things worse. We in the North Slope strive to preserve and protect Tacoma's heritage in the form of maintaining historic buildings rather than succumbing to profit-driven developers who have proven themselves to be untrustworthy. Many of us can cite such developer mistakes (or near-misses) within or near our own homes. It is true that housing in Tacoma must be addressed. Rather than a wide-ranging rezone, it seems to me that it would be sensible to narrow that focus, driven by 1) need for affordable housing; and 2) availability of residential parking. Is that not enough?

Thank you for your attention.

Ruth Tweeten
915 North M, #1
Tacoma, WA 98403

From: [Chuck Brock](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home in Tacoma Critique
Date: Tuesday, July 13, 2021 12:44:40 PM

July 13, 2021

To The Members of Tacoma City Council:

Home in Tacoma (HIT) is a Great Slogan for poorly thought out policy, and should be turned down by the City Council.

This policy would, over time, destroy the very fabric of the Tacoma neighborhoods that people want to join.

This is what makes a neighborhood desirable:

- Space
- Peaceful environment
- Landscaping with trees and mature plants
- A balance of nature and human habitats

“Home In Tacoma” is the antithesis of what makes for a great neighborhood. Desirable open space is targeted for “infill”, as though the space between and around the homes in our neighborhoods is a bad thing. It is not! When people are crammed too close together, it creates undesirable dynamics amongst the people living there (See Ballard in Seattle). The peaceful environment we currently have, with room for parking for all, is targeted for destruction due to the lack of appropriate infrastructure for the types of development espoused in the proposal. What will happen to the urban wildlife as trees and landscape are destroyed to accommodate additional and denser housing around, and between current structures. How will this help to increase Tacoma’s tree canopy to 30% by 2030? Today as I look in my yard, there are 2 rabbits. There are coyotes in the neighborhood. Deer visit from time to time. Eagles land on the mature evergreen trees. This could all be destroyed should this proposal become law.

These are all reasons to say NO to “Home in Tacoma” rezoning.

Infill destroys current neighborhoods. There are plenty of undeveloped areas that could be skillfully developed to enhance Tacoma and meet the City’s goal of providing quality housing options for all, without destroying long standing property rights.

Sincerely,

Charles Brock

622 N Fernside Dr

Tacoma, WA 98406

Tel# 253-448-7644

From: [mary schmertz](#)
To: [City Clerk's Office](#)
Subject: Growth
Date: Tuesday, July 13, 2021 12:44:41 PM

I consider the removal of all single family homes as drastic. Choose 25 % and see how your plan works. You cannot get around in a city where building is everywhere. Consider increasing public transit in those areas to reduce need more than one car per dwelling..
I sincerely thank you for your hard work.

Mary Schmertz
1220 S. Fernside Drive.
Tacoma

From: [mg.wt](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 12:53:34 PM

Opportunity for home ownership is an important step in building generational wealth and correcting redlining of the past.

Is it possible to put control measures in place to encourage the construction of purchasable properties (ie condos, cottages, townhomes)?

I am concerned that mid scale developments will primarily end up being rental properties built as investments by developers from outside the area. Everyone deserves to be able to own a home at some point in their life. Opportunity for home ownership not only supports the economic growth and stability of individuals, but also the community as a whole. Housing prices are not affordable for the average worker in Tacoma. With every tiny bungalow that gets torn down to build apartments, the available supply and opportunity for homeownership in the area decreases. We need rental housing , but lets put protections in place to prioritize availability of purchasable property for our citizens.

Could there be a cap on the numbers of rentals vs. purchasable properties permitted for a given area that correlates with current and foreseeable market demands?

Thank you for your consideration,
Anonymous Citizen of Tacoma

From: [William Boskovich](#)
To: [City Clerk's Office](#)
Subject: Rezoning Neighborhoods.
Date: Tuesday, July 13, 2021 12:54:28 PM

Tacoma City Council Meeting 7-13-21,

I have a Question: Why do we need more residents (people) living in Tacoma?

We have only so much water. Will our water supply increase or decrease in the future? Based upon the weather trends we are seeing, I believe less water will be available to residents as time goes on.

I don't believe our current electrical grid and generation capacity will handle going "all electric".

Do you remember when you had us junk our power hungry resistance heating and switched us to oil, natural gas and now heat pumps?

Are you capable of charging all the future electric cars when there are no more gasoline powered ones?

Do you have the electrical generation capacity and a distribution system to go to 100% electric hot water tanks, electric stoves, electric clothes dryers and electric heat pumps?

I read that coal and natural gas fired electrical power generation plants are slated to be shut down and scrapped.

I read that many hydroelectric dams are scheduled to be removed.

No new nuclear plants are being built after the failed WPPSS (Woops) project in our state.

Where will you get "reliable" power to make all these miracles happen?

Increased density taxes the sewer system and treatment capacity.

Increased density taxes our solid waste system. More people equates to more waste generated.

Increased density taxes our road systems and clogs our streets with parked cars.

Increased density taxes our police department, fire department, hospitals and city services. More crime...more fires and emergency assistance calls....more use of emergency rooms.....more need for social services.

If you have not addressed and funded the above issues.....maybe you should leave the existing zoning "as is" until you have a plan to upgrade our "infrastructure" first.

Your "cart before the horse" idea is a bad one.

Remember....."infrastructure" is traditionally roads, power grids, water supplies, sewer systems, solid waste disposal etc.....not the "new" Washington DC definition.

Thank you for reading my concerns.

William Boskovich

From: [Rebecca Vader](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Rework Home In Tacoma - Comment letter attached
Date: Tuesday, July 13, 2021 12:54:49 PM
Attachments: [Don't Tear Down Tacoma.pdf](#)

Attached is a PDF of my letter to the Council on why the current Home in Tacoma recommendations need to be significantly reworked, not adopted.

If it needs to be submitted in another format, please advise

July 13, 2021

Dear Mayor and City Council,

Thank you for taking up the important work of updating our comprehensive plan and zoning to remove policy-driven barriers to housing construction. The current *Home in Tacoma* recommendations are bursting with good intentions, but also carry so many unexamined, unintended consequences that the plan should be named *Tear Down Tacoma*. Please send the Home In Tacoma recommendations back for significant refinement.

*The current
Home in Tacoma
recommendations are
bursting with good
intentions, but also
carry so many
unexamined,
unintended
consequences that the
plan should be named
Tear Down Tacoma.*

Despite the exaggerated sense of urgency created by plentiful apples-to-oranges comparisons in the "Findings of Fact and Recommendations", we can and should do this important work in digestible increments. Briefly, here are a few of the concepts that need work:

1. ***We want more houses we can own, not just rent.*** The current proposal only adds rental options, but no new missing-middle ownership lots. We aspire to more than this plan's heavy tilt toward subsidized rental housing at the closest density to high-rises.
2. Clean-sheet our zoning updates instead of trying to do the job backwards. ***Adopting widespread map changes before the corresponding details are tested leads to a frenzy of Lousy Loophole Exploitation Applications.*** A clean-sheet evaluation of our most common residential zoning - R2 - (not R1 as claimed) makes a good start, and avoids sticking us and our grandchildren with regrettable, "unintended", and hastily approved construction.
3. ***Stay on-course with Centers*** instead of permanently diluting these legacy places with miles of mid-rise Density Sprawl Strips along any old ineffective once-an-hour bus line. Now that North End Centers are filling, centers like Fern Hill, Lincoln, and others are revitalizing, attracting interest, and deserve preservation.
4. ***Avoid forcing us into court to enforce our covenants over preventable zoning conflicts.*** This unnecessary wedge widens the divisions between neighborhoods. Folks with more income will hire lawyers to keep the perks they bought into, and lower-income folks who also prize those perks, but depend on our government for protection, will be disappointed.

Thank you for considering these comments. Specific changes and suggestions to work toward a better outcome are appended to the end of the letter.

Respectfully,

Rebecca Scott Vader
30-year Tacoma homeowner
Civil Engineer, and 2-unit landlord

Attachment -Specific suggestions for complementing Tacoma's neighborhoods,

Good Intentions are not Protections. We don't just get what we intend, we get what we code for. The footnotes and exceptions govern what gets built, so it's premature to make changes without having fully vetted the details.

It is especially important to consider the secondary and further downstream effects that are likely after the primary aims are in place, which can corrode or erase the intended benefit.

While customizing a housing package that suits Tacoma, please do not discard the public benefits resulting from prior plan's attention to nuances like sightlines across public view corridors, historical buildings and roads available for re-use, and the legacy uses, which contribute to Tacoma's hard-bought authentic livability and are easily lost. Some details to consider for each main point above:

1. ***We want more houses we can own, not just rent.***

- If rental duplexes and ADUs are once again acceptable, we should also allow half-sized, townhouse, and other missing middle lots for modest homes that grow wealth for Tacomans.
- Adding just rental units when most of us can't afford to buy both a home and a rental business at the same time means that the current Home in Tacoma plan will favor deep pocket institutional ownership over resident ownership; reduce the pool homeowners; and widen the income gap between owners and renters; just the opposite of our goals!
- Small lots that are owned stabilize shelter costs, so help prevent displacement.

2. **Clean-sheet our zoning updates instead of trying to do the job backwards.** Cycling through zones in turn allows careful calibration to Tacoma's unique settings.

- The traditional 2 dwelling units per a 5000 SF lot of R2 has potential for front loaded, alley access, or mini flag lots in addition to Primary/ADU. The post-war and pre-war patterns will need different treatments.
- Our large and luxurious R-2 front, rear, and side yard setbacks; lot frontage; emergency access; and "Usable yard" definitions are all in conflict with our goals. Size reductions, averaging, and neighborhood mitigation banks are all needed. These alone will drive tear downs if not changed, because they make re-use re-development infeasible.
- ADU size ratios are currently arbitrarily linked to the existing home size, we need to update to link to the lot size and ability to meet functional needs and setbacks. Just because the current home is small, doesn't mean the ADU should be undersized even if the lot is large enough. This is another policy that promotes tear downs and needs fixed.

- Downsize the Street Trees to allow arborized large shrubs that fit better with fine-grained infill. Oversized trees are destructive and costly.
 - Subject the resulting codes to code-busting by practitioner so the weak points can be found and shored up. Provide a modest payment or incentive for this, it's a lot of work, but saves even more frustration downstream.
 - Incremental adoption reduces risk for everyone. Once R-2 changes are producing data, use it to calibrate our changes moving on to what is possible for our R-3 and R-4 lots. Then move on to the transitions needed to bridge from low-mid-rise to the of centers.
 - Design review boards for non-historic, low-density infill are corrosive to good design, artificially limit adoption of helpful new materials, and increase costs and delays more than benefits. Best practices are to simplify by limiting height, width, length, glazing, etc.
3. ***Stay on-course with Centers*** instead of permanently diluting these special places.
- Build trust before adding more mid-rise zones. Stop showcasing minimum sizes of mid-rise density and be transparent about how the "bonus density" is the likely final outcome, due to the heavy financial pressure to build to the highest density use allowed.
 - Don't over-do mid-rise capacity all at once, let say, 80% of the current centers fill in. This improves planning's track record of being dependable.
 - Transitions will make or break the acceptance of intense mid-rise at centers. The fringes need extra considerations and flexibility in form-based provision to work well. For instance, step-ins need to be lower on buildings, nearer the top of the surrounding buildings.
 - Activate alleys by allowing entrances from the alley, not just the frontage.
4. ***Avoid forcing us into court to enforce our covenants over preventable zoning conflicts.***
- Help us be happier neighbors by not creating zoning-covenant mismatch. This already resulted in drama and demonstrations when developers sued dozens of homeowners in Central Tacoma.
 - Add Opt-in support. Facilitate HOAs in voluntarily making special allowances within covenants for covenant holders who obtain member approval. For instance, provide sample legal text for a resolution, a sample evaluation matrix so proposals are evaluated evenly, etc. A specific proposal is much more likely to be welcomed than vague, blanket permissions.
 - More Opt-in. Tax breaks are usually needed to make the financing work for building a subsidized housing unit. Consider pro-rating a similar tax break for adjacent residents that voluntarily allow the increased density unit, at a cross road or other non-zoned place. This could be a reverse of the way a LID works.

From: [Gary Abel](#)
To: [City Clerk's Office](#)
Subject: Re: Our opposition to "HOME IN TACOMA" PROPOSED ORDINANCE.
Date: Tuesday, July 13, 2021 12:54:55 PM

On Tuesday, July 13, 2021, 10:59:21 AM PDT, Gary Abel <garysusanabel@yahoo.com> wrote:

We have lived in the West Slope neighborhood of Tacoma for 32 years. We believe that the proposed zoning changes to our neighborhood would destroy the nature and quality and single family residential uniqueness of its historic original plan.

- 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 would not override existing covenants within Tacoma
- There should be no changes to View Sensitive District Overlay zones and height limits

Gary Abel
Susan Abel

918 So. Aurora Ave.
Tacoma, Wa 98465

From: [Jackie Walton](#)
To: [City Clerk's Office](#)
Subject: Residential Zoning Changes
Date: Tuesday, July 13, 2021 12:57:17 PM

When considering updating the residential zoning changes, here are a few things that I ask you to consider. The first is trying not to do things that will push out current residents in the area where you are building. I previously lived in the Casablanca apartments near Stadium Thriftway, and when the new apartments were built right behind us, with high rent and etc., it appeared to have been a contributing factor to the rents going up for us and other places nearby. I know there are many causes of rent increases in the last few years, and I don't want to blame it all on the Stadium apartments, but gentrification is something to avoid if at all possible.

Second thought: please ensure adequate parking. I understand that the City of Tacoma wants to move towards a more car-free city. I support that goal whenever possible. But until we have the infrastructure to make it feasible to get around without cars, we still need to consider the reality that people need places to park. Again looking back at my experience at the Casablanca, when the new apartment building was built we went from having more or less adequate parking most of the time to every space being filled almost constantly. I had friends and family stop coming to visit me because they couldn't find anywhere to park near where I lived. If I had to go out in the evening (any time after 6 or so), I often ended up parking several blocks away and walking home through the dark as a single woman alone. When it's causing safety issues, in particular, that's a big problem. I've since moved to a different part of Tacoma which has enough parking for the residents we have now, but some multi-family homes are being suggested on our street. If we have buildings of the size suggested, then we will have the same parking issue I had in my apartment. Given that the Tacoma bus system isn't rigorous enough to provide adequate coverage (especially on evenings and weekends), many people will still need cars. Please factor this into any new multi-family buildings.

(If this is something you are able to look at now, I would also encourage greater biking access. I've heard that the City wants downtown Tacoma to be more pedestrian and bike friendly. It's a great goal and one I strongly support. However, Downtown and North Tacoma are cut off from the rest of Tacoma by I-5 and Hwy 16. As someone who lived in the Casablanca and commuted to an office close to the mall, I had to cross I-5 twice. Almost all of the streets that are over- or underpasses are 2 lanes each way with no shoulder and no safe biking. I have regularly had other vehicles drive right up next to me and yell at me for being on the road even though that's the law, and even though they had plenty of room to pass. I'm not sure how to make bike lanes feasible on those roads given the current set-up, but if you truly want to make Downtown bike friendly you need to make a way for bicyclists to cross the highway and interstate. The 2 roads with bike lanes [Yakima and Tacoma] are a good start but not enough.)

Sincerely,

Jackie Walton, Tacoma resident

From: [Darrell & LaVonne Bahm](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 1:04:40 PM

City Council

Existing established neighborhoods should remain as is and not be changed by Home in Tacoma.

No to Home in Tacoma rezoning.

Darrell Bahm
964 S Mt. View Avenue
Tacoma, WA 98465

From: [Malcolm](#)
To: [City Clerk's Office](#)
Subject: Rezoning
Date: Tuesday, July 13, 2021 1:05:07 PM

As a property owner in Tacoma, I am against the new zoning proposals. I own a single family home and wish to keep this zoning. Also I live in a community with covenants and certainly hope that these zoning changes will not supersede them.

Sent from my iPad

From: [James Kuhlman](#)
To: [City Clerk's Office](#)
Cc: [Teri Wiseman-Kuhlman](#)
Subject: Home in Tacoma Program - comments for 7/13 meeting
Date: Tuesday, July 13, 2021 1:13:12 PM
Attachments: [Letter City Clerk - HIT Program.docx](#)

Please distribute the attached document to City Council Members and Planning Committee Members

Thank you!

James Kuhlman

City Clerk, City of Tacoma
For Distribution

Re: Home in Tacoma Program

As I understand, the primary goal of the Home in Tacoma Program is to encourage development of affordable housing in all current areas. This is to be achieved by re-classification of all residential zoning designations to two: low scale and mid scale development.

After attending multiple meetings and reading documents and policies from the City of Tacoma on this program and others, I have the following comments:

- 1) In the proposal I cannot find a mechanism for ensuring affordability of housing. Increasing the supply of housing will, at best, reduce prices temporarily. In the long term it will attract more people, creating a greater demand for housing and driving prices higher once again. This program will have failed to meet its primary goal.
- 2) I have looked at the color maps depicting where the proposed low scale and mid scale developments might occur. I don't see potential locations for additional parks, public transit routes, schools, etc.
- 3) When this additional housing is available and the end result is a much larger population will we cap off development? How many new residents can we accommodate before we destroy what makes Tacoma a pleasant city to live in? How many more before it becomes simply unlivable?

Please take the time make sure we accomplish what we need to make this program work for all citizens.

Thank you for your consideration,

James Kuhlman

28 year resident of Tacoma

From: [Brian Skiffington](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Tuesday, July 13, 2021 1:14:02 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,

Brian Skiffington

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

From: [Anna Leon](#)
To: [City Clerk's Office](#)
Subject: Comments in Support of Home in Tacoma Project for 7/13 City Council Meeting
Date: Tuesday, July 13, 2021 1:14:39 PM

Hello,

My name is Anna Leon and I am a resident of District 1. Below are my comments in support of the Home in Tacoma Project for the City Council meeting this afternoon:

Members of the City Council, thank you for taking my comments on the Home in Tacoma Project as it goes before City Council review. Given the contentious nature of this topic, it has been hard to cut through the noise and determine the actual plan being put forth, so I commend the city planners for their presentations and answering public questions in the informational meetings the week of 7/5. These meetings and the extra context they provided helped solidify my support for this project.

I grew up in suburban Pierce County and first moved to Tacoma as a low-income renter and full-time student in 2011. My first apartment in the city was in a North Slope Victorian home that had been subdivided into 4 apartments. I loved that I was steps from the amenities of the Stadium District and 6th Ave and was grateful that I was able to live in a beautiful neighborhood with a wide diversity of income levels. As I found more financial security and met my now-husband, I was able to move into a rental home in the UPS neighborhood near 6th avenue. Again, I was grateful that despite not having enough money to afford a down payment on a home of my own, I was still able to enjoy the local amenities and enjoyed living in a lovely part of town. After 10 years in Tacoma, we finally were able to purchase our own home in the neighborhood I loved living in for so many years.

The rising costs of home ownership and high rents in Tacoma would have made my journey impossible if I were starting out today. It saddens me to think that the inventory problems in our area will mean that most Tacoma neighborhoods will become more and more homogeneously upper-middle class over time. Others in my neighborhood and similar areas have been extremely vocal against this project on social media. If they met my family today, they would likely be very happy that we are homeowners keeping the family spirit of the neighborhood alive, but I wonder what they would say to the version of me from 10 years ago, who wanted so badly to work my way into homeownership but even struggled with finding an affordable place to rent? Was I not welcome then? And if so, am I really welcome now? Allowing a range of diverse structures in every neighborhood, both to rent and to own, will allow for more people at more price points to have access to every part of our city.

While I am supportive now, I have two things that were hanging up my support that I would like to address. My first hesitation was concern about very large structures with no set-backs being built next to small homes. While this approach is appropriate on major thoroughfares, I can understand how it would be a very disruptive way to upzone a quiet residential area. However, the presentation on 7/6 did a nice job discussing how the goal is to match the style and approximate building heights and setbacks of the existing neighborhoods. If new multi-family homes are built in ways that are respectful of the current neighborhood, much like was done in my original North Slope neighborhood, I am completely supportive.

My other hesitation is how this may impact the tree canopy in the city. Many studies show the benefits of trees in urban spaces and development often results in the removal of large shade trees. Trees are often considered a hindrance to construction and are seen as replaceable. While this is technically correct, it can take 20+ years before the new trees are contributing to urban cooling and well-being. Please consider including policies that will help protect trees on streets and lots wherever possible, in addition to encouraging the planting of more trees. As our region heats up, this will be even more important for protecting the most vulnerable members of our community.

Thank you for your time!

Anna Leon

District 1

From: [Peter Gulsrud](#)
To: [City Clerk's Office](#)
Subject: Proposed Home Rezoning Changes
Date: Tuesday, July 13, 2021 1:15:01 PM

City Council Members,

The proposed home rezoning changes are wrong for my neighborhood, and probably, for others also. High density apartments have been built around the Proctor and 26th **BUSINESS** area. The same is true of the 6th and Alder project. Don't destroy the integrity of the UPS East, **SINGLE** family home neighborhood. Rezone current business, or mixed-use areas for high density housing projects.

Your proposed zoning changes are wrong, specifically for my N 15th & N Cedar street home. N 15th street is a bus route: number 11. What you may not know is my street is narrow, with parking on one side only. Despite that, only one car at a time has enough room to safely proceed when passing a parked car. On the northside of N 15th where parking is allowed, spaces are in demand, especially as you approach Alder, and the main entrance of the University of Puget Sound. Picture how difficult parking will become on N 15th, and on adjacent UPS East streets, if your desired zoning changes are approved

A spokesman for UPS contacted me last week. He stated they had no influence in drafting the proposed zoning changes. He also indicated UPS had more than enough space for student housing on campus. UPS does not support your proposed home zoning changes that would negatively alter the neighborhood they share with us.

Peter Gulsrud
3018 N 15th Street
Tacoma, WA 98406

From: [Jason Seid](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Zoning Change Questions/Comments
Date: Tuesday, July 13, 2021 1:16:34 PM

Good Afternoon,

Walkability is talked about quite a bit with this new zoning proposal, but I have a concern in areas currently classified with low walkability scores (i.e. low ability to perform everyday errands without the use of a vehicle). My concern is that if population density is increased in these areas without first having walkable amenities or increased infrastructure (e.g. public transit stops) added, there will be a long time frame where traffic and parking will be an issue as all of the new population will require vehicles.

Although there have been many comments that careful design aspects would be considered, I haven't been able to find standard consideration criteria. Explanations have either shown how other low-scale housing types can be designed to have a similar footprint as single-family homes or how the aesthetics will be considered to match the area. Otherwise it is discussed how these changes will make more walkable neighborhoods. But neither explanation addresses areas lacking amenities or public transit, or if current residents do not want to have more amenities located in closer proximity to their neighborhood.

What will the process look like when a property owner/builder wishes to make changes from having a detached single-family home to one of the other low-scale options? How will the neighborhood be brought into consideration?

Is there going to be a permitting requirement where the City performs an evaluation? If so, what are the measures/criteria that the City will use to make their determination?

After approval is granted, how will design or build expectations be verified or maintained after construction has begun?

I understand the need for change as a new homeowner myself, but at the same time, I chose to purchase my home in an area away from larger crowds of visitors and only want to understand how change in the area is going to be implemented and what I can do to preserve my desired livelihood while Tacoma evolves.

Thank you for your time and I look forward to hearing back.

Respectfully,

Jason Seid

From: [Sue Leusner](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 1:20:58 PM

Dear Tacoma City Council Members,

I am writing with sincere concern over the proposed housing plan, Home in Tacoma. I have just recently learned about this plan, having not received the postcard mailer that was previously sent.

I have visited the HIT website and watched the videos to learn more about what is being proposed. To say I am surprised and disappointed is an understatement. The video and documents where a neighborhood in Bozeman, Montana is referenced as an example of what these new neighborhoods could potentially look like are not remotely representative of how I would like my neighborhood to "evolve". These examples are not aesthetically pleasing in any way.

These sweeping proposed changes means you would be opening Pandora's Box for builders, contractors, and real estate investors. They are realistically the only people who would truly benefit by the HIT plan as currently proposed. This plan would encourage people squeezed out of the Seattle market who have great purchasing power, to move south---and further push out Tacoma natives who wish to stay but can't afford to.

We are proud Tacoma residents, with two teenagers attending public school here. We purchased our dream family home on the West Slope in the Spring of 2020 and consider ourselves very fortunate to be able to share this neighborhood with other families, of all generations. We moved here because of the privacy, view and distance from busy streets. We also purchased our home to help create an estate for our disabled son who will unlikely be able to live independently. If the dream for our future, including retirement and beyond, was to live surrounded by triplexes, duplexes, and cottage homes, we would have chosen another neighborhood. If we wanted to be surrounded by renters who don't have enough parking and clog up the streets, or because they rent have no desire or obligation to maintain a property, we would have chosen another neighborhood.

The HIT plan, I honestly feel, is something that is being rushed, is lacking basic planning (infrastructure, utilities, transportation, parking), and will ultimately do little to increase affordable housing in our city. I am not debating that there is a housing issue in Tacoma. I would like to see a focus on existing housing being made more accessible (requiring more "affordable" housing in existing rental units, making more stringent regulations so that new developers have to do the same) which would potentially have an immediate effect on what's happening. Start with the areas in the city that at least have bus lines and are walkable before opening up neighborhoods that don't even have sidewalks.

On a closing note, I have some questions. Does everyone who wants to live in Tacoma actually get to live in Tacoma? At what point do we respect the residents who have worked their behinds off to be able to purchase a house, care for it, and pay taxes for it? Why is their dream of home ownership and living in a single-family neighborhood the one to be sacrificed? I truly hope you will reconsider what could be the beginning of the end for what makes Tacoma unique and a desirable city in which to live. Don't Bozeman my Tacoma.

Sincerely,
Susan Leusner
902 S Aurora Ave
98465

From: [Judith Martin](#)
To: [City Clerk's Office](#)
Subject: Rezoning of city
Date: Tuesday, July 13, 2021 1:22:51 PM

To all council,

I have lived in Tacoma since 1995. This issue that is before council for rezoning the entire city is moving too fast and without thought for our future. There is a need to:

Slow the process

Leave the NSHD out of the re-zone

Nothing should be built without parking for at least one vehicle

We need in person public meetings regarding this proposed project.

Inclusion of a task force made up of representatives from the different districts and I don't mean elected officials

Respectively,

Judith Martin

515 north m st.

253-307-7949

Sent from my iPhone

From: [Joe tieger](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma - Comments for City Council
Date: Tuesday, July 13, 2021 1:26:26 PM
Attachments: [HIT Comments 7-11-21.docx](#)

TO: Mayor Woodards, Tacoma City Council

Re: Home in Tacoma (HIT)

I oppose the entirety of the proposed rezoning. Both descriptive term “low-scale” and “mid-scale” are misrepresentations of the development that would follow should this rezoning proceed. Neither comports with the goals provided by the Comprehensive Plan (Plan). Nor is there any data to indicate that the rezoning will assist the City in reaching the goals expressed in either the Plan or other plans that address the need for increasing the number of housing units available those seeking housing priced below current market rates, prevent the displacement of existing residents or generate funds to support the necessary additional infrastructure required.

The rezoning is ill advised, oversized, and unsupported by data. The cities and states that have implemented this type of rezoning have only done so in the past few years and the scant data available indicates that the negative effects predicted by critics have, in fact, proved correct.

For example, Seattle rezoned, and as predicted, displacement of residents from the increased taxes has caused residents to sell their homes. This has been the effect in other cities as well. The HIT says that Tacoma will develop a “policy” to avoid this. No City has effectively done this and there is nothing to suggest that Tacoma will accomplish this.

Another anticipated effect has been speculative purchasing of properties and a rapid increase in property values leading to an even more rapid rise in rents. Much of this is driven by national and international investment firms that have no interest in the community beyond a return on investment.

HIT is almost empty of facts and full of wishful thinking. One wishful thought is that everyone moving into all of these new homes will either ride a bicycle or walk everywhere. They will not have a car and never need a parking space. At the present rate of improvements in mass transit (light rail to Tacoma in 20+ years) this may come to pass. However, in the intervening decades, some form of vehicles will be omnipresent and HIT ignores this reality by not requiring parking. The impact of this refusal to acknowledge reality can already be seen, and will soon be exacerbated, in the vicinity of the new apartment buildings in the Proctor District.

The goal of HIT is, simply put, to increase density. This increased density is presumed to attract and support services and opportunities that are lacking. However,

there is nothing in HIT to provide support for such services. In fact, the scale of HIT as proposed, will diffuse any effort to achieve improved services. A business that requires a certain density before opening in an area, such as a supermarket, needs to have that density before building. HIT would spread the investment in more housing over a wide area instead of focusing it in discrete areas making it economically unlikely for a market to open in an underserved area.

HIT also says that the city will provide new or improved parks to provide for the increased number of residents. Tacoma presently has less than half of the park space for a city of its size than the national average (7% v. 15%) (Trust for Public Lands 2021) and City government has demonstrated a great reluctance to support additional parks or community centers even in places identified in the Comprehensive Plan. Even the 7% identified is an overstatement because it includes the campus of the University of Puget Sound and the grass median of N. Mason Street as “parks.”

The descriptions of low-scale and mid-scale are **misleading** at best because the rezoning does not limit the buildings to the sizes described or the number of units the building might contain. The size (and impacts) of both may be increased by “enhancements” – public amenities including time-limited additional units that are encouraged by the Planning Department to the detriment of the adjacent residents. Thus, a single four-story building could be built containing only 250-square-foot studio apartments resulting in many more units, with more cars, and greater impact on the neighborhood. It might also become a five-story building through the same process.

The HIT planning documents say that there is sufficient infrastructure to support the additional population, or that it will be provided- but obviously not when the services might be provided or how they will be paid for. These assurances are misleading. The city is presently in litigation with the State in an effort to avoid making improvements to the wastewater treatment plant. The city should also be evaluating the effect of Global Warming on the availability of water.

Under present City policies the costs of additional infrastructure and public services needed to support the additional housing are borne by the present residents, not by the builders. Tacoma, unlike ANY other local government does NOT require any impact fee from a builder. A new multi-family building also receives a “tax abatement” for eight or more years. HIT indicates that the city will seek to continue these policies for those buildings, including smaller buildings, that are constructed after the rezoning.

Tacoma has spent large sums developing a light-rail system but the diffuse approach to increasing density promoted by the HIT rezoning does not focus growth into the area adjacent to this system. The light-rail system needs density/riders to achieve the benefits of the investment. As proposed, HIT delays, perhaps for decades, achieving even marginal increases in ridership on light-rail.

HIT is replete with promises of “policies” that would address citizen concerns. Policies do not carry the force of law and are, for all intents, unenforceable. A policy is merely

a wish, i.e., we the City would like you, the builder, to provide funds to mitigate the impact of your project on the water quality of the storm-water leaving your building. An ordinance has the force of law and is enforceable and can require compliance. These ordinances, at least in draft, should be made part of any rezoning proposal.

It is appropriate for the City Council to address the need for additional housing. Rezoning for additional forms of housing and increased density is necessary but there are lessons to be learned from other jurisdictions. Targeted rezoning, including the projected need for services and identified funding sources to provide for the timely delivery of those services would be a plan. HIT is not such a plan.

Details matter and, as the citizens of Tacoma have learned through the Multiple Use Center developments, the details shape the result. The nearby residents learned that their interests in their community, and those of the combined interests of the city and developers are not in agreement. After a long community outreach process that did not result in projects that met the citizen's expectations there has been a large loss of trust in City government. HIT is viewed through the lens of this experience.

HIT lacks sufficient detail, focus, supporting data, draft ordinances, or even sufficient detail for the citizens to entrust the City to execute this massive rezoning in a way that protects their interest in a livable, affordable, community. The City Council should send HIT back to the Planning Commission with instructions to further engage the community and to develop a plan reflecting the experiences of other communities and with sufficient detail to address the concerns of the public.

Joseph Tieger

3412 N. 30th Street

Tacoma, WA 98407

TO: Mayor Woodards, Tacoma City Council

Re: Home in Tacoma (HIT)

I oppose the entirety of the proposed rezoning. Both descriptive term “low-scale” and “mid-scale” are misrepresentations of the development that would follow should this rezoning proceed. Neither comports with the goals provided by the Comprehensive Plan (Plan). Nor is there any data to indicate that the rezoning will assist the City in reaching the goals expressed in either the Plan or other plans that address the need for increasing the number of housing units available those seeking housing priced below current market rates, prevent the displacement of existing residents or generate funds to support the necessary additional infrastructure required.

The rezoning is ill advised, oversized, and unsupported by data. The cities and states that have implemented this type of rezoning have only done so in the past few years and the scant data available indicates that the negative effects predicted by critics have, in fact, proved correct. For example, Seattle rezoned, and as predicted, displacement of residents from the increased taxes has caused residents to sell their homes. This has been the effect in other cities as well. The HIT says that Tacoma will develop a “policy” to avoid this. No City has effectively done this and there is nothing to suggest that Tacoma will accomplish this.

Another anticipated effect has been speculative purchasing of properties and a rapid increase in property values leading to an even more rapid rise in rents. Much of this is driven by national and international investment firms that have no interest in the community beyond a return on investment.

HIT is almost empty of facts and full of wishful thinking. One wishful thought is that everyone moving into all of these new homes will either ride a bicycle or walk everywhere. They will not have a car and never need a parking space. At the present rate of improvements in mass transit (light rail to Tacoma in 20+ years) this may come to pass. However, in the intervening decades, some form of vehicles will be omnipresent and HIT ignores this reality by not requiring parking. The impact of this refusal to acknowledge reality can already be seen, and will soon be exacerbated, in the vicinity of the new apartment buildings in the Proctor District.

The goal of HIT is, simply put, to increase density. This increased density is presumed to attract and support services and opportunities that are lacking. However, there is nothing in HIT to provide support for such services. In fact, the scale of HIT as proposed, will diffuse any effort to achieve improved services. A business that requires a certain density before opening in an area, such as a supermarket, needs to have that density before building. HIT would spread the investment in more housing over a wide area instead of focusing it in discrete areas making it economically unlikely for a market to open in an underserved area.

HIT also says that the city will provide new or improved parks to provide for the increased number of residents. Tacoma presently has less than half of the park space for a city of its size

than the national average (7% v. 15%) (Trust for Public Lands 2021) and City government has demonstrated a great reluctance to support additional parks or community centers even in places identified in the Comprehensive Plan. Even the 7% identified is an overstatement because it includes the campus of the University of Puget Sound and the grass median of N. Mason Street as “parks.”

The descriptions of low-scale and mid-scale are **misleading** at best because the rezoning does not limit the buildings to the sizes described or the number of units the building might contain. The size (and impacts) of both may be increased by “enhancements” – public amenities including time-limited additional units that are encouraged by the Planning Department to the detriment of the adjacent residents. Thus, a single four-story building could be built containing only 250-square -foot studio apartments resulting in many more units, with more cars, and greater impact on the neighborhood. It might also become a five-story building through the same process.

The HIT planning documents say that there is sufficient infrastructure to support the additional population, or that it will be provided- but obviously not when the services might be provided or how they will be paid for. These assurances are misleading. The city is presently in litigation with the State in an effort to avoid making improvements to the wastewater treatment plant. The city should also be evaluating the effect of Global Warming on the availability of water.

Under present City policies the costs of additional infrastructure and public services needed to support the additional housing are borne by the present residents, not by the builders. Tacoma, unlike ANY other local government does NOT require any impact fee from a builder. A new multi-family building also receives a “tax abatement” for eight or more years. HIT indicates that the city will seek to continue these policies for those buildings, including smaller buildings, that are constructed after the rezoning.

Tacoma has spent large sums developing a light-rail system but the diffuse approach to increasing density promoted by the HIT rezoning does not focus growth into the area adjacent to this system. The light-rail system needs density/riders to achieve the benefits of the investment. As proposed, HIT delays, perhaps for decades, achieving even marginal increases in ridership on light-rail.

HIT is replete with promises of “policies’ that would address citizen concerns. Policies do not carry the force of law and are, for all intents, unenforceable. A policy is merely a wish, i.e., we the City would like you, the builder, to provide funds to mitigate the impact of your project on the water quality of the storm-water leaving your building. An ordinance has the force of law and is enforceable and can require compliance. These ordinances, at least in draft, should be made part of any rezoning proposal.

It is appropriate for the City Council to address the need for additional housing. Rezoning for additional forms of housing and increased density is necessary but there are lessons to be learned from other jurisdictions. Targeted rezoning, including the projected need for services

and identified funding sources to provide for the timely delivery of those services would be a plan. HIT is not such a plan.

Details matter and, as the citizens of Tacoma have learned through the Multiple Use Center developments, the details shape the result. The nearby residents learned that their interests in their community, and those of the combined interests of the city and developers are not in agreement. After a long community outreach process that did not result in projects that met the citizen's expectations there has been a large loss of trust in City government. HIT is viewed through the lens of this experience.

HIT lacks sufficient detail, focus, supporting data, draft ordinances, or even sufficient detail for the citizens to entrust the City to execute this massive rezoning in a way that protects their interest in a livable, affordable, community. The City Council should send HIT back to the Planning Commission with instructions to further engage the community and to develop a plan reflecting the experiences of other communities and with sufficient detail to address the concerns of the public.

Joseph Tieger
3412 N. 30th Street
Tacoma, WA 98407

From: [Tynan Ramm-Granberg](#)
To: [City Clerk's Office](#)
Subject: Support for Home In Tacoma Project
Date: Tuesday, July 13, 2021 1:35:24 PM

Hello,

I would just like to voice my continued support for the Home In Tacoma project, ahead of tonight's meeting. Tacoma will be a more thriving and inclusive city when we free ourselves of the restrictions of outdated zoning. I encourage the city council to act on behalf of all Tacomans, and not succumb to the objections of a minority of selfish, neighborhood interests.

Thanks!

Tynan Ramm-Granberg
304 Tacoma Ave S

From: [Warren Olson](#)
To: [City Clerk's Office](#)
Subject: Oppose higher density
Date: Tuesday, July 13, 2021 1:35:58 PM

Dear Council Members:

I oppose the plan for higher density in Tacoma. I believe the assumptions that increasing supply will reduce price will not work in this instance. Market forces are operating on a scale outside the City that will continue to exert their influence on our pricing. The advent of large capital investment firms in the housing market will also continue to drive prices.

Additionally Tacoma is already crowded - huge amounts of traffic now on lesser arterials. Parking is already difficult in many areas and the City's policy of building without adequate parking has aggravated the problem. Tacoma cannot maintain its arterials or afford to improve them. Greater density will not improve revenue per person and will only make taxes higher and services reduced. Density will not improve the quality of life but is more likely to degrade it, overcrowding parks, schools, and other public facilities.

Even if the concept of added supply reduced prices that would not be in the interest of current property owners who benefit from value increases that track market trends. Families needing to sell and move to other markets deserve continued appreciation in order to be able to afford future housing and optimize their investment in their property. It is not the role of the City or government to suppress citizens opportunity to optimize their investment. Government is not obligated to manage markets to reduce return on investment or to subsidize low income people by attempting to control supply.

Please do not approve these zoning changes. Solve our problems don't add more people to add more problems.

Warren Olson
3501 N. 36th St.
Tacoma, WA 98407

Solve our

Sent from my iPad

From: [Jim Merritt](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma - Comments for Public Hearing of July 13, 2021
Date: Tuesday, July 13, 2021 1:38:37 PM

Dear City Council Members:

These are comments for the July 13, 2021 Public Hearing on the “Home in Tacoma” Zoning and other associated items.

July 13, 2021

Home in Tacoma

City of Tacoma Planning and Zoning Initiative

Discussion Points

1. The Planning Process is flawed

- This initiative has great goals however it appears narrow in focus
- Implications of the recommendations need to be discussed and debated
- The process essentially has been done remotely during the COVID 19 pandemic
- The recommendations **need more open city wide discussion** and education
- **Unintended consequences** should be fully explored and assessed

2. The Fabric of the City and Zoning is critical

- The character and fabric of the city have been the result of 100 plus years
- The **design language, the scale, and new ideas are interwoven over many years.**
- A potential “heavy handed” approach may disrupt the nature of this fabric
- The process may upset community trust in the planning process.
- Larger multifamily units between historic craftsman housing break down the fabric
- What makes a neighborhood desirable or undesirable needs careful assessment

3. Transit Corridors/Arterial Streets and Mixed Use Centers

- The historical approach to mixed-use centers may be impacted
- Transit corridor development could lead to multifamily and commercial “strip development”
- The **focus on mixed-use centers would keep the development in nodes**
- The mixed use centers could have controlled expansion and scale over time.
- The transit corridors would be the links between the mixed use centers

4. Diversity and inclusiveness in all neighborhoods and mixed use centers

- The goal is beneficial and can be accomplished over time if carefully developed
- **Incentives for development** need to be understood such as tax abatement for including affordable housing units in a project
- Tax abatements are beneficial in the first 5 years when a project is more at risk.
- The 12 year tax abatement to include affordable units is not beneficial with the 8 year tax abatement available with no requirements for affordable units.

- The **underutilized commercial properties for additional housing** may be beneficial
- Mobilizing the **City's Municipal Authority as the City's bank** could help to place marginal groups into home ownership by using the Federal Grants as a revolving loan fund.
- Using Federal Grants as rent payments does not help the long term as homeownership would
- The Municipal Authority funds would be paid back and could be used as a revolving loan fund for disadvantaged groups to become home owners in all neighborhoods.

End of Discussion Point

Thank you for the opportunity to submit comments.

Respectfully submitted,

James R. Merritt FAIA
Merritt Arch PLLC
merritt@merrittarch.com
253-720-1860

From: [Ann Brock](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); [THOMAS CLINE](#)
Subject: No to rezoning. . .
Date: Tuesday, July 13, 2021 1:47:35 PM

To whom it may concern,

I believe strongly that Tacoma should not change existing neighborhood zoning codes. Home in Tacoma is not an appropriate response to the affordable housing crisis we face.

We need creative solutions that address the underlying issues of our homeless situation. Additionally, affordable housing needs to be built in controlled areas. Our golf courses are perfect areas for this. We have three golf courses in very different locations in the city. Building up our inner city and bringing back vibrancy to it through construction of multi- family housing, green spaces and business and commercial construction is also a potential solution.

The apartments built on 6th Avenue, in the Highland Hill Area, and also on 6th and Cedar allow for no natural vegetation or green spaces. This is not healthy for children or adults and is lethal to our feathered and furred cohabitants. Tacoma is well aware of how important the natural environment is to our city - not only to address climate change but for the emotional and mental well being of its citizens. Higher density housing is in direct conflict to these stated city goals of providing a healthier environment.

The citizens of Ballard and Portland have NOT ringingly endorsed these urban changes. Many people living in these areas say that the parking is a nightmare, the infrastructure is not equipped to handle the density, the impact on wildlife has been heartbreaking and in fact, the affordability of housing has not been positively impacted.

Home in Tacoma will change the flavor of Tacoma and the direction of our city's character. Please think about what kind of place we can create that will control growth, nurture the well being of people through green spaces and nature, develop healthy and happy children playing in neighborhoods who will lead us into our future and provide for us all to live alongside nature in a respectful and cooperative manner. Higher, denser, more. . .might bring in more money, but will not bring in better quality of living. It is my fervent desire that you recognize financial gains made from these decisions in the form of more federal funds and real-estate revenues, do not drive decisions. The well being of citizens and their choice for the kind of places they wish to live and raise children should come first.

Very truly yours,

Ann Brock
622 N Fernside Drive
Tacoma, Wa 98406

From: [Beth Harrison](#)
To: [City Clerk's Office](#)
Subject: Rezoning comments
Date: Tuesday, July 13, 2021 1:47:49 PM

Dear City Council Members,

I do realize that housing is a problem in our city. And I realize that things change, progress happens. I've attended both the planning meetings earlier this spring that rolled out the new rezoning plans and the recent Mid-rise zoning meeting last week, and I hope you'll consider:

- Accepting the planning committee's most recent changes to the Mid-rise zoning. This was shared at the Mid-rise zoning meeting last week and included parking tucked behind buildings, set backs being kept (not eliminated like in the earlier proposals), and limiting building heights to 3 stories.
- Vastly reducing the amount of Mid-rise within the city--38% as proposed is a huge amount. We are going to end up as the City of DENSITY instead of the City of Destiny. Low-rise zoning is a large enough change. Suggestion: Are there new areas at the edge of the city where all new development can be zoned Mid-rise? Then you could to plan Mid-rise areas from the ground up, instead of trying to retro-fit Mid-rise zoning into current single family zoned areas.
- I live in the Proctor District in an area designated as Mid-rise. Please, please reconsider the amount of building we currently have at 6 stories and the un-neighborly Proctor III that is in the works (that's a whole other subject). Proctor doesn't need more density beside Low-rise. **You can replicate the Proctor shopping community in many places in our city, but it's the neighborhood itself that makes it so attractive. Mid-rise zoning in Proctor drastically changes the character of our neighborhood.** Suggestion: keep the Mid-rise at Proctor to the 4 city blocks touching the intersection at N. 26th and Proctor.
- Please work with neighborhoods individually as the rezoning goes forward to find solutions. Some neighborhoods may want to go modern and sleek with few set backs, other neighborhoods may want to make sure to protect views or mature plantings, etc.
- Please work to ensure that the quality of any new buildings blend into the surrounding structures by being of equal or greater quality. We could see new structures with the same design elements cheaply replicated. That won't lift up any of our neighborhoods.
- Please encourage local ownership. Not rentals with owners on other continents or in far from Tacoma. But rentals with local owners who care about their community and renters.

Questions:

- How can/will the city prevent a flurry of quickly thrown up projects that won't have to

comply with the proposed zoning changes by being done before the rezoning takes place?

- Is the city council feeling that Tacoma citizens really understand the impacts of the rezoning to every single neighborhood property? (Consider looking at the percentage of Tacoma citizens who participated in the recent zoning meetings [there were less than 150 computers/phones admitted at each zoom]. I teach, and if my parent response to a big change I was making in my class was equal to the percentage of citizens indicated by the zoom meetings, would you consider things going well?) I do think there has been a greater effort to let people know, and that's a good thing. But amongst the neighbors I know, there is confusion about what's going on, what zone we're in and even ignorance about the whole thing--and yes, we do have the individual responsibility to be informed, active participants in our community--but this is a really, really big issue and change for our city. And we're still not done with this pandemic.

This is a huge project. It's trying to solve many problems. I hope that the City Council will keep in mind that people feel strongly about this issue--I realize either for or against. I hope that we don't move forward too quickly and end up with unintended outcomes. Let's take time to do it right. Let's be the city that everyone looks to as the example of a community who came together, listened to and cared about each other, and got it really right.

Thank you for considering these ideas. All the best as we move forward.
All we need are the right ideas and compassion for each other.

B.

Sent from [Outlook](#)

From: [Karen Bolland](#)
To: [City Clerk's Office](#); [Hines, John](#)
Subject: City Council Mtg. today / city-wide zoning changes
Date: Tuesday, July 13, 2021 1:48:47 PM
Attachments: [Magoon ltr 20210712.docx](#)

Please find enclosed our letter to Tacoma's City Council regarding proposed zoning changes / Home in Tacoma.

Tuesday, July 13, 2021

Dear Tacoma City Council:

While we heartily support the urgent need for affordable housing in Tacoma, we strongly oppose the city-wide zoning changes proposed at this time by the Tacoma Planning Commission.

Our planet is still in the grip of a pandemic and, though many adults in the USA have been adequately vaccinated, we are still quite far from herd immunity, especially as the CDC is now urging vaccinations for all those 12 years and older who do not have a disqualifying illness or condition. As a consequence, there is little knowledge among the city's residents of what is being proposed and how this will affect citizens' daily lives. There has been almost no public discussion of what the Planning Commission proposes as a solution. Small maps on an 8.5" by 11" sheet of paper or on one's computer monitor do not adequately inform!

Therefore we urge you and the city to:

- 1) Begin construction of affordable housing in areas that are currently available and serviceable;
- 2) Delay making definitive decisions on citywide changes until this pandemic is in the past;
- 3) Delay making definitive decisions on citywide changes until the general public is well informed and has had ample opportunity for input and discussion, including a general election on the proposed changes.

Sincerely,

Richard E. Magoon & Karen M. Bolland
1502 S Fernside Drive, Tacoma

From: [colleengray](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Comments
Date: Tuesday, July 13, 2021 1:58:43 PM

Dear council members and mayor,

I am all for increasing density in our city with a couple major concerns:

1. Please ensure developers build enough parking. We are already experiencing disagreements over parking with neighbors as more folks move into existing homes. Single family homes in the older neighborhoods do not have driveways so we need to be able to park on the street near our homes. Please do not assume everyone will ride bikes and walk. Even if they do, they'll have cars. This will become a wedge issue if we aren't realistic when planning, permitting and building.

I talked to a neighbor considering adding an ADU. She said the builder will put in a parking place on her property as required by the city but there is nothing to prevent her from removing it after all is done. Yikes. How does the city plan to enforce codes?

2. I notice only the parks in wealthier neighborhoods get the grass watered. The rest of the parks have two seasons: dust and mud. They are miserable. With an increase in use, turf will degrade even more. Please put more money into park maintenance and water the lawns.

3. Consider compensating property owners who find themselves suddenly surrounded by multi-story buildings. This is a matter of fairness.

Thank you,
Colleen Gray
Stan Shaw

From: [Elizabeth M](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Public Comment
Date: Tuesday, July 13, 2021 2:02:28 PM
Attachments: [PublicComment.pdf](#)

See attached.

July 13, 2021

Home In Tacoma

cityclerk@cityoftacom.org

About Me. I love transit (though I need to drive to a park and ride to commute to work). I support density done well. I lived in apartments or other rentals for about 20 years. I have voted for just about every levy and tax the city, county, school district, etc. have asked for. I am for the greater good. I also love transparency, honesty, and facts. I think having good plans, with established data, is a good thing. Hope and good intentions are great, but a plan without actual data and thoughtful implementation is shortsighted and likely to result in unintended consequences. Further, without careful, well thought out planning, the intended results may never occur.

Trust. There is a lack of public trust in this process. The first time I heard of the dramatic change in zoning was when I got a postcard in April. I have listened in on numerous planning commission meetings and neighborhood council meetings since then. At every meeting I have heard that many people (most recently a professional group for architects) were unaware of the scope and depth of the proposed changes. Unfortunately, several Planning Commission members (see April 21, 2021, meeting), disparaged commentors and/or admitted to not having read many (or any) public comments, despite the call for the public to submit comments. The City Planning representatives didn't even include all the comments posted on the planning map (there were 100's). *The staff person reported that they were not even going to look at the comments on the map until after the Planning Commission made their recommendations to city council.* One commissioner even said you should not take into account the concerns of long time home-owners, raising concerns of ageism. Bullying and dismissal of concerns (including concerns that the process has not been inclusive enough and has moved too fast for ordinary citizens) undermines trust.

City leaders also need to do a lot more to show by actions, not just words, that they are listening to and responding to concerns. For example, make sure that design considerations are taken into account before zoning changes are made. Tacoma failed to make recommended design changes after the 2008 zoning changes, which is one reason there is so little trust in city leaders. Make sure streets and infrastructure improvements are made before additional density adds more stress to the system. Take steps to improve the safety and walkability of existing neighborhoods. Ask neighborhood residents what they would like to see in the areas where they live, do not just tell them what you are going to do. That way, the city is more likely to bring needed improvements to neighborhoods throughout the city, not just to a select few neighborhoods.

Affordable Housing. I am a big fan. Having grown up on the edge financially and having several close family members grow up in low-income housing, I know the value of housing security, particularly for kids. The Home in Tacoma plan was also sold the public as an affordable housing plan. Unfortunately, both City Planning staff members and Planning Commission members have acknowledged that the plan *does not actually create affordable housing*, which is another area where there is a trust issue with the city (and a data problem). Despite some Planning Commission members acknowledging that maybe this plan should not have been sold to the public as an affordable housing plan, the plan continues to be sold as an affordable housing plan. Bad idea when you want the citizens of Tacoma to trust you.

Marketing a plan as an affordability and equity solution when you know it is not, is a violation of public trust. Worse, it will not actually fix these problems. The information presented provided no data to

show that the zoning changes would create affordable housing, and it was acknowledged by the presenters for the city that the zoning changes will not create affordable housing. There is the “hope” that the zoning may help create more affordable housing, but only if the city commits a huge amount of financial resources. Instead, the only evidence indicated that any new housing would be market rate housing (which would explain why the Pierce County Building Association fully supports the plan – more profits for them). Further, the “hope” is misplaced. From what I have read, the supply and demand theory that the “hope” is based on, does not actually work with the housing market. I cannot tell you how many times I have asked for the data that shows that the plan will create affordable housing. I have yet to have any answer other than “we hope” or “we expect”. In other words, no data.

Do continue to work on both short and long-term solutions for both low-income housing and affordable housing. Just be clear that each issue is different and requires different solutions. Do not assert that the current proposed zoning changes are a solution for the housing crisis or for the lack of low-income housing when it is not true. Use evidence and data to create a plan that will actually work.

Recent Issues. We have been in a pandemic that has created unusual housing pressures and financial strain. We do not know at this time what the housing market will look like when the pandemic ends. There have also been a lot of recent changes to landlord tenant laws made, and these may impact whether or not developers want to build apartments or other multi-family homes because of the costs involved (tenants being required to be given attorneys for evictions, limitations on reasons for ending leases or evictions). All the assumptions being made now may not be accurate.

Request. Consider (1) separating out short and long-term housing issues, (2) taking the zoning issues slowly, (3) only changing zoning when the city is also ready to make design changes. Make incremental changes, and make sure the changes are working as intended (and not just working for developers) for neighborhoods, and that the changes are actually creating affordable housing. That way, adjustments can be made along the way. There are so many great neighborhoods in Tacoma, do not make the mistake of rushing to a “solution”, when in fact, it is not a solution. Take care of Tacoma’s neighborhoods. Add density but do it thoughtfully and slowly. Do not just do what the developers want and open the entire city up to development. Once you open that pandora’s box, you cannot take it back or undo the damage to neighborhoods. Again, the trust issue. We have already seen the city make zoning changes without making the promised design changes, and it does not end well.

Finally, I urge you to seek out and consider ALL the public comments received by the Planning Commission – like me, most people had no idea how this process works, and I only learned how the process worked by spending hours attending meeting, something that most citizens do not have time to do. I also want to applaud the City Council’s decision to continue to allow and support remote access to meetings even as the state re-opens and meeting return to in person. Remote access increases the ability of citizens to participate in the process.

Thank you,

Elizabeth

From: sclemc17@gmail.com
To: [City Clerk's Office](#)
Subject: Response to Tacoma City Council Proposal for Middle Housing
Date: Tuesday, July 13, 2021 2:10:55 PM
Attachments: [Response to City Council Proposal to rezone neighborhoods for Middle Housing.docx](#)

To Whom it may concern

Here is my response to your proposal.

Stephen M Clements
3316 N Shirley St
Tacoma WA 98407

Sent from [Mail](#) for Windows 10

To: City of Tacoma

Re: Proposed Rezoning of Tacoma to make room for "Middle Housing"

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 rezoning of Tacoma to allow for middle scale and low scale buildings in residential neighborhoods.

I am currently experiencing this rezoning behind my home. The owner of the property on N33rd St (Bruce Arneklev) was approached by the developer John Gibson to develop his land. Mr. Gibson being a smart developer, **and knowing the City Council's plan to rezone Tacoma neighborhoods**, proposed a rezoning of the property from R3 to R4. By rezoning this land Mr. Gibson could then build 68-units of low scale multi-family housing. **Mr. Gibson stands to gain huge tax incentives under your plan and make a lot of money.** Mr. Gibson and Mr. Arneklev do not care about what it does to the neighborhood. This property will back up to my residence with just 20ft separation. The plans for the development, show 2 story properties with decks looking down on all the neighbors facing the property. Then they will develop 3 story apartments behind those as well. These properties will be rentals which tend to attract people that don't care about their surroundings because it is often a stepping stone till they can afford a home for themselves.

This rezoning will destroy this neighborhood and devalue all the homes around it. For example, just last week my neighbor who also faces the property that is trying to be rezoned was offered 20,000 over the asking price for his home. When the interested buyers saw the public notice sign for the proposed rezone and saw what was going to be built, they pulled out of the deal! The land has not even been developed yet and its already scaring people away from living here.

This possible rezone will add approximately 102 (planned for 1.5 per unit) new vehicles to an already congested dead end street that has children walking to and from school on it. In reality there is no such thing as half a car so it ill be more like 136 cars and then their guests. This is absurd and dangerous. The traffic study was conveniently done during COVID Lockdown! Vehicles will be parked up and down all of 33rd as they are now, and they will spill over onto other streets. The level of traffic trying to enter Pearl St will be so bad that most people will try to circumvent that by coming down Shirley St. and exiting 37th St. This path will take them right past Truman Middle School right when children are going to school. These streets already have no room to pass on a normal day. This will be a mess! **This will happen to all areas of Tacoma in the city's (Home in Tacoma (HIT)) proposal.**

Low scale and middle scale housing will drastically change the amount of people in that residential area. This flux of new people renting these homes will dramatically increase the percentage of crimes in these areas as well. More vehicles to break into, and more things to be robbed. Crime is already on the rise, even here in North Tacoma.

Impact to our climate! These proposed new housing units in Tacoma's plan will change the amount of runoff and greatly effect wildlife in our area. The congestion and pollution will rise due to influx of people and cars. Streets will be noisier and have fewer natural trees to help provide cleaner air. Roads

will have to be redesigned and what about our already aging sewer systems that will have to be replaced? Who will pay for that? Will the transit system be adequate?

Rezoning the property on 33rd St is exactly what the city of Tacoma is trying to do not just in my neighborhood but all-around Tacoma and needs to be stopped! The idea of getting rid of single-family housing disincentives people to save and buy a house. Isn't the American dream home ownership? Families often rent a place in order to save for a home and live in a residential area. Then the city builds low level housing next to your new home. Why would anyone want that? Places are zoned for a reason. These zones keep everything to scale. Home in Tacoma policies doesn't encourage home ownership or building equity for the future.

This proposal will drastically change Tacoma from a unique city to an overpopulated area like Seattle. Developers will line up to build these units with tax incentives and leave the hard-working people of Tacoma to suffer with declining property values, and overpopulated streets that were once beautiful residential areas. **Where are the tax incentives for the people who already live here?** These changes will force people to leave and live somewhere else while some people may lose their homes completely and old beautiful homes will be torn down for high rise residential buildings.

I urge you to reconsider rezoning our communities to low level and middle scale housing, for the sake of our community, our children, the wildlife affected and our environment. Residential housing is where all of you raised your children and taught the value of home ownership and now you want to take that away. What a shame! I appreciate your addressing my concerns

Sincerely

Stephen M Clements

From: [Nick Brody](#)
To: [Hines, John](#); [City Clerk's Office](#)
Subject: Please Support Home in Tacoma
Date: Tuesday, July 13, 2021 2:14:38 PM

Hello Council Member Hines,

My name is Nicholas Brody and I am a resident of your district. We have spoken before regarding transportation and pedestrian safety issues.

I write to you today to urge you to support the Home in Tacoma initiative.

Single-family housing is an exclusionary institution. This two-phase plan, endorsed by the Planning Commission, will help move our community toward the inclusive, affordable, accessible, and equitable community we all want to live in.

As an owner of a single-family home, I look forward to sharing this neighborhood and our community with more people. With easy access to schools, transportation, and business, Proctor and North Tacoma are ideal locations for more housing.

The plan is revenue positive -- providing us more funds for the crucially needed infrastructure improvements our city will need in the coming years.

Again, I strongly encourage you to support this proposal. I look forward to your endorsement of this forward-thinking plan.

Best,

Dr. Nicholas Brody
2102 N. Madison St.
nbrody@gmail.com

From: [Steve Allsop](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma public comment
Date: Tuesday, July 13, 2021 2:15:45 PM
Attachments: [Home in Tacoma comments 2.docx](#)

Hello. Attached are my thoughts for the Public Hearing. Please distribute to the Mayor and Council.

Thank you.
Steve Allsop
2201 N Lawrence St

7-12-2021

To: Mayor and City Council

Re: Public Comment—Home in Tacoma

Following are my observations after much study and interaction with planning staff. I want to thank Elliott Barnett and Councilman Hines for their thoughtful input and feedback over the past many months as I have sought to fully understand these proposals.

I am a homeowner in the North End, not a special interest such as developer or “housing rights” advocate. My overall sense is that, to this point, special interests have been driving the agenda. I have yet to find a fellow homeowner who does not share my deep concerns at the implications of this plan. I note that over 50% of respondents in a poll during a recent Home in Tacoma presentation had significant concerns. 37% were undecided. Only 14% felt this plan was on the right track.

Please review the 4-8-2021 North End Neighborhood Council recommendation which outlines real-world concerns and advocates allowing the Infill Pilot Program to run its course as a means of determining impacts.

Please also note the Planning Commission minority report, written by real estate professionals, which states in part: “... the policies (i) will not produce affordable housing, (ii) will encourage a different type of development that will change neighborhood character (iii) will fail to address affordability, (iv) and will cause building-scale conflicts in existing neighborhoods.”

Mid-scale should be limited to Centers, not allowed to invade neighborhoods via transit corridors. Low scale should carry safeguards against a neighborhood being overwhelmed by multi-family.

It’s disappointing to hear advocates say the plan was “scaled back” in response to citizen concerns. In fact, while the current proposal is less than the “Transform” version, it greatly expands the “Evolve” version. The result is literally devastating to neighborhood character, creating little islands of “low scale” which will inevitably themselves be altered by the close proximity of mid-scale.

In sum, these “massive” and “sweeping” (as described in the press) proposals have immense implications for homeowners. We invested in a neighborhood, not just a house, and these proposals are a grave threat for multiple reasons you have heard from multiple sources – not just to my family, but to the myriad majority who face the same consequence.

Some infill, fine, when thoughtfully employed (such as Pilot Program I). But this, this is nothing less than an attack which is being justified as response to a “crisis.” You will not stem the flow of refugees from Seattle with these proposals. You will only erode the special attributes that have made Tacoma such a great place to live.

Please represent *all* of your constituents. There are many ways to preserve our neighborhoods and still allow for reasonable growth and I have added an excerpt from my previous comments below.

From my March comments:

I spent most of my 16 years on Sumner's City Council as chair of the Community Development Committee. We grappled with the issues thrust on us by the GMA, PSRC, etc. etc. and came

up with some ways to increase density without radically altering the reasons folks chose their respective neighborhoods.

- One tactic was of course mixed-use centers, carefully sighted so as to create as little impact on surrounding properties as possible.
- In the spirit of maintaining scale and encouraging home-ownership, we revised the code to allow for zero lot-line development in some areas, thereby encouraging individual ownership of the units in a townhouse, for instance.
- We also mandated ground-related housing for multiplexes to reduce their scale, and limited the number allowed in any one block.
- Cottage housing was a minimally invasive tool for increasing housing options, as well as relaxed ADU standards.

These are *reasonable* means of addressing the issue, without decimating neighborhoods.

Here's how this proposal could be modified to present a *balanced* approach to the housing issue:

- Limit the "mid-scale" housing to mixed-use centers. Eliminate the wide swaths that engulf people's homes just because a bus happens to go that way.
- Require parking! 1:1 ratio minimum. Councilman Thoms cited data validating what everyone knows intuitively. While some might wish people no longer drive, that notion is at least 20 years in the future. Streets lined with parked cars are not a pleasant, or safe, streetscape and when adequate parking is not available, the whole neighborhood suffers the consequence.
- Limit the number of multiplexes allowed in one area. The original pilot program had a 1000-foot buffer between them. That made sense.
- Incorporate ownership-friendly provisions as I have outlined above. Everyone wins.

Respectfully,

Steve (and Susan) Allsop
2201 N Lawrence St.

From: sclemc17@gmail.com
To: [City Clerk's Office](#)
Subject: Response to Tacoma City Council Proposal for Middle Housing
Date: Tuesday, July 13, 2021 2:10:55 PM
Attachments: [Response to City Council Proposal to rezone neighborhoods for Middle Housing.docx](#)

To Whom it may concern

Here is my response to your proposal.

Stephen M Clements
3316 N Shirley St
Tacoma WA 98407

Sent from [Mail](#) for Windows 10

From: [Nick Brody](#)
To: [Hines, John](#); [City Clerk's Office](#)
Subject: Please Support Home in Tacoma
Date: Tuesday, July 13, 2021 2:14:38 PM

Hello Council Member Hines,

My name is Nicholas Brody and I am a resident of your district. We have spoken before regarding transportation and pedestrian safety issues.

I write to you today to urge you to support the Home in Tacoma initiative.

Single-family housing is an exclusionary institution. This two-phase plan, endorsed by the Planning Commission, will help move our community toward the inclusive, affordable, accessible, and equitable community we all want to live in.

As an owner of a single-family home, I look forward to sharing this neighborhood and our community with more people. With easy access to schools, transportation, and business, Proctor and North Tacoma are ideal locations for more housing.

The plan is revenue positive -- providing us more funds for the crucially needed infrastructure improvements our city will need in the coming years.

Again, I strongly encourage you to support this proposal. I look forward to your endorsement of this forward-thinking plan.

Best,

Dr. Nicholas Brody
2102 N. Madison St.
nbrody@gmail.com

From: [Steve Allsop](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma public comment
Date: Tuesday, July 13, 2021 2:15:45 PM
Attachments: [Home in Tacoma comments 2.docx](#)

Hello. Attached are my thoughts for the Public Hearing. Please distribute to the Mayor and Council.

Thank you.
Steve Allsop
2201 N Lawrence St

From: [Jared Ruckle](#)
To: [City Clerk's Office](#)
Subject: NO to Home in Tacoma. It will destroy our middle class. YES to common sense growth changes.
Date: Tuesday, July 13, 2021 2:17:16 PM

I strongly urge the City Council to reject this proposal. It's the wrong plan at the wrong time for one simple reason: corporate developers will raze middle class housing across the city and exacerbate the housing crisis.

Developers aren't going to focus on low-end, affordable housing when more lucrative projects are there for the taking. Corporations will instead raid middle-class neighborhoods in favor of high-end condos.

This plan does nothing to protect families and the working class from this behavior. In fact, it encourages this style of development. It's the worst-case scenario for Tacoma: regular families get displaced, and more high-end properties get built.

The commission themselves knows how half-baked their plan is - just check the text! They correctly observe that "unintended consequences" may derail their goals, and that "design standards" are needed. But the proposal offers no peace of mind for residents of Tacoma that these concerns will be addressed. Once corporate developers are turned loose on our fair city, the commission - and the middle class - will be helpless to stop them.

To be fair, many of the commission's goals are laudable. And some aspects of the proposed zoning changes make sense. For example, the "Mixed Use" designation (and corresponding areas) are commendable. The "Neighborhood Commercial" areas are logical places to build new housing. The creative use of tax incentives is also a welcome idea.

But why serve up the middle class residential neighborhoods on a silver platter to out-of-town developers? Why re-zone areas that aren't going to result in more affordable housing? Why rezone the entire city? Surely, there must be a better approach, one that's more pragmatic and surgical.

I have lived in Tacoma for over 30 years. I want the city to continue to grow and thrive. I want future generations to fall in love with the city the same way that I have. That's not going to happen if this proposal moves forward.

Instead, the middle class will leave Tacoma. The city I grew up in will never be the same. More importantly, it will become an uninviting place with no room for the middle class.

The city and its residents deserve better. Go back to the drawing board. Keep the sensible parts of this plan, and get rid of the provisions that endanger Tacoma's working families.

Thank you for your consideration.

Jared Ruckle

From: [EDA ROOSNA](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: City Wide Zoning changes
Date: Tuesday, July 13, 2021 2:26:50 PM

Tuesday, July 13, 2021

Dear Tacoma City Council:

While I heartily support the urgent need for affordable housing in Tacoma, I strongly oppose the city-wide zoning changes proposed at this time by the Tacoma Planning Commission.

Our planet is still in the grip of a pandemic and, though many adults in the USA have been adequately vaccinated, we are still quite far from herd immunity, especially as the CDC is now urging vaccinations for all those 12 years and older who do not have a disqualifying illness or condition. As a consequence, there is little knowledge among the city's residents of what is being proposed and how this will affect citizens' daily lives. There has been almost no public discussion of what the Planning Commission proposes as a solution. Small maps on an 8.5" by 11" sheet of paper or on one's computer monitor do not adequately inform!

Therefore I urge you and the city to:

- 1) Begin construction of affordable housing in areas that are currently available and serviceable;
- 2) Delay making definitive decisions on citywide changes until this pandemic is in the past;
- 3) Delay making definitive decisions on citywide changes until the general public is well informed and has had ample opportunity for input and discussion, including a general election on the proposed changes.

Sincerely,

Eda Roosna 940 S Karl Johan Ave, Tacoma, WA 98465

From: [D Boitano](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); cappri@me.com; dboitano@gmail.com
Subject: NO TO HOME IN TACOMA REZONE
Date: Tuesday, July 13, 2021 2:29:11 PM
Attachments: [NO to home in Tacoma Boitano 2021-07-13.pdf](#)

July 13, 2021

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

RE: NO TO HOME IN TACOMA REZONE

To Whom It May Concern:

The Planning Department's proposed Home in Tacoma (HIT) rezone effort is wrong. This major revision to zoning was hurriedly pushed through and attained only a split vote from the Planning Commission. The project's expedited timeline prevented the Planning Commission from fully discussing all issues associated with this proposal and presenting a fully vetted recommendation. Our concerns include the following:

1. Home in Tacoma will not respond to the affordable housing crisis that we are experiencing in Tacoma,
2. Home in Tacoma will encourage a different type of development that will fundamentally and irreparably damage the character of established neighborhoods,
3. Home in Tacoma will cause building-scale and parking conflicts in existing neighborhoods.

We believe that:

1. Existing established neighborhoods should remain AS IA and not be changed by Home in Tacoma
2. This process was pushed through far too fast. More pilot programs, such as design standards, and broader community input need to occur before a City Council vote
3. Changes to zoning would not override existing covenants within Tacoma
4. There should be no changes to View Sensitive District Overlay zones and height limits

Respectfully,

Dave & Cappri Boitano
1253 Fernside Drive
Tacoma, WA 98465
Cell: 253-318-2858
Email: DBoitano@gmail.com

Sent from [Mail](#) for Windows 10

Dave & Cappri Boitano

1253 Fernside Drive
Tacoma, WA 98465
Cell: 253-318-2858
Email: DBoitano@gmail.com

July 13, 2021

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

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Respectfully,
Dave & Cappri Boitano
1253 Fernside Drive
Tacoma, WA 98465
Cell: 253-318-2858
Email: DBoitano@gmail.com

From: [Brendan Haigh](#)
To: [City Clerk's Office](#)
Subject: Public comment on "Home In Tacoma"
Date: Tuesday, July 13, 2021 2:32:33 PM

Dear City Council,

I have lived in Tacoma since 2002 and owned a home near the Proctor district since 2013. I am writing to voice my unequivocal support for the "Home in Tacoma" project and to urge the council to swiftly pass the proposal.

We need to increase housing stock to dampen the price pressures of increased demand and to make housing subsidies for the poor go further. We need denser neighborhoods to support more frequent transit that can truly serve as an alternative to driving. We need a broader tax base to help pay for the services and infrastructure that Tacoma's residents need and deserve. We need to increase access to high opportunity neighborhoods like the one I live in. We need to take development pressure off of rural areas to protect nature, wildlife, and farmland.

I know that there will be trade-offs. Parking might become slightly more challenging in some neighborhoods. Some people won't like the new housing that their neighbors choose to build, and some folks just won't like their new neighbors.

These are manageable problems that pale in comparison to the benefits. This is a rare opportunity for the City of Tacoma, and for the City Council, to make real policy change for the benefit of all. Big changes always provoke resistance and anxiety – but don't let that be an excuse to let this opportunity slip away. There have been months of meetings and discussions. The time to act is now.

Sincerely,

Brendan Haigh
2719 N. Cheyenne
Tacoma, WA 98407

From: [Sharon Barber](#)
To: [City Clerk's Office](#)
Subject: Rezoning Efforts
Date: Tuesday, July 13, 2021 2:33:11 PM

I am writing to request a pause in the effort to rezone single family neighborhoods on Tacoma. This is a serious proposal that will give rise to permanent changes in the physical life and atmosphere in our city. Please allow more time for analysis of this critical change that seems so rushed.

There are many areas that are available in Tacoma for development right now. Let's move on those fronts and take more time before changing those qualities that make Tacoma such a great city.

Sharon Barber
6020 N Highland Parkway
Tacoma 98406

From: [Deborah Cade](#)
To: [City Clerk's Office](#)
Subject: North Slope Historic District Comments Opposing Home in Tacoma
Date: Tuesday, July 13, 2021 2:35:44 PM
Attachments: [NSHD Council Comments HiT 07132021.pdf](#)

Attached are the North Slope Historic District Board of Directors' comments opposing the Home in Tacoma plan. NSHD urges the Council to vote against this plan.

Deborah L. Cade
Chair, North Slope Historic District Board of Directors
dlcade@comcast.net
908 North M Street
Tacoma, WA 98403

Sent from [Mail](#) for Windows 10



North Slope Historic District

a 501 (c)(3) organization

908 North M St.
Tacoma WA 98403

July 13, 2021

Tacoma City Council
747 Market Ave.
Tacoma, WA

RE: "Home in Tacoma" Proposals

Dear Councilmembers:

The North Slope Historic District Board of Directors opposes the Home in Tacoma proposals. These comments should be categorized as being in opposition to the proposal, as should our comments to the Planning Commission that were inaccurately treated as supportive. These comments are those of the NSHD board members; we do not purport to speak for the entire neighborhood. While the neighborhood recognizes the value of historic preservation, people here undoubtedly have a variety of viewpoints on this proposal, and we have encouraged neighbors to submit their own comments.

The North Slope neighborhood is made up of housing choices that the City now describes as the "missing middle." Development of the North Slope neighborhood predates any zoning requirements, and the neighborhood includes a mix of single-family homes, duplexes, triplexes, fourplexes, and larger two and three story multifamily buildings. It is currently zoned HRM-SRD, which recognizes its status as a city historic district to which historic guidelines apply for new construction and exterior work on contributing houses and apartment buildings. The historic district began to be established in 1993, largely in response to a significant effort by developers to buy historic homes and apartment buildings, demolish them, and build larger, more expensive, lower quality buildings. The district was expanded over the following several years. The current mix of single-family and various sizes of multifamily works well and gives the neighborhood its historic urban character. We think that our neighborhood, along with the Stadium District that has a similar housing mix, serves as a good model for how other neighborhoods can incorporate various levels of multi-family housing into traditionally single-family neighborhoods.

Our opposition to Home in Tacoma focuses on these concerns: (1) demolition of older, typically more affordable homes and apartment buildings needs to be avoided, regardless of whether they

BOARD OF DIRECTORS

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

are in historic districts; (2) this plan does nothing to address housing needs of those who cannot afford even the few “affordable” units that might be built, and appears to benefit only developers and investors; (3) choices of areas in which new development is focused should be made by the City and not cherry-picked by developers; (4) design review and design standards are critical to the success of this program, and remain completely undefined; (5) by encouraging replacement of single family homes with duplexes and multi-family, the proposal stands to force more families who want single family homes out into the suburbs; and (6) there has not been sufficient public involvement or environmental review to inform residents and homeowners of the changes that the City is proposing. In addition, we believe that the HMR-SRD zoning should remain in place to protect our neighborhood’s “missing middle” that the City proposes to encourage.

1. Avoid Demolition and Displacement

Our historic designation currently protects landmarked and contributing structures from demolition without review by the Landmarks Preservation Commission. However, structures outside of historic districts or that are not individually landmarked will not have that protection. Tacoma has beautiful older neighborhoods throughout the city with a mix of housing choices, which could be at risk from developers demolishing and building larger, more expensive structures. We need to learn from, and not emulate, the bad decisions that Seattle has made regarding allowing developers to acquire older buildings, including multi-family buildings, demolish them, and build something that destroys historic buildings, is out of scale with the neighborhood, and that removes more affordable housing and replaces it with less affordable housing.

There needs to be significant restrictions on demolition, rather than any encouragement. To counter demolition, the City should develop an inventory of buildings that should be protected as well as those appropriate for redevelopment in all proposed Low-scale Residential and Mid-Scale Residential areas. The City should be making these decisions and not leaving them to developers who will not have Tacoma’s or any Tacoma neighborhood’s best interests in mind, and who only want to maximize profit. Such an inventory should also identify mature trees that should be preserved to protect Tacoma’s tree canopy.

The older homes and apartments that could be at risk of demolition and redevelopment include residences that are more affordable than new construction will be. The Hilltop neighborhood along the route of the light rail is particularly at risk of this demolition and displacement of long-time tenants. The impacts of the light rail on the Othello, Columbia City, and Rainier Valley neighborhoods in Seattle are something that Tacoma should try to avoid.

2. Program Does Not Address Housing Affordability

The Home in Tacoma plan is ostensibly directed at creating more “affordable” housing. However, when pressed for a definition of “affordable,” one planner stated that it assumes an annual household income of about \$80,000. Two people making minimum wage will not have

that income level. The proposal does not address the needs of minimum wage workers, single parents, or the working poor, let alone the homeless. New large construction in Proctor, Stadium, and 6th Avenue contain no “affordable” units. These large construction projects benefit only developers and do nothing for those who need housing, and certainly do nothing for the communities in which they are built. Any benefits and approvals granted to developers, including variances, conditional use permits, fee waivers, and tax deferrals and exemptions, need to be strictly contingent on their including affordable and low-income housing. Otherwise, the City should simply stop describing this proposal as a housing affordability plan.

In addition, any claimed benefits to densification need to be set out and substantiated. Are they contributing to better transit service? Are they doing anything to limit or redirect sprawling development in rural Pierce County? So far, neither appears to be the case. If anything, conversion of more single family to multifamily rentals will force more families into the suburbs in search of single-family housing.

As noted above, there are a lot of apartment buildings in the North Slope and Stadium neighborhoods. If you walk around both neighborhoods, you will see a lot of “vacancy” and “for rent” signs on these apartment buildings. Neither neighborhood appears to have a shortage of housing; it has a shortage of *affordable* housing. Giving developers carte blanche to build what they want where they want just leads to a glut of more expensive apartments as has happened in Seattle. It does not address the needs of families who want a house, and it does not do anything to house those who are struggling financially to meet their housing needs. Again, the only beneficiaries are the developers.

While there appear to be available apartments for rent, single family homes in this neighborhood are being snapped up within a few days of listing, at breathtaking prices. With our continuing experience with COVID, it is certainly possible that more people are wanting to live in single-family housing than more crowded apartments. We do not need to add to the glut of expensive new apartments.

3. Areas for New Development Should be Selected by the City and Not by Developers

The City has proposed two options for rezoning single-family neighborhoods – one that focuses the rezones on areas along traffic and transit corridors, and another that allows broader rezoning that encompasses most of the city’s residential land. Both of these proposals have problems. A middle-ground option that includes a building and land inventory would minimize these problems.

Rather than simply allowing developers to choose the most profitable neighborhoods for new development, a land and building inventory should be used to identify locations appropriate for new construction or redevelopment. A smaller radius from traffic and transit routes would also provide enough opportunities for development to relieve the pressure on arterials, but would not leave the entire city wide open for predatory development. There also needs to be more attention

to the need for a smoother transition between larger and smaller buildings, something that was ignored in the Proctor developments.

In addition, we question whether all transit routes need to be lined with four story apartment buildings. For example, the current proposal would rezone North M Street through the North Slope neighborhood for these four story apartment buildings. Currently, M Street is lined with a mix of single family, duplexes, four plexes, and smaller historic and non-historic apartment buildings. All would be threatened by the rezone to the so-called “mid-level” zoning. Building new apartment buildings in a neighborhood where a 500 square foot house is selling for \$500,000 is unlikely to lead to the availability of more affordable housing.

4. Design Standards and Design Review Process Remain Undefined

The proposal states that design review will be used, however there is no information about what that review will be or what the applicable standards will be. This is a fatal flaw. Without this information, the City is basically saying “trust us.” Given the recent and ongoing experience of some neighborhoods with the Mixed Use Center developments, no neighborhoods are going to trust the City on this issue without more detailed information, a firm commitment to adhere to design standards in approving new development, and a design review process that incorporates neighborhood input. Mixed Use Centers were originally intended to confine height bonuses within 200 ft. of the zone’s core to ensure transition to the MUC boundary, but it was gutted by City Council under developer pressure. Now the Proctor neighborhood and the 6th and Alder neighborhood have large, out-of-scale buildings that shade neighboring one and two-story properties and that provide inadequate parking for tenants, who then use the adjoining neighborhood street parking. We are unwilling to trust city government on the same promise that it has made and broken in the past.

In addition to more detail and a firm commitment on design standards and review, we believe that there should be an evaluation process as new construction or redevelopment occurs to assess if it meets the claimed goals. This should include obtaining feedback from neighbors about what works and what doesn’t and should inform updates to the plan to avoid these problems. That would also address a major issue with the MUC plan, which is that it has seemed to be carved in rock and not amenable to needed changes. An evaluation also needs to include an assessment of whether a developer has conformed to the design standards, and remedies for situations in which they have not. Without enforcement, design standards and review will be useless.

Design standards also need to include provisions for parking. While Seattle has built up multifamily housing with little to no concern for parking, that is not a policy choice to emulate here. Tenants will not all be younger adults who ride bikes and scooters. We need to be attentive to the needs of all age and ability groups, and most of those will have cars. In fact, people who regularly use transit mostly still have cars. Plans need to consider how to incorporate off-street space for cars in a way that that space could be repurposed in the future if not needed for parking. For example, garages in larger buildings could be repurposed for

storage. Backyard garages and carport areas could provide space for small cottages. But since that future is likely a very long way off, there needs to be a requirement for developers to include adequate off-street parking, and for that parking cost to be included in rent unless a tenant actually does not own a car. Addressing the impacts of parking will go a long way in getting more buy-in from neighborhoods on any comprehensive plan change or rezone plan. It would also serve to address traffic impacts by lessening street congestion.

Design standards and public review also need to address the impacts of mature tree removal, both street trees and trees elsewhere on properties. We want to preserve and add to Tacoma's tree canopy, and removal of large, mature trees and replacement of them with saplings does not accomplish that. Changes to the comprehensive plan, irrespective of any future zoning changes, should include goals and policies to preserve all existing mature trees to help ensure sustainable air quality and temperature. We need to inventory and retain Tacoma's population of mature trees, ensuring their preservation throughout the development process.

Design standards are also important for potential conversions of large homes into duplexes or tri-plexes. While that may be an appropriate use for very large homes on arterials, it's not something that we want to see happen on any significant scale. When the North Slope Historic District was formed, the neighborhood included many larger homes that had been badly chopped up into apartments. Many neighbors have done a lot of work to restore these homes. The most extreme example is the former Northwest Kinetics property on North 5th between North Cushman and North Sheridan, which was restored into the two original homes. In addition, one of the properties was subdivided and provided space for a new home that fits well with the surrounding homes. If done well, some homes that are on or near arterials could be suitable for duplex or multifamily use. But we don't want to revisit the past when historic properties were subjected to unnecessary damage and loss of original materials and features, including loss of original entries and bad porch enclosures.

Because of the history with design standards being disregarded and poorly enforced, an important policy goal is preventing the City and developers from circumventing requirements such as scale and massing or lack of parking. For example, the current penalty for illegal demolition is wholly inadequate to stop it. Design standards need to include a review process that monitors and evaluates developer compliance, and penalties for noncompliance that are more than just the cost of doing business.

5. Rezoning to Allow Conversions to Duplexes and Tri-plexes Jeopardizes the Ability of Families to Buy a Home in Tacoma

Single family homes in the NSHD are already selling for very high prices. These prices will only go up further if there is an incentive for developers to purchase more homes in residential neighborhoods and convert them to duplexes and tri-plexes. Families seeking to buy a home in Tacoma will unlikely be able to compete with out of town or out of state developers or investors, who will be able to outbid them. Families will thus have two choices: be forced into rental

housing, deprived of the opportunity to develop “generational wealth,” or they will be forced to look for housing in the suburban areas of Pierce County.

There does not appear to have been any coordination with Pierce County on the impacts of the Home in Tacoma plan on future residential and commercial development in Pierce County. The Washington Growth Management Act was intended to, among other things, curb urban sprawl. However, cities can expand their urban growth areas if they can support that expansion with reference to their projected population growth. If more Tacomans who want to purchase a home have to look beyond Tacoma to the rest of Pierce County, those jurisdictions will have the justification to expand their urban growth boundaries. This seems contrary to the “densification” argument being used to support Home in Tacoma, and yet another unintended consequence of the plan.

6. There Has Been Inadequate Public Involvement and Information

For over a year, we have had no opportunity to have any sort of public meeting or open house on this proposal due to the COVID pandemic. Coupled with the fact that Tacoma has much less available media than it did in years past, there has not been enough opportunity for the public to learn about this proposal and provide input to the City. We are aware of last year’s changes to the Growth Management Act that preclude SEPA and GMA challenges to adoptions of comprehensive plans and rezone changes that are accomplished by 2023, which appears to be driving the City’s schedule for this proposal. This statutory appeal exemption should not be used as a tool to avoid needed public participation or adequate environmental review.

Most significantly, the proposal has been touted as one that will increase housing affordability. However, there is no evidence that that will be the case, and the City has admitted that previous development that was supposed to include affordable units have not done so. Further, “affordable” is admitted to be a unit that requires a household income of about \$80,000, which is more than two minimum wage incomes. This is nothing less than misinformation about a proposal that stands to cause major permanent changes to neighborhoods. We agree that there needs to be more affordable housing in Tacoma for low income and very low income families and individuals. However, this proposal does not address that but is being promoted as if it does. Based on the information provided, and the recent history with the MUCs, it appears to benefit only developers and absentee landlords and no one else.

COVID changed a lot about how businesses and governments do their work, and may have changed, at least for the near term, how and where people want to live and use public transportation. The Home in Tacoma plan does nothing to address that changed situation and appears to address perceived needs for middle to higher priced rental housing that may no longer be as much of a need. While there may still be a longer-term need, we have the time to put more thought into this proposal, flesh out more details like public design review, and better inform and involve more of the public. Right now, it appears to have been flying under the radar, and that simply adds to the lack of trust. In particular, there should be a lot more public involvement and

July 13, 2021

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public discussion about addressing the very real housing needs for the low and very low income rather than mere hand-waving in its direction as this proposal does. That need will not be solved by giving developers free reign over Tacoma neighborhoods. It likely needs considerably more public resources (i.e., tax dollars) to solve.

As noted above, the North Slope Historic District is an example of how a residential neighborhood that includes a mix of housing options can work, and a model for what types and scale of housing might and might not work in other neighborhoods. We just do not believe that the current Home in Tacoma proposal will be good for any Tacoma residential neighborhoods. At a minimum, we expect a viable proposal to include commitments regarding avoidance of demolition of older properties, inventory of buildings and mature trees, a design review process that addresses transitions and that will be enforced and evaluated, realistic parking requirements, and an actual plan to make more truly affordable housing available. A lengthier and more inclusive public review process will help to accomplish that.

7. The HMR-SRD Zoned Neighborhood Should Remain As Is, Regardless of City-Wide Zoning Changes, As It Already Meets the City's Stated Goals for "Missing Middle" Housing

As already noted, the North Slope Historic District already includes what the City describes as the "missing middle." The Home in Tacoma plan, as it is currently applied to this neighborhood, only serves to destroy that mix. If the City is serious about supporting this "missing middle" housing, and not simply making more area available for demolition and redevelopment, then it should leave this zoning in place and not risk the loss of these historic and mixed residential uses.

Sincerely,



Deborah L. Cade

Chair, NSHD Board of Directors

From: [Mariah Ferraz](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma Project Comment
Date: Tuesday, July 13, 2021 2:36:27 PM

Dear City Council and Mayor Woodward,

I was born and raised in Tacoma, Washington. After receiving my undergraduate degree from Western Washington University and from the University of Washington School of Law, I knew that eventually I would one day want to settle in Tacoma. After living in Yakima, WA for several years, I left at the opportunity to return home to Tacoma Washington when a transfer opportunity opened up with our non-profit law firm.

In Yakima, I rented a 2 bedroom 1 bathroom apartment for \$800. I knew that moving west I would pay more, but I was surprised at how much it cost. At the time I moved in 2020, an apartment similar to the one that I had in Yakima, it would cost me almost 30% more, or around \$1200. Today the price has almost doubled what I paid in Yakima to around \$1600 for a similar apartment.

Based on those prices, I made the decision to enter the housing market early and buy a small house. I was able to buy a place for \$355,000 in May, 2021. Two months later, it's estimated value is \$385,000. Basically, I would not be able to afford to buy my house if it went onto the market today. I say all this not to brag, but to make it clear that the housing market, rental and ownership, is fast moving beyond the reach of even middle class Tacomans. I am a white middle class lawyer who had the savings necessary to put down a small down payment. I have had all of the advantages in the world, but if I hadn't bought when I did, I would probably be priced out of the housing market in my own home town. And I would be spending half of my income on rent rather than on a mortgage.

My clients, the majority of whom are people of color and immigrants, don't have the same advantages I have, but they should have the same opportunity to find housing. They shouldn't have to pay more than 50% of their salary to have a roof over their heads and they should be able to one day buy a house- because isn't that the American Dream that all immigrants are told to strive for?

As someone who grew up here, who went to Fawcett Elementary, McIlveigh Middle School and Mt. Tahoma High School, I always considered the diversity of the students in my classroom to be my other teacher. I was able to learn to get along with, and empathize with people from different backgrounds. It is what led me to become an immigration lawyer and to give back to my community by working for a non-profit organization. I fear that if action is not taken now, the diversity that I love so much in this city will be gone. The Home in Tacoma Project is a great way to increase the availability of multi-family housing and therefore increase the supply of housing for individuals and families of all incomes. We do not want to become Seattle, where residents have been pushed away from the city and away from services as their rents have risen. Let's take this opportunity to take a different path and pass the Home in Tacoma Project and keep Tacoma a diverse city welcome to all.

Sincerely,

Mariah Ferraz

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Mariah Ferraz

E-mail: mariah.g.ferraz@gmail.com | Phone: 253.642.6844

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From: [Leah Bearden](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 2:40:13 PM

To Whom it May Concern:

I am quite appalled to find that my home is in the area proposed as Mid-Scale Residential. My home is close to, but not on an arterial (two blocks away). The home that I worked so hard to buy. The home that I work so hard to maintain. The home that I am (or most likely, *was*) planning to remodel. The house that I planned to grow old in will now slowly be swallowed by the multi-story apartment buildings that I searched for a year and a half to avoid when I bought my house. My heart is breaking.

I thought you were going to keep these mid-scale residential buildings right on arterials, but when I zoomed in on the proposed map, you are going much farther than that.

Shame on you.

I also noticed that there are huge blocks of yellow that will not be receiving these mid-scale residential buildings, specifically west of Bridgeport and North Tacoma. Areas that have plenty of arterials, but also happen to have plenty of money. As usual, the middle and lower middle class will bear the brunt of these so-called "necessary changes."

Shame on you. Shame on you.

Shame on you for ruining the living spaces of people that cannot afford to move.

You have lost my support.

Leah Bearden

From: [Van Perdue](#)
To: [City Clerk's Office](#); [McCarthy, Conor](#); [Hines, John](#); [Hunter, Lillian](#)
Subject: Home in Tacoma Proposal
Date: Tuesday, July 13, 2021 2:46:37 PM

As a longtime home owner in the Proctor/UPS district, I am completely opposed to the direction being taken by the Planning Commission.

It makes absolutely no sense to me to change zoning designations citywide before exhausting the supply of buildable land in Nalley Valley. It would make much more sense to intensively study the potential for that area, make appropriate adjustments to the zoning designations there, establish appropriate development incentives, and develop it appropriately.

The recent and proposed developments in the Proctor District should serve as a warning to all that this is an approach that does zero to increase affordable housing; not too many people of my acquaintance could afford to pay \$3200 monthly for a 1000 sq. ft. apartment.

I could find little in the documents I have reviewed that addresses the parking problem. Many, if not most, of Tacoma's neighborhood streets are not wide enough to allow two-way traffic where parking is permitted on both sides of the streets, a situation which would only be exacerbated if multifamily development does not require adequate off-street parking. I understand the desire to increase the use of mass transit, but I would imagine, for example, that the resident of that \$3200 a month tiny apartment in the Proctor would not be caught dead riding a city bus. In fact, I understand some of those residents are refusing to pay rent for the few parking spaces provided at their development, instead using parking spaces meant for staff and faculty at Mason Middle School or for the customers of Safeway and Metropolitan Market. Further, as an 81-year-old, I find it offensive that the plan includes a proposal to reduce parking requirements for senior living projects (with the exception of nursing or memory care facilities). Independent seniors don't necessarily give up their cars; I certainly don't and don't plan to for as long as I feel safe driving.

Another problem I find with the proposed approach is the question of who pays for the required increase for city services that increased density brings: not the developers who stand to profit from this plan; to the contrary, they are rewarded with tax incentives for profiting from the plan. The established homeowners are carrying the entire burden through increased property taxes.

Finally there is the question of fairness. Is it fair to me if the houses on either side of me are torn down to be replaced by four-story, property line-to-property line apartment buildings? I think not, and I very much doubt the decision makers in this process would stand for it either.

There is doubtless much more to absorb, but these are my initial misgivings about rushing into a process that has so many potential adverse consequences for so many city residents.

From: [Klein](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Proposed Residential Land-Use Designations
Date: Tuesday, July 13, 2021 2:49:09 PM

I have spent my entire life in Tacoma, except for brief stints attending college. I grew up in South Tacoma and graduated from Lincoln High School. I currently live in the West Slope area of Tacoma and have lived there for 35 years. As a long time Tacoma resident I have witnessed the growth and changes in all aspects of life, work, infrastructure, demographics and politics. We want to continue to make sure Tacoma is a safe and enabling place to live, work and raise a family.

I strongly oppose classifying duplexes, triplexes and other types of multifamily housing as single family residences. We must preserve the single family classification to recognize and protect that sector of our community. The proposed changes would allow multi-story apartments to be constructed along certain corridors that should not lose their single family home identity.

This "Home in Tacoma" rezone appears to be an attempt to address the affordable housing crisis in Tacoma but instead, it will not fix the problem and will exacerbate the deterioration of working class family neighborhoods. There are other more sensible ways to address affordable housing rather than throwing a rezone at the problem. Let's stop this rezone approach and go back to the table to seriously discuss the issue. This problem is not an easy one and will require lots of effort and capital. Let's not fool ourselves into thinking we are dealing with the problem by simply rezoning single family neighborhoods.

Steven Klein
1712 S Sunset Drive
Tacoma, WA 98465

From: [Melinda Gordon](#)
To: [City Clerk's Office](#)
Subject: Opposed to Home In Tacoma Plan
Date: Tuesday, July 13, 2021 2:50:31 PM

Dear Council Members,

I am writing to oppose the elimination of single family zoning and the branding of the Home in Tacoma plan as a solution to the housing crisis. The plan encourages the demolition of single family homes in favor of luxury high rises with insufficient provisions for preserving neighborhood character and historic districts and not enough to encourage the creation of low income housing. This plan is being pushed through during a pandemic under the guise of providing affordable housing when that doesn't seem to be a likely outcome at all. I am strongly opposed to the Home in Tacoma plan.

Melinda Gordon

From: [Tara Brown](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma
Date: Tuesday, July 13, 2021 2:50:41 PM

Dear Tacoma City Council,

It is imperative that you vote to allow increased density in Tacoma in order to address the housing affordability crisis. Considering the scope of the problem, Home in Tacoma is actually a very moderate response.

Although Home In Tacoma will not solve the housing crisis on its own, it is an important beginning of the work and I thank you for your support as well as ongoing work in this matter (like eliminating parking requirements, because nobody should be homeless because they can't afford an apartment with off street parking).

Best,

Tara Brown

From: [Kathleen Voie](#)
To: [City Clerk's Office](#)
Subject: Hit in Tacoma
Date: Tuesday, July 13, 2021 2:55:14 PM

Dear City Counsel:

I have concerns about the proposed zoning changes that will be used to change the land use codes. With changes in land use codes, taxes will go up. I feel that not enough time has been spent to really look at the proposed changes that would greatly affect many neighborhoods. I am thinking of South Tacoma Way, all the building with no parking on 6th Avenue, the Hilltop, East and Central districts. People in these areas will be priced out of their homes. Established neighborhoods are going to be too drastically changed by these codes. Just travel to Ballard and the Fremont district in Seattle. Try to park to visit. I do not want to see this happen in Tacoma. Again, Sixth Avenue is a prime example for this. Try parking to go to a local eatery. Difficult at best. How many times around the block to park, too many.

I feel that Hit in Tacoma does not address low income housing. Not enough thought has been given to the affects of parking in already crowded neighborhoods, surface traffic, schools, fire and parks for children to play. There are neighborhoods with view sensitive areas and covenants in place that were there when these homes were built. There needs to be pilot programs to make sure this is what the people of Tacoma really want to see.

I personally am retired. I could see myself in the future being taxed out of my house. I personally say no the Hit in Tacoma because it is too rushed. I hope that you really consider the voice of the people living in Tacoma. At what point is building too much, too fast going to really do for this city.

Sincerely,

Kathleen Voie
810 South Jackson Avenue
Tacoma WA 98465

Sent from [Mail](#) for Windows 10

From: [Cynthia Bertozzi Turco](#)
To: [Planning](#)
Cc: [City Clerk's Office](#)
Subject: Comments on HIT
Date: Tuesday, July 13, 2021 2:56:05 PM
Attachments: [HIT Zoning.docx](#)

Please see attached comments.

Conducting my own research and engaging in discussions with other residents have led me to one undeniable conclusion: despite its well-intended motivations and goals, blanket upzoning has not worked and will not work and, if implemented, will exacerbate existing problems.

Upzoning is based on debatable assumptions. I will list each myth and suggest the countervailing truth.

- (1) MYTH: The housing situation in Tacoma is a “crisis” or “emergency” that is unsolvable without immediate, drastic action from our politicians and bureaucrats.

TRUTH: Most Americans have housing and can afford that housing (even in Tacoma). Historically low interest rates have made it possible to buy homes that could not otherwise be purchased at lower selling points. According to the most recent census, the national rate of growth is lower than it has been in almost than a century. Without immigration, we would be declining in size, like other developed countries. Pointing to the homelessness as evidence of general unaffordability is a distraction since most of the people we see every day on our streets are drug addicted and mentally ill and are not part of either the working or housing economy. Admittedly, we are behind in producing housing units for some Americans who truly need it, causing a housing shortage nationwide and a shortage that is more pronounced in Tacoma. This manageable situation can be remedied without overthrowing capitalism and resorting to a socialist experiment of unproven policies based around the elimination of single-family zoning.

- (1) MYTH: Single-family homes are inherently immoral.

TRUTH: Single-family homes and private property rights form the bedrock of our society. Americans of all races and economic levels work hard in order to achieve their dream of owning a single-family home and adjoining yard and (dare I say it?) a garage to hold our car(s). This American dream incentivizes us to become and remain productive members of society, working hard in school and at our jobs. We lovingly tend our personal spaces and public spaces. Furthermore, we use the dream of home ownership to similarly incentivize our children to work hard at school and in their jobs. This dream and actualization of home ownership fuels the economy, providing access to opportunity for many.

- (2) MYTH: “Many living in Tacoma do not have fair access to the critical opportunity structures and social infrastructure to succeed in life”

TRUTH: So-called high-opportunity neighborhoods don’t create success any more than so-called low-opportunity neighborhoods create failure. The opportunity zones simply reflect or mirror the racial makeup and economic standing of the people who live there at the present time. They are not static. The TRUTH is that each area of the city offers opportunities and it is the responsibility of each individual to access those opportunities. Family, not geography, plays the greatest role in determining a child’s future. No matter where they live parents can choose schools and activities that shape their children’s peer groups and motivate them to work hard. I am happy to welcome anyone of any class or race to my neighborhood, but living here is no magic bullet for success. Most people are retired in my neighborhood, with no networking opportunities. The rest of us are busy working and raising our families. Most of our interactions with our neighbors come when we spend

time working on the very yards this plan wants to take away. Not all of our kids attend the neighborhood public school. In essence, upzoning is just the new busing. Studies show that interventions, when scaled up lose their impact. Moving people around doesn't really change anything unless the individual is driven to succeed. To encourage success, we need to change the narrative: we need to balance an examination of past inequities with examples of people who overcame those inequities. I believe that education is the key to overcoming challenges. The school district already offers open school enrollment and provides magnet schools. We need to teach our kids (and their parents) that their dreams are achievable, and encourage them to work towards reaching those goals. To ensure all of our students have maximal opportunity for success the city should consider providing school vouchers for private schools and directing highly qualified candidates to programs outside of the city, like A Better Chance (ABC).

(3) MYTH: Upzoning offers people more housing options.

TRUTH: Upzoning may lead to more housing options, but they are not the housing options that many people want or need. Most people want or aspire to living in a single-family home. If implemented, this plan will reduce the supply of the most desirable choice. Smaller homes will be targeted first, preventing buyers from finding an affordable starter for building equity and thus wealth. I am open to seeing more duplexes, condos, and townhomes, but all we have seen being built in other cities and in our own city are overpriced luxury apartment owned by absentee landowners that bring people further away from their dream of home ownership.

(4) MYTH: Upzoning increases affordability.

TRUTH: This idea has not been vetted through an economic lens. No economic research has been cited to support the assertion that more units automatically leads to more affordability. The theory of supply and demand applies to commodities people don't need, but does not apply to housing in the same simple way. The dissenting members of the Planning Commission recommendation are experts in real estate and don't believe this proposal will lead to more affordability. We only have to look north to Seattle (specifically to Ballard) to see that all of that building has not stabilized the housing market. The only certain result of upzoning is that the character of our charming and quaint neighborhoods will be lost.

(5) MYTH: Upzoning is good for the environment.

Tearing down functional homes and sending them to the landfill is not good for the environment. Neither is high density; many more resources are needed to create the safety needed for higher buildings. Replacing trees with pavement is not good.

(6) MYTH: Outreach to the community has led to a consensus.

TRUTH: Outreach has not been used to gather and weigh our input. The public was presented with two options, neither of which was acceptable to many (even most). Many residents have expressed privately that they thought it was better to fight for the less dense plan because if they said they didn't want

either plan they would be discounted and would get stuck with the high density plan. Exclusionary zoning, NIMBY and reform are campaign slogans meant to place those who disagree on the defensive, from the start. Fulfilling the American dream by purchasing a nice home in a quiet neighborhood does not make us racial or class segregationists who sanctions inequalities and deny the existence of climate change.

The fact is that there is no shortcut to affordability, equity, or upward mobility. Even supporters of city-wide upzoning recognize that upzoning in and of itself will not work and other tools are needed. So why not set aside the controversial elimination of city-wide zoning and move directly to the other tools upon which there could be more consensus?

Solutions for Solving a Housing Shortage and Increasing Affordability

(I) Focus on the downtown core

There are many vacant lots as well as underutilized buildings available for development downtown. Generally, residents living downtown want the high-density, urban-living experience. Mass transit is already there. So are restaurants, museums, and theatres. I recommend that new buildings provide a first floor commercial space because we need to provide places for people to work (and living on the first floor might not be that safe at night). Now is the time to bring your vision of a vibrant downtown core to life so that the whole city could benefit.

(II) Reduce the cost of building additional housing units

(1) Reduce regulations

Allow faster and cheaper permitting to allow the market to keep prices better in check.

(2) Build where land is least expensive

A major cost of building is the cost of land. I realize that you are very concerned about “equity” and want to place poor people in richer neighborhoods. However, it will be impossible to build something truly affordable on expensive land. As I wrote before, living in a higher income area is overrated and opportunity can be found throughout the city. By utilizing less expensive land, you could have your opportunity to start from scratch and build a neighborhood with mixed incomes.

(3) Build units with “more bang for the buck”

I am not asking for shoddy construction. I am asking for clean functional spaces with less expensive features (like chrome, white appliances, laminate). I think most people would prefer a larger space that had less luxury location than a teeny space with overpriced amenities. These more basic units could be in the same building as luxury apartments.

(4) Bring in some pre-fab housing

Consider modular and manufactured housing which is cheaper and faster to build than stick-built homes built on site. But, please, no storage containers from the port.

(5) Find more workers

One big reason why there is a housing shortage is that developers cannot find enough skilled workers to build homes. We need framers plumbers, electricians, dry wallers, etc. Encourage our residents to train for these reliable, good-paying jobs.

(III) Build up the incomes of our earners on the bottom half

(1) Encourage businesses to come to Tacoma to provide more and better paying jobs

(2) Encourage our residents to benefit from the good-paying jobs that have fueled our economy like high tech and the trades

(3) Use rental assistance (vouchers and housing subsidies) for lower-income earners

(4) Remind everyone (including and especially yourself) that the government offers many social nets, including the new expanded child credits. Government can provide a floor with food and health care and a long list of benefits, but ultimately it must incentivize people to build something on top of that floor. Demonstrate that we live in a time of great opportunity for all and that our dreams are attainable.

Please don't obliterate our neighborhoods chasing a socialist agenda that will do little to address affordability. Please follow common sense and preserve our single-family neighborhoods. We don't want to be Seattle. It's too congested, dirty, unsafe, and divided. It's led by leaders who don't really want to fix the problems. They seem to want the problems to grow so that they can overthrow the whole system. Please don't fall into this extreme left position. Let's level the playing field so that all have an opportunity to play the game, but let's not eliminate the game. I still believe in capitalism and democracy. Do you?

Thank you.

Cynthia Bertozzi Turco

West End of Tacoma

From: nathe@lawver.us
To: [City Clerk's Office](#)
Subject: Home in Tacoma -- YES!
Date: Tuesday, July 13, 2021 2:56:44 PM

Honorable Mayor Woodard and Esteemed City Council Members:

Tacoma is my home. We chose Tacoma to be the place to have a family, contribute to society, and make the world a better place. To me, it's the spirit of our citizens, the can-do attitude and welcoming nature of our community. We've seen these values expressed in Tacoma 2025, where, through extensive community interviews, conversations and activities Tacomans declared they want five key areas to be the focus: Livability, Economy/Workforce, Education, Civic Engagement, and Equity and Accessibility.

These are our values. We want our neighbors to be housed, to have food, to be able to work, to have access to places for recreation. These values will continue to exist because it is the heart of Tacoma.

Tens of thousands of future Tacomans are drawn to communities that share these values. Some of these folks live here now, they are the kids in the Tacoma Public School System, they are the children yet to be born. Others are folks from across the country who will come here in the next two decades. We know this. Demographers told us in the early 2000s that we needed to act to create more housing opportunities. Tacoma ignored this call, and we continue to lag in the creation of more housing. This hurts our community. It destroys the natural beauty of the greater Pierce County area as forests and farmlands are made into soulless housing developments. The decision of past councils to do nothing strains our highways and byways, and people inch along Meridian.

These future Tacomans need a place to live. Home in Tacoma will provide much needed relief in our tight housing market, the entire market, from starter homes to affordable apartments. We need this 10 years ago. Low-scale residential areas will help home owners, and the mid-scale areas will help the rental market.

We don't have time to wait for our transit system to catch up with our housing needs. We need to put Home in Tacoma first, unshackling the mid-20th century ideals of single family zoning along key transportation corridors to get us the density that we need now and for generations to come. Don't let the ongoing debate about parking cloud a decision, sure, this plan is not perfect, but we need to act now to house people, the rest will fall into place.

The planning commission has spent hundreds of hours putting this plan together, with extensive public input. Their work deserves to be honored, and its guidance for our city's future, just as the hard work of the 2025 vision should guide us.

Remember, Tacoma gets better, it becomes richer as we welcome more neighbors, more laughter, more growing opportunities, into our city limits. Please support the Home in Tacoma plan. Thank you.

Sincerely,
Nathe Lawver
4215 N Gove St
(253) 973-3765

From: [Deborah Cade](#)
To: [City Clerk's Office](#)
Subject: Opposition to Home in Tacoma Plan
Date: Tuesday, July 13, 2021 3:00:01 PM

I live at 908 North M Street in the North Slope Historic District, and I oppose the Home in Tacoma plan that is currently before the Council.

The plan does NOTHING to add to the availability of housing that a low-income or very low-income person could hope to afford. Tacoma has not added new employers for the last several years, and in fact has lost higher paying employers. The only people that you are proposing to provide housing for is for more people who will commute to Seattle or work from home. Tacoma should be more than a bedroom community for Seattle.

Further, rather than learning from the horrific planning mistakes made by Seattle, this plan proposes to copy them. In my observation, there are two types of people in this world – those that can learn from others' mistakes, and those who have to make the mistakes themselves before they can learn. Apparently, our planners come from the latter category. How many of the planners actually live in Tacoma and will have to live with the consequences of this mistake? Or are they comfortably protected from the impacts of this plan? Or will they be moving on, having added this to their resumes? Because that's just what it looks like to me – a big resume item for planners who want to be just like the planners in the bigger cities.

Absolutely no attention has been given to the more obvious unintended consequences of this plan. Long time, and often elderly, tenants will be displaced as their homes are sold for redevelopment. Senior home owners will feel the pressure of increased property taxes as their now multi-family zoned property increases in value, and as the rest of us have to pick up the slack after developers are given long-term property tax breaks. Families who want to purchase single family homes will be outbid by developers who see each family home as an opportunity to create a duplex or a tri-plex. Families will be forced to look for housing in the suburbs rather than be forced into rental housing in Tacoma.

My neighborhood consists of a mix of housing – the so-called “missing middle” housing that the planners are touting. There are 52 housing units on my block of North M Street between 9th and 10th – four single family homes, a duplex, two four plexes, two six-plexes, a single family home with an ADU, and a 24 unit building. But rather than recognize that this street – and this whole neighborhood – already meets this “missing middle” goal, the HiT plan calls for my entire street to be rezoned to “mid-scale,” allowing all of our missing middle to be replaced with four story apartment buildings. This is a good example of the proponents of this plan saying one thing and doing another.

We need housing that lower income people can afford, but adding to the availability of luxury apartments to rent to Seattle tech employees is not the way to do it. Building more apartments, and allowing more duplex and triplex conversions, in already-expensive neighborhoods will not generate more affordable housing. Those neighborhoods will remain high priced; location is going to continue to drive value, just as it always has. It merely adds to the congestion that is already a characteristic

of many dense urban neighborhoods.

One of my concerns is that the City is rushing this plan through in order to take advantage of the exemption from SEPA and GMA challenges in recent legislation. Given the City's long-standing fear of litigation, this is probably a big incentive to get this passed as quickly as possible. I represented a large state agency and large public works projects for many years, and some of those projects also had protections from appeals due to their significant public safety impacts. You cannot say here that the need to rezone the entire city is a public safety issue. In addition, my clients still complied with the requirements of SEPA and NEPA. The City does not appear to even be preparing an EIS on this proposal, which is generally a requirement for a significant comprehensive plan re-write.

Is this really what you, our elected representatives who actually live in Tacoma, want for our city? Please vote no on this proposal.

Deborah L. Cade
908 North M St
Tacoma, WA 98403
dlcade@comcast.net

Sent from [Mail](#) for Windows 10

From: [Christopher McLellan](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma comments
Date: Tuesday, July 13, 2021 3:00:09 PM

Dear Tacoma City Council,

As a relatively new City Of Tacoma resident, I'm happy to say that so far I feel like I made the right decision to leave Seattle and move to Tacoma. I love it here. Me and my partner saved for 10 years to be able to buy a cute house in a nice residential neighborhood.

I am deeply disappointed that the council is considering radically changing the nature of Tacoma neighborhoods. As a constituent, it doesn't seem like our interests are being taken into consideration. Reading City materials on this proposal leads to a clear impression that the Council wants this, leaving it up to us constituents to try and block it. In my mind that's now how a City Council should operate.

I don't believe the zoning changes are going to lead to any increase in affordable housing. The supply is going to create the demand, and we'll be back where we started, but with more traffic, more congestion, school overcrowding, more strain on our public infrastructure.

I oppose the current proposed zoning changes with the Home In Tacoma initiative.

Christopher McLellan

From: [David Boze](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Re: OPPOSED to Tacoma Zoning changes on the Westside slope
Date: Tuesday, July 13, 2021 3:04:29 PM

I am fine with accessory structures in rear yards (and some front yards), easing expansion restrictions on current homes (why have 20-25' of "no build" on some roads reducing the capacity of the house when people might want their grandparents or parents with them and need to build?) However, Duplex, Triplex, Fourplex townhouse are outrageous and would change the nature of the neighborhood and diminish the quality of life for current homeowners. there is miles of space for these kinds of structures in Tacoma.

Further, "moderate parking" is another way of reducing we, the current residents' enjoyment of life. Slope residents will absolutely need to drive to get to and from employment efficiently. It's absurd to ignore that with wishful thinking. Further, there are already people parking here for beach enjoyment. Seashore Drive was, in the past, a one-way road and we've already experienced big increases to traffic and late-night speeding with the development (welcome) at the Marina.

The proposed changes to our neighborhood go too far and should be opposed vigorously.

Sincerely,

David Boze
Resident, 1801 South Seashore Drive

From: [Charles Leusner](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Unintended consequence of zoning changes
Date: Tuesday, July 13, 2021 3:05:27 PM

I am a physician who moved to Tacoma in 2007 with hopes of living out the American dream where hard work pays off, and you can settle down in a home with a family and a yard. Truth be said, finding that "home" in Tacoma has been difficult when compared with alternatives just outside the Tacoma city limits, but we have always persevered as we fell in love with the more diverse community of Tacoma. We have been fortunate to find our American dream "home" on the west-end.

We now face a zoning change which could result in major changes in all communities throughout the city. I certainly agree that housing is an urgent need and changes need to be made, but fail to see how the proposed "carpet bomb" rezoning of the entire city will achieve these goals. All I see is great uncertainty as to how a neighborhood, which has existed as a single family neighborhood for over sixty years, will change.

As a professional in the Tacoma community, I feel my dreams are being neglected and feel disenfranchised with this approach, and can say with certainty that if such a drastic rezoning comes to fruition that we will be immediately exploring less uncertain locations to continue on with our American dream.

I can only speak for myself, but can confirm that recruiting quality professionals to Tacoma has it's challenges because of the location itself, and can only envision that uncertainty such as this rezoning would create, will only add to difficulty in landing good professionals across all walks of life into this community.

A community needs people from ALL walks of life, something that is unique and appealing about Tacoma when compared with Seattle. This rezoning, in my opinion, will fail your professional community as one American dream will be destroyed, with no guarantee that another will be realized.

Charles Leusner
902 S Aurora Ave
Tacoma, WA 98465

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From: [Cynthia Crose](#)
To: [City Clerk's Office](#)
Subject: Opposition to Mid-scale Zoning proposal
Date: Tuesday, July 13, 2021 3:07:41 PM

I am opposed to the current proposal for mid-scale zoning.

While I agree that more housing needs to be developed for low and middle income arrivals to the community, the current proposal inadequately protects the character of Tacoma neighborhoods, does not preserve open space and tree cover, does not provide adequate means for community members to build equity/wealth through ownership and does not provide for parking, sewer, and water requirements.

Thank you for logging my opposition to the proposal.

Cynthia Crose
1720 N Cascade Ave
Tacoma
503.705.3255

From: [Jenna Olson-Gebbie](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Testimony
Date: Tuesday, July 13, 2021 3:09:44 PM
Attachments: [Home In Tacoma - Public Comment.docx](#)

Please find the attached letter from the Members and Board of AIA Southwest Washington to be submitted as part of the public testimony for the Home in Tacoma public hearing.

Thank you,

--

Jenna Olson-Gebbie
Executive Director
AIA Southwest Washington
AIA Vancouver
206-228-9351
www.aiasww.org
aia@aiasww.org

Home In Tacoma
Tacoma City Council
Tacoma, Wa

07/13/21

Esteemed Council Members and City Planning Staff,

Please accept the following as public comment on behalf of the American Institute of Architects Southwest Washington Board and Membership, an organization of 203 Architects, Designers, and affiliate members serving the South Sound region.

We have a Crisis of Affordability.

Tacoma is facing an unprecedented crisis of affordability. A crisis so large it is not able to be addressed with a wait-and-see mentality. Simply put, this is a fight we can't shy away from. AIA Southwest Washington (AIASWW) commends the City of Tacoma and Tacoma City Council for their willingness to face this issue headlong, and AIASWW is committed to providing aid and guidance along the way.

The facts show very clearly that our region's population growth is quickly outpacing available housing, thus inflating housing costs and pushing out the very people we need to keep in place. It is imperative that, as a community, we take action. However, we must be sure we are not acting too hastily. While the Home In Tacoma process has been in the works for over a year, the City's plan was only made truly visible to the community about 3 months ago. We believe the proposed plan being shepherded by the City has not yet been given sufficient time and thought, especially during a pandemic where customary means of community connection have been severely limited.

Only hindsight will show us the unintended consequences of sweeping changes. Minneapolis and Seattle offer so many great lessons learned. If we are afforded more time and opportunity, we will be able to flush out some of those possible negative consequences, so we can avoid them and ensure a bright future for Tacoma. AIASWW recognizes that we cannot allow the pursuit of "perfect" to impede progress, but we truly believe that there is much work to be done before the City Council should pass such a sweeping change to Tacoma's future.

Cities are for people.

Architects design buildings, but buildings are for people. People as a collective provide a richer tapestry of diversity and interest to architecture than can be planned for by a single perspective. A city's fabric is not a byproduct of buildings, streets, pipes, and wires - it is the byproduct of people. Diverse communities and robust

neighborhoods are the life-blood of a thriving city and should be protected and cherished as our shared heritage. How do we push for progress while holding onto what should be protected at all cost?

It is undeniable that Tacoma has a fabric, but it is equally undeniable that the people are the weave that holds that fabric together. It is for this reason that the AIA SWW Chapter believes the City owes a stronger voice to its citizens before this policy change can be fully considered.

Today is a “public” hearing and a city council vote.

This public hearing is missing one important piece of information - the clear voice of the people. The recent process of public discourse and conversations have been strictly online. As a result, the only voices we hear are of us privileged few with access to stable internet, access to a computer, availability to join a call while potentially at work, or simply not expected to work outside of “normal business hours”. This process has neither been diverse nor equitable, it’s missing the voices of people who all too often go under-represented or even silenced. Let’s not look past this severe issue of representation and privilege and take the time to hold hearings in a way that is transparent and inclusive. It’s premature to make a decision that affects citizens of this city inequitably, especially if the process to reach that decision is rooted in similar inequities.

AIA SWW Proposes:

AIA is a professional organization structured around public service, community outreach, and advocacy. Our experience with engaging the public and participating in the policy discussions throughout the nation suggests we have valuable insight to offer the City and the Council. There are many issues this policy will address and the relationships of those issues are complex and far-reaching. We avoid political positions in favor of advocating for principles of shared interest that can provide space for diverse approaches while working to achieve desirable results.

Something big will need to change if we would like to address equity & affordability in housing, and this set of zoning changes seem to have been identified as the best tool for Tacoma to begin working toward a solution. As a chapter, we have identified three areas in this process that should be addressed before moving into this policy’s next phases:

1. **Push forward with Low-Scale Residential density plan.** We acknowledge that we have to start somewhere, so allowing ADUs, DADUs, backyard cottages, duplexes, and triplexes in single family zones is the best first step in addressing the Affordability Crisis we are facing. Modify minimum lot size regulations in the low-density zone to allow unit lot sub-division that will enable side-by-side units to be sold separately, this will create more low-cost housing that our community can purchase and control their economic future. We are advising that the City Council should pass the low-density portion of the plan to allow smaller scale, more affordable development to happen right away - it is desperately needed and is the lowest hanging fruit in the plan. However, we also ask that additional consideration be given to defining desirable and undesirable outcomes for these various housing strategies within neighborhoods.

2. Slow the Mid-Scale Density process down and allow ALL citizens to have a real voice in their city's future. Enlist the help of design professionals in the community to help you shape the policy. This mid-scale policy is too significant, and too risky, to speed through without true public input. Neighborhoods have only recently been made aware of the impacts, and they are alarmed. We ask that the City Council and Planning Staff slow down and give us all more time to be part of a truly equitable process of outreach and information dissemination. We should also be looking to architects, urban planning professionals, sustainable design experts, transportation experts, and other cities who have undertaken similar efforts - we would have much to gain from understanding the unintended consequences they are currently dealing with in the aftermath of their policy changes. We also suggest that our colleagues in academia, such as the School of Architecture at WSU and the University of Washington Urban Design and Planning Department can be valuable partners in this process.

3. Work with AIA SWW to help you plan a creative and thoughtful process of Design Review, one that won't impinge the natural creativity of Tacoma's great citizens, but that will prevent cookie cutter development as is often seen in other large cities. Architects have unique professional training and experience in designing within the fabric of this city. This trained eye and nuanced experience provides a vital perspective to a process intended to "guide" but not "mandate" design. "Quality & Character" is a fraught term with eddies of subjective opinion, but good design and responsive solutions strengthen qualities and character inherent to the places we live, regardless of opinion. There are principles of design that bridge the subjective divide and can act as arbiters of what's acceptable or appropriate. Well designed, sensitively integrated buildings do not need to be more expensive. On the contrary, architects are highly skilled at finding diverse & economical solutions to ever-growing construction expenses and the complex nature of the design field, while also honoring what makes a community, neighborhood, or building vital to the people within.

We truly appreciate the opportunity to represent the viewpoint of our more than 200 AIA SWW members, and we are ready and willing to sit at the table with City Planning Staff and other representative groups to help form the future of Tacoma.

Respectfully,



Rory Stevens,
President, AIA SWW



Jamie Sandberg,
Advocacy Chair, AIA SWW

From: [Leslie Pim](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: West Slope Zoning Changes
Date: Tuesday, July 13, 2021 3:10:57 PM

Good afternoon! As a member of the Tacoma community for most of my life and as owner of the 7423 S Geiger Circle 98465 home, I want to take a moment to provide my input on the proposed mid-scale residential zoning changes on Jackson.

I am a proponent of mid scale housing, the sense of community it can build, providing more affordable housing, etc. What I believe has been missed is the definition of "view sensitive" districts. I purchased my home nearly 5 years ago. My home, along with many others in our segment of the east side of Jackson, have water views of the narrows, along with views of the islands to the south. The view was not the only selling point for my home, but certainly was a key factor in my home buying decision. The view also plays a sizable role in the valuation of the home.

Given that our views on the east side of Jackson rival and in many cases are more breath taking than those on the water side of Jackson Avenue, I respectfully request to be moved into the View Sensitive area category of West Slope. Hence becoming part of the proposed low scale residential.

If this cannot be honored and a 3-4 story building goes up on Jackson, I will not only lose the view I enjoy, paid for and continue to pay for, I will see an immediate drop in the value of my home...my guess would be at least 100k but likely more. This would need to be factored in as a mitigation for those impacted like me, as this proposed zoning will have a significant financial impact.

Respectfully,
Leslie Pim

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From: [Patrick Fischer](#)
To: [City Clerk's Office](#)
Subject: Opposition to Home in Tacoma
Date: Tuesday, July 13, 2021 3:11:06 PM

To Whom It May Concern:

This email represents my opposition to the Home in Tacoma rezoning plan. The three opposing Planning Commissioners make valid and meaningful points of opposition and I agree with them. In addition, I don't think this very long-term plan has been very well thought out by the council and contains a great deal of room for "unintended consequences". The councilmembers must be cognizant of the fact that passage and implementation will likely never be able to be undone.

I live within the city limits of Tacoma at:
404 S. Division Ln.

Patrick Fischer
253 279 1808 Voice/Text
patrick@patrickdavid.net

From: [Marcy Rodenborn](#)
To: [City Clerk's Office](#)
Subject: Feedback to Home in Tacoma plan - OPPOSED
Date: Tuesday, July 13, 2021 3:11:17 PM

I am a 20 year resident of Tacoma who votes and I am vehemently opposed to the "Home in Tacoma" plan for a number of reasons, the biggest one is that it paints a false picture with "affordable housing" and "keeping neighborhoods intact" at it's core.

My biggest concern is I don't have faith in the City to provide reasonable (or any) oversight to check Developers and protect neighborhoods. The pretty pictures shown in the community meetings last week do not reflect the current reality we are experiencing in our city. We have consistently seen monster buildings going in that don't fit with the neighborhood, reduce the livability of existing nearby residences, have a fantasy about people not parking on the street, and seem to provide more living space for wealthier new residents vs. our existing residences. And like I said above, it seems the Developers write a check and the City ignores its own codes.

There is also a false narrative that the North end is Single Family housing – there are numerous multi-family units around me.

I am not opposed to Affordable housing plans. I'm just not seeing it in the current plan.

Examples:

- The first giant Proctor project across from Mason Middle School. The Developers straight up lied to the residents they purchased the homes from as to their intent. The original project had a max height of 45 feet due to zoning constraints (next to a single family home). They built up to 60 because they were granted a bonus height if they provided affordable housing. They did NOT provide affordable housing.
- The monster box houses built at 636 and 640 N Prospect completely destroyed the livability of the house in between. They are giant boxes built to the edges of the property.
- One block down from me on the 600 block of North Trafton, three single family houses were torn down to make way for a 42 unit building. THERE WAS NEVER A "NOTICE OF PROPOSED LAND USE" SIGN PLACED THAT ALLOWED FOR COMMENT. In addition, the Developer took the houses and then didn't start the project for a year. They allowed people who worked for them to live in one of the empty houses and it turned into a squat house that was the center of drug use until enough neighbors

complained and it was cleared out.

- What was the consequence for not placing a “NOTICE OF PROPOSED LAND USE?”
- In addition, they’re building to the edges of the property with no green space.
- I see further down 8th Street toward Fife there is a notice of Proposed Land Use that will build another 42 unit development.
- Is there any plan to spread out the development impact or is it primarily going to be Proctor and north of 6th street?
 - I would like to see some restrictions as to how many tear downs and new box apartments are allowed in an area. My 6 block area shouldn’t suffer the brunt of them.
- There are other areas in Tacoma on bus lines (up Sprague, 12th, 19th) that have a number of derelict houses – how come I’m not seeing much Development there? Wouldn’t the businesses near them like more people in the area?
- We need to grow the whole city for the good of the city, not for the profits.

Before the Pandemic, I was in Kirkland for a few nights. I hadn’t been there in 20 years and I used to love that city. I walked two miles across the city and all the cool homes had been torn down and giant silver box homes built in their place. There were no front lawns, no neighbors or children outside – I barely saw anyone on the street? Is that what we want for our city?

What about Land Trusts?

Until I hear directly from the City Council of a realistic governance strategy and plan, I will continue to make my NO vote heard, especially in the upcoming elections.

Thank you,

Marcy Rodenborn

818 N Trafton

Tacoma, WA 98403

From: [Trevor Price](#)
To: [City Clerk's Office](#)
Subject: Residential Zoning
Date: Tuesday, July 13, 2021 3:12:03 PM

Hello:

I bought a place in Tacoma and have been looking for my next home here because of the potential I've always seen in this city and because it isn't Seattle.

Rezoning will move this city into the footsteps of Seattle, a city barely recognizable to me anymore as a native of the Puget Sound region. Tacoma has an opportunity to create its own identity, one that doesn't result in buildings upon buildings and a massive influx of people congesting the streets, parks, neighborhoods, and businesses and bringing along all the problems that come with that.

Once this switch is flipped and the skyline becomes crowded with cranes, the city will lose its identity and I will unfortunately be looking to call elsewhere home. Please keep Tacoma Tacoma and do not allow this city to be destroyed by developers.

Sincerely,

Trevor Price
2344 Yakima Court
Tacoma, WA 98405

Sent from my iPhone

From: [Katz Diane](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: West Slope Housing Growth
Date: Tuesday, July 13, 2021 3:12:17 PM

To whom it may concern,

I have lived at 644 North Fairview Drive for 37 years and am horrified at the new HIT plans to densify the West Slope neighborhoods. I have witnessed the changes in Tacoma neighborhoods over the years and have seen the character of these neighborhood destroyed in the name of housing solutions. I believe that the existing neighborhoods should remain as-is and not be the targets of change by the Housing in Tacoma plans.

I also think that the decisions being made are being rushed into and there needs to be a broader community input before the City Council takes a vote that will impact so many existing households and neighborhoods.

The plans proposed by the HIT should not override the existing covenants that we have all abided by in our neighborhoods for decades. We have worked and invested in measures to insure our view-sensitive properties, and we do not want any changes to our carefully protected zones and height limits.

Please consider that we OPPOSE the proposed Home in Tacoma re-zoning.

More time and community input is needed in any process that would so drastically affect the lives and investments of so many.

Thanks you for considering my opinion.

Regards,

Diane Katz Sinding

From: [Lesley Caldwell](#)
To: [Hines, John](#); [City Clerk's Office](#)
Subject: Please Support Home in Tacoma
Date: Tuesday, July 13, 2021 3:12:57 PM

Dear Council Member Hines,

I write to you today to urge you to support the Home in Tacoma initiative. Tacoma is in need of more housing as it continues to grow and develop as a city.

Single-family housing is an exclusionary institution. This two-phase plan, endorsed by the Planning Commission, will help move our community toward the inclusive, affordable, accessible, and equitable community we all want to live in.

We love our neighborhood and look forward to sharing this neighborhood and our community with more people. With easy access to schools, transportation, and business, Proctor and North Tacoma are ideal locations for more housing.

The plan is revenue positive -- providing us more funds for the crucially needed infrastructure improvements our city will need in the coming years.

Thank you for supporting the Home in Tacoma initiative.

Best,

Lesley Caldwell

From: [Melissa Pretti](#)
To: [City Clerk's Office](#)
Subject: R2 zone question on building / variance
Date: Tuesday, July 13, 2021 3:13:06 PM

I live in R2, mid scale, with a 7200 sq ft lot. My house occupies a third of the lot. If I split the property in half, my house would sit in the middle of one half. I've been told I can build an 850 sq ft ADU with a 500 sq ft garage. What will this new HIT do for me, so that I can build something bigger, if anything?

Thank you.

[Sent from Yahoo Mail for iPhone](#)

From: [Chris Osgood](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home in Tacoma Project
Date: Tuesday, July 13, 2021 3:14:38 PM

This letter is written to express my disappointment with the Home in Tacoma Project that I have been following on Zoom meetings this year. After listening to the proponents I have come to the following conclusions:

1. This plan will in no way address the unhoused population in our city as claimed by the proponents.
2. I have yet to hear anyone address the specific neighborhood concerns about changes that violate longstanding covenants and breach current case law specific to my neighborhood. These include concerns about View Sensitive Overlay Zones, subdivision of existing lots and height limits that would be disregarded by the plan as it exists today.
3. My question concerning #2, which I posted during the Zoom meeting last week, has yet to be answered.
4. This plan provides too much opened ended authority to alter long standing neighborhood character and allows it to be done by individuals who have no "stake in the game" as they do not live in the neighborhoods that they are redesigning.

In short, after hearing the proponents I must conclude that this is a politically motivated reworking of our lives and lifestyles that will only serve to enrich lawyers, builders and politicians. Having been active in my community concerning zoning and unethical builder behaviour 17 years ago when I moved here, it appears that I will need to become active again. Now that I am retired from practice I have unlimited time and I will do my utmost to prevent the implementation of this "land grab".

You are not the first to try this. I suggest that you read [The Slaughter of Cities, Urban Renewal as Ethnic Cleansing](#) by E. Michael Jones. A different time with perhaps different motivations but, politics adversely interfering with communities in both cases.

Sincerely,

J. Chris Osgood, MD, FAAOS
Board Certified
Orthopaedic Surgeon, retired
1720 S Karl Johan Avenue
osgoodcl@comcast.net

From: [sally burke](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 3:14:56 PM
Attachments: [Letter to City Council, July 13, 2021.docx](#)

I have attached a letter for the hearing tonight, July 13, 2021.

David Burke

July 13, 2021

Dear City Council Members and Mayor:

I am writing to express my dismay regarding the Home in Tacoma project. I will not repeat the full extent of my comments that are contained in the two extensive letters that I have already submitted. These letters are part of the record. Suffice it to say that my concerns vanished into the ether. The Planning Commission patted itself on the back for the steps it took to facilitate participation. If my letters are any indication, the Planning Commission never bothered to critically engage the input that it received. [Parenthetically, my neighbor wrote a letter that among other things addressed view corridors, which was similarly ignored.]

At the outset, I want to say that I listened intently to the entirety of every meeting conducted by the Planning Commission (well over ten hours). At base, the planning process was misguided because the Planning Commission and planning staff put their faith in a compass that was pointed in the wrong direction. The Planning Commission and planning staff made two fundamental errors: They did not analyze the relevant law regarding land-use development, and they eschewed science in making their recommendations.

With regard to legal lacunae, the Planning Commission did not mention the fundamental law regarding land-use planning, i.e., the Growth Management Act (GMA), RCW 36.70A. [A generic reference to the GMA did appear in the written materials prepared by planning staff.] The problem here is that no valid land-use decisions can be made without a serious analysis of the 13 planning goals delineated in RCW 36.70A.020. I would encourage the City Council and Mayor to read this section of the RCW. The most relevant subsection of RCW 36.70A.020 reads as follows:

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. [emphasis added].

I would note that the specific language of this subsection was changed by the legislature this year (Chapter 251, Laws of 2021). The Planning Commission made no mention of this change when it adopted its decision on May 19th. But more importantly, the Planning Commission seemed oblivious to the requirement to encourage the preservation of existing housing. Obviously, since there is only an exiguous supply of

vacant lots in Tacoma, some housing will have to be torn down to make room for more intense development. But “tear downs” need to be minimized under RCW 36.70A.020(4). The current Planning Commission proposal which eliminates the single-family residential zone will not enhance this requirement. The analysis of the planning staff on this point is feckless. Amorphous design review standards which appear to have the solidity of pure wind will not prevent single-family residences from being transformed into duplexes and triplexes (and some four-plexes!) in the proposed low-residential zone. And, of course, in the mid-scale zone, “tear downs” will be commonplace. To be sure, I am not opposed to a modicum of “tear downs.” We just need a housing plan that takes the GMA requirement in RCW 36.70A.020(4) seriously.

What fundamentally troubles me about the actions of the Planning Commission is that no one bothered to ask the simple, fundamental question that should drive any planning process, viz., what does the law require? In this instance, one needs to know how much growth the City must accommodate. Under the GMA, growth projections from the Office of Financial Management (OFM) constitute the Bible for handling growth. But the Planning Commission never mentioned the OFM numbers, although some growth numbers were “buried” in planning staff reports. What is important here is that one must start with the OFM numbers in order to understand the severity of the housing shortage. If the Planning Commission had started by addressing the severity of the housing shortage with an analysis of the OFM numbers, it would have been able to better address strategies that would ameliorate this deficit. Instead, the Planning Commission started with the premise that housing is too expensive and immediately jumped (without evidence) to the conclusion that the elimination of the single-family residential zone is the best way to confront this reality.

This assertion points to the second fundamental error that was made by the Planning Commission and planning staff. The planning process up to this point has ignored the necessity of applying science to land use decision-making. In short, the Planning Commission made an empirical claim that the elimination of the single-family residential zone is the best way to address rising housing prices. The hallmark of science is the testing of empirical claims. If the proposed strategy of the Planning Commission is efficacious, proponents of this proposal should be able to point to other similar cities where this approach has worked. The analysis of the Planning Commission contains no such data. I am especially skeptical of this assertion, because I am aware of at least one instance where the elimination of the single-family residential zone backfired. Vancouver, BC tried this approach, but it did not stop housing prices from going through the roof. The experience of Vancouver appears to indicate that the real driver of increased housing costs is the rising price of land. I note with some angst that a member of the planning staff during the informational meetings on July 6th and July 8th claimed that building duplexes and triplexes would bring down the cost of the typical dwelling unit. Unfortunately, there was no mention of what happens when the

cost of land is rising into the stratosphere. The failure to address the rising cost of land means that the current proposal may have the perverse result of increasing gentrification and of “squeezing out” people of color. The only thing we know for sure is that if this proposal is adopted in its current form, the City will abdicate its responsibility and essentially give developers the right to determine where development will occur.

At this juncture, the City needs to take a step back and look at what the academic community says about the drivers of rising housing costs. Urban planners with Ph.D.s have spent their academic careers studying such issues. The City needs to examine the work of serious academics who have analyzed these problems. The efforts of the Planning Commission with regard to this point have been wholly inadequate. Before the City Council makes any decisions, the City needs to perform many “quasi-experiments” that analyze how other similarly situated cities have responded to rising housing costs.

To summarize, before the City adopts any specific proposals, it needs to have a much better idea of how the proposals will actually change the landscape in Tacoma. While changes in land-use rules will not apodictically dictate where development occurs, the current record at best contains little indication of how the proposed changes will actually modify the quality of life in Tacoma. Presently, all we really have is double-speak from planning staff that confidently asserts that design standards can assuage any difficulties that might be encountered. In fact, the talisman of design standards likely will lead to confusion and increased litigation, because these standards are likely to be opaque in their concrete application. The discussion of design standards that occurred during the meetings on July 6th and July 8th gave me a good deal of dyspepsia. I just don’t see how the inchoate vision of planning staff can be translated into workable legal language that is precise and without ambiguities. At this point, since the planning staff has provided no particulars regarding the exact language of proposed design standards, the public is currently confronted with what is essentially a pig-in-a-poke. At minimum, the public deserves a “vision” with more specificity. And the City Council and Mayor need to get to the root of the matter and ask why we need to extirpate the entirety of the single-family residential zone. Throughout the lengthy deliberations of the Planning Commission, not one word was spoken about why the entirety of the single-family zone needs to go the way of the Dodo bird. The Planning Commission process clearly exhibited too much hype about the new “vision,” but one has to ask the question, “Where’s the beef?” The Planning Commission record simply does not contain enough scientific evidence to back up the Commission’s tendentious conclusions.

In this regard, I want to move to the perhaps most fatal error that has occurred, viz., the total whitewashing of the State Environmental Policy Act (SEPA) process. See RCW 43.21C and WAC 197-11. From what has transpired so far, it is obvious that the Planning Commission and the planning staff have adopted an otiose and cavalier attitude toward SEPA. One must remember that SEPA is a procedural law. By itself, SEPA does

not require a moving entity “to fix” environment problems associated with an application. All that is mandated is that probable significant adverse environmental impacts must be identified. The decision-maker (in this case the City Council) can ignore these impacts if it so chooses. Thus, the thrust of SEPA is to make sure that the City Council is aware of probable significant adverse environmental impacts before it makes a decision. In this instance, the Responsible SEPA Official issued a mitigated Determination of Non-significance (MDNS). This decision in essence asserts that the present proposal has no probable significant adverse impacts provided that appropriate mitigation measures are taken. But the fly in the ointment here is that the required measures are a mirage. The mitigation measures only require consultation and collaboration with relevant entities. While this dialog may be salutary, it will not guarantee that relevant environmental issues will be adequately addressed. In short, the final MDNS lacks “deliverables.” Without concrete substantive requirements, there is no way to know if environmental issues are being adequately addressed. The whole point of the SEPA process is to give the City Council relevant environmental information to help guide your decision-making process. Presently, you are being asked to make a decision without the foggiest idea of the extent of environmental concerns. To be blunt, the SEPA process is being short-circuited.

The only way to remedy this problem is to do an Environmental Impact Statement (EIS). Yes, and EIS will slow the process down, but the MDNS is certain to be challenged at the Growth Hearings Board and in court. I have discussed the problems associated with the MDNS in much greater detail in one of the letters that I already have submitted. At this stage, I believe that an EIS needs to address three alternatives: (1) no action; (2) the current Planning Commission recommendation; and (3) a proposal that shrinks the single-family residential zone, but does not eliminate it. This third option is vital because no justification has been forthcoming to support the need to totally abolish the single-family residential zone that currently covers approximately 85% of the land mass.

I will close with a personal comment. I have now written three letters which have taken many hours to compose. To date, my efforts appear to have been in vain, because my thoughts have been summarily ignored. With regard to my specific neighborhood, I am particularly incensed that the Planning Department wants to expand development possibilities between 29th and East L Street, and 29th and East K Street. This is a street that has a slope of 13 degrees—more than twice the recommended slope for an interstate highway that crosses mountainous terrain. Only an imbecile or a person driven by cupidity would want more development on this street. In the winter, this street is incredibly dangerous when the temperature is below freezing. At the last Planning Commission meeting concerning Home in Tacoma on May 19th, a Planning Department staff person said that topographical features, e.g., steep slopes, had been examined. And yet, this obvious “problem” street apparently received no scrutiny, even though I had

previously delineated my concerns with precision. As I write these words, I am left with the distinct impression that I am talking to the wall. Any efforts regarding public outreach appear to be a cruel joke. Residents in the City of Tacoma deserve better treatment.

Sincerely,

David Burke
3020 East K Street
Tacoma, WA 98404
(253) 389-4436
burksal@yahoo.com

P.S. My wife, Sally, agrees with the sentiments expressed in this letter.

From: [Ellen Cohen](#)
To: [City Clerk's Office](#)
Cc: [Woodards, Victoria](#); [Hines, John](#); [McCarthy, Conor](#); [Hunter, Lillian](#); [Walker, Kristina](#); [Blocker, Keith](#); [Beale, Chris](#); [Ushka, Catherine](#); [Thoms, Robert](#)
Subject: HIT project
Date: Tuesday, July 13, 2021 3:19:44 PM

To: Tacoma City Council Members

I oppose the mid-scale zoning changes included in the HIT proposal. I would urge you to bear in mind that one third of the members of the Planning Commission had objections to the proposal. My objections are below.

There has been no study of the possible negative side effects of a mid-scale zoning change.

The basis of this proposal assumes that more housing availability will mean that more housing will be more affordable. There is no research that shows that this will be the case. To the contrary, other cities that have implemented similar zoning changes have found that the cost to renters has increased. Here in Tacoma, the newer apartments in the Proctor MUC are a good example of that.

The council has repeatedly talked about housing equity. There is nothing in the mid-scale zoning change that promotes housing equity. Housing in "desirable" neighborhoods will continue to be priced out of reach for many since there are no proposed rules that would build in a chance at equity. Mid-scale development would likely be rental properties. This proposal does nothing to encourage home ownership by the middle class. Additionally there is nothing to prevent the gentrification of certain neighborhoods and displacement of current residents if midscale housing is built and then rented at current and/or future market rates.

Mid-scale buildings directly adjacent to single family homes decrease the quality of life for those home owners: loss of privacy, loss of light, increased automobile traffic, related parking issues, and pedestrian and cycling safety.

The thought that the mid-scale buildings will be built along transit corridors and therefore people will not need their cars is absurd. This is a car centric city with poor public transit (some of these corridors have buses that run only once per hour). People will continue to use their cars out of convenience and/or necessity.

The idea that phase two of this proposal will take in to account many of the objections (i.e., design review) is based on the assumption that citizen objections will be satisfied by future proposed solutions. An initial proposal that is not complete should not be approved. Design review has been talked about for years and it has yet to be implemented.

The proposed low-scale zoning in current single family residential zones is a more reasonable approach to begin with. It must take in to account the importance of design review for each neighborhood, as Tacoma's neighborhoods are unique. Additionally the need to insure that adequate infrastructure is present and/or developed is critical. The importance of not only not losing, but increasing tree cover and open space should not be understated. Climate change is real and both of these factors can help mitigate our warming climate.

Before mid-scale zoning is approved it is important to see what the effects of a change to low-

scale zoning are. Once this is examined, for both its positive and negative effects, it would then be time to reassess the value of mid-scale zoning in certain areas, and more carefully determine where those areas might be. This examination can allow for the positive effects to be incorporated into future zoning change proposals and avoid negative effects.

Thank you for considering my input on this important issue.

Ellen Cohen

From: oneida226@rainierconnect.com
To: [City Clerk's Office](#)
Subject: Home In Tacoma
Date: Tuesday, July 13, 2021 3:23:40 PM

Hello Members of the Tacoma City Council.

Your Planning Commission has done an outstanding job of addressing the lack of housing in Tacoma, including the rezoning of areas in order to build for more density. I've seen their plans for more midlevel and varied housing and it is sensitive to the housing that is there now. While viewing the study session of May 8, 2021 it appeared that the feedback you've been receiving has been somewhat negative. I see the need and I assure you I fully support this planning. I've lived in Old Town in the same house for almost 30 years and see many possible sites for duplexes, triplexes and remodeling of larger homes into housing for 2 or 3 families in the area. I assure you sharing of homes is already happening! Yes, the development on Proctor is not affordable housing and it does leave a large footprint. The city's plan is not this.

I hope that the council will move quickly on this priority. You have a talented, experienced staff that you have tasked to put together a plan. They have done an exceptional job of a very challenging issue and involved the community at every level.

Thank you.
Oneida Arnold
oneida226@rainierconnect.com

From: [Erik Kessler](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma
Date: Tuesday, July 13, 2021 3:24:33 PM

Good Afternoon,

My name is Erik Kessler and I'm writing to voice my disagreement to the proposed zoning changes outlined in the planning commissions "Home in Tacoma".

I am a lifelong Tacoma resident and have family who have lived in and around Tacoma for five generations. I recognize the urgency to provide more housing in Tacoma. However, I think the changes proposed in "Home in Tacoma" are so drastic, they risk irreparably changing the livability of our city. I have a few friends that lived in Ballard in the 1990's and early 2000's. Once they started allowing multi-family on single family lots, it ruined that entire area. There's no parking, tons of congestion and developers continue to cram low-quality houses into an already crowded area. Families have moved out of Ballard in droves and migrated to Bellevue and the greater East Side with neighborhoods dominated by single-family homes with yards.

My wife and I are currently raising our three young children in Tacoma. I am the owner of a small construction company that has built numerous homes in Tacoma. I'm also a landlord and property owner of quite a few rentals in the city. If these zoning changes are passed, I would undoubtedly benefit financially. However, I think the city will quickly transform into a place that loses its character and families that want some space will no longer want to live.

I was cautiously optimistic about the new DADU zoning changes that were passed a couple years ago. I've recently built a few DADU's and I think they're a clever way of increasing housing density. The DADU rules were well thought out. The requirements of off-street parking, aesthetic review, and limiting the size and scale of these structures limits the impact on the surrounding neighborhoods.

Please don't make such a drastic change to our residential zoning codes. Stick with DADU's for a few years and see how it goes. If development isn't happening fast enough, slowly scale in higher density as needed around commercial areas. This is way too big of a change all at once.

Sincerely,

Erik Kessler
Kessler Construction, Inc.
www.kesslerconstructioninc.com

From: [Hugh Winskill](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Comment
Date: Tuesday, July 13, 2021 3:26:39 PM

Hello,

I am a long-time citizen and commercial real estate broker active in Tacoma.

As a broker, I am knowledgeable about the apartment market in the city, and I don't believe the current HIT proposal will achieve its goal of creating affordable housing.

Developers tend to flock areas with the best demographics, so re-zoning the entire city would unintentionally channel development activity into the prime neighborhoods. More units would get built, but these would be high-end apartments like those at Proctor Station or Point Ruston. Developers would only move on to lower-cost projects when the supply of land in prime neighborhoods is exhausted.

A better proposal would be to re-zone certain areas of the city that would benefit more from revitalization, and direct development activity to these areas with incentives such as increased height-limits, which allow developers to take advantage of economies of scale and build housing at a lower per-unit price.

Hugh Winskill
(206) 330-1794

From: [Stacy McCracken](#)
To: [City Clerk's Office](#)
Subject: Comment for City Counsel Home In Tacoma Meeting July 13, 2021
Date: Tuesday, July 13, 2021 3:26:42 PM

Dear City Council Members,

I oppose the Home in Tacoma plan. Easing code restrictions to encourage development will only benefit builders. Looking at other cities; In Minneapolis, the city's greatest success in providing affordable housing is government rent controlled housing. This is not an option in the HIT plan.

Another successful idea is inclusion zoning, also not in the HIT plan because developers don't see it as profitable. Minneapolis also has inclusion zoning. The developers are still building in Minneapolis.

The plan states there will be no negative effect on current property values. A 2015 study by Texas A&M and a Stanford study published in the Journal of Political Economy, found in low-income areas, affordable housing had a positive effect on property values through pride of ownership, area improvements and the neighborhoods' diversity increased. In mid/high income areas there was a negative effect on property values and diversification. The loss of property value is a valid concern.

I would like to see a full environmental impact study before the HIT changes are approved. As a lifelong citizen of Tacoma, I see our resources are stretched. Changes are not going to happen overnight but I would like to see our city council, school district, transportation and city services have solid information for budgeting and planning for future growth.

Sincerely,

Stacy McCracken

From: [Jonathan Pottle](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Tuesday, July 13, 2021 3:27:42 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]

Jonathan Pottle
jonathanpottle@gmail.com
1 Broadway, Unit 309
Tacoma, Washington 98402

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Zoning in McKinley Park
Date: Tuesday, July 13, 2021 3:30:34 PM

From: Patrick Sugrue <patrick.m.sugrue@gmail.com>

Sent: Sunday, July 11, 2021 5:07 PM

To: Planning <planning@cityoftacoma.org>

Subject: Zoning in McKinley Park

I see the proposed zoning changes extend to our street, J street. Those of us who live several blocks away from McKinley Ave chose to live here for a reason: we wanted to live in an area of single-family homes, not in a retail district or a place with apartment units. I would ask that multi family housing be increased along McKinley Ave and not inside our neighborhood.

Thank you,

Patrick Sugrue

From: gindrum@aol.com
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 3:31:24 PM

I am vehemently opposed to the zoning changes as currently proposed. What has been allowed to occur in the Proctor district, the over-development of 6th Avenue and the shoddy rental units near the Tacoma Mall are examples of the blight that will continue to occur if "Home in Tacoma" goes forward as planned. A good neighborhood plan, an architect familiar with historical districts & a planner with even basic knowledge of Tacoma & its citizens would have made a lesser negative impact. However, it is my understanding that one of the main persons of interest who encouraged your decisions is from Seattle, a person whose opinions could easily have a negative impact on Tacoma, as history has proven.

I believe that it is important to increase affordable housing in Tacoma, although it does not appear that affordable housing will be the result of this plan. I also do NOT believe that said housing has to negatively impact people already residing here. Increased taxes due to the perks given to developers, impact on our Public schools, aging utilities, landfill, etc. will eventually have to be addressed & it appears that the citizens will be the ones to pay. Citizens will also be negatively affected by the increased traffic & greatly increased street parking as apartment dwellers have no other place to park (you may be under the misguided impression that disallowing parking spaces for apartment residents will result in fewer cars) & by huge, unattractive buildings crammed in next to charming old homes all over the city. I have read several places now that none of you will be personally affected by the proposed change in zoning. I cannot find any official statement, and would appreciate each of you addressing this. If it's a rumor, let's put it to bed. If not, be brave enough to give it the light of day.

Thank you for the opportunity to address this issue. I sincerely hope that you will be genuinely listening to the voices of Tacoma's citizenry & that these listening sessions are not merely to make people feel like they had input, but to a decision that has already been made.

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Home In Tacoma
Date: Tuesday, July 13, 2021 3:31:36 PM
Attachments: [TPCCEH Home In Tacoma 7.11.2021.pdf](#)

From: Maureen Howard <mhoward@pchomeless.org>
Sent: Sunday, July 11, 2021 3:12 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>
Subject: Home In Tacoma

Hi Elliott,
This goes to the relevant parties tomorrow...

Thanks for your work,
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,

A handwritten signature in black ink that reads "Maureen Howard".

Maureen Howard
Senior Policy Advisor
mhoward@pchomeless.org

From: [curt.smith](#)
To: [City Clerk's Office](#)
Subject: Home rezoning
Date: Tuesday, July 13, 2021 3:32:43 PM

My wife and I emphatically oppose the wholesale rezoning of single family neighborhoods to achieve political goals. We have sacrificed and saved to live in the rural ambience of the west slope and paid commiserate taxes for the privilege. Curtis and Barbara Smith. 964 S linden lane. 98465

Sent from my iPhone

From: [Rob & Sandy Peterson](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 3:33:31 PM

Tuesday, July 13, 2021

Dear Tacoma City Council:

While we heartily support the urgent need for affordable housing in Tacoma, we strongly oppose the city-wide zoning changes proposed at this time by the Tacoma Planning Commission.

Our planet is still in the grip of a pandemic and, though many adults in the USA have been adequately vaccinated, we are still quite far from herd immunity, especially as the CDC is now urging vaccinations for all those 12 years and older who do not have a disqualifying illness or condition. As a consequence, there is little knowledge among the city's residents of what is being proposed and how this will affect citizens' daily lives. There has been almost no public discussion of what the Planning Commission proposes as a solution. Small maps on an 8.5" by 11" sheet of paper or on one's computer monitor do not adequately inform or fully represent the scope of the project!

Therefore we urge you and the city to:

- 1) Begin construction of affordable housing in areas that are currently available and serviceable;
- 2) Delay making definitive decisions on citywide changes until this pandemic is in the past;
- 3) Delay making definitive decisions on citywide changes until the general public is well informed and has had ample opportunity for input and discussion, including a general election on the proposed changes.

This proposal will drastically change and damage the character of our neighborhood where we have lived for over 47 years. This will be very disruptive and we need to have an opportunity for full in person presentations and question and answer.

City Planning has in the past had thorough and clear presentations regarding any changes that dramatically impact our neighborhood. All the posters, charts and maps were so helpful. They have done such an excellent job we definitely need the same approach for something this impactful and large scale.

Otherwise residents feel like the process is not transparent, and is being done to us not with us. An example in recent years is the high rise development in Proctor. The scale and impact was not truly appreciated until it was under construction and we could see the shape of what was planned. There was considerable dismay at the results.

Our neighborhoods and their atmosphere are critical to us feeling at home. The ramifications of planned changes should be fully explored and presented. We realize the Pandemic has interrupted normal conduct of your business. Zoom has considerable limitations.

PLEASE, allow us all the opportunity for in person meetings and presentations. Thank you for your kind attention to our serious concerns, and for the hard work that you do.

Sincerely,

Rob and Sandra Peterson
1242 Ventura Dr.
Tacoma, WA 98465
253-565-3124

From: [Corso](#)
To: [Woodards, Victoria](#); [Thoms, Robert](#); [McCarthy, Conor](#); [Hunter, Lillian](#); [Walker, Kristina](#)
Cc: [City Clerk's Office](#)
Subject: Home in Tacoma Project: Strengthen Historic Districts Regulations
Date: Tuesday, July 13, 2021 3:34:53 PM

Dear Mayor and Councilmembers,

I'm happy the City of Tacoma is planning for a prosperous future.

I support the Growth Management Act and support the city's effort to prepare Tacoma for population growth.

However, in an effort to incorporate equity into the Home in Tacoma Project, the Home in Tacoma Project advocates and planners are hostile towards some groups of Tacomans.

Among them are Tacoma history enthusiasts who have built a community within the city and demonstrate their love for the city and its history through several organizations including the City of Tacoma Historic Preservation Office and Landmarks Preservation Commission where Tacomans have successfully added 160 individual structures and 4 city-registered historic districts including the North Slope Historic District, Old City Hall Historic District, Union Depot/Warehouse District, and the Wedge Neighborhood Historic District. In addition, Tacoma history enthusiasts have added 8 historic districts to the National Register including the

Buckley's Addition Historic District, College Park Historic District, Old City Hall Historic District, North Slope Historic District, Salmon Beach Historic District, South J Street Historic District, Stadium/Seminary Historic District, Union Depot/Warehouse District, and the Wedge Neighborhood Historic District.

Further, Tacoma enthusiasts have added 8 historic districts to the Washington Heritage Register including the Buckley's Addition Historic District, College Park Historic District, North Slope Historic District, Old City Hall Historic District, South J Street Historic District, Union Depot/Warehouse District, and the Wedge Neighborhood Historic District. The city, state and national historic registries each provide a unique set of protections for individual structures and historic districts.

To promote the mission, Tacoma history enthusiasts have formed nonprofit organizations including the Tacoma Historical Society and

Historic Tacoma to preserve the history of individual Tacomans and the structures they funded, designed, built, and have become landmarks of the city.

Lastly, Tacoma history enthusiasts have created a welcoming environment for public and private investment in state and national history including the Washington State History Museum and the LeMay: America's Car Museum.

Tacoma history enthusiasts love Tacoma and have demonstrated their love for it through volunteerism and donations over the years.

Please send the Home in Tacoma Project proposal back to the Planning Commission with clear instructions to strengthen protections for Tacoma's historic buildings and districts including preserving the HMR-SRD zoning that was specifically designed to protect Tacoma's residential historic districts; the neighborhoods that were mostly built-out before Tacoma implemented zoning, already include an eclectic mix of housing types from single-family houses to 3-story apartment buildings, are already the most densely-populated neighborhoods in the city, and provide the city with a large percentage of its most affordable housing units.

Sincerely,

John Geoffrey Corso

701 N J St

Tacoma

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Alison Tracy Hale](#)
To: [City Clerk's Office](#); [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Subject: Comments regarding the Home in Tacoma rezoning plan
Date: Tuesday, July 13, 2021 3:35:22 PM

July 13, 2021

Dear Mayor and Members of the City Council,

I would urge you to vote NO on the current form of the Home in Tacoma project. I understand the tremendous pressures upon housing in Tacoma, including a rising population of unhoused residents and a history of redlining and racist housing practices. I appreciate your willingness to take on these significant issues and to consider bold steps as our city moves forward. I also appreciate the time and care the planning commission has put into its proposal.

Nevertheless, I am deeply anxious about how the current version of the proposal and the massive rezoning it initiates will destroy the character and livability of our city without actually addressing the problems it purports to fix. The following are simply a few of my concerns with this version of the changes.

The proposal goes too far, too fast in making sweeping changes to large swaths of the city. There are insufficient safeguards in place for protecting existing homes and tree cover from predatory developers. There are too few design specifications and no designations for historic areas which make Tacoma a desirable place to live. While the last few years have seen home prices skyrocket, most owners of single-family houses have spent years purchasing their homes on relatively modest incomes. In my neighborhood, property values and taxes have climbed steeply, and while that looks great on paper, those of us living in these homes now struggle to bear the higher costs. The HIT zoning changes mean that long-time residents on lower or fixed incomes will find their homes unaffordable; these homes/lots will be desirable for developers, who are under no obligation to construct low-cost housing. Modest houses will be destroyed to make room for multiple dwellings that will crowd lots, destroy green space and trees, and still not address the needs of our unhoused population.

Tacoma has historically done a poor job of dealing with developers, offering endless tax breaks to those who continue to build ugly, shoddy multi-unit buildings that destroy neighborhood character at the expense of long-time homeowners. Nor do I have any confidence that the plan as currently proposed will address the real gaps in infrastructure and services that already exist and are exacerbated by poorly planned development. In the Proctor neighborhood, massive buildings have been erected that sidestepped existing height and setback requirements—and more continue to be developed. These units are all market-rate and luxury units that have done nothing to make a desirable neighborhood more accessible to those historically or economically denied residence there. Nor have the developers contributed to public transit or public safety, or to improvements in roads or traffic flow. I don't see any meaningful provisions in the Home in Tacoma proposal that would address these kinds of problems or ensure that developers provide the kind of housing that we most need. Nor does it allow for the unique character of the different neighborhoods in specifying design expectations, etc.

Several members of the council have, I know, already expressed a minority opinion that lays

out clearly and reasonably the very real concerns I have heard expressed by my neighbors—homeowners and renters, long-time Tacomans and those new to our city. I urge the council to take seriously that excellent set of concerns, as well as those expressed by the city's historic associations, and to ensure that they are addressed before taking any further action. There is time to develop a better plan; there will be no going back once a poor plan is in place.

Home in Tacoma represents a generous attempt to address our city's housing problems, but it goes too far, too fast, without ensuring sufficient means to shape the future of our neighborhoods. As it stands, Home in Tacoma is poised to destroy the very things most of us love about Tacoma, and to do so in a way that will benefit realtors and developers rather than current residents or, most importantly, those it is intended to serve.

Thank you for considering my perspective,

Alison Hale
4419 N 30th St.
Tacoma WA 98407
253-752-4449

From: [Deborah Middleton](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 3:39:38 PM

Vote no.

This will do nothing to help lower income people and the poor with housing.

Projects already on the books have minimal parking. This puts a burden on the 'non-handicapped' elderly and school drop-offs and pick-ups.

Don't take what is charming about Tacoma and turn it into more 'luxury' apts.

Thank you,

Deborah Middleton

3622 No Proctor St

Tacoma WA 98407

From: [Marylou Anderson](#)
To: [City Clerk's Office](#); [marylou Anderson](#)
Subject: Home in Tacoma Project
Date: Tuesday, July 13, 2021 3:40:43 PM

Hello-

I am writing regarding the Home in Tacoma Project. I am not in favor of the proposed zoning changes. I bought my home in the Hilltop area in 2009. The main reason I chose my location was so that I could walk to my job at St. Joseph Medical Center. I love my neighborhood and the unique old houses on my street. My block is slated to allow mid-scale residential zoning. When I bought my home, I was not anticipating the potential for larger, multi-family housing units being added a few houses down from me. The addition of this type of housing will greatly change the nature and charm of where I live.

The addition of mid level housing has been proposed for my street, partly because it is considered a walkable neighborhood. I feel it is very unrealistic to think folks can live in this neighborhood without a car. I am fortunate that I am able to walk to my job, however I need a car for various tasks such as grocery shopping, going to the gym, traveling to appointments and veterinarian visits. Taking public transportation or walking to these destinations is not feasible. Adding population density to my street would add more cars to the neighborhood. Finding parking on my street is already difficult and this zoning change could potentially make the parking issue even worse. New 3-4 story housing units should be built to include on-site parking to alleviate the need for additional on-street parking.

Lastly, the main purpose of the Home in Tacoma Project is to add affordable housing to our city. There is no evidence these proposed zoning changes will add affordable housing to Tacoma.

Thank you
Marylou Anderson
1728 S M street

From: [sumarzu](#)
To: [City Clerk's Office](#)
Subject: Rezone with infill ...NO
Date: Tuesday, July 13, 2021 3:41:28 PM

Deserves a vote of the people.

What money interests are backing this?

Issue of safety..cars emerging from alleys across sidewalks.

Privacy..2 storey houses popping up and looming over backyard fences.

Crowded stores, streets, parks..crowded everywhere you want to go.

Inflicting this everywhere so only the very well to do can afford a speck of privacy and greenery.

Profit in masquerade.

Who funds councilpersons' campaigns?

You decide what is appropriate for my neighborhood without my vote.

You already put several 6 storey apartments in Proctor crowding the stores and parks. I am sure more of those are planned. If the infinitesimal minority votes for density we can look for population pressure to destroy the beauty and livability of this neighborhood.

Sent from my T-Mobile 4G LTE Device

From: [Hilltop Action Coalition](#)
To: [City Clerk's Office](#)
Cc: brendan.hac16@gmail.com; [Jo Davies](#); [Jennifer Schaal](#); [Greg Walker](#); [Alyssa Torrez](#); [Michealea Lemons](#); [Hunter Henderson](#)
Subject: HAC Letter of Support for Home In Tacoma
Date: Tuesday, July 13, 2021 3:42:36 PM
Attachments: [2021 07 13 HAC Letter of Support - Home In Tacoma.pdf](#)

Good Afternoon,

Please find attached a Letter of Support from Hilltop Action Coalition regarding Home In Tacoma.

Thank you for forwarding this to the Tacoma City Council for review.

Kind Regards,

Kristine Coman, MACP
Program Manager
Hilltop Action Coalition
1116 Earnest S Brazill St.
Tacoma, Washington 98405
Office Hours: 10:00 am - 2:00 pm
(253) 442-8848
www.hilltopactioncoalition.org
[HAC Facebook Page](#)

Read the *Hilltop Action Journal* [Online!](#)
[Donate](#) to Hilltop Action Coalition.



Hilltop Action Coalition
The Communications Anchor of the Hilltop Area

July 13, 2021

Hilltop Action Coalition
1116 Earnest S Brazill Street
Tacoma, WA 98405

Tacoma City Council
733 Market Street
Tacoma WA 98402

Tacoma City Council Members

Hilltop Action Coalition's Board of Directors supports the City of Tacoma's Home In Tacoma project as a way to provide for more affordable/accessible housing and more housing-type choices. We believe that this proposal, if properly implemented, can help eliminate the construction of buildings that are incongruous with their neighbors, prevent displacement and can help insure that consideration for adequate infrastructure (parking, traffic, green space, etc.) is part of the planning.

We recognize that additional housing choices such as ADUs, cottage style, townhouses, small multi-family structures such as duplexes, are desirable in the Hilltop footprint. In addition to providing additional housing, these can provide a source of rental income for local residents. At the same time we also support/advocate for the retention of existing housing.

Hilltop Action supports this effort as it aligns with our mission to: build a healthy, resilient and united community. One of our goals is to build and sustain a resilient community with socially-just housing - the City's Home in Tacoma proposal will help us move toward that goal.

Thank you for your consideration.

Sincerely,

Brendan Nelson
Hilltop Action Coalition Board President

Office Hours; Mon-Fri 10am-2pm
(253) 442-8848

1116 Earnest S. Brazill St.
Tacoma, WA 98405

hacoffice15@gmail.com
www.hilltopactioncoalition.org

From: [Heidi](#)
To: [Ushka, Catherine](#); [Beale, Chris](#); [McCarthy, Conor](#); [Hines, John](#); [Blocker, Keith](#); [Walker, Kristina](#); [Hunter, Lillian](#); [Thoms, Robert](#); [Woodards, Victoria](#); [City Clerk's Office](#); [Wung, Lihuang](#); [Barnett, Elliott](#)
Subject: Home in Tacoma City Council Comments July 13, 2021
Date: Tuesday, July 13, 2021 3:42:42 PM
Attachments: [Home in Tacoma City Council Comments.docx](#)

Please See attachment

July 13, 2021

To the Mayor and Council members:

I am *not* in favor of the Home in Tacoma project due to taking away single dwelling zoning areas and up-zoning that will have very minimal affordable units.

In an MIT Study it was found that up-zoning did exactly the opposite of what the City wanted to happen (less affordability and less housing stock). **Article Information**

[Volume: 56 issue: 3, page\(s\): 758-789](#)

Article first published online: January 29, 2019; Issue published: May 1, 2020

 [Yonah Freemark](#)¹

¹Massachusetts Institute of Technology, Cambridge, MA, USA

Corresponding Author:

Yonah Freemark, Department of Urban Studies and Planning, Massachusetts Institute of Technology, 77 Massachusetts Avenue, Cambridge, MA 02139, USA. Email: freemark@mit.edu

Abstract

What are the local-level impacts of zoning change? I study recent Chicago upzonings that increased allowed densities and reduced parking requirements in a manner exogenous of development plans and neighborhood characteristics. To evaluate outcomes, I use difference-in-differences tests on property transaction prices and housing-unit construction permits. I detect significant, robust increases in values for transactions on parcels that received a boost in allowed building size. I also identify value increases for residential condominiums, indicating that upzoning increased prices of existing housing units. I find no impacts of the reforms, however, on the number of newly permitted dwellings over five years. As such, I demonstrate that the short-term, local-level impacts of upzoning are higher property prices but no additional new housing construction.

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

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

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

Please do not get rid of R-1 or R-2 single dwelling this will destroy our city.

Heidi White, So Tacoma

From: liketodrive58@aol.com
To: [City Clerk's Office](#)
Subject: HiT Planning
Date: Tuesday, July 13, 2021 3:43:41 PM

Dear Council Members,

I'm concerned about the city moving much too fast trying to rezone the residential neighborhoods in Tacoma. There has been no way to hold public hearings on this matter for the past year and a half, and I think that needs to happen first so that citizens voices can be taken into account. Quiet residential neighborhoods make the city of Tacoma attractive to those people moving into the area. I'm asking you to take that into serious consideration and not saddle existing neighborhoods with additional high density housing. Most home owners have the majority of their worth wrapped up in their home.

Respectfully,
Dan Knittel
806 N. J ST
Tacoma, WA 98403

From: [LEO EMERSON](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma and Zoning Changes
Date: Tuesday, July 13, 2021 3:45:17 PM

To the City Council:

1. Vote NO on the Home in Tacoma proposal and NO on any and all associated zoning changes.
2. Vote NO on eliminating Single Family zoning in any location in Tacoma and NO on eliminating Single Family zoning in all locations.
3. Tacoma has no need for "Form Based Codes" or "Form Based Coding." These concepts are inappropriate for Tacoma's infrastructure and will destroy the nature, the look, the function, and the value of this city. Let the advocates keep these programs and plans in California. Where they belong. Not in Tacoma.
4. OPTICOS Design has no experience beyond their theory. Just all talk. Tacoma must not become their test case. There are needs here for our resources, not trying some California dream. Let some other place put their city on the line. We should learn from them, not expend our precious resources to let them learn from us.
5. The "Affordability Action Strategy" is not based in reality. It does not seem to understand that the cost of housing is a function of value of a number of discrete parts: land, development, materials, labor, finance, and taxation. Each new square foot has a cost, and the total cost is a function of how many square feet. Anything constructed new is going to cost more than something now in-place. The only way new construction will be "affordable" is by reducing the square footage to fit the budget. And look at what the current development costs are in the city of Tacoma: fees, filings, applications, reviews, approvals, meetings, plan reviews, permit fees, SEPA applications, document reviews, inspections, reports, consultations and costs. Every one costs money and time. Tacoma is not now an "affordable" city to build or renovate property. And what this proposal advocates is adding more city time, resources and reviews to determine "contextual fit, scale, expression, complexity, design policy, urban form, pedestrian orientation, and low scale." This is all going to cost money. The developer will pay first, but the owner/occupant will pay that cost marked-up later. This plan will not deliver "affordable" housing unless that housing has a much reduced floor area. It would be good to be honest and say this right up front.
6. The "Missing Middle" is a fantasy. The middle is being built now to market to those with the ability to purchase. It is in-place. It typically is a midrise or highrise building at many locations in Tacoma. To say that it has to exist in the middle of an existing single-family neighborhood demonstrates no sensitivity to the many beautiful neighborhoods of Tacoma. Or any other city. We have no need of this "missing middle" fantasy in Tacoma.

Thanks for your attention to this email,

Leo Emerson
253 778 9893

From: [CARLA SKOG](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: HIT - No to Home in Tacoma rezoning
Date: Tuesday, July 13, 2021 3:45:58 PM

- 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 would not override existing covenants within Tacoma
- There should be no changes to View Sensitive District Overlay zones and height limits

Carla & Stewart Messman
1536 S Fernside Drive
Tacoma, Washington 98465

July 13, 2021

To the Mayor and Council members:

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Please do not get rid of R-1 or R-2 single dwelling this will destroy our city.

Heidi White, So Tacoma

From: [Marjorie Leon](#)
To: [City Clerk's Office](#)
Subject: Public Meeting on Zoning
Date: Tuesday, July 13, 2021 3:47:01 PM

Dear Council Members:

I want to express my dismay at the current zoning proposals.

I am totally opposed to the Mid-Scale proposal.

Regarding the Low-scale proposal, there should be design requirements and review before single-family homes are replaced with multi-family dwellings. Many Tacomans have a long-standing investment in their homes and neighborhoods. The character of these neighborhoods should be preserved.

New housing opportunities should benefit low-income families and the homeless-- NOT real estate developers.

Sincerely,
Marjorie Leon

From: [Sam Bjornson](#)
To: victoria.woodards@cityoftacoma.org; [Hines, John](#); [Thoms, Robert](#); [Blocker, Keith](#); [Ushka, Catherine](#); [Beale, Chris](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Walker, Kristina](#); [City Clerk's Office](#)
Subject: Comment on Home in Tacoma
Date: Tuesday, July 13, 2021 3:47:04 PM

Dear Mayor Woodards & City Council Members,

I am writing to oppose Home in Tacoma (HIT). The sweeping changes proposed are a knee jerk reaction that go too far, too fast.

Upzoning the entire City is ill-conceived and unnecessary

While I think all can agree that there is much demand to live in Tacoma it does not automatically follow that upzoning the entire City is the response.

The demand for Tacoma exists because people WANT to live in primarily low height single family cities and neighborhoods. A city where we can actually see the skyline, where there are houses with front and backyards with abundant plants and trees. As the planning commission itself states "the majority of Tacoma residents today live in detached houses, and this remains the aspiration of many."

What do we not want? We do not want to get turned into another concrete jungle like Ballard or Fremont. But that is exactly what HIT will implement.

It is that exact situation that has played out in Seattle and has driven so many former Seattle residents to Tacoma. They want a primarily single family residential community. And theirs was destroyed by overzealous upzoning.

The answer to people wanting to live here is not to try to accommodate everyone by completely changing the character of the City. This sweeping zoning change goes too far.

Tacoma doesn't have to grow.

There is a base assumption that Tacoma has to continue to grow its population. This is not the case.

Our streets, our parks, and our public areas are already nearly overwhelmed. We can hardly accommodate the existing population pressure. Encouraging further population growth throughout Tacoma is irresponsible.

Existing City zoning allows for managed growth that is sustainable. Growth in areas where the infrastructure and public spaces can also grow to meet the demand of the growing population.

This proposal to upzone the entire City means unmanaged and unmanageable growth. Growth that our City infrastructure, our parks, our public spaces cannot keep up with. A City where traffic is always snarled, a City where every beach, every park, every public space is filled beyond capacity. That is not a Tacoma myself nor anyone I know wants to live in.

Build what we already have

There are vast swaths of the City that are already zoned appropriately for new residential development and yet massively underutilized. Downtown and the Centers are where development can be accommodated and is appropriate. We can build huge amounts of housing there. And more Downtown and Center residents drives more business, which drives more growth. It is a virtuous circle. One that doesn't destroy what Tacoma is.

However, rather than focus on building on what we already have and encouraging development there, some of the planning commission (the commission is notably divided on Home in Tacoma) have chosen this misguided reactionary approach of rezoning the entire City.

Home in Tacoma fails to address housing needs or affordability

HIT is a rushed slapdash blanket zoning change that **meets none of its stated goals**.

Development's must make financial sense for the developer. The numbers have to pencil or they simply won't get built. Affordable development requires reduced and affordable development costs. This comes through reduced land costs, permitting costs, permitting timelines, tax abatements, and other development incentives.

HIT does nothing to address any of this. What purpose then does it serve? Why are we doing it?

What will we get from HIT? More like what has been built in Proctor. Mid-scale expensive residential with enough units to pencil out. But all through our residential neighborhoods. Expensive apartments that do nothing to address affordability and destroy our neighborhoods.

Eliminate the Proposed Mid-scale Housing. Make everything Low Scale.

Some members of the planning commission have fallen victim to the latest trendy fad- "missing middle" housing. As if a buzzword will magically solve all their perceived problems.

Low scale housing - duplexes, small lots houses, ADUs, cottages and the like can be built in Tacoma without overwhelming City resources and without changing the very fabric and character that makes Tacoma the way it is. And while at the same time adequately addressing housing needs.

On the other hand the proposed Mid-scale housing plan means 3 and 4 story multifamily allowed throughout much of the City. The unintended consequences will be grave. And with that Tacoma will truly become South Seattle.

I concur with much of what the Minority Report members from the Planning Commission wrote. They seem to actually have some understanding of zoning and development.

Recommendation: Low scale everything. Add Mid-scale later over time with specific zoning identification. Not in this overly broad unconsidered manner.

Thank you for your time and consideration,

Sam Bjornson

From: [Kathryn McAuley](#)
To: [City Clerk's Office](#); [Hines, John](#); [Thoms, Robert](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Woodards, Victoria](#)
Subject: Opposed to Zoning Changes
Date: Tuesday, July 13, 2021 3:48:30 PM

I have lived in Tacoma for twenty years, relocating from the East Coast. I selected Tacoma as the place I wanted to live. Tacoma is a wonderful city which keeps getting better, however I am very concerned the ill-conceived short sighted and rushed zoning changes being proposed will change this. Allowing the construction of mid-scale apartment blocks, does not solve the issue of affordability and creates other problems while destroying the character of Tacoma's family friendly diverse neighborhoods. My concerns are as follows.

1. **This plan does nothing to improve affordability.** The developers have a free hand to build more lucrative middle or high income units. There are no incentives to build low income units; without incentives or requirements it would not make business sense for builders to include these units. Meanwhile many of the modest homes currently affordable by low income families will become unlivable when surrounded by mid-scale apartment blocks. These families will be driven from housing they can afford and have nowhere to go. Zoning changes will only exacerbate our extensive homeless problem.
2. **The Zoning change is a very bad deal for Tacoma taxpayers.** The tax consideration given to developers is completely unnecessary especially as they aren't required to provide low income units or parking. Tacoma taxpayers thus bear the burden of additional utilities and other service costs while the developers pocket the profit.
3. Not requiring parking accommodations commensurate with the size of apartment development is already creating a nightmare of clogged and congested streets. Ultimately the lack of parking will hurt merchants, so important to a vibrant thriving city. I am a strong proponent of public transportation; however, we are a long way from public transportation being a viable options for citizens of Tacoma. It is a pipe dream to believe that people will give up their car to commute to work, shopping, medical appointments and school on an extremely limited and inconvenient public transport system. For the foreseeable future we will be a car based society and city. The city needs to be realistic about this fact and take it into consideration when planning.
4. Very suitable former industrial land, such as in Nalley Valley is available for residential development. Many innovative cities have used these types of areas to grow.
5. I love Tacoma because of its interesting diverse and quirky neighborhoods. If Tacoma replaces charming old buildings and homes with lot line to lot line boxes we will loose our vibrancy and be a much poorer city.

Kathryn F. McAuley

From: [Jill & Rob Jensen](#)
To: [City Clerk's Office](#)
Subject: HIT Public comment
Date: Tuesday, July 13, 2021 3:49:17 PM
Attachments: [HIT.docx](#)

Please submit our comments for consideration.

Thank you

July 13, 2021

Madam Mayor and Tacoma Council members:

We are writing in opposition to both the low and mid-level proposed zoning changes to Tacoma's building code as put forth by the Planning Commission and Planning department. Our reasons are listed below:

1. Not enough time for public awareness & comment – Yet again, Tacoma has spent untold hours developing plans without including citizen input from the beginning! Why hasn't our Planning department and City Council learned to engage the tax-paying public in a meaningful way before spending our dollars on such laborious plans? To be proposing such sweeping changes to our entire city during a pandemic is reckless and will undoubtedly cause problems when residents find a multiple-story building being erected next door. This issue is big enough and has enough potential to cause lasting problems **it should go before a vote of the people.**
2. Affordable housing is not part of the solution – The discussion of rezoning is based on the premise of addressing our "housing crisis" but we do not see where the current influx of apartment buildings have helped anyone. We would like you to tell us which developers who have received the 8 and 12 year tax abatements currently provide low income housing. Also, what projects currently being planned will do so? We should **NOT be giving builders incentives** to knock down our existing neighborhoods who have no intentions of helping our housing crisis.
3. Give Tacoma/Pierce county residents tax incentives to build affordable housing – Rather than giving tax breaks to outside interests, let's help our community members create the affordable housing we need. One idea we've shared is to have a munipicle bond whereby residents can invest in projects that give low-income occupants the opportunity to buy into the unit they occupy, offering an incentive to make their monthly payment while also gaining share in their investment.
4. Tacoma's Planning Department lacks enough trained personnel to do HIT – With a current backlog of approximately 200 ADU permits waiting for approval, how can our planning department handle such sweeping changes and the resulting Conditional Use Permits? Trying to push through **so many changes results in the mistakes** many cities make when considering expansion. Such as the house built "backwards" at Union and N. 21st Street where neighbors for eternity now see rows of trash cans instead of a lawn & front door. Or the 'grain elevator' style units built without setback requirements on N. 6th & Prospect totally blocking out light, eliminating privacy & devaluing the property of their historic neighbor's home? Let's get our property designed ADUs built and the proposed new apartment complexes and then see how much more Tacoma will need to

meet the goal of 6500 new units over the next few years. We may find there is more than enough housing as is.

5. Tacoma has NO Uniform Design Standards – Consistency is critical to designing architecturally complementary neighborhoods. Allowing a three-story modern new build next to a 1930 single story home does not achieve that goal. If low density is permitted, **DO NOT allow conditional use permits** – this is where irreversible problems occur **nor buildings higher than two stories**. If a structure cannot be built using existing standards as they are written, then it should not be built.
6. Tacoma Currently Lacks Personnel for Enforcing Existing Codes – so how will they possibly enforce the sweeping changes being proposed now? Many people do not currently get building permits, and this will become much more problematic if wide-spread zoning allowances are made across the board. Who will enforce changes people are making without the permitted authority to do so? This can become a nightmare for unsuspecting buyers in the future.
7. “Parking In the Back” is the new catch phrase used by Elliot Barnett in response to concerns from residents of insufficient places for them to park their cars. Of the two blocks on either side of our home, each has an alley and of the total of 27 homes, only 6 have driveways and the rest have garages off the alleys. There is not room enough to create parking on the backside and every resident currently also parks on the street except one. It is not reasonable to assume that all these new builds will have anywhere close to enough space to accommodate parking for multiple extra tenants. All along Alder people park on the city verge because they cannot fit their cars in the alley. It is ridiculous to think there will be enough parking without actively creating it.
8. HIT assumes walkability of areas developed and people giving up their cars – there are very few places where people my age can walk to and access the services they need. We live 13 blocks from the closest grocery store, 16 blocks from a movie theater, 18 blocks from a post office, 30 blocks from our doctor’s office, etc. People in the future will NOT be giving up their cars, but will be buying electric autos instead. We need to plan for that, not people just walking to all they must do.
9. Our City’s objective should be to re-develop downtown core – before we stretch ourselves to a breaking point, we feel Tacoma should be focusing our sites on revitalizing our downtown, attracting new businesses with tax incentives, building housing for tenants near existing services such as transportation, hospitals, restaurants – not in existing residential neighborhoods. Commercially zoned land near our rail station or up-zoning the Nalley Valley corridor – even the business district along Tacoma Avenue south makes more sense than scrambling our existing neighborhoods. Think of how we can rework the tired areas that already exist but need an infusion of new life.

10. As an example, Tacoma should look at downtown Auburn's efforts at developing apartment complexes close to the train station, hospitals, dr. offices, private businesses & grocery stores in a concentrated core area – not spread out across the city. Their approach to revitalizing the city core makes sense, looks nice and addresses the needs of the existing residents who live in Auburn and newcomers moving in.
11. Tree Canopy is disappearing – how can we ensure our trees are not removed during zoning changes? Replacing a 100 year old tree with a few small trees does not help Tacoma in our quest to increase our tree canopy. This is important and should be a critical **part of our design plan** as things evolve.

Our hope for Tacoma is SENSIBLE, CAREFUL, APPROPRIATE & INTENTIONAL development that will specifically address the pressing problem of providing affordable housing – not just making it an attractive place for developers to create as they see fit and then leave. Let's see how we as Tacoma's residents can continue to call her home.

Thank you for your consideration,

Rob and Jill Jensen
3002 N. 13th St
Tacoma, WA 98406

From: [rachel haxtema](#)
To: [City Clerk's Office](#)
Subject: Housing proposal - Support
Date: Tuesday, July 13, 2021 3:49:24 PM

July 13, 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 support the efforts by the City of Tacoma to address our housing and Affordable housing supply issues through the comprehensive Affordable Housing Action Strategy and the Home in Tacoma Project. To address our housing shortage and increase access to affordable housing we must provide more opportunities to create housing. I understand that we lack the inventory to support the rental and ownership demands for affordable and market rate housing, and I hope that taking this action will make a positive change.

In order to increase housing supply, affordability, and development options and opportunities throughout Tacoma neighborhoods, we must change the limitations present in our current residential land use regulations. 75% of Tacoma's residential land inventory is zoned exclusively for single-family housing. This 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.

I agree with the Planning Commission that housing rules "are no longer serving us well." I believe the Home in Tacoma Project is a key step toward that vision and implore the City to pass this proposal and take action to improve affordable housing options in Tacoma.

As a home-owner in North Tacoma, I've seen the opposition comments about people worried that this proposal will "change our community" and I want to push back against my fellow homeowners and suggest that our city does need to change and I would like to be part of a more purposefully inclusive community that makes policies to include people of all income levels in all parts of the city by creating the possibilities of more affordable housing. I believe that housing is a key part of our race and class divisions across the U.S. and I hope Tacoma can take a stand for creating a more just housing context through these policies.

I support the adoption of the Planning Commission Home in Tacoma Project, and urge the City to move forward to make positive change so that Tacoma can be a wonderful home for all of us.

Sincerely,
Rachel Haxtema

North Tacoma resident and homeowner

From: [LilyLove2012](#)
To: [City Clerk's Office](#)
Cc: [Blocker, Keith](#)
Subject: Home in Tacoma public comment
Date: Tuesday, July 13, 2021 3:49:40 PM

Public comment for Home in Tacoma Public Hearing July 13, 2021

To: Tacoma City Council

I am extremely concerned about the lack of public awareness around the proposed zoning changes, especially the mid-scale housing. This seems like a monumental shift being proposed at a time when many of us are still dealing with the burden of a pandemic that is not yet over. I would like more information and opportunity to hear from housing experts about the potential impacts on current affordable housing in neighborhoods like Hilltop. I know neighbors who are struggling with health and financial issues. Can the City Council guarantee that this zoning change won't make it easier for developers to buy up existing affordable housing (single-family or other), demolish, and build new (more expensive) housing? The chance for this type of real-estate profit seems highest in neighborhoods where gentrification is already a high risk or in process. This is an unacceptable risk for the dream of density. For example, what are the tax incentives for developing new housing and how might they disrupt encouraging homeownership and building generational wealth especially in BIPOC communities?

I know some councilmembers have had listening sessions with constituents in some neighborhoods but I have heard of no such events in Hilltop. What I do see, are large scale new construction (they look like mixed-use or multi-family) projects already in motion. If these sorts of projects are already happening, why do we need to make a blanket change to zoning? It seems like a siren call to developers to me, one that will have unintended and devastatingly negative effects on the most vulnerable neighborhoods.

Outside of the scope of tonight's hearing but for future consideration – how can the City incentivize the use of vacant buildings and empty lots? Studies by groups such as Place Economics (Donovan Rypkema) have shown in models based on solid data that existing "middle housing" is significantly more affordable for tenants than new construction. Let's identify vacant "middle housing" buildings and point developers to making them occupied again if they are currently vacant or available for adaptive reuse. Building additional stories on top, like the Brewery Blocks have done, is another option.

Tacoma is a creative, unique, deeply rooted city. We can solve the housing crisis – but let's be sure we're doing it the right way for everyone. Thank you for the chance to comment.

Susan Johnson, resident of Hilltop neighborhood

From: [Gail Cline](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); clinetg@comcast.net
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 3:50:42 PM

Dear Mayor Woodards and Tacoma City Council Members

Home has a different meaning to all of us. I have listened to the Zoom meetings, heard public comments and spoken with many neighbors across Tacoma about Home in Tacoma and it's impact on how Tacoma will evolve.

Right now there are many discussions on housing supply and demand. What is the right direction to meet the demand and how do we get there. Time to test different scenarios is mandatory.

We understand from Elliot that the Design Standards will be developed in Phase 2. Design Standards need to be established with Community input before anything is approved by the City Council. We also need to focus on areas in Tacoma where an increase in density can be supported by all services.

Please listen to residents that have a vested interest in Tacoma, this is their Home. We have seen short term neighbors move in and out and try to influence change. People that do not have a stake in Tacoma will never Leave It Better Than You Found It

Sincerely
Gail Cline
7535 S Hegra Rd
Tacoma, WA. 98465

From: [liisa Pangborn](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma comment
Date: Tuesday, July 13, 2021 3:51:24 PM

Dear City Council,

Thank you for your work and opportunity to comment, but this proposal needs a lot of reflection to actually meet the stated goals.

“Cities have done a poor job in adding density in a gentler, kinder way that has fewer consequences to their existing character and existing populations, which are the reasons why people are moving there in the first place.” From the article [5 Ways to Add Density Without Building High-Rises](#) on Smart Cities Dive. Can we please be more creative in our approach and learn from our neighbor regions that are STILL struggling with enough affordable housing.

Proposed Mid-Scale

- The ratio of mid-scale residential proposed is shocking. This will absolutely lead to demolishing historic structures and viable houses, as we have already seen this play out in the mixed use centers that allow mid-scale density. This plan doesn't add the “missing middle” but make MOST of the city a potential boring 4-story block development.
- How will the existing street and sidewalk infrastructure work with this scale of development? Light, views, open space and street trees will be sacrificed if this building scale is allowed. Also, the example photos are misleading and show setbacks and wide sidewalks that don't currently exist in most of these areas, nor may even be possible if they are required with our current street grid.

Zoning Approach

- Why take a broad brush to the entire zoning map and not acknowledge the unique character of the neighborhoods? First show us where this has been successfully applied on a citywide scale.
- As evidenced in every city that has seen rapid growth in this area- Vancouver BC, Seattle, Portland- density does not equal affordability. Instead of increasing heights and upzoning, how can we increase density with adaptive reuse and encourage retrofitting existing homes?

Who really benefits

- If there's a large percentage of available buildable land as reported in the buildable land survey, why isn't development happening here? Why not continue to focus on the growth centers and see why progress has stalled if there's so much demand?
- Overall this exacerbates the wealth divide by decreasing the number of owners and increases the amount of renters. Only those who can afford to develop will. This will

consolidate the land ownership so wealth accumulates at the top only with developers and outside interests, not dispersed local ownership that cares about their community. Instead a community land trust approach would actually stabilize housing and create affordability.

Public Involvement

- Better outreach and inclusion is needed for changes of this impact, especially during a pandemic when human capacity is already stretched thin. If only 900 comments were received in the last round, that's less than .5% of the city population. There was more public involvement in the recycling changes.

Thank you for your continued work on this project.

Liisa Pangborn

From: [Jim](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 3:51:48 PM

While I support ways to create affordable housing, I believe that the current proposal to completely redo our zoning structure could possibly do more harm than good. I know other major cities across the country are experimenting with these zoning changes, but its too early in the experiment to see if it is actually working.

We need to slow down before making drastic changes that could very well have little or no effect on housing affordability and could have other negative effects on our neighborhood communities.

We need to explore other ways to lower the cost of housing while we wait to see how these types of zoning changes actually work in those other cities.

For example, in the early 1990's, I with the cooperation of the Federal Housing Authority {FHA} in Seattle developed one of FHA,s first Affordable Housing projects. The FHA commissioned research into finding the driving forces influencing rising housing costs. Those studies showed that the major factor driving housing costs was government, not things like sticks and labor.

With these studies we were able to work with the City of Enumclaw to reduce lot sizes, street widths, sidewalk requirements, plat and plan approval times, etc. We agreed to pass those lot development savings on to home builders. The City of Enumclaw actually worked with are engineers and architects to find ways to lower lot costs. We were able to develop 80 lots on 20 acres and market them at 20% below market value.

Before we throw out the baby with the bath water, lets thy some other ways to create affordability.

Thank you,

Jim And Sheryl Schock
1514 S Jackson Ave
Tacoma

Sent from [Mail](#) for Windows 10

From: [Anthony Steele](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home In Tacoma RACE
Date: Tuesday, July 13, 2021 3:52:13 PM

To Whom It May Concern,

The racism claim that is being put forward by staff as a reason for this project approaches it as though Whites only own property and they are trying to keep people out of their neighborhood. However, as a Black man I too DO NOT WANT ZONING CHANGED through Home In Tacoma.

I purchased my home to grow value and generational wealth for my Black family. This rezoning would take away home value/dollars from my Black Family. Who's the racist? My Black family who worked hard to purchase in a single-family residence neighborhood, or those trying to vote to take away the value from the Black homeowners?

- The existing established neighborhoods should remain as is and not be changed by Home in Tacoma. This process is moving too fast. More pilot programs and broader community input need to occur before a City Council vote.

-

- Sincerely,
- Anthony Steele

From: [J Quilici](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Home in Tacoma Comment from Judith Quilici
Date: Tuesday, July 13, 2021 3:54:31 PM
Attachments: [Ltr to City Council.docx](#)

Honorable Mayor Woodards and Members of the City Council.

Please accept and read my attached letter concerning the Home in Tacoma project.
Thank you.

Judith M. Quilici
1530 Fernside Dr. S.
Tacoma, WA 98465

July 13. 2021

Mayor and City Council
733 Market Street, Room 11
Tacoma, WA. 98402

RE: Home In Tacoma proposal

Honorable Mayor Woodards and city Council Members:

STOP!! More time is needed for public input face to face. This proposal will definitely change the character of Tacoma for the next 100 years or more.

- The established character of the Single Family Neighborhoods need to be maintained.
- The proposal does not and will not address the Affordable Housing issue. Programs, other than zoning need to be created and utilized first.
- Design standards need to be adopted that regulate residential as well as commercial development.
- There are many more issues and details that need to be considered and implemented before passing this, i.e: Off street parking, open space, tree canopy, SEPA, and many more..
- The **Planning Commission has rarely used a Minority Report**. It should be acknowledged and very seriously considered before going forward.

I encourage you to take more time and get it right rather than rushing an ill advised plan that may have many unintended consequences. Thank you for consideration.

Respectfully,

Judi Quilici
1530 Fernside Drive S.
Tacoma, WA. 98465

From: [Jennifer Halverson Kuehn](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 3:54:43 PM

Mayor Woodards and City Council:

I'm writing to express my support for Home in Tacoma.

As a homeowner in the North Slope area, I understand the value of being able to walk or bike to frequently used amenities such as grocery stores (I have 4 grocery stores within 1 mi), my son's school, parks, business districts and transit. I want other people to experience how great it is to not rely on a car for these short trips and how much safer I feel in my neighborhood when people are walking or rolling by.

More types of housing for the expected population growth in Tacoma is a good thing and Home in Tacoma is a plan built on a vision of the future. It will require letting go of single family zoning, and I am more than okay with that. This isn't a zero sum gain. We all benefit when we make room for one another.

Thank you kindly,

Jenn Halverson Kuehn
Tacoma 98403
District 2

From: [Rich Wood](#)
To: [City Clerk's Office](#)
Cc: [Thoms, Robert](#); [McCarthy, Conor](#); [Walker, Kristina](#)
Subject: Support Home in Tacoma
Date: Tuesday, July 13, 2021 3:54:44 PM

I support the Home in Tacoma plan.

I fully support the goals of increasing the total amount of housing in Tacoma, with an emphasis on the need for affordable housing in ALL neighborhoods, including the North End. We need more multi-family housing, particularly near commercial districts and on bus lines. I also agree with the stated goal of addressing the historical and modern-day impact of racist housing policies such as redlining.

I strongly disagree with the naysayers and opponents who oppose any change based on fear, self-interest and misinformation.

I encourage the city to review and reconsider the neighborhoods currently designated for mid-scale zoning in the Home in Tacoma map. I live at the corner of North 15th Street and Oakes, which is designated mid-scale in the current map. There is a mid-century duplex across the alley, an early 1900s Four Square duplex directly across 15th and a late 20th Century duplex diagonally across the intersection from our single-family 1909 home. Those duplexes fit in with the scale and feel of our neighborhood. More developments of that scale would be fine and appropriate and should be encouraged throughout the city.

However, replacing any of those duplexes (or existing single-family homes) with a three-story multifamily building would be inappropriate and detrimental. While we live on a transit line, the 15th and M Street corridors are entirely residential and do not have commercial buildings. A few blocks North and South of us on Oakes Street (closer to the 21st Street and 6th Avenue business districts), there are several larger multi-family apartment complexes, more of which should be encouraged by expanding existing multi-family low-density corridors as mid-scale zones in the HIT plan.

I also agree with the dissenting report from the Planning Commission in that rezoning alone will not provide the affordable housing our community needs. Please consider and then adopt other options, including changes to the tax incentive programs and identifying, encouraging and supporting the development of specific multi-family infill projects.

I encourage the council to continue moving forward and to make the appropriate improvements to the Home in Tacoma plan, but please do not back down. Our city must adopt policies and take action to ensure that Tacoma remains affordable for everyone.

Rich Wood

1430 N. Oakes

253-376-1007

From: [Fred Matthaei](#)
To: [City Clerk's Office](#); ["THOMAS CLINE"](#); [Hines, John](#); dmatthaei@harbornet.com
Subject: No on Home in Tacoma
Date: Tuesday, July 13, 2021 3:57:09 PM

Dear City Council,

While I do not like being labeled a NIMBY, I must agree with the with the minority report filed by the City Planning Commission. Please rethink the Home in Tacoma proposal. Take time, think strategically ask the community how much they think Tacoma should grow. We are no longer trying to compete with Seattle, let them grow. We need to think about what is sustainable and controllable for Tacoma. Adding more people per square inch is not the answer.

I do not think Home in Tacoma will do much if anything to address the affordable housing crisis. The Pacific NW and Tacoma in particular is experiencing significant growth and the trend does not look to stop soon. There are a myriad of reasons, Seattle is more unaffordable than Tacoma, we are as a region enjoying an entrepreneurial boom in the area of high value add products (technology and medical innovations to name two), climate change is encouraging migration from areas becoming uninhabitable (think the SW or Houston TX). Small changes in housing supply will do nothing to stop demand, in fact it can be argued it will increase more migration and demand in our community.

Increasing housing density negatively impacts the livability of our community. While we have covenants and are a View Sensitive District to help protect our views other neighborhoods do not. Increased density brings with it more traffic, pollution and crime. I have not read any part of Home in Tacoma that alleviates the issues of traffic, pollution and crime.

Tacoma has beautiful neighborhoods, beautiful views and parks, some classic old housing stock in need of some TLC. Let's not ruin it by tearing down and building up.

Cordially,

Fred and Dianne Matthaei
1742 S Aurora
Tacoma, WA 98465

From: [Sue Wagner](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: Zoning change proposal for West Slope neighborhood
Date: Tuesday, July 13, 2021 3:58:30 PM

We reside at 1716 S. Fairview Dr. We bought this property 3.5 years ago, and spent one year remodeling into our forever home. We are in our early 60's and hoped this would be our last home. The changes proposed to our zoning would put the apartments directly behind our home. We would unequivocally never have purchased this house or spent retirement money remodeling it with an apartment building across the street. We specifically searched for homes in single family neighborhoods. I find it unconscionable that you would propose rezoning them. Your action will not only effect our house valuation, it will make it so we can't live here and will have lost our investment. The street between us and the lot behind is very narrow, and already poses problems when the houses above have company that parks on them. They are sometimes impassable.

We oppose this proposal in the most strenuous terms.

Suzanne Wagner

1716 S. Fairview Dr.
Tacoma 49465

253-651-3063

From: [Zepeda-Chavez, Luis](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Project
Date: Tuesday, July 13, 2021 3:58:39 PM

Good afternoon,

As a lifelong resident of Tacoma, I wish to voice my support of this project. I believe that this plan is a step in the right direction towards creating a housing market that is affordable and tends to the needs of the city's diverse population.

Best,
Luis Zepeda

From: [Susie Turner](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 3:58:47 PM

Tacoma City Council Members
747 Market St.
Tacoma, WA 98402

July 12, 2021

Dear Council Members,

I am writing today to urge caution regarding the "Home in Tacoma" initiative before you from the Planning Commission and the Planning Department. My worry is that this process is being rushed, that there are elements/repercussions to the plan that are not being considered, and that the plan as presented will not achieve the goal of more affordable housing. For the reasons listed below, I would want to encourage a slower timeline for the adoption of the Home in Tacoma plan that will give neighborhoods time to respond.

1. As I read the proposals, I am not seeing any design guidelines yet in place to ensure the livability of the many neighborhoods where the "mid-level" buildings are scheduled to go. This includes the scale and design of new buildings to fit the neighborhood -- something that will not turn my block (which already contains 3 apartment buildings will not end up with a 5-6 story apartment building directly next to it.
2. The city has created numerous Multi-Use Centers where it planned to accommodate large, tall buildings. Why not stick to this plan now? It has just begun showing the results of the target efforts to build more housing in areas that had transit/business districts. We 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 future large buildings?
3. The need for more housing is not being addressed in Home in Tacoma 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. This plan, as proposed, gives lots of incentives to developers to make money without really creating very much truly affordable housing for low-income families.
4. How about some of the vacant land in Tacoma being used for these projects instead of allowing for demolition of current homes and neighborhoods? In the plan, there is no mechanism to avoid demolition of buildings and homes. The homes being bought by developers currently are the ones that are typically the cheapest and most viable

options for lower income families to live in. Why not fix them up and rent them rather than bulldozing them to build condos/apartments with lobbies and roof gardens for mostly higher-income renters? There needs to be a no demolition policy unless the building is unsafe, otherwise entire neighborhoods will disappear.

5. Our neighborhoods are one of the reasons why Tacoma is such a great city! I fear, looking at neighborhoods such as Ballard in Seattle, that we will lose the fabric of people/cultures and diverse citizenry that make our city special if we just open the whole city up for development. At a minimum, I would suggest continuing to support the historic designated neighborhoods in Tacoma by removing them from this proposal. These neighborhoods already have a collection of single-family, duplexes, triplexes, historic apartment houses, and modern apartment houses. Even the state's Growth Management Act encourages historic preservation of neighborhoods. In the Growth Management Planning section of RCW36.70A.020, there is a section called Planning Goals that includes this statement. "Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance." The significance of our historical districts tells the back story of our city. At the very least, these neighborhoods should be removed from the Home in Tacoma Plan.

Please send Home in Tacoma back to the Planning Commission with citizen suggestions for easing into this massive change in all the zoning areas of the city. Let's focus on finding housing for the chronically homeless rather than giving free rein to unchecked development.

Thanks for your hard work and consideration of my information.

Sincerely,

Jerry Turner
912 North L St.
Tacoma, WA 98403

From: [Scott Wagner](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#); [Sue Wagner](#)
Subject: Residential Zoning Change
Date: Tuesday, July 13, 2021 3:58:47 PM

Dear City of Tacoma,

I'm sending this email in opposition to the proposed zoning changes on the West Slope. Specifically the 4-story residential zone which is being proposed across the street from my home located at 1716 S Fairview Dr, Tacoma, WA 98465. I moved to Tacoma and specifically this house because of the relaxed SFR nature of the neighborhood. I'm extremely opposed to this rezone. If anyone wants to talk to someone opposed, please contact me.

Respectfully,

Scott Wagner

From: [Brandon Patterson](#)
To: [City Clerk's Office](#)
Subject: Home In Tacoma Project Comments
Date: Tuesday, July 13, 2021 3:59:04 PM

Can we keep the trash in the waste & out of my neighborhood?

I am an architect that lives in Tacoma and works in Seattle. I have lived in Tacoma, have my entire life and appreciate the history, array of the districts, and the rich variety of Craftsman-Style Architecture. These are some reasons I have always stayed in Tacoma and not moved to Seattle. But until recently, I have questioned that reality, wondering how this will affect the neighborhood and daily life.

I have several issues with the City of Tacoma's proposal for increasing the Affordable Housing Action Strategy, see comments below:

1. Increase housing supply to meet current and future

I take no issue with increased housing supply, just where the city's proposing to add cheap housing.

Developers do not give two cents about the fabric of the existing neighborhoods. Developers pay and select the worst architects in the city to develop/design code minimum structures that are displeasing and unattractive to the eye.

Out-of-Town developers are also tax-exempt. Profits go straight to Seattle and do not stay in Tacoma to boost the local economy.

Cheap construction = cheap materials, detailing, and upkeep.

Just off the alley behind my house is a development that looks like it has been through the infernal regions and it's not even 10 years old. Cedar hasn't been taken care of every couple of years, stains on siding, and several roof leaks. Also, about the only time anyone gets involved. Comically, I heard the owner and contractor discussing using 2 hand materials to repair the damaged roof.

Add density where it makes sense, where there are already multi-story buildings, views - like in downtown/hilltop, and access to public transportation/light rail.

2. Increase housing affordability reflecting the financial means of Tacoma residents

The idea that an insufficient supply of housing is the major cause of urban economic problems is based on an array of erroneous premises. It is a lot like trickle-down economics right, the concept of up-zoning will magically cause affordability to trickle down throughout the city. This sort of premise and thinking is deeply flawed.

Scholars, researchers, and economists have debunked this market-urbanist view, finding only little correlation between liberalizing zoning/increasing housing and lower costs.

The affordable housing crisis is an issue but has less to do with strict zoning regulations and

more to do with wage/income inequality, and an exponential increase of value in city districts
- Downtown, Proctor 6th Ave., N 30th, and Ruston Way.

Up-zoning is far from the progressive policy strategy that they have packaged it as. It mainly leads to building high-end housing in desirable locations.

Let us look at all the current buildings that have infiltrated our neighborhoods. Where are they located? The proctor district and along the 6th Ave. Developers want to build in these areas because of the existing amenities, infrastructure, and attractiveness to renters. They're not concerned with altruism and creating affordable housing, but charging a premium for location, cherry-picking the neighborhood's best amenities, and not offering anything in return.

3. Increase housing choice to meet household needs and preferences across Tacoma's neighborhoods

Increasing mid-scale is alarming, this would affect 40% of existing single-family neighborhoods.

You drastically increase housing choice with low scale. Some of the more tasteful ones by WC Studios in the URX zone can offer infill, density, variety, all while respecting the character of the neighborhoods.

Another thing that is concerning, is that existing infrastructures cannot support 4,5, and 6 story buildings in residential neighborhoods. Recently built and proposed structures along 6th Ave. are built right up to the sidewalks, have little vegetation/trees, and little amenity areas for residents.

One of the newly proposed (Nth 8 & Oaks) development the architect in their SEPA checklist statements jokingly claimed residents will use the elementary school as an amenity area. I am sure most hipsters and college students want to hang out in an elementary school, right?

The city design review board is far too lax on these sorts of development, often granting easements, variances, other loopholes to developers, just to get permits pushed through and take credit for creating more housing. Would it be possible to be more critical of these atrocities? Portland has done this extremely well. Maybe we can look to them for inspiration and teaching design reviewers to be more critical of the things that get built in their cities.

Please, do not let out-of-town developers ruin our city and destroy our neighborhoods. Can we be more creative in our approach than copying Seattle?

I know the city is trying to push this agenda through during a global pandemic, but what is the rush? Out of 212,869 (2019) residents, the last round received only 900 comments, that's only.004% of the public participation. Can we get more of the city involved before we make some drastic changes to our beautiful city?

Best
Brandon Patterson

From: [Jim Bickford](#)
To: [City Clerk's Office](#); [Hines, John](#)
Subject: No on Home in Tacoma Rezoning
Date: Saturday, July 10, 2021 8:58:31 AM

Mr. Hines and the Tacoma City Council,

After reviewing the proposed "Home in Tacoma" rezoning proposal it seems to be a one size fits all policy. The proposal's expedited timeline prevents the Planning Commission from fully discussing all issues associated with this proposal.

As a retired builder/developer the proposal will create a developing race to the top (most expensive housing will be developed first) rather than meeting the City's goal of more affordable housing. Rather, the City should be looking at targeting areas in need of development that will better meet the City Council's Goals by focusing efforts along the planned future mass transit routes. We should not make the mistake Seattle has made by allowing developers to build denser housing without adequate parking. Getting people to leave their cars behind, while an admirable goal, cannot be achieved by creating parking nightmares and the conflict created by not being able to park a car in areas where mass transit is limited in frequency or not available at all. People will continue to need their personal transportation and will not give up their cars. We also have a Tacoma City Vibe that is attracting people from other cities and this rezoning proposal will change our City's culture in ways that cannot be anticipated.

Here are my main points:

- Home in Tacoma will not respond to the affordable housing crisis that we are experiencing in Tacoma.
- Home in Tacoma will encourage a different type of development that will change established neighborhood character, character that we should be trying to maintain.
- Home in Tacoma will encourage developers to target the properties where they can get the highest sale values. This is not affordable housing.
- Home in Tacoma will cause building-scale and parking conflicts in existing neighborhoods.
- Existing established neighborhoods should remain as is and not be changed by Home in Tacoma.
- This process is moving too fast. More pilot programs, better developed design standards, and broader community input need to occur before a City Council vote.
- Changes to zoning should not override existing neighborhood covenants within Tacoma.
- There should be no changes to View Sensitive District Overlay zones and height limits. Note the mistake Seattle made allowing high rise buildings on Lake Washington they are considered by most people eyesores that cannot be removed once in place.
- More time is needed to develop a phased-in approach with in-person meetings.

- Generally, NO to Home in Tacoma rezoning as currently written.

Thank you for considering our input,

James Bickford
1202 S. Karl Johan Ave
Tacoma

From: [Troy Serad](#)
To: [City Clerk's Office](#)
Cc: [Ushka, Catherine](#); [Woodards, Victoria](#)
Subject: Home in Tacoma Comments from Troy Serad
Date: Monday, July 12, 2021 11:07:37 PM

Good evening elected Tacoma Leaders,

Very briefly, I want us to disregard design standards and architectural preferences. Please disregard the subjective qualities of an ideal shape and form for any particular neighborhood.

Instead, consider the fundamental question before this Council: **should a planning edict from the 1950s continue to dictate the shape of our growing city?**

The question before the Council at this moment is not a debate on set-backs or the number of floors that may be permitted—not at all. The question before the Council is whether this city shall continue to be limited by a precedent established by white men in a time and place wracked by racial segregation, under a model of city planning that can only be called *anti-city*. Single-family zoning should be discarded as a bad form of city planning that derived from a bad era of urban governance. The City of Tacoma can no longer afford to have its best tools for developing its neighborhoods be arbitrarily stripped from itself.

Except for those homeowners who have been financially benefited by single-family zoning, who here can pretend to argue that this manner of zoning is serving our city well today? Has this City ever benefited from this blanket suburban zoning, which has almost certainly squandered decades of modest urban growth? Runaway costs, homelessness, vacant properties and urban sprawl are a testament to a failed urban planning effort, and to a large degree the zoning that supported it.

Many people will clamor for more environmental studies and reviews, or decry a lack of parking and an insufficient city infrastructure. Such concerns are deeply misplaced for any city. First, cities develop only along the timelines established by their government, and its infrastructure is correspondingly improved to meet the needs of a community in a piecemeal fashion. Second, if it is hard to find parking in a neighborhood, it is clearly a place enjoyed by its residents and the public, many of whom then seek the privilege of parking there. It is worthy of note here that *Home in Tacoma* may do wonders to resolve the startling *underutilization* of our existing infrastructure, from our quiet streets and urban centers, to our disused buses and streetcars. It may even induce an urban lifestyle that reduces the need for abundant street parking. Ultimately, these are not valid reasons to kill the *Home in Tacoma* project, as such thinking leads to the destruction of cities. The complaints are anti-city.

The mixture of dwellings and residential building-types that are proposed by the *Home in Tacoma* zoning reforms are what most people would call a no-brainer. Along with small commercial enterprises like the corner store or the local bakery, these are the basic building blocks of any urban community anywhere in the world. Tacoma has an opportunity to let itself grow as a city again—and this is indeed a city—and it should welcome this opportunity with a clear-eyed ambition to make itself better than ever.

Thank you for taking the time to read this opinion.

Respectfully,

Troy Serad
Homeowner, Strawberry Hill/McKinley

From: [Mary Hause](#)
To: [City Clerk's Office](#)
Subject: Fwd: Home in Tacoma
Date: Tuesday, July 13, 2021 9:44:35 AM

City clerk: please submit this email to Council Member Hines to record.

Mary Hause
4118 N 26th St
Tacoma

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

From: Mary Hause <hausemary@gmail.com>
Date: Mon, May 17, 2021, 6:39 PM
Subject: Home in Tacoma
To: Hines, John <john.hines@cityoftacoma.org>

Dear Councilman Hines,

What is the best way for concerned neighbors to stay abreast of Home in Tacoma conversations and developments? I think there should be postings of open meetings on FB, Nextdoor Neighbor, The News Tribune, and anywhere else you think outreach is possible.

Will tomorrow's council meeting cover the planning commission's two proposals for rezoning? If so, it would be good to get the word out. I've heard Madam Chairman of The Planning Commission too often state that 80,000 notices about rezoning were mailed out as if that was sufficient. It seems not.

Mary Hause
4118 N 26th St
Tacoma, WA 98407
253 380 9279



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

July 13, 2021

Tacoma City Council
747 Market Street, Room 345
Tacoma, Washington 98402

RE: Home in Tacoma Project Commendation

Dear Tacoma City Council:

Thank you for sending Growth Management Services the proposed Housing Action Plan, developed with funding from the Washington State Department of Commerce.

Tacoma is to be commended for already having started to address housing policy through the Affordable Housing Action Strategy (AHAS), and this plan takes it another step forward. We appreciate the work your staff have done to sensitively and realistically plan for future housing in Tacoma. This plan is exemplary as it includes a significant public engagement process, proposes significant policy changes and provides a broad look at how Tacoma can realistically absorb future population. It allows for the integration additional forms of housing that can be attainable for the future population, and at the same time, meet multiple community goals. We especially like the following:

- The public engagement program did a great job of reaching out to the community and providing accessible opportunities to learn about the project, even in the midst of a global Pandemic. The website was clear, and the emailed updates were very informative.
- Tacoma proposes changing housing descriptions to “low-scale” and “mid-scale” residential instead of “single-family” and “multifamily.” This new nomenclature now defines the types of residential structures that are envisioned, but is broader and allows for the integration of a broader range of housing choices, such as duplexes, triplexes, cottage housing. The plan includes consideration of design standards and other tools to address the look and feel of infill development as Tacoma plans to absorb its share of population growth in the coming years.
- You have proposed comprehensive plan policies that support infill development and focus development around centers, corridors and transit service, where it makes sense to add more diversity and density, and provides the ability to walk to basic services. You also include policy support to reduce required parking where appropriate, which will allow for greater intensity of

development, and supports a multitude of other goals such as increased public health and decreased greenhouse gases. Near term code changes to address accessory dwelling unit provisions, bonus densities for religious organizations and streamlining subdivision procedures should also help support housing affordability and accessibility.

- We are impressed by the anti-displacement strategies. Many policies explicitly address displacement and equity supporting plan intent to add housing choices for current and future residents, while minimizing impact to current residents. The work of the Home in Tacoma Housing Equity Taskforce looks like a terrific effort that should be replicated around the state.

Congratulations to you and your staff for the good work these amendments represent. This will help increase the diversity of housing and the ability of your housing supply to meet the needs of all economic segments of your population. If you have any questions or concerns about our comments or any other growth management issues, please contact me at 360.259-5216. We extend our continued support to the City of Tacoma in achieving the goals of growth management.

Sincerely,



Anne Aurelia Fritz, AICP
Senior Planner
Growth Management Services

AAF:lw

cc: David Andersen, AICP, Managing Director, Growth Management Services
Steve Roberge, Deputy Managing Director, Growth Management Services
Ben Serr, AICP, Eastern Region Manager, Growth Management Services
Laura Hodgson, Associate Housing Planner, Growth Management Services

From: [Jodi Cook](#)
To: [City Clerk's Office](#)
Subject: HIT
Date: Tuesday, July 13, 2021 4:00:07 PM
Attachments: [HIT July 13, 2021 Comments.docx](#)

Dear Mayor and Council Members,

I will not repeat all the worthy points brought forth by organizations like Historic Tacoma; the local AIA; North and West End Neighborhood Councils and numerous citizens who feel the present form of Home In Tacoma needs significantly more public input to recraft how density is addressed in our City.

HiT is about driving affordable housing, as stated it does not address low-income or homelessness. But in its vague present form, it can't begin to guarantee its approach will result in affordable housing by up-zoning all Tacoma neighborhoods whether low or mid-scale. Countless stories of best intentions driving wrong results like those described by a Minneapolis Planning Commissioner where up-zoning had driven opposite results, not protecting local residents but an invitation to Wall Street deciding housing as a new frontier to exploit middle class homes.

Our City has lots of land to development versus other high density Cities like Minneapolis, San Francisco and Seattle. The Pierce County Buildable Lands report highlights downtown Tacoma. But in a second area, the Nalley Valley corridor, it could be transitioned to full fill many ambitions of HiT to assure many multi-family housing types to be built, offering a range of prices to span various incomes. Parks, bicycle and pedestrian corridors designed as walkable areas to places of employment and help build up Tacoma's missing tree canopy.

Create the "Missing Middle" in geography that physically connects the High and Low opportunity areas of Tacoma. Many of the old industries are gone but their infrastructure remains. Bring the award winning designs at Salishan off Portland Avenue to incorporate low-income and the University of Washington Tacoma campus as the example to blend older architecture with contemporary design.

Housing could be conceived with a path towards ownership to build up the ladders to equity.

Use government tools to create a village connecting housing to Downtown's employment center using the flat 4 lane highway complete with rail to connect south and east Tacoma. Build the grocery and service businesses for the food deserts of east and south Tacoma.

Whether Nalley Valley, Pacific Ave, 19th St or others, don't use the HiT version of eminent domain on our neighborhoods, turn towards low tax revenue properties and offer inducements to build residential.

Developers want to maximize profits, driving them towards North End development in the one section of City where our water/sewer treatment is requiring an overhaul of billions. No builder impact fees leaving property owners with ever increasing property taxes often on a growing aging in place population.

The City has caused great distrust for how they have not delivered on the promises for Mixed Use Centers. They ignore the policies to not build out from MUC's till filled. Why would we have faith in how the City has handled design since the Design Studio is dormant and it was to address the MUC's.

Sincerely, Jodi Cook

From: [SCOTT & DONNA](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma comments
Date: Tuesday, July 13, 2021 4:00:07 PM

Dear Council Members, as a 28 year member of the Tacoma community, I want to express my significant concern about Home in Tacoma package as it currently stands for several reasons:

1) protections for single family homes in historic districts are not clear, especially those identified in the district designation as "contributing" or those designated as historic properties by city council. These districts and buildings should be protected from demolition to accomplish "infill". If they don't, over time much of the characteristics that make Tacoma such a desirable place to live and work will be lost forever. Certainly, buildings constructed in areas identified for mid-level development that are adjacent to historic districts must be strictly reviewed for design and scale consideration consistent with the adjacent historic neighborhood and structures. We worked very hard as a community for historic neighborhood designation to preserve our history and character and I don't want to lose that.

2) many individuals that live in historic homes are of older generations and aren't savy at participating in the virtual meetings and providing on-line feedback so their voices are primarily be omitted from the public comment process since it has occurred during the pandemic. The public comment process for Phase 1 should be extended until adequate in-person meeting opportunities have occurred, once pandemic restrictions are lifted. The

process overall is being too rushed given the magnitude and impact on every Tacoma resident. SLOW IT DOWN to gain the public's trust in the process, develop additional details of design and scale, and obtain public buy in to the proposal.

Scott Armstrong

From: [Kit Burns](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma Hearing - the Vision is to take a wrecking Ball to the City - No.
Date: Tuesday, July 13, 2021 4:00:38 PM

Dear Mayor and City Council:

As an Architect I am opposed to the proposed plan. It has no thought to it.

It is taking a wrecking ball to the entire city.

Where are the Parks?

Where are the design standards?

Where are the trees?

What is the City's vision? Just to make a decision like this without commitment to make the effort of thought is to allow the developers to virtually fleece the City.

As the pandemic recedes we need to have public discussions. We need to see the long term plan.

Paris, New York, Washington DC, were developed with plans and vision.

We have so many empty lots throughout the City. Downtown has been vacant for more than 50 years. We need public discussion and a city wide community discussion.

Rushing the decision. Haste makes waste.

Kit Burns
Architect
1010 6th

--

PO Box 2341
Tacoma, WA 98401

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

From: [Barbara Menne](#)
To: [City Clerk's Office](#)
Subject: Comment on Home in Tacoma for City Council meeting
Date: Tuesday, July 13, 2021 4:01:19 PM

Overall the changes shown due to public input in the latest vision are an improvement and reflect more acceptable formats.

Strong design standards are key to the acceptability of these plans and vision! The greater you can implement those standards, the better.

Concerns of mine:

- My impression is that too much “market rate” housing has been getting built (really high-end) with too many exceptions to the low-income multi-family requirements. While this generates profit for developers, it does not solve our affordability problem. The result is providing housing for Seattle highly paid workers to move here rather than helping our residents.
- I would like to see building requirements based on impending climate change needs, like sustainability in design and materials, access to renewable energy options (ie charging stations, solar), restrictions on building with fossil fuel utilities like gas and more. This is our chance to get ahead and lead in sustainable housing.
- How do alternative ownership structures fit in? Housing co-ops, land trusts, public investment.

Thank you,
Barbara Menne

From: [Clint Webster](#)
To: [City Clerk's Office](#)
Subject: Public zoning
Date: Tuesday, July 13, 2021 4:01:23 PM

I am a citizen of tacoma and homeowner in N end. Just wanted to add my voice to the concerned citizens regarding high rises and multifamily next to single family homes. We should not be building these big buildings right next to single family homes like in proctor. It should be slowly staged up if this new density is desired. Also the changes should be slow and increased cost and wait times for developers or home owners that buy homes intending to tear down and build new. We need to preserve some of what made tacoma great. Thank you.

Clint Webster

4917 N 10th st Tacoma WA 98406

From: [Anne Baer](#)
To: [City Clerk's Office](#)
Subject: Comments for Public Hearing on HIT
Date: Tuesday, July 13, 2021 4:01:38 PM

We are responding to the proposed HIT (Home in Tacoma) program. As residents of Tacoma for over 30 years, we have celebrated some of the thoughtful changes approved by the City Council.

This proposal, however, does not fall into that category. Not only does it not resolve affordability in housing, it seems tone-deaf to the existing neighborhoods and the impact of those neighborhoods if this proposal is approved. Who is the Council listening to? If developers are the only ones commenting and clamoring for this program, it would seem you will sell the heart of Tacoma.

Please stop and think before moving ahead. Get feedback from a wide variety of residents.

Ted and Anne Baer

From: [Valerie Frazier](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 4:01:54 PM

Dear Mayor Woodards and City Council Members,

The proposal of Home in Tacoma is flawed in many ways. It seems to a lot of us that it is being pushed through on us and you are not considering the ramifications on us, the homeowners and taxpayers. The developers and the city are the only ones who will benefit from this plan. We need our single family communities to be protected and not be run over by multi family dwellings in our backyards.

Our neighborhood can not handle more cars, people or traffic. We have already seen what is happening, like on 6th avenue where there is a multi-family dwelling set between single family homes. It is terrible - no parking for these places, plus it looks so horrible within this neighborhood.

Please don't do this to our city... it will have long term effects on us all and there has to be other options to consider.

Thank you.

Valerie Frazier
2130 N. Bennett St., Tacoma, WA 98406

From: [Ron Pero](#)
To: [City Clerk's Office](#)
Subject: Re housing issues
Date: Tuesday, July 13, 2021 4:02:11 PM

Dear Members of the Planning Commission,

I am writing to reaffirm my comments from the last meeting.

First, I do believe in affordable housing and want to emphasize that the McKinley / Strawberry Hill area was approved for multifamily units a few years ago! However, the residents and property owners in this area deserve the same view protection afforded to the wealthier North End neighborhoods. I ask that you preserve the height restrictions that were present in the commission meeting a few years ago.

Secondly, there are multiple abandoned buildings in the McKinley area that would be excellent places for apartment complexes. Please create these apartments around village greens that promote healthy family and community compounds rather than commuter compounds. Again, loneliness is the new smoking -- bad for individual and civic health. High rises do not solve this problem.

Finally, after the Florida high-rise debacle, we must insist on geologic surveys, with attention to aquifers, as well as earthquake and ground stability issues. For example, the aquifer was not addressed in the building of Proctor Station, when a freshwater aquifer sprung through the garage floor of my friend's place on the corner of Washington and 28th. City planning must include geologic studies as well.

Thank you,

Leslie S. Malo M.D.

From: [Alexandra Rumbaugh](#)
To: [City Clerk's Office](#)
Subject: Zoning changes
Date: Tuesday, July 13, 2021 4:03:57 PM

I was planning on moving from Seattle to Tacoma to be closer to my daughter, but also to escape the terrible policies of the city of Seattle and King County. Hearing that you are now mirroring the same failed policies with this zoning change will probably lead me to rethink the move to Tacoma. Please don't become Seattle South. Speaking as someone who has lived it firsthand, it's not a road you want to go down.

Thank you

Sent from my iPhone

From: [J. Baxter](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma changes - NO!
Date: Tuesday, July 13, 2021 4:04:00 PM

I am strongly opposed to the reckless zoning changes Tacoma is proposing.

The City's career personnel and Council cannot be trusted to create foolproof guidelines and standards to protect homeowners from future development that could have negative impacts on their property and neighborhood.

For example, the six-floor Proctor III building being squeezed on to a block next to a family that has owned their home for 30+ years. The current laws and building standards provided no protection for that homeowner and nearby owners, and I am certain the proposed changes would not strengthen protections.

Reject these zoning changes.

From: [Morgan Blackmore](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 4:04:33 PM

Dear City Council and Mayor,

Home in Tacoma is a needed and long overdue change to housing policy in this city. Anyone who tells you otherwise is protecting their own interests or is explicitly anti-equality.

Y'all have been gutless and shameless when it comes to holding police accountable. At least you can do the right thing and pass HiT's recommendations into law. This (and police accountability) are what you are elected for. What good are you otherwise? Is your political office really just about your egos? Do some good for once.

Morgan Blackmore

From: [Barnett, Elliott](#)
To: [City Clerk's Office](#)
Subject: FW: Home in Tacoma comments
Date: Tuesday, July 13, 2021 4:08:18 PM

From: Reproduce Health <reproducehealth@gmail.com>

Sent: Tuesday, July 13, 2021 3:50 PM

To: Planning <planning@cityoftacoma.org>

Subject: Home in Tacoma comments

I am writing to strongly encourage that the City of Tacoma to not implement ANY changes without a vote of the citizens of this city. These changes are DRASTIC and many times there are concerns of significant deficiencies limiting these plans' sustainability, feasibility, equity, livability and affordability in the short and long term.

In regard to the current process of the planning commission needing to make recommendations to the Tacoma City Council, I request a "pause" in this project to do a slower phased introduction of zoning changes in Tacoma.

The first phase could consist of:

1. Extended outreach by the planning commission to neighborhoods and groups, redesigning of their proposed maps based on feedback, incorporation of unused property in the city and through efforts to **preserve all "single-family" neighborhood "cores"** ("mid/low level" density changes only on the periphery along major arterials and tapering in from "mid-level" at first block facing arterial and "low-level" at second block.)
2. Allowing ADU's and turning existing homes into duplexes in these "single-family cores" along with some of the more creative "tiny" or "mobile" houses fitting within height limits of other buildings on the property. New construction permissible on empty lots and to match height and character of surrounding homes.
3. a pilot project with a full environmental impact study of a selected area with projected future potential, for instance, along the soon to be developed light rail on S. 19th. This would be a perfect place with sound infrastructure, access to transit, shopping and healthcare to begin such a dramatic change as "mid-level" housing, a clean slate, versus disrupting an existing neighborhood such as the area south of the 6th ave business area. Additionally, the S. 19th area is neglected in the current proposal and it should be the **first priority** for "mid-level" development. Instead, the current plan has condensed density to a higher degree than anywhere else in the central area and West Hilltop. Why would the most density be so far away from the best transit source (new light rail on S. 19th) and shopping access available?
4. Allowing currently zoned mixed use areas (14 in total) to be designated mid-level with the proposed building and development requirements set forth in the Home in Tacoma project. Ideally the first block would be "mid-level" of these mixed use zoned areas, 2nd block in could adhere to "low-level" and fading into single family neighborhoods at their core (consistent with the "tapered" appearances of the changes in many of the Home in Tacoma diagrams and drawings from larger buildings down to single family.) Mid-level and low-level should remain on the outer periphery of neighborhood core's only and **SHOULD NOT DISRUPT** single family

housing neighborhoods that currently exist and have not had an opportunity to vote on any future zoning changes.

Based on the outcomes and success of the pilot project I propose above (along S. 19th and in the current mixed-use centers) future expansion could be informed, planned and brought to the people for a vote - with sound and convincing evidence - that the goals of a diverse, equitable, sustainable, affordable, livable and thriving Tacoma can be realized through the zoning changes.

This strategy would allow for fact finding of how such a rezoning/upzoning project can impact the community and outcomes. While permitting increased density in areas with superb access to transit, essential shopping (groceries/necessities) and quality infrastructure, it would serve to guide us in our next steps. It would concentrate density and resources without disrupting existing neighborhoods. It would give the city time to develop higher quality schools and parks in the south and central Tacoma areas where they are looking to further expand their missing middle housing.

Regarding equity, the north and west ends have the most sought after schools and parks. While Tacoma is completing their pilot project and first phase suggested above, they could make strong policy and infrastructure changes to enhance and fortify the central, south and east side schools where proposed "missing middle housing" is being targeted, increase green space and parks while decreasing crime and increasing public services to improve the overall livability and quality of life in these areas.

The city could additionally explore all other vacant or unused areas for affordable housing. As one commenter previously mentioned, would be hard pressed to get developers to serve the public interests over their private profits. The city could invest heavily in these areas having subsidized housing, parks, recreation, education, libraries, food and transit access for our most vulnerable and needy families. Subsidy could be based on income level. These could be partially subsidized with single family neighborhood taxes and taxes on developers. People want to build in Tacoma, they do not need to be bribed or incentivized to do so. We do not want the scenario of developers paying cash to destroy historic homes to build a multiplex for huge profit in our small neighborhoods. Consider other methods such as rent control and tax reductions for low income homeowners (versus subsidies or exemptions for developers).

Tacoma is a national treasure with its density of historic homes. There is no reason to destroy the fabric of this revitalizing and vibrant city. Please do not "Seattle-ize" our Tacoma. We do not want to become a cheaper housing alternative for people working in Seattle and we do not want the inequities and dysfunction in the homelessness situation where the most vulnerable are failed in the process. There is already a nightmare traffic scenario for anyone trying to go back or forth during rush hour and Sound Transit will not have rail coming to Tacoma until 2030. Please take this time to thoughtfully grow Tacoma in a sustainable and holistic way that is equitable and contributes to the vibrancy of this community, nurtures its current citizens and prepares for its future growth - AND INVOLVES CITIZENS through outreach, input and a VOTE.

Please reevaluate your current proposal. Examine them for functionality and contradictions.

You say you want to be “responsive” to (changed from “preserve”) neighborhoods, yet you wipe out the ones in West Hilltop and S. of the 6th Ave business district while barely touching areas that are already strongly commercial like S. 12th.

So please:

Pause the project and get more community input after education and outreach.

Please develop parallel policies that will enhance infrastructure, develop and reinforce community goods (education, libraries, parks, recreation, shopping, etc.) across the city to be proposed in tandem to any more dramatic future changes to our zoning.

Bring significant zoning changes to the people for a VOTE!!!!

Use the mixed-use centers you already have for “mid-level” for the first block on the outer periphery and scale it down to “low-level” development the second block in followed by single family housing at the core.

Please complete robust environmental impact studies. Please know this is a significant change and should not fall under “determination of nonsignificance.”

Please know that there are many special things woven into the fabric of the community of Tacoma and they can be grown to scale with thoughtful planning and cultivation for so many to enjoy. For now, we need to preserve what is special and beautiful about Tacoma and carefully protect it for its current residents, including the most vulnerable, while we thoughtfully and carefully expand and grow but please do not destroy what is at the heart of what makes this city great so that we can be a bedroom community for Seattle-ites. Get world class education, libraries, resources here and they will come, but lets do it on our terms, not theirs, and do it in a way that serves Tacoma and Tacomans, not one that exploits them.....

Thank you for your time and consideration of these concerns!

Tara

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prohibited. If you have received this transmission in error, please notify the sender immediately and delete the information.

From: [MARTY FRAZIER](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma
Date: Tuesday, July 13, 2021 4:14:16 PM

I own a single family dwelling in NW Tacoma. I moved here in 2014 after commuting from out of the city, but working here since 2006. I have moved more than 15 times in my adult life and have lived in several communities including three in the NW since arriving here in 1995. Everywhere I have lived has had solid zoning laws which included single family housing, multi family housing and commercial zoning. In all of those cities and communities the single family housing neighborhoods provided stability, economic opportunity for maturing family groups and a solid sense of community which gave the children and adults a sense of belonging.

To come into an established city, after decades of development and growth and erase those established communities, with all the benefits they provide, so that property developers can plunder and cram additional density into what is working fine for the tax payors and citizens living in those communities is a very poor and greedy idea designed to enrich a few developers at the cost of the city's future.

I urge you to reconsider, and move at a slower, better thought out development program. If your desire is to provide more affordable housing you should tweak existing boundaries one by one and study the ongoing effects before approving a devastation of our existing communities.

Marty Frazier
2130 N Bennett St
Tacoma, WA 98406

From: 2philschneider@gmail.com
To: [City Clerk's Office](#)
Subject: Comments on the "Home in Tacoma Project" - Revised
Date: Tuesday, July 13, 2021 4:27:10 PM
Attachments: [Council meeting 7-13-21 - Revised.docx](#)

Please find the revised letter attached regarding comments on the Home in Tacoma Project.

Regards,

Phil

Phil Schneider

3007 North 15th St.

Tacoma, WA 98406

(253) 970-7629

2philschneider@gmail.com

July 13, 2021

Tacoma City Council,

Dear Sir / Madam,

My wife and I have lived in Tacoma since 2006. We currently own and live in a home on N. 15th St.

I am requesting that you do not approve the Home in Tacoma Project.

This project is not likely to address our housing affordability issue or increase the walkability of the community. Instead, it will add to increased congestion, strain on our public utilities, and degenerate the pleasant nature of the north-end.

I do support building more homes in Tacoma. In doing so, please consider:

1. Address zoning, planning, and construction of individual projects as they arise.
2. Remove mid-scale development from currently zoned single home neighborhoods.
3. Remove mid-scale development from within 3 blocks of north 15th St.
4. Focus on renovating/ rebuilding currently unutilized areas (ie. Old City Hall, K-Mart shipping center...)
5. Focus on high density housing in downtown Tacoma.

I would be pleased to volunteer time to address the housing issues we face and will keep in touch of this issue.

Regards,

Phil

From: [Lynn Di Nino](#)
To: [City Clerk's Office](#)
Subject: Zoning
Date: Tuesday, July 13, 2021 4:30:24 PM

Hello, I'm just now finding the email address for comment on the REZONING issue, and hope I'm not too late.

I am Lynn Di Nino, aware that this presentation was created during COVID with no in-person conversations/brainstorming - only city/county planners. From what I have seen it seems that the ramifications of the current proposal have not been fully considered.

I feel step ONE should have included architects, engineers, city planners, and most important, citizens.

Take my example.

I left Seattle when the mayor at the time declared 5 or 6 medium density corridors to be implemented. My house was off Madison St and was included in that rezoning. My taxes were immediately valued on PROSPECTIVE use of my property. They doubled and I was forced to sell immediately because I could not afford the new taxes.

Now, in Tacoma, I live in the north end on a double lot. Many developers have approached me as my property would be ideal from the standpoint of square footage. However, Old Town's character would be compromised as well as destroying the neighborhood feel of the tiny houses just opposite my property.

Please go back to the drawing board. We do not want to see three story (or more) buildings interspersed between single family homes or in neighborhoods in danger of losing their integrity. thank you, Lynn Di Nino 253 396 0774

From: [mike elliot](#)
To: [City Clerk's Office](#)
Cc: [mike elliot](#)
Subject: Proposed Zoning Changes - Home in Tacoma
Date: Tuesday, July 13, 2021 4:43:18 PM
Attachments: [Letter - To City Council - Home in Tacoma - 071321.pdf](#)

Dear City Clerk - Please see attached. Thank you. Mike Elliott

July 13, 2021

Dear Mayor Woodards and Tacoma City Council Members:

My name is Mike Elliott and I live at 3301 N. Shirley Street, Tacoma. I am a disabled American Veteran, disabled railroad worker, and a retiree. I am **OPPOSED** to the zoning change proposals associated with Home in Tacoma.

As information, I recently met with Councilperson John Hines to discuss my views on proposed zoning changes associated with Home in Tacoma and, specifically, to a property owner's application for a parcel zoning change at 5517 N. 33rd Street. Mr. Hines impressed me as someone who understands how vitally important public input from Tacoma's citizens is, why that input carries a lot of weight, and how taking things SLOW is the best course of action when considering modifications to life altering things like the comprehensive plan (i.e., One Tacoma). Zoning changes, housing, traffic, and other comprehensive plan issues take many hundreds of hours of planning, careful consideration, and copious public input "to get right." Considering the state just recently reopened after an unprecedented global pandemic, no decisions on any single parcel zoning change or update to the overall Tacoma comprehensive plan should even be contemplated, let alone approved, for at least one-full year as more time is needed to fully understand all the potential ramifications zoning changes.

I am aware city governments in Western Washington, and especially in King, Pierce, and Snohomish Counties, rely heavily on input from the Puget Sound Regional Council (PSRC). That's okay, but it is more important for individual cities and counties to listen to their citizen's input and, ultimately, follow that input. Also, I feel like the PSRC is not in-step with public viewpoints. They no longer have a "roundtable" forum available for the public to participate and provide input (that I am aware of). FYI, as a Labor person, I use to participate in the PSRC Roundtable meetings and found them useful for, at least, a better understanding of the thought process going on at the PSRC. I remember one government employee laughing at my comments about freight routes and commerce connections to the ports. The inference was that my input really didn't matter, or that I wasn't qualified to even provide a comment. Well, my comments do matter and so does the input of the citizens who live in the cities and towns of Western Washington today. Incidentally, I went on to be selected as a member of the Seattle Freight Advisory Board (Labor member) and still sit on that board today.

Something else I would like considered is the fact a city-wide comprehensive plan update, with public input opportunities, was undertaken as recently as 2015. I recall aggressive zoning change proposals were being promoted at that time and that those proposed changes were met with considerable public opposition. In fact, specific to my own neighborhood, the planning department proposed changing several parcels zoned R-2 to the denser R4-L zoning. But because of the nearly unanimous opposition to the zoning changes specific to my neighborhood *from the people who live there*, the zoning change specific to my neighborhood was ultimately pared back to R-3 zoning. While I

would have preferred leaving the all zoning in my neighborhood as it was at R-2, the final decision of R-3 zoning took into account the public's substantial input and the need to maintain sensible "transition" zoning adjacent into neighborhood R-2 zoning. I feel the 2015 city-wide comprehensive plan update and zoning changes were adequate for sensible future growth and no further changes to existing zoning should be allowed without a similar, comprehensive citywide review with many public input opportunities to allow the people's voices to be heard.

Another element of zoning change that increases population density and has potential to adversely affect the quality of life in Tacoma is transportation. Much of the Home in Tacoma proposal seems to revolve around existing bus routes, increasing the housing density along these bus routes, and notion people living in denser housing are going to ride the bus to and from their place of employment. As someone who owns a 4-plex in Tacoma and is currently the Homeowner's Association president at Orchard Park Estates, I can tell you the vast majority of tenants in higher density housing DO NOT RIDE THE BUS TO AND FROM WORK. Instead, they drive their personal vehicles. Related to tenant vehicles at denser housing complexes is the existing city code that indicates there will be 1.5 parking spaces per building living unit. Respectfully, there's no such thing as 1/2 a personal vehicle. There's one whole personal vehicle or there's two whole personal vehicles. Please update this city code to reflect reality (that is, round up to two personal vehicles per living unit).

Finally, the streets of Tacoma are already packed with vehicles and increasing density along bus routes will only add to existing traffic problems not only on those bus routes but on other city streets as well. Also, the current traffic signal timing throughout the city needs to be studied, reevaluated, and updated for current traffic patterns and existing volumes BEFORE any additional zoning changes, with potential to add density and more traffic, are considered and/or approved. Speaking from my own experiences as a 4-plex owner, an HOA president, and as a private residential property owner in Tacoma, the traffic signals (or lack of signals) on Tacoma streets are long overdue for reevaluation, updating, better-timing, and added traffic improvements. One of the best traffic signals in Tacoma is at the intersection of S. Union Avenue & S. 35th Street (next to Tacoma Public Utilities). Many other intersections around Tacoma, that are much busier and more treacherous, need traffic signaling upgrades to more modern equipment and/or need to be signalized where no signals currently exist (N. Orchard Street & 30th Street).

In closing, there are a lot of things Tacoma needs *BEFORE* it considers zoning changes that will undoubtedly add more population density to our city and more traffic to our streets. Let's be smart, let's be thorough, and let's do things slowly and methodically with a lot of public input. Let's keep Tacoma one of the best cities to live in Washington state. Thank you, Mike Elliott

From: [Anique Zimmer](#)
To: [City Clerk's Office](#)
Subject: Re: Home in Tacoma
Date: Tuesday, July 13, 2021 4:51:15 PM

Mayor Woodards and City Council,

I am writing in support of Home in Tacoma. As a resident invested in this city, it's culture and positive future progress, it is my belief after reviewing the proposal that this is a step in the right direction towards addressing homelessness and housing equality.

It isn't perfect, and steps will need to be taken as they are with any policy to assure that meeting the needs of our respective communities are prioritized over developers and other for-profit entities. We don't have time for a "perfect" policy, and I urge you to see bad faith arguments made in fear of change for what they are, because we ultimately need change.

This won't fix the issues behind the necessity for many residents to own cars, for example, but that is a much bigger problem far outside the limits of this proposal. It is the right move to address a number of local issues, create opportunities for revenue, and improve the lives of residents in ways that are within our reach.

With respect,

~ Anique Zimmer

From: [Larry Leveen](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma written testimony
Date: Tuesday, July 13, 2021 4:53:28 PM

Dear Tacoma City Council,

I am writing in support of the Planning Commission's recommendations regarding Home in Tacoma. I am a new resident in South Tacoma and was fortunate to be able to purchase my own home last November. Since then I have been receiving emails from Redfin saying the market value of my home increased by at least 24% since then. That is patently obscene. Our housing market is a feeding frenzy and is driving the possibility of homeownership out of reach for more and more people. This trickles down to the rental market too, of course, and even contributes to homelessness. I suspect that, like most societal ills, this burden falls hardest on Black, Indigenous, and other people of color (BIPOC) due to our long history of racist laws, policies, and practices. That alone should compel us to support Home in Tacoma and allow greater density and housing options to promote greater social justice.

I have participated in a Planning Commission hearing on this topic and was glad to see many people supporting this proposal with eloquent and well-reasoned arguments. I was unsurprised that some decried the proposal and predicted a host of ills that would result. Doubtless you will hear the same throughout the process and maybe intense fear or anger too. It takes leadership and bravery to make changes that can affect neighborhoods. However, neighborhoods and their residents are also affected when no action is taken. Population growth will definitely occur, and if we do not plan for it by increasing density, the whole community will be impacted by increased sprawl, congestion, and the environmental impacts and increased municipal capital and operational costs (and lower efficiency) those things entail.

The character of a neighborhood like mine is less affected by the presence of a tasteful duplex or even triplex than it is from an out-of-scale single-family infill home. Harmonization-of-form is indeed important with infill/redevelopment of any type, and the places to address it are with updated urban design guidelines and thorough review by staff and a Design Review process are the place to address that issue. Those regulations and processes can even be made more restrictive if desired (e.g. requiring step-backs of upper stories to not dwarf adjacent structures), but the Home in Tacoma proposal itself is sound. Again, I support the Planning Commission's recommendations on this proposal. Thank you.

Sincerely,

Laurence Leveen

243 S. 55th Street

Tacoma, WA 98408

Larry Leveen

360.357.3871

<http://linkedin.com/in/larryleveen>

<https://calendly.com/larryleveen>



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From: [Beckie Ryan](#)
To: [City Clerk's Office](#)
Subject: Housing growth
Date: Tuesday, July 13, 2021 4:59:21 PM

To Whom It May Concern:

It has come to my attention that the Tacoma City Council is considering a new direction for housing growth in Tacoma, and that it will move away from exclusive single family zoning citywide.

I AM TOTALLY AND UTTERLY AGAINST THIS RIDICULOUS IDEA. It will do nothing but destroy property values and ruin neighborhoods for homeowners like myself who have worked a lifetime paying their mortgage and improving their home to ensure safe and secure communities to raise their families into the future.

I know my neighbors feel the same way, and we represent thousands of like-minded families in this city.

Stop destroying Tacoma and our communities with this nonsensical ideas.

Homeowner and Citizen,

Rebecca Ryan

Sent from my iPhone

From: [savannah](#)
To: [City Clerk's Office](#)
Subject: Housing
Date: Tuesday, July 13, 2021 5:19:49 PM

While I understand the city must increase housing, my only concern is the environmental impact on our city. I am concerned the transition to multi housing will increase concrete and reduce green space. I am concerned we will lose properties that were once private and are heavily treed providing habitat for birds and wild mammals. I have seen many properties in my hilltop neighborhood cleared and turned to large scale apartments losing all green space and all trees. Nothing is being conserved and we are losing valuable visual resources.

The correlation between social and environmental justice must be considered and addition green spaces must be a top priority. Our city is a habitat. For us and the animals, we must protect the natural aspects of it.

Sent from my T-Mobile 4G LTE Device

From: [Heather Urschel](#)
To: [City Clerk's Office](#)
Subject: I support the housing plan
Date: Tuesday, July 13, 2021 5:23:04 PM

I support the housing plan our city planners have created. They have spent more than a year compiling data and best practices, have analyzed and weighed the possibilities. This city is need of a comprehensive plan for equitable housing and density planning NOW. When I read opposing points, they are based on “what has happened so far,” which is understandable. None of us want Tacoma to turn into Seattle, to be handed over to greedy developers with no attention to quality of life, neighborhood character, or the heart of our city. The current plan accounts for every criticism I’ve read—I’m concerned that naysayers have not looked at what is changed at the policy and accountability level. My staff members (minimum wage workers, part timers, students) can no longer live in the city where they work unless they live in crowded shared housing environments. This is a critical problem that the city must address, and they ARE addressing. Tacoma, we are a big city with huge growth potential! We’ve gotta go dense.

Sincerely, Heather Urschel

From: [Jill Goodman](#)
To: [City Clerk's Office](#)
Subject: Housing in Tacoma Project
Date: Tuesday, July 13, 2021 5:29:36 PM

Begin forwarded message:

Dear Tacoma City Council,

I've been researching Upzoning programs around the country. I have been unable to find any empirical data that suggests Upzoning will help make housing more affordable. Here are a couple of articles that you might want to read on the subject.:

<https://www.tonemadison.com/articles/madisons-zoning-debate-is-a-distraction-from-a-meaningful-affordable-housing-strategy>

<https://www.sciencedirect.com/science/article/abs/pii/S0264837721000703>

The upshot of these studies is that in other communities, upzoning has resulted in reduced affordability, reduced diversity, and increased property taxes, with any benefits being captured mainly by absentee landlords. I recognize the Council's good intentions in considering this plan; alas, ultimately is not likely to help Tacoma citizens in need of affordable housing.

Sincerely,
Jill D. Goodman

From: [Jay Fish](#)
To: [City Clerk's Office](#)
Subject: Comments from we the people. Home In Tacoma Project - FAQs Updated
Date: Tuesday, July 13, 2021 5:59:39 PM
Attachments: [image003.png](#)
[image002.png](#)

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

From: **Jay Fish** <bartenderfarmer@gmail.com>
Date: Fri, Jul 9, 2021, 8:28 PM
Subject: Home In Tacoma Project - FAQs Updated
To: Tony Martin Jeanette Brother REV <Pastoracm80@gmail.com>

Good evening council members a fyi on upcoming hot issues in Tacoma. We need your voices to be aired. Rent control is needed in the infill housing project. Affordable housing should be 420.00 per month to 550.00 period. All these new multifamily homes units need to have air conditioning in them. Also fire sprinkler system's save lives. Also my understanding from last meeting they want to build up 3 stories and above. We need more firefighters that are people of color and more hook & ladder fire apparatus. Rent control is a must so Seniors and young folk's are not priced out of the city of Tacoma. Hope this helps. Love to see your comments at the zoom Council meetings Sir. Fire service mains need to be upgraded to a minimum of 10" main size and above within the city of Tacoma. For the fire flow for proper fire flow fire suppression crews. You need to add 10 fire inspectors for the new multiple family occupancies within the city of city. Fire apparatus ie fire ladder apparatus and a minimum of 5 to 6 fire suppression crew's to save lives and property for we the people of the city of Tacoma

----- Forwarded Message -----

From: Barnett, Elliott <ebarnett@cityoftacoma.org>
To: Planning <planning@cityoftacoma.org>
Sent: Friday, July 9, 2021, 05:08:42 PM PDT
Subject: Home In Tacoma Project - FAQs Updated

Information Meetings

Thanks to everyone who participated in this week's information meetings! On Tuesday, about 130 people participated and on Thursday we had 114 in attendance.

Staff have updated our [FAQ document](#) to respond to questions. Videos of both sessions, the staff presentation, and the full Q & A text are posted at www.cityoftacoma.org. We hope this information is helpful as you consider your comments to the City Council.

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.

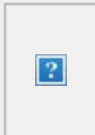
Sign up to provide oral comments by clicking the “Raise Hand” button at the bottom of the Zoom window or press *9 on your phone. Those wishing to submit written comments may do so by email to the City Clerk’s Office at cityclerk@cityoftacoma.org or by mail at 733 Market Street, Room 11, Tacoma, WA 98402, 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: [Jay Fish](#)
To: [City Clerk's Office](#)
Date: Tuesday, July 13, 2021 6:06:04 PM

Good evening council members a fyi on upcoming hot issues in Tacoma. We need your voices to be aired. Rent control is needed in the infill housing project. Affordable housing should be 420.00 per month to 550.00 period. All these new multifamily homes units need to have air conditioning in them. Also fire sprinkler system's save lives. Also my understanding from last meeting they want to build up 3 stories and above. We need more firefighters that are people of color and more hook & ladder fire apparatus. Rent control is a must so Seniors and young folk's are not priced out of the city of Tacoma. Hope this helps. Love to see your comments at the zoom Council meetings Sir. Fire service mains need to be upgraded to a minimum of 10" main size and above within the city of Tacoma. For the fire flow for proper fire flow fire suppression crews. You need to add 10 fire inspectors for the new multiple family occupancies within the city of city. Fire apparatus ie fire ladder apparatus and a minimum of 5 to 6 fire suppression crew's to save lives and property for we the people of the city of Tacoma. It's all about love from the Eastside of Tacoma. Please hear us as people of color. We need at least two fire stations fully manned it at least a 65 foot engine ladder companies type of fire apparatus. Thanks J

----- Forwarded Message -----

From: Barnett, Elliott <ebarnett@cityoftacoma.org>
To: Planning <planning@>

From: [Carolyn Lee](#)
To: [City Clerk's Office](#)
Subject: Residential zoning changes
Date: Tuesday, July 13, 2021 6:32:22 PM

I oppose the residential zoning changes proposal for many reasons .

I was born in Tacoma and have lived and worked here my entire life (60 years). My parents also called Tacoma their lifetime residence and my Grandparents lived here many of their years also.

I do not believe the zone change will create the desired effect for low income housing. I believe that this will only profit developers. It will degrade our single family housing neighborhoods. Schools will be overloaded. Parking at your own home will be impossible. Renters do not have incentive to improve their property because it's not even owned by them.

I've read many more eloquently worded oppositions to this proposed zone change in the Nextdoor app that I agree with but cannot word as well as they have.

This is the first time I have ever sent a public comment. I feel very strongly that the proposed zone changes should NOT be approved.

From: [Brianna McAfee](#)
To: [City Clerk's Office](#)
Subject: Tacoma housing proposal
Date: Tuesday, July 13, 2021 7:06:56 PM

Hi there

Below is my comment for this current proceeding. We need to also have more diverse and affordable housing options. Reducing displacement and providing low cost housing opportunities should be a priority for us as a county.

As well rent control or reform is the key to keep working families and singles and the Seniors in their community. We must demand this now. Also a better bus and transit system. Maybe as to look at Metro King county transit to service the City of Tacoma ie the Eastside besides Pierce transit. We need a increase in Ladder companies/ fire apparatus with this increase of density and building up. We also need to increase the staffing fire department both in fire suppression crews and fire prevention inspectors to help save lives and property asap if this zoning code changes are made. Increase in fire service water mains to at least 10" or larger mains are need. To provide better fire flow throughout the city or area's where the infill housing program is increased population. Common sense has to prevail in this new program or lives will be lost. The City of Tacoma is better than that.

Thank you for listening to this perspective. Sincerely a Eastside resident,
Brianna McAfee

From: [REBECCA YOUNG](#)
To: [City Clerk's Office](#)
Subject: I support the Home in Tacoma project
Date: Tuesday, July 13, 2021 8:16:34 PM

I'm 65 and have been a homeowner in the heart of Proctor since 1995
I fully support the Home in Tacoma Project!

There are plenty of young couples and families with young children who have little hope of buying, or even renting something decent in our city now. There are also older people who would love the opportunity of living on property with their grown children, but also value their privacy and their children's. We need to start thinking outside the box to meet more peoples' housing needs.

Speaking for myself, I wouldn't mind moving to something smaller, lower maintenance, but on my salary working for a nonprofit, it is more affordable to stay in my home, than to find something else. But it's getting tougher. My annual property taxes are more than 10 percent of my yearly salary, and I make just over the qualifying line for senior property tax relief.

Signed,
Rebecca Young
Not a NIMBY

3721 N. 24th St.
Tacoma 98406
253-376-8814

From: [Debra Gibson](#)
To: [City Clerk's Office](#)
Subject: Housing
Date: Tuesday, July 13, 2021 8:16:40 PM

I understand the need for housing. My concern is placing all low-income housing in south Tacoma, it should be placed everywhere and no one should know it is low-income housing. The cost to rent an apartment in Tacoma is crazy, especially when the square footage is not even over 1000 square feet.

Another concern is wages, I know \$15 may seem sufficient but after deductions, how much is someone really bringing home. I make more than \$15 but I am barely making it and I have a Masters's Degree. It is not about just creating affordable housing, there are other factors that need to be considered. If you don't have anyone at the table who has ever lived from paycheck to paycheck, then you may not be getting a complete picture.

Is Tacoma allowing companies to build housing development but the majority of the houses are being rented. There are several questions that need to be asked and answered. Are the wealthy in Tacoma paying their share, also, Pierce County is not just the North end. The South, East and West side of Tacoma needs to and should be given the same as North end.

I want my street, sidewalks, and highways to be clean, grassed mowed, sidewalks fixed, or even just to have sidewalks.

DG

From: [Amy Young](#)
To: [City Clerk's Office](#)
Subject: Fw: Home in Tacoma comments
Date: Tuesday, July 13, 2021 8:20:51 PM

I got this to Council Member Thoms in time and I'm hoping you include it in the public record.

Thank you,
Amy Young

From: Amy Young
Sent: Tuesday, July 13, 2021 2:55 PM
To: robert.thoms@cityoftacoma.org <robert.thoms@cityoftacoma.org>
Subject: Home in Tacoma comments

Council Member Thoms,

I am writing in strong support of the Home in Tacoma proposal to eliminate single-family zoning. I have found it disheartening, to say the least, to find the number of people in the North End in particular who have "in this house we believe" signs in their yards and yet can't seem to tie together their supposedly progressive politics with the issues around housing.

Single family zoning is a relic of another era. It does not recognize income and wealth disparity. It does not recognize the relationship between zip code and future success given access to schools, to green space, to public spaces like libraries, to full-service grocery stores, and so forth. It is also a modern extension of racist policies of the past in redlining and predatory lending. I don't care to maintain this particular neighborhood "character" that excludes so many others and facilitates a widening divide in terms of resource distribution and access.

I am keenly aware of the role of generational wealth in my own home ownership and success. But it should not require generational wealth to be able to afford a home in a great neighborhood. That it does is a failure of both policy and imagination. The Home in Tacoma proposal is a necessary and critical intervention in this destructive cycle.

Thank you in advance for your support of the Home in Tacoma proposal.

Amy Young

From: [Derrick Shockman](#)
To: [City Clerk's Office](#)
Subject: Written Comment for "Home In Tacoma"
Date: Tuesday, July 13, 2021 9:20:38 PM

Hello,

My name is Derrick Shockman, I am a realtor at Windermere Abode. The "Home in Tacoma" project is exactly what our city needs to create more inventory. What many opposed to this project don't understand, is the "Home in Tacoma" project is aiming to provide more units of missing middle housing. Meaning, HIT focuses on increasing multi-unit or clustered housing types, compatible in scale with single family homes, to help meet the growing demand for walkable urban living. Many are concerned about more Proctor Stations and Madison 25s, but frankly these buildings aren't the only way to create more inventory. One of HITS main focuses is creating density through scale and form, by creating the right housing types that fit within our single family homes. Think of that duplex or triplex that looks like a house, or the mansion that has been converted into 8 units. HIT will make these conversions easier and more attainable through zoning changes. The bottom line is we need more housing available in Tacoma. Supply and demand is one of the ingredients to why we sit where we are today regarding increasing rents and home sale prices.

Thank you for listening.

Derrick

Derrick Shockman
Real Estate Agent, Windermere Abode
253.355.8813 | derrick@windermere.com
[DerrickShockman.com](#)
2200 N 30th St #102, Tacoma, WA 98403



Create your own [email signature](#)

From: [Rick Weakley](#)
To: [City Clerk's Office](#)
Cc: [Hines, John](#)
Subject: City-wide zoning changes
Date: Tuesday, July 13, 2021 11:02:46 PM

To: The Honorable Mayor Victoria Woodards, members of the Tacoma City Council

From: Rick and Carolyn Weakley
7914 N 10th Street
Tacoma, WA 98406

Re: Proposed zoning changes

We are not in favor of the city-wide zoning changes proposed by the Tacoma Planning Commission that are now under consideration by the City Council. It is of great concern that Tacoma is considering the elimination of areas zoned for Single Family residences. I have yet to talk to anyone that understands why this is even being considered. Families are the heartbeat of Tacoma and our future. The new designations being considered would significantly change the character of those neighborhoods. The increase in density in our neighborhoods will impact already challenged schools, fire, police and other public services not to mention the infrastructure. Have you been to Puyallup lately and tried to go anywhere on Meridian? Do we want the same story to unfold here? Do we want Tacoma to become Seattle? You can't solve the "housing crisis" by destroying what is currently here. We live in a West Slope neighborhood that has a retirement complex where seniors safely walk our streets daily and where families raise their children and hope to age-in-place. Our neighborhood is friendly, walkable, and diverse. We have neighbors that are firemen, nurses, police, teachers, counselors only to mention a few. We are people that have worked hard all our lives providing for our families. Many of my neighbors give back to Tacoma every day with hopes to retire here. We worked years to purchase our current home. We rented for years, bought a small starter home only a half mile from our current location and then saved and worked to purchase where we are today. We are now retired and caring for our disabled son. If these zoning changes are adopted, we could see a 45-foot building three houses away from our home. This will destroy the character of the neighborhood that we have worked so hard to maintain. It will negatively impact services and the same could happen in other Single Family zoned neighborhoods across this city. If we wanted to live farther away from Tacoma, we would have found a home somewhere else. We have invested our time, talents and taxes in Tacoma. It is not logical to destroy one of Tacoma's strengths--our single family home neighborhoods. Please reject this proposal.

From: [Karla Rixon](#)
To: [City Clerk's Office](#)
Subject: Tacoma Housing Codes and Zoning
Date: Tuesday, July 13, 2021 11:46:25 PM

Dear Mayor and City Council:

I'm a low-income artist in Tacoma who has been listening to the Home in Tacoma discussion in various public forums. Talking with other renters, including several friends who are on the brink of homelessness, it's become obvious to me that Tacoma has a severe lack of housing available for people who are on the lowest end of the income spectrum, whether they're young professionals who are just starting out without the benefit of generational wealth, or disabled elders trying to survive on Social Security benefits.

It's my hope that any changes to Tacoma's zoning and housing regulations would open the way for plenty of lowest-income options, including dormitory-style housing that is clean and functional but super-cheap, and which does not require renters to join a waiting list or be on the street yet. A small room for rent for \$200 a month would function both as a safety net for people at risk of becoming homeless and as a step out of homelessness for people who are trying to recover from financial crises.

We've heard a lot of talk from the city about the "missing middle" of housing in Tacoma, but I'm concerned that what's actually missing is the bottom rung of a ladder that has been dumping people onto the streets of our city and making it more difficult to climb out of that position. Please act boldly and consider solutions, like dormitories, that will solve the real problems causing real suffering in our city.

Thank you,

Karla Rixon

From: [SERINA HOOD](#)
To: [City Clerk's Office](#)
Subject: Future of housing in Tacoma
Date: Wednesday, July 14, 2021 12:12:18 AM

I totally support the comments made by the North End Neighborhood Council in a recent bulletin about diverse, low scale & mid scale housing.

The city definitely needs to allow additional time for citizens to participate in reviewing & comprehending the important changes the Planning Commission is trying to implement.

There are many alternatives available to provide affordable & diverse housing. Many empty commercial buildings downtown & neighborhoods could be restructured for contemporary style housing. Open lofts, studio apartments & motel style extended stay rooms. Strip malls revamped & turned into row cottages. Homeowners might get tax incentives to remodel 3 bdrm 2 ba homes into duplexes.

Erecting six story apartment buildings with retail below in residential areas with single family homes is simply not viable for every neighborhood.

Respectfully,

Serina Hood
4509 North 28th St
Tacoma

Sent from my T-Mobile 4G LTE device

From: [David Lane](#)
To: [City Clerk's Office](#)
Subject: Approve Home in Tacoma
Date: Wednesday, July 14, 2021 1:11:04 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,

David

David Lane
clayton.lane17@gmail.com
616 S. Anderson Street
Tacoma , Washington 98405