

From: N Elizabeth <nsmills@stanfordalumni.org>
Sent: Monday, December 20, 2021 7:54 PM
To: City Clerk's Office; Williams, Keith (Allen); Hines, John
Subject: Re: Home In Tacoma - Phase 2 Coming Soon

Follow Up Flag: Follow up
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Good afternoon -

I am following up about a code violation by my neighbor on the west slope. Keith has the record - the street address and the reference numbers. I have had multiple form calls and lengthy phone tag but still not arrived at the end point of the neighbor's yard getting up to code compliance. My original complaint was back in August and a citation was issued. Keith - would you please let me know the eta for resolution? City Clerk - for the record, Home in Tacoma is a failure out of the starting blocks because the city can't even deal with the current issues it has now - code compliance enforcement for example - so adding more to the population with no plan to increase resources will exacerbate this.

[Code Compliance and Enforcement - City of Tacoma](#)

On Mon, Dec 20, 2021 at 3:14 PM Barnett, Elliott <EBarnett@cityoftacoma.org> wrote:



City Council has adopted Home In Tacoma – Phase 1

For many years, Tacoma's housing rules (i.e. zoning) for most neighborhoods have primarily allowed just one housing type—detached houses. On December 7, 2021 the City Council adopted Amended Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package, as modified through the City Council review process. Adoption means that Tacoma will change those rules to allow additional housing types, in order to better meet current and future housing needs.

The Phase 1 package includes

- **Comprehensive Plan policy updates** – changing Tacoma's housing growth strategy and calling for new zoning and standards supporting infill housing
- **Near-term Code Changes** – adding flexibility to Tacoma's current housing rules to promote affordability and infill
- **Tacoma's Housing Action Plan** – guiding long-term implementation of housing goals

The complete package is available at www.cityoftacoma.org/homeintacoma.

Home In Tacoma – Phase 1 updates Tacoma’s Housing Growth Strategy to

1. Support continued growth and promote affordability in designated centers and along corridors
2. Allow diverse (“missing middle”) housing types, such as duplexes, triplexes, cottage housing and small multifamily, in designated Low-scale areas including most currently single-family neighborhoods
3. Allow medium-scale multifamily in designated Mid-scale areas near centers, corridors, and transit
4. Ensure new housing is well-designed and complements the scale of the neighborhood
5. Expand and strengthen affordability and anti-displacement policies and programs
6. Guide housing growth to support multiple community goals and avoid unintended consequences

City Council adoption of the Phase 1 package signals the beginning of the second phase of the project—we hope you will participate!

Phase 2 Coming Soon

Over the past 2 years of public discourse, there has been high interest and strong feelings on all sides of the issues. There is also common ground—many people support creating more housing options, and also care about preserving the qualities that make Tacoma’s neighborhoods livable and special. There is also strong support for promoting affordability, combating displacement and promoting ownership opportunities.

Because housing and neighborhoods are important to all of us, there is strong interest in being at the table as Tacoma crafts new housing rules. The first opportunity to participate will be during the project scoping period in early 2022. City planning staff and the Planning Commission will seek community feedback on a proposed Phase 2 analysis and engagement strategy.

The Phase 2 scope of work will include

1. Zoning changes for Low-scale and Mid-scale Residential designations
2. Strengthened design standards
3. Development of an anti-displacement strategy
4. Enhancement and expansion of regulatory affordability tools
5. Actions to ensure that infrastructure and services are adequate to support growth
6. Actions to address the potential demolition of older structures
7. Actions to create green, sustainable and climate-resilient housing
8. Actions to promote physical accessibility
9. Review of City of Tacoma permitting and processes
10. Education and technical support for developers and the public

Tentative 2022 to 2023 Process

- Project Scoping (January to April 2022)
- Information gathering and engagement
- Preliminary alternatives
- Planning Commission public hearing
- City Council review process

How to learn more

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

The City of Tacoma launched the **Home In Tacoma Project** to gain community and industry insight in updating Tacoma’s housing growth policies and zoning. You are receiving this notice because you have been identified as a potentially interested party. Please help to spread the word! We hope you will continue to participate.

From: Malakay Betor <info@email.actionnetwork.org>
Sent: Thursday, December 23, 2021 6:28 PM
To: City Clerk's Office
Subject: Approve Home in Tacoma

Follow Up Flag: Follow up
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City Clerk,

To: The Tacoma City Council

Why does an unelected city manager, unanswerable to the community, get to make decisions on what is best for Tacoma?

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]

Malakay Betor
malakay.list@gmail.com
3001 N. Mason
Tacoma, Washington 98407

From: K Dinicola <karend@harbornet.com>
Sent: Friday, December 31, 2021 10:03 AM
To: City Clerk's Office; Hines, John; Thoms, Robert; Hunter, Lillian; Ushka, Catherine; McCarthy, Conor; Walker, Kristina; Woodards, Victoria; Beale, Chris; Blocker, Keith
Subject: Covid testing availability

Follow Up Flag: Follow up
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Dear City Council,
I hope you are looking forward to a joyous ringing in of the new year.

It is a shame that we're at the height of the 3rd iteration of the Covid pandemic. While my family is fully vaccinated and has been fortunate to avoid infection, in the past months we have had several close contacts requiring us to seek out testing.

It is appalling to me that the public county testing sites have been closed this week at the time of arguably the greatest need. Pharmacies are not adequately stocked or are otherwise unreliable for these services.

Thank goodness for RAIN, a nonprofit in downtown Tacoma that has offered free testing throughout the pandemic. I imagine there are other nonprofit organizations and clinics also serving our citizens during this public health crisis, but I don't know how to find them and RAIN is overwhelmed by the current demand.

I hope that some of the recovery funding will be allocated to local testing sites and labs - public, nonprofit, and for profit alike - and that city staff will be dedicated to seeking out these organizations and helping them procure the funding rather than expecting them to figure out what funding is available, whether they are eligible, and how to apply.

These folks also have gone out into the community to vaccinate as many homeless people as possible. We need more staff in the field and fewer administrators on Zoom calls.

Our public health system desperately needs to fully engage the collective capacity available to keep this pandemic from continuing to overwhelm our lives. We're all tired of Covid. Make sure testing is widely and easily available by focusing resources where they are needed: labs and sample collection sites.

Thank you for continuing to improve the services provided by and in our city.

Happy new year, best in 2022.

Sincerely,
Karen Dinicola

Sent from my mobile phone
253-759-8098

From: Kim Patterson <klp_patterson@icloud.com>
Sent: Sunday, January 2, 2022 12:59 PM
To: City Clerk's Office
Subject: Public Comment for Home In Tacoma Project Plan

Follow Up Flag: Follow up
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Hello,

I understand the need for “missing middle” types of housing and changes in zoning laws to create more affordable multi unit/multi family dwellings. However, quality of life will decrease as density increases. The City of Tacoma is already struggling to curb illegal dumping, shootings, encampments, drug operations, and poorly kept rental properties.

What are the city’s plans to increase safety, reduce crime, enforce existing nuisance laws on slum lords, and ensure increased density doesn’t increase preexisting problems in Hilltop ?

Thank you,

Sent from my iPhone

From: Kit Burns <kburns.wcb@gmail.com>
Sent: Tuesday, January 11, 2022 3:43 PM
To: City Clerk's Office
Subject: Public Comment - Jan 11-2022 - RES40900 - 160 Units - Multi-Family Housing Eight Year Limited Property Tax Agreement
Attachments: 2022-0111-RES40900 MultiFamilyTaxExemption-KitBurnsComments.pdf
Follow Up Flag: Follow up
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Dear Mayor Woodards,

I have reviewed the Property Tax Exemption documents as provided by the City. I have some concerns on this proposal RES40900 and other proposals that will be coming to the Council in the coming year.

I would like to have you and the Council make some changes to the requirements largely by adding information for the benefit of the Council Members and the Public. This information is available or should be where it is not.

I also ask that the format of proposals be modified so that a clear understanding of the project impact is clearly shown before the Council.

I would be happy to meet with you, Council Members, City Staff, and Community Members to discuss concerns that I have.

Also to make recommendations to improve the process.

The presentations made to the Council are lacking in important aspects in order to understand the projects. I offer the following suggestions and have included some attachments to further the discussion and illustrate my concerns.

In the information provided there is missing data regarding cost and project impact.

The basis for the cost should be clearly and completely identified on each project.

The terms "market rate" and "affordable" need to be identified, clearly shown with an actual assumed amount.

Total Project Income for 30 years, Assumptions for Project Costs (Construction, Permit, Loan, Final Tax Assessment). These are examples.

Is there a **cost for renters for parking**? Show that estimate. This project has 160 units but only 59 stalls.

What is the amount that is being used for **estimated cost of utilities**? Both for when they are included in the rent and when they aren't.

The documents to the Council Members need to show a Site Plan (including parking and site access), Planting Plan, and in addition to the detailed location, also a **vicinity plan for a Two mile radius** showing transportation, schools, business and park/recreational areas.

The single detail maps don't show context of the surrounding area.

The current buildings are looking very "Soviet Era" style devoid of detail and extremely sterile. While this is not true of all developments, this needs to be addressed by the City. Currently the City is deteriorating in its long term character.

What is the City of Tacoma doing for design review? Some of the developments I have seen are devoid of life?

Included in the drawings need to be assumed **City Improvements** - Water, Power, Sewer, and Storm. Also **Off-Site Street/** Traffic Improvements required by the project development.

I would like to see some changes and additional minimum requirements for tax exemptions.

Internet and Cable to all units must allow for a choice of provider for all units. No "Captive Audience" for these services. This is to keep things competitive and allow each family to decide who the provider will be. One Company should never be allowed a 'monopoly' provider status.

Parking and Shared Vehicles - I recommend each development be required to provide 1 shared vehicle for every 10 units. These could be required to be electric and would be consistent with our stated community sustainable goals. The cost of this would be included in all rental rates.

Planting Plans showing initial Trees and 30 years to ensure adequate buffers and shade. Easements must be maintained.

Solar Generation should be on the roof of all projects. This must be discussed.

I would be happy to meet with you, staff, council, and community members.

I look forward to hearing from you.

Kit Burns

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PO Box 2341

Tacoma, WA 98401

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

RESOLUTION NO. 40900

Housing

Number of Units

188 Units

160 Amended

12 year program

1402 Tacoma Avenue South

PROVIDE ANNUAL RENT TOTAL

PROVIDE TOTAL 30 YEAR RENT IF NO INCREASE

30 Years/ Unit	12 Months	Total income
\$517,320	\$17,244	\$15,519,600
\$610,560	\$20,352	\$18,316,800
\$903,240	\$30,108	\$27,097,200
\$1,038,960	\$34,632	\$31,168,800

324 SF	511 SF	762 SF	901 SF
17172	16863	28194	4505
\$1,437	\$1,696	\$2,509	\$2,886

128

Affordable Rate

13 Studio	9 OneBedroomOneBath	9 TwoBedroomTwoBath	1 ThreeBedroomTwoBath
324 SF	511 SF	762 SF	901 SF
4212	4599	6858	901
\$1,273	\$1,454	\$1,635	\$1,816

32

160

59 OnSiteParkingStalls
 RE COST?

Provide this information

\$0 Family Median Income (Tacoma/PierceCounty)
 \$0 Family Median Income at 80%

\$0 MarketRate
 \$0 Affordable

83,304
 PROVIDE TOTAL SQUARE FOOTAGE

8 Years

\$158,824,800

\$42,353,280 Income For 8 years

NOTE THAT RENT IS SO HIGH THE CONSTRUCTION COST IS PAID BY THE TENANTS IN 7 YEARS

Current Land Value Property Tax Projections

\$1,106,600	CurrentAssessedValue (from Auditor)
\$14,300	CurrentTotalPropertyTax (from Auditor)
Projected Completed Assessed Value and Property Tax Exemption	
\$35,000,000	ProjectedCompletedAssessedValue (from Auditor)
\$5,445,000	ProjectedTaxesToBeExemptOver12years (from Auditor)
\$1,252,500	CitySalesTax

160x?

Potential Sales Tax Impacts

\$18,154,000	ProjectedSalesTaxGeneratedOver12years (WA)
\$1,966,000	CitySalesTax
\$0	ProjectedSalesTaxGeneratedFromConstruction -
\$0	CitySalesTax

\$4,200,000
 \$455,000

\$236.33 for developer - Savings per unit per month

160

12

23,040

KIT BURNS
 1.11.2022
 #40900

1. CONFIRM CONSTRUCTION COST
2. CONFIRM PERMIT VALUE
3. CONFIRM LOAN AMOUNT
4. CONFIRM ASSESSMENT TAX.